



SAN FRANCISCO PLANNING DEPARTMENT

New Legislation Summary

41-F Administration Code: Large Tourist Hotel Conversion Ordinance

Legislation: Administrative Code Amendment
Case Number: Board File No. 07-1528
Initiated By: Supervisor Peskin
Effective Date: April 24, 2008

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Plain English:

This legislation limits the conversion of rooms in a tourist hotel with more than 100 rooms into condominiums. Prior to March 1, 2010, up to 550 rooms may be converted on a first-come, first-serve basis. The Zoning Administrator Determination dated May 23, 2008 establishes the queue for consideration. After March 1, 2010, a lottery system will be used to determine who (if anyone) is eligible to condo-convert rooms in a large tourist hotel. Lotteries will only be held if there has been an increase in the City's Large Tourist Hotel Inventory. Yes, this means the Planning Department will be responsible for establishing and maintaining an inventory of Tourist Hotel Rooms. The Department has published a draft inventory of hotel rooms as an attachment to the Zoning Administrator Bulletin No. 2008-01. We welcome public comment on this draft inventory. The Planning Commission will adopt the first Baseline Inventory of Large Tourist Hotel Rooms as of March 1, 2009 at a public hearing in 2009.

Note: A Large Tourist Hotel may be one building or a set of buildings on the same lot, or adjacent lots, or within the same block and under the same ownership. The legislation cannot be circumvented by combining rooms to reduce the number of rooms below 100. For this reason the new Large Tourist Hotel Conversion application requests information on changes to the subject building or buildings' inventory of rooms in the 5 years preceding the date of application for conversion.

Fees & Case Tracking:

To intake a case to condo-convert hotel rooms subject to this Ordinance, please use a "U" case. We need to closely track staff time for these projects so that we may adjust the fees. Case tracking has two U-cases for this ordinance, an initial \$600 fee and a second \$2400 fee for cases which advance to the Commission for approval.

Adopted Ordinance: #41-08

<http://www.sfgov.org/site/uploadedfiles/bdsupvrs/ordinances08/o0041-08.pdf>