



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission – Errata Sheet

HEARING DATE: DECEMBER 2, 2010  
Continued from the September 30, 2010 Hearing

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*Date:* November 22, 2010  
*Case No.:* **2009.0288EC**  
*Project Address:* **235 O'FARRELL STREET**  
*Zoning:* C-3-G (Downtown General Commercial)  
80-130-F Height and Bulk District  
*Block/Lot:* 0326/018  
*Project Sponsor:* Rajputana Lodging, L.P.  
c/o Ilene Dick of Farella Braun + Martel, LLP  
235 Montgomery Street, 17<sup>th</sup> Floor  
San Francisco, CA 94104  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
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*Recommendation:* **Approval with Conditions**

### MOTION AMENDMENT

The proposed project at 374 Fifth Street (establishment of a residential hotel) has been amended to address Commission direction from the hearing on September 30, 2010. The 374 Fifth Street project description is included in the motion for the subject case at 235 O'Farrell Street. Department staff will be amending the motion to accurately reflect to most current 374 Fifth Street project description.

### AMENDMENTS/ADDITIONS TO CONDITIONS OF APPROVAL

#### Amendment to Condition #3

Condition of Approval #3 will need to be amended to read that 23 residential hotel rooms at the 374 Fifth Street site are subject to the provisions of Chapter 41 of the Administrative Code instead of 46 residential hotel rooms. The additional residential rooms that would be provided at the 374 Fifth Street site were voluntarily provided by the project sponsor, and are not part of the City's protected baseline inventory of residential hotel rooms established by the Residential Hotel Conversion Ordinance. The amended condition would read:

*The Project Sponsor shall ensure that a Notice of Special Restrictions is recorded on the property at 374 Fifth Street indicating that the hotel shall be classified as a ~~46~~-23-room residential hotel subject to the provisions of Chapter 41 of the San Francisco Administrative Code, and also subject to any other conditions imposed by the Variance granted by the Zoning Administrator under Case No. 2009.0765V.*

#### Additional Condition

In response to the Commission's comments at the September 30<sup>th</sup> hearing, staff has drafted a new Condition of Approval that would dictate when the two properties involved in the residential hotel room

transfer may obtain a Certificate of Final Occupancy (CFO). The Commission indicated that it wanted the 375 Fifth Street site to obtain its CFO for the establishment of the residential hotel use before 235 O'Farrell Street obtained its CFO to establish a tourist hotel use. The new Condition of Approval would read:

*A Certificate of Final Occupancy shall be obtained by the Project Sponsor for the establishment of 23 residential hotel rooms at 374 Fifth Street prior to the Project Sponsor obtaining a Certificate of Final Occupancy for the establishment of a tourist hotel use at 235 O'Farrell Street.*

## **STAFF RECOMMENDATION**

Staff recommends that the Commission approve the Conditional Use Authorization request with the amended Conditions of Approval.