

1 [Planning Code - Mixed Use Office District]

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3 **Ordinance amending the Planning Code, Section 842 and 842.49, of the Zoning Control**
4 **Table, to permit a tourist hotel without a specified room limit in a Mixed Use Office**
5 **District in height districts that are 105 feet and above with a Conditional Use**
6 **authorization; and making environmental findings, Planning Code, Section 302,**
7 **findings, and findings of consistency with the General Plan, and the priority policies of**
8 **Planning Code, Section 101.1.**

9 NOTE: Additions are single-underline italics Times New Roman;
10 deletions are ~~strike-through italics Times New Roman~~.
11 Board amendment additions are double-underlined;
12 Board amendment deletions are ~~strikethrough-normal~~.
13 Ellipses indicate text that is omitted but unchanged.

12

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. Findings.

15 (a) The Planning Department has determined that the actions contemplated in this
16 ordinance comply with the California Environmental Quality Act (California Public Resources
17 Code Section 21000 et seq.). Said determination is on file with the Clerk of the Board of
18 Supervisors in File No. 130646 and is incorporated herein by reference.

19 (b) Pursuant to Planning Code Section 302, this Board finds that these Planning Code
20 amendments will serve the public necessity, convenience and welfare for the reasons set forth
21 in Planning Commission Resolution No. 18896 and the Board hereby incorporates such
22 reasons herein by reference. A copy of Planning Commission Resolution No. 18896 is on file
23 with the Clerk of the Board of Supervisors in File No. 130646.

24 Section 2. The Planning Code is hereby amended by amending Section 842 and
25 Section 842.49 of the Zoning Control Table, to read as follows:

1 **SEC. 842.49. MUO – MIXED USE-OFFICE DISTRICT.**

2 The Mixed Use-Office (MUO) runs predominantly along the 2nd Street corridor in the
 3 South of Market area. The MUO is designed to encourage office uses and housing, as well as
 4 small-scale light industrial and arts activities. Nighttime entertainment and small tourist hotels
 5 are is permitted as a conditional use. Large tourist hotels are permitted as a conditional use in
 6 certain height districts. Dwelling units and group housing are permitted, while demolition or
 7 conversion of existing dwelling units or group housing requires conditional use authorization.
 8 Family-sized housing is encouraged.

9 Office, general commercial, most retail, production, distribution, and repair uses are
 10 also principal permitted uses. ~~Large hotel, a~~Adult entertainment and heavy industrial uses are
 11 not permitted.

12 **Table 842**
 13 **MUO – MIXED USE-OFFICE DISTRICT**
 14 **ZONING CONTROL TABLE**

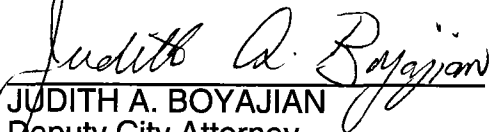
			Mixed Use-Office District
No.	Zoning Category	§ References	Controls
<p>15 ...</p> <p>16 Retail Sales and Services</p>			
<p>17 842.49</p> <p>18 ...</p>	<p>19 Tourist Hotel</p>	<p>20 § 890.46</p>	<p>21 C if less than 75 rooms;</p> <p>22 <u>C with no room limit in</u></p> <p>23 <u>height districts that are</u></p> <p>24 <u>105 feet and above.</u></p>

1 Section 3. Effective Date. This ordinance shall become effective 30 days from the
2 date of passage.

3 Section 4. This section is uncodified. In enacting this ordinance, the Board intends to
4 amend only those words, phrases, paragraphs, subsections, sections, articles, numbers,
5 punctuation, charts, diagrams, or any other constituent part of the Planning Code that are
6 explicitly shown in this legislation as additions, deletions, Board amendment additions, and
7 Board amendment deletions in accordance with the "Note" that appears under the official title
8 of the legislation.

9
10 APPROVED AS TO FORM:
11 DENNIS J. HERRERA, City Attorney

12 By:


13 JUDITH A. BOYAJIAN
14 Deputy City Attorney

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City and County of San Francisco
Tails
Ordinance

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

File Number: 130646

Date Passed: September 24, 2013

Ordinance amending the Planning Code, Section 842 and 842.49, of the Zoning Control Table, to permit a tourist hotel without a specified room limit in a Mixed Use Office District in height districts that are 105 feet and above with a Conditional Use authorization; and making environmental findings, Planning Code, Section 302, findings, and findings of consistency with the General Plan, and the priority policies of Planning Code, Section 101.1.

September 09, 2013 Land Use and Economic Development Committee - RECOMMENDED

September 17, 2013 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

September 24, 2013 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang and Wiener

Absent: 1 - Yee

File No. 130646

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
9/24/2013 by the Board of Supervisors of the
City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Mayor

10/3/2013
Date Approved