

File No. 160599

Committee Item No. 7

Board Item No. 02

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date July 11, 2016

Board of Supervisors Meeting

Date July 19, 2016

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 700                                     |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Vacancy Notice                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Information Sheet                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

OTHER (Use back side if additional space is needed)

- |                                     |                                     |                                       |
|-------------------------------------|-------------------------------------|---------------------------------------|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CEQA Determination, dtd 6/3/16</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Notice of Public Hearings</u>      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | _____                                 |
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Completed by: Alisa Somera

Date July 8, 2016

Completed by: V Younan

3931

Date 7/13/16

1 [Interim Zoning Controls - Hotel Conversion Ordinance]

2  
3 **Resolution imposing interim zoning controls for an 18-month period for all Residential**  
4 **Hotels, requiring Conditional Use authorization for any application for a permit to**  
5 **convert Residential Hotel Units under Administrative Code, Chapter 41; and making**  
6 **environmental findings and findings of consistency with the General Plan, and with the**  
7 **eight priority policies of Planning Code, Section 101.1.**

8  
9 WHEREAS, Planning Code, Section 306.7 provides for the imposition of interim zoning  
10 controls that promote the public interest, including but not limited to development and  
11 conservation of the City's commerce and industry to maintain the City's economic vitality and  
12 maintain adequate services for its residents, visitors, businesses, and institutions, and the  
13 preservation of neighborhoods and areas of mixed residential and commercial uses and their  
14 existing character; and

15 WHEREAS, The City faces a shortage of decent, safe, sanitary, and affordable rental  
16 housing, and this shortage affects most severely the elderly, the disabled, and low-income  
17 people who are most vulnerable to becoming homeless; and

18 WHEREAS, The conversion of the City's limited number of residential hotel units  
19 affects those persons who are least able to cope with displacement; and

20 WHEREAS, Existing zoning controls and the Administrative Code procedures for  
21 converting residential hotel units have allowed the City's stock of residential hotel units to  
22 decline in the 26 years since the City last revised the residential hotel unit conversion process;  
23 and

24 WHEREAS, Administrative Code, Chapter 41 requires that the Planning Department  
25 review applications for permits to convert residential hotel units for consistency with the

1 Planning Code, but Planning Code, Section 317(g)(4) provides that Planning Commission  
2 approval is not required for such applications; and

3 WHEREAS, The interim controls established by this Resolution will allow time for the  
4 orderly completion of a planning study and for the adoption of appropriate legislation; and

5 WHEREAS, This Board of Supervisors ("Board") has considered the impact on the  
6 public health, safety, peace, and general welfare if these interim controls are not imposed;  
7 and

8 WHEREAS, The Board has determined that the public interest will best be served by  
9 imposition of these interim controls to ensure that the legislative scheme which may be  
10 ultimately adopted is not undermined during the planning and legislative process for  
11 permanent controls; and

12 WHEREAS, The Board makes the following findings of consistency with the Priority  
13 Policies set forth in Planning Code, Section 101.1: By requiring Conditional Use authorization  
14 for all permits to convert residential hotel units, this interim control advances Priority Policy 2,  
15 that existing housing and neighborhood character be conserved and protected to preserve the  
16 cultural and economic diversity of our neighborhoods; and Priority Policy 3, that the City's  
17 supply of affordable housing be preserved and enhanced; and this interim control does not  
18 conflict with the other Priority Policies of Section 101.1; and

19 WHEREAS, The Planning Department has determined that the actions contemplated in  
20 this Resolution are in compliance with the California Environmental Quality Act (California  
21 Public Resources Code, Sections 21000 et seq.). Said determination is on file with the Clerk  
22 of the Board of Supervisors in File No. 160599 and is incorporated herein by reference. The  
23 Board hereby affirms this determination; now, therefore, be it

24  
25

1 RESOLVED, That pursuant to Planning Code, Section 306.7, the Board hereby  
2 requires that for all residential hotels, a Conditional Use authorization pursuant to Planning  
3 Code Section 303 is required for any permit to convert a residential unit; and, be it

4 FURTHER RESOLVED, That the Planning Commission shall only grant a Conditional  
5 Use authorization allowing the conversion of a residential unit upon finding that the conversion  
6 will not adversely impact the housing stock of affordable residential units in the City; and, be it


7 FURTHER RESOLVED, That upon imposition of these interim controls, the Planning  
8 Department shall conduct a study of the contemplated zoning proposal and propose  
9 permanent legislation to address the issues posed by conversion of residential hotel units;  
10 and, be it

11 FURTHER RESOLVED, That these interim controls shall apply to all applications for  
12 permits to convert where the application has not been received as of the effective date of this  
13 Resolution; and, be it

14 FURTHER RESOLVED, That these interim controls shall remain in effect for a period  
15 of eighteen (18) months unless extended in accordance with Planning Code Section 306.7(h)  
16 or until permanent controls are adopted; and, be it

17 FURTHER RESOLVED, That the Planning Department shall provide reports to the  
18 Board pursuant to Planning Code Section 306.7(i).

19  
20 APPROVED AS TO FORM:  
21 DENNIS J. HERRERA, City Attorney

22 By:   
23 ROBB KAPLA  
24 Deputy City Attorney

25 n:\legana\as2016\1600676\01108622.docx

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

June 1, 2016

File No. 160599

Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Ms. Jones

On May 24, 2016, Supervisor Peskin introduced the following proposed legislation imposing the following Interim Zoning Controls:

**File No. 160599**

**Resolution imposing interim zoning controls for an 18-month period for all Residential Hotels, requiring Conditional Use authorization for any application for a permit to convert Residential Hotel Units under Administrative Code, Chapter 41; and making environmental findings and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.**

This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

A handwritten signature in cursive script, appearing to read "A. Calvillo".

By: Andrea Ausberry, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

Joy  
Navarrete

Digitally signed by Joy Navarrete  
DN: cn=Joy Navarrete, o=Planning,  
ou=Environmental Planning,  
email=joy.navarrete@sfgov.org,  
c=US  
Date: 2016.06.03 12:17:20 -07'00'

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## NOTICE OF PUBLIC HEARING

### BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following Interim Zoning Controls and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

- Date:** Monday, July 11, 2016
- Time:** 1:30 p.m.
- Location:** Legislative Chamber, Room 250, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
- Subject:** File No. 160599. Resolution imposing interim zoning controls for an 18-month period for all Residential Hotels, requiring Conditional Use authorization for any application for a permit to convert Residential Hotel Units under Administrative Code, Chapter 41; and making environmental findings and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Pursuant to California Community Redevelopment Law, Section 33433, the Report was made available for public review on Friday, July 1, 2016. Agenda information relating to this matter will be available for public review on Friday, July 8, 2016.

  
for Angela Calvillo  
Clerk of the Board

DATED: June 29, 2016  
PUBLISHED /POSTED: July 1, 2016

BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
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## NOTIFICACIÓN DE AUDIENCIAS PÚBLICAS

JUNTA DE SUPERVISORES DE LA CIUDAD Y CONDADO DE SAN FRANCISCO

COMITÉ DE USO DE TERRENOS Y TRANSPORTE

**Fecha:** Lunes, 11 de julio de 2016

**Hora:** 1:30 p. m.

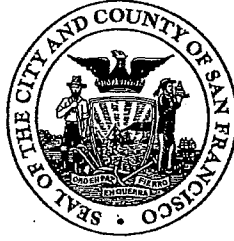
**Lugar:** Cámara Legislativa, Sala 250 del Ayuntamiento  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**Asunto:** Expediente Núm. 160599. Resolución para imponer controles de zonificación provisionales por un plazo de 18 meses para todos los Hoteles Residenciales, lo que requiere la autorización de Uso Condicional para cualquier solicitud de permiso para convertir un Hotel de Unidades Residenciales de acuerdo con el Capítulo 41 del Código Administrativo; y realiza conclusiones ambientales y las conclusiones coherentes con el Plan General, y las ocho políticas prioritarias de la Sección 101.1 del Código de Planificación.

  
for Angela Calvillo  
Secretaria de la Junta

FECHADO: 29 de junio de 2016  
PUBLICADO/ANUNCIADO: 1 de julio de 2016

BOARD of SUPERVISORS



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San Francisco 94102-4689  
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公聽會通知

三藩市市及縣市參事委員會  
土地使用與交通運輸委員會

- 日期: 2016年7月11日星期一
- 時間: 下午1時30分
- 地點: 市政廳, 立法會議廳 250 室, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102
- 議題: 檔案號碼 160599。決議對所有住宅式酒店施行為期 18 個月的臨時區劃管制, 依據行政法規第 41 章, 要求任何改建住宅式酒店單位的許可申請須取得條件性使用授權; 並作出環境性裁斷以及與總體計劃及與規劃法規第 101.1 條的八項優先政策相一致的裁斷。

  
for Angela Calvillo  
市參事委員會書記

日期: June 29, 2016  
公佈/張貼: July 1, 2016



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Alisa Somera  
CCSF BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

**COPY OF NOTICE**

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description AS - 07.11.16 Land Use - 160599

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

07/01/2016

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

EXM# 2899720  
NOTICE OF PUBLIC HEARING  
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO  
LAND USE AND TRANSPORTATION COMMITTEE  
MONDAY, JULY 11, 2016 - 1:30 PM  
CITY HALL, LEGISLATIVE CHAMBER, ROOM 250  
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following Interim Zoning Controls and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 160599. Resolution imposing Interim zoning controls for an 18-month period for all Residential Hotels, requiring Conditional Use authorization for any application for a permit to convert Residential Hotel Units under Administrative Code, Chapter 41; and making environmental findings and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1. In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Board of Supervisors. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Pursuant to California Community Redevelopment Law, Section 33433, the Report was made available for public review on Friday, July 1, 2016. Agenda information relating to this matter will be available for public review on Friday, July 8, 2016. Angela Calvillo, Clerk of the Board



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## MEMORANDUM

TO: John Rahaim, Director, Planning Department  
Jonas Ionin, Secretary, Planning Commission

FROM: Andrea Ausberry, Assistant Clerk  
Land Use and Transportation Committee, Board of Supervisors

DATE: June 1, 2016

SUBJECT: INTERIM ZONING CONTROLS LEGISLATION INTRODUCED

---

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed interim zoning controls, introduced by Supervisor Peskin on May 24, 2016:

**File No. 160599**

**Resolution imposing interim zoning controls for an 18-month period for all Residential Hotels, requiring Conditional Use authorization for any application for a permit to convert Residential Hotel Units under Administrative Code, Chapter 41; and making environmental findings and findings of consistency with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.**

The proposed ordinance is being transmitted pursuant to Planning Code, Section 306.7.

If you wish to submit any reports or documentation to be included as part of the file, please send those to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Scott Sanchez, Planning Department  
Sarah Jones, Planning Department  
Aaron Starr, Planning Department  
AnMarie Rodgers, Planning Department  
Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

BOARD of SUPERVISORS



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June 1, 2016

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Sarah Jones  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

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This legislation is being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

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By: Andrea Ausberry, Assistant Clerk  
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning  
Jeanie Poling, Environmental Planning

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## MEMORANDUM

TO: Olson Lee, Director, Mayor's Office of Housing and Community Development  
Tiffany Bohee, Executive Director, Office of Community Investment and Infrastructure  
Robert Collins, Acting Executive Director Rent

FROM: Andrea Ausberry, Assistant Clerk  
Land Use and Transportation Committee

DATE: June 1, 2016

SUBJECT: INTERIM ZONING CONTROLS LEGISLATION INTRODUCED

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If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [andrea.ausberry@sfgov.org](mailto:andrea.ausberry@sfgov.org).

c: Eugene Flannery, Mayor's Office of Housing and Community Development  
Sophie Hayward, Mayor's Office of Housing and Community Development  
Claudia Guerra, Office of Community Investment and Infrastructure  
Natasha Jones, Office of Community Investment and Infrastructure

Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Peskin; Kim

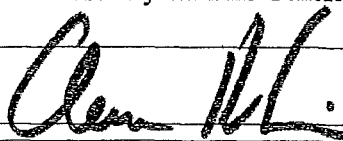
Subject:

[Interim Zoning Controls – Hotel Conversion Ordinance]

The text is listed below or attached:

Resolution imposing interim zoning controls for an 18-month period for all Residential Hotels, requiring Conditional Use authorization for any application for a permit to convert Residential Hotel Units under Administrative Code section 41.12; and making environmental findings including findings of consistency with the General Plan and with the eight priority policies of Planning Code, Section 101.1.

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

