AMENDED IN BOARD 9/5/2017

[Adoption of Findings Related to Conditional Use Authorization - Proposed Project at 824 Hyde Street]

Motion adopting findings in support of the Board of Supervisors' disapproval of the decision of the Planning Commission by its Motion No. 19926, regarding the Conditional Use Authorization identified as Planning Case No. 2016-010544CUA for a proposed project located at 824 Hyde Street.

WHEREAS, On June 29, 2016, Lower Polk Neighbors filed a timely appeal protesting the approval by the Planning Commission of an application for a Conditional Use Authorization identified as Planning Case No. 2016-010544CUA (Motion No. 19926) for a proposed 30-room tourist hotel located at 824 Hyde Street; and

WHEREAS, On July 25, 2017, the Board of Supervisors held a duly noticed public hearing on the appeal from the approval of the Conditional Use Authorization; and

WHEREAS, Following the conclusion of the public hearing that day, the Board voted to conditionally disapprove the decision of the Planning Commission and denied the issuance of the requested Conditional Use Application by a vote of 11-0, in Board of Supervisors Motion No. M17-115; and

WHEREAS, In deciding the appeal, the Board reviewed and considered the entire written record before the Board and all the public comments made in support of and in opposition to the appeal; now, therefore, be it

MOVED, That the Board finds that the proposed project will not provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and, be it

FURTHER MOVED, That the Board finds that the immediate neighborhood where the proposed project is overwhelmingly and densely residential in nature, and the previous use of the property as a residential building was consistent with that neighborhood character; and, be it

FURTHER MOVED, That the Board finds that adding a hotel at the proposed location would not be consistent with the residential nature of the neighborhood and would not have a necessary or desirable impact on the neighborhood; and that replacing rent controlled housing with any other type of development or use that does not serve working families and individuals creates harmful precedent for the rest of the City's at-risk rent controlled housing stock; and, be it

FURTHER MOVED, That the Board finds that the neighborhood is sufficiently served by tourist hotels; the surrounding area has an adequate number of hotels, including a small, longstanding hotel near the location of the proposed project; and thousands of other tourist hotel rooms are currently in the pipeline in the City to increase number of tourist rooms, especially in other neighborhoods, such as the area surrounding Moscone Center, where tourist hotels are more consistent with neighborhood needs and interests; and, be it

FURTHER MOVED, That the Board finds that although parties at the July 25 hearing argued that the proposed project would serve the neighborhood by helping to alleviate the impact of short-term residential rentals on the permanent residential housing market in San Francisco, there is no evidence that building a tourist hotel of this size in this location would have any appreciable impact on the number of short-term residential rentals in the City; and, be it

FURTHER MOVED, That based on the foregoing findings and the entire record in Board File No. 170790, the Board of Supervisors disapproved the decision of the Planning Commission by its Motion 19926 and denied the issuance of Conditional Use Authorization.

Clerk of the Board BOARD OF SUPERVISORS



City and County of San Francisco Tails

City Hall 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4689

Motion: M17-126

File Number: 170914

Date Passed: September 05, 2017

Motion adopting findings in support of the Board of Supervisors' disapproval of the decision of the Planning Commission by its Motion No. 19926, regarding the Conditional Use Authorization identified as Planning Case No. 2016-010544CUA for a proposed project located at 824 Hyde Street.

September 05, 2017 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

September 05, 2017 Board of Supervisors - APPROVED AS AMENDED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 170914

I hereby certify that the foregoing Motion was APPROVED AS AMENDED on 9/5/2017 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo Clerk of the Board