



# SAN FRANCISCO PLANNING DEPARTMENT

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## Update Memorandum Baseline Inventory of Large Tourist Hotel Rooms

CONTINUED FROM ORIGINAL HEARING DATE: FEBRUARY 5, 2009

HEARING DATE: FEBRUARY 12, 2009

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*To:* San Francisco Planning Commission

*From:* AnMarie Rodgers, Manager Legislative Affairs  
anmarie.rodgers@sfgov.org, 415-558-6395

*Date:* February 10, 2009

*Regarding:* Additional Amendments Requested to Baseline Inventory  
of Large Tourist Hotel Rooms After Publication of Executive Summary

### BACKGROUND

The Large Tourist Hotel Conversion Ordinance, Section 41F.3(g) of the Administration Code, requires the Planning Commission to adopt a "Baseline Inventory" of the number of rooms commercially available for rent as of March 1, 2009, in Large Tourist Hotels (hotels with over 99 rooms). Capitalized words in this Memorandum are further defined in the Large Tourist Hotel Conversion Ordinance [Ord. No. 14-90]. On Thursday, January 29, 2009 the Planning Department prepared an Executive Summary detailing four requested amendments to the draft Baseline Inventory and making recommendations to the Planning Commission on how to respond to those requests. Since the publication of that Executive Summary, the Department has received ten additional requests to amend the draft Baseline Inventory. This report will focus on the additional requests. The Department's original recommendations from the 2/5/9 Executive Summary remain intact. For a summary of those initial recommendations, please see Appendix E of this memorandum. This memorandum will focus only on responses and recommendations stemming from late requests.

### ADDITIONAL REQUESTS

#### Requests to Remove Certain Hotels from the Baseline Inventory:

- Hotel Essex, 684 Ellis Street. Reported 84 affordable housing units (not 100 rooms as listed on draft Baseline Inventory)
- Hotel Fusion/Gates Hotel, 140 Ellis Street. Reported 47 tourist rooms and 77 SRO rooms (not 123 as listed on draft Baseline Inventory)

Requests to Add Certain Hotels from the Baseline Inventory:

- Club Quarters Hotel, 424 Clay Street. Reported 348 rooms (this hotel was not listed in the draft Baseline Inventory)

Requests to Adjust the Room Counts to Certain Hotels listed in the draft Baseline Inventory:

- Clift Hotel, 495 Geary Street. Reported 372 rooms (vs. 363 on draft Baseline Inventory )
- Grosvenor Suites, 899 Pine Street. Reported 206 rooms (vs. 203 on draft Baseline Inventory)
- Hilton Financial District, 750 Kearny Street. Reported 544 rooms (vs. 549 on draft Baseline Inventory)
- Holiday Inn Civic Center, 50 Eight Street. Reported 391 (vs. 388 on draft Baseline Inventory)
- Mark Hopkins, One Nob Hill. Reported 415 rooms (vs. 380 on draft Baseline Inventory)
- The Monarch, 1015 Geary Street. Reported 103 rooms (vs. 101 on draft Baseline Inventory)
- W Hotel, 181 Third Street. Reported 403 rooms (vs. 410 on draft Baseline Inventory)

RECOMMENDATION

The Department recommends that the Commission *adopt the proposed baseline inventory with the four hotel count modifications proposed in the Executive Summary in addition to the seven additional adjustments outlined below.*

BASIS FOR RECOMMENDATION

Staff Recommendation: Remove Certain Hotels from the Baseline Inventory

- Hotel Essex, 684 Ellis Street. Manager reported 84 affordable housing units (not 100 rooms as listed on draft Baseline Inventory). Attached to this memorandum as Exhibit B is a copy of the Certificate of Occupancy and Conditions of Approval to Convert for the Essex Hotel at 684 Ellis Street. These documents demonstrate that the Hotel Essex completed a rehabilitation and conversion of use from tourist and residential hotel rooms to 84 dwelling units. This conversion of the Hotel Essex from tourist and residential units to dwelling units was approved by the City's Department of Building Inspection's Housing Inspection division as required. STAFF RECOMMENDATION: Remove the Hotel Essex from the Baseline Inventory.
- Hotel Fusion/Gates Hotel, 140 Ellis Street. Manager reported 47 tourist rooms and 77 SRO rooms (not 123 tourist hotel rooms as listed on draft Baseline Inventory). Attached to this memorandum as Exhibit C is a copy of the Hotel Unit Usage Report showing 140 Ellis as 66 tourist rooms. The hotel attorney states that even this report overstates their tourist room count. However, both the Hotel Usage Report and the rooms self-reported by the project sponsor are significantly lower than the 100 room threshold that warrants inclusion in the Baseline Inventory. STAFF RECOMMENDATION: Remove the Hotel Fusion/Gates Hotel from the Baseline Inventory.
- Grosvenor Suites, 899 Pine Street. 206 reported by Local 2. (vs. 203 in draft Baseline Inventory) Upon further investigation by Planning staff, this hotel manager stated that the building contains 205 rooms, however 117 are restricted and cannot be rented for less than 30 days. Exhibit D is the

documentation provided by the Grosvenor Suites hotel. Tourist hotel rooms are defined in the ordinance as rooms that are available for short-term stay, less than 30 days. Therefore, per the attached documentation and the Manager's statement, Grosvenor Suites is left with only 88 tourist hotel rooms. Further hotels with less than 100 tourist rooms are exempt from the Ordinance. STAFF RECOMMENDATION: Remove Grosvenor Suites from the Baseline Inventory.

**Staff Recommendation: Add Certain Hotels from the Baseline Inventory**

- Club Quarters Hotel, 424 Clay Street. Local 2 reported 348 rooms (this hotel was not listed in the draft Baseline Inventory). Upon further staff investigation, the hotel manager confirmed that there are 346 tourist hotel rooms within this hotel. STAFF RECOMMENDATION: Add Club Quarters Hotel to the Baseline Inventory with 346 rooms.

**Staff Recommendation: Adjust the Room Counts to Certain Hotels listed in the draft Baseline Inventory:**

- Hilton Financial District, 750 Kearny Street. Local 2 reported 544 rooms (vs. 549 on draft Baseline Inventory). Upon further staff investigation, the hotel manager confirmed that Local 2 is correct, there are 544 tourist hotel rooms within this hotel. STAFF RECOMMENDATION: Adjust the room count for the Hilton Financial District from 549 as published in the draft Baseline Inventory to 544 for the Baseline Inventory.
- Holiday Inn Civic Center, 50 Eight Street. Local 2 reported 391 rooms (vs. 388 on draft Baseline Inventory). Upon further staff investigation, the hotel manager confirmed that Local 2 is correct, there are 391 tourist hotel rooms within this hotel. STAFF RECOMMENDATION: Adjust the room count for the Holiday Inn Civic Center from 388 as published in the draft Baseline Inventory to 391 for the Baseline Inventory.
- W Hotel: Local 2 reported 403 rooms (vs. 410 on draft Baseline Inventory). Upon further staff investigation, the hotel manager confirmed that the room count is lower than reported in the Baseline Inventory. According to the manager, there are 404 tourist hotel rooms within this hotel. STAFF RECOMMENDATION: Adjust the room count for the W Hotel from 410 as published in the draft Baseline Inventory to 404 for the Baseline Inventory.

**Staff Recommendation: Retain the Room Counts to Certain Hotels listed in the draft Baseline Inventory:**

- Clift Hotel, 495 Geary Street. Local 2 reported 372 rooms (vs. 363 on draft Baseline Inventory). Upon further staff investigation, the hotel manager stated that there will be 372 rooms available at the end of March. However as of the end of January and on the first of March 1st, 2009 there will be 363 tourist hotel rooms at this location. This is a difference of -9 from Local 2's count. STAFF RECOMMENDATION: Maintain the room count of the Clift Hotel for Baseline Inventory at the same level as was published in the draft Baseline Inventory, 363 rooms.
- Mark Hopkins, One Nob Hill Local 2 reported 415 rooms (vs. 380 on draft Baseline Inventory). Upon further staff investigation, the hotel manager stated that the baseline inventory of 380 is correct. STAFF RECOMMENDATION: Maintain the room count of the Mark Hopkins for Baseline Inventory at the same level as was published in the draft Baseline Inventory, 380 rooms.

- The Monarch, 1015 Geary Street. Local 2 reported 103 rooms (vs. 101 on draft Baseline Inventory) Upon further staff investigation, The Monarch's website lists 101 rooms and the hotel manager confirmed that the baseline inventory of 101 is correct. STAFF RECOMMENDATION: Maintain the room count of The Monarch for Baseline Inventory at the same level as was published in the draft Baseline Inventory, 101 rooms.
- All other hotels: As no other requests for adjustments have been received by the Department, we recommend that the Commission adopt the room counts as published in the original Executive Summary for the remaining hotels. See Exhibit E for a summary of the four recommended modifications to hotel counts from the original Executive Summary for the 2/5/9 hearing. In addition to modifying the four hotel room counts, the original Executive Summary recommended a follow-up memorandum from the staff of the Department to the Planning Commission to confirm the accuracy of the Baseline Inventory as of March 1, 2009.

## ENVIRONMENTAL REVIEW

The proposal for the Planning Commission to adopt a Baseline Inventory of Large Tourist Hotels would result in no physical impact on the environment. The proposed amendment is exempt from environmental review under Section 15060 (c)(2) of the CEQA Guidelines.

<b>RECOMMENDATION:</b> <b>Recommendation of Approval with Modifications</b>
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### Attachments:

- Exhibit A: Draft Baseline Inventory—Revised February 10th, 2009
- Exhibit B: Documentation to Convert for the Essex Hotel at 684 Ellis Street
- Exhibit C: Hotel Fusion at 140 Ellis Street Housing Inspection Hotel Inventory
- Exhibit D: Grosvenor Suites Documentation Submitted to the Planning Department
- Exhibit E: Summary of Recommended Modifications for Original Executive Summary for 2/5/9 Hearing

**Exhibit A:      Draft Baseline Inventory**  
**—Revised February 5th, 2009**

## DRAFT Baseline Inventory of Large Tourist Hotel Rooms

### Compiled for Consideration of the Planning Commission for Adoption at the February 5, 2009 Hearing

Case Number 2009.010U

Updated: Tuesday, February 10, 2009

Note: Section 41F.2(i) defines Large Tourist Hotels as a building (or set of buildings on the same lot, adjacent lots, or within the same block and owned by the same entity) which would have qualified as a Large Tourist Hotel in any of the five years preceding the application for Conversion.

Hotel No.	Hotel Name	Address	Zip Code	No. of Large Tourist Hotel Rooms
1	Air Travel Hotel	655 Ellis ST	94109	100
2	Shih Yu-Lang Central YMCA	220 Golden Gate AVE	94102	100
3	The Monarch Hotel	1015 Geary ST	94109	101
4	Orchard Hotel	665 Bush ST	94108	104
5	San Francisco Bayside Travelodge	2011 Bayshore BLVD	94134	104
6	The Herbert Hotel	161 Powell ST	94102	104
7	Hotel Metropolis	25 Mason ST	94102	105
8	Executive Hotel Vintage Court	650 Bush ST	94108	107
9	Hotel Juliana	590 Bush ST	94108	107
10	Hotel Milano	55 Fifth ST	94103	108
11	Campton Place, A Taj Hotel	340 Stockton ST	94108	110
12	Hotel Diva	440 Geary ST	94102	111
13	Beresford Hotel	635 Sutter ST	94102	114
14	The Cartwright Hotel on Union Square	524 Sutter ST	94102	114
15	Hotel Mark Twain	345 Taylor ST	94102	118
16	New Central Hotel & Hostel	1412 Market ST	94102	122
17	Best Western Hotel Tomo	1800 Sutter ST	94115	125
18	Courtyard by Marriott, San Francisco-Fisherman's Wharf	580 Beach ST	94133	127
19	Shawmut Hotel	516 O'Farrell ST	94102	128
20	Cow Hollow Motor Inn & Suites	2190 Lombard ST	94123	129
21	Harbor Court Hotel	165 Steuart ST	94105	131
22	Hotel Union Square	114 Powell ST	94102	131
23	Spaulding Hotel	240 O'Farrell ST	94102	132
24	Heritage Marina Hotel	2550 Van Ness AVE	94109	135
25	Renoir Hotel San Francisco	45 McAllister ST	94102	135
26	The Huntington Hotel & Nob Hill Spa	1075 California ST	94108	135
27	The Powell Hotel	28 Cyril Magnin ST	94102	135
28	Chancellor Hotel on Union Square	433 Powell ST	94102	137
29	Comfort Inn By the Bay	2775 Van Ness AVE	94109	138
30	Marines' Memorial Club & Hotel	609 Sutter ST	94102	138
31	Hotel Triton	342 Grant AVE	94108	140

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Case Number 2009.010U

Contact: AnMarie Rodgers, 415.558.6395

Updated: Tuesday, February 10, 2009

Note: Section 41F.2(i) defines Large Tourist Hotels as a building (or set of buildings on the same lot, adjacent lots, or within the same block and owned by the same entity) which would have qualified as a Large Tourist Hotel in any of the five years preceding the application for Conversion.

Hotel No.	Hotel Name	Address	Zip Code	No. of Large Tourist Hotel Rooms
32	Best Western Americana	121 Seventh ST	94103	143
33	Hotel Cosmo	761 Post ST	94109	144
34	St. Paul Hotel	935 Kearny ST	94133	149
35	King George Hotel	334 Mason ST	94102	153
36	The Maxwell Hotel	386 Geary ST	94102	153
37	Mandarin Oriental, San Francisco	222 Sansome ST	94104-2792	158
38	Hotel Carlton	1075 Sutter ST	94109	161
39	Prescott Hotel	545 Post ST	94102	164
40	The Mosser Hotel	54 Fourth ST	94103	166
41	The Opal San Francisco/ Hotel Richelieu	1050 Van Ness AVE	94109	168
42	Hotel Adagio	550 Geary ST	94102	169
43	Aida Hotel	1087 Market ST	94103	174
44	Galleria Park Hotel	191 Sutter ST	94104	177
45	Villa Florence Hotel	225 Powell ST	94102-2205	183
46	The Pickwick Hotel	85 Fifth ST	94103	189
47	Hotel Palomar	12 Fourth ST	94103	195
48	Hotel Vitale	Eight Mission ST	94105	199
49	Hotel Monaco	501 Geary ST	94102	201
50	Hotel Kabuki	1625 Post ST	94115	218
51	Best Western Tuscan Inn at Fisherman's Wharf	425 North Point ST	94133	221
52	Hilton San Francisco Fisherman's Wharf	2620 Jones ST	94133	234
53	Serrano Hotel	405 Taylor ST	94102	236
54	Argonaut Hotel - Maritime National Historical Park	495 Jefferson ST	94109	252
55	Holiday Inn Express Hotel & Suites Fisherman's Wharf	550 North Point ST	94133	252
56	The Best Western Canterbury Hotel Union Square	750 Sutter ST	94109	254
57	St. Regis Hotel, San Francisco	125 Third ST	94103-3107	260

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Hotel No.	Hotel Name	Address	Zip Code	No. of Large Tourist Hotel Rooms
58	Four Seasons Hotel San Francisco	757 Market ST	94103	277
59	San Francisco Marriott Fisherman's Wharf	1250 Columbus AVE	94133	285
60	Hyatt at Fisherman's Wharf	555 North Point ST	94133	313
61	The Ritz-Carlton, San Francisco	600 Stockton ST	94108-2305	336
62	JW Marriott Hotel San Francisco	500 Post ST	94102	337
63	Club Quarters Hotel	424 Clay ST	94111	346
64	Radisson Hotel Fisherman's Wharf	250 Beach ST	94133	355
65	Le Meridien San Francisco /Park Hyatt	333 Battery ST	94111	360
66	Omni San Francisco Hotel	500 California ST	94104	362
67	Clift	495 Geary ST	94102	363
68	Handlery Union Square Hotel	351 Geary ST	94102	377
69	InterContinental Mark Hopkins San Francisco	One Nob Hill	94108	380
70	Holiday Inn Civic Center	50 Eighth ST	94103	391
71	The Stanford Court, A Renaissance Hotel	905 California ST	94108	393
72	Cathedral Hill Hotel	1101 Van Ness AVE	94109-6986	400
73	Crowne Plaza Union Square	480 Sutter ST	94108	400
74	Hotel W San Francisco	181 Third ST	94103	404
75	San Francisco Downtown Courtyard by Marriott	299 Second ST	94105	405
76	Sir Francis Drake Hotel	450 Powell ST	94102	417
77	Hotel Whitcomb	1231 Market ST	94103	460
78	Holiday Inn Golden Gateway	1500 Van Ness AVE	94109	499
79	Sheraton Fisherman's Wharf	2500 Mason ST	94133	529
80	Hotel Nikko San Francisco	222 Mason ST	94102	532
81	Hilton San Francisco Financial District	750 Kearny ST	94108	544



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Case Number 2009.010U

Contact: AnMarie Rodgers, 415.558.6395

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Note: Section 41F.2(i) defines Large Tourist Hotels as a building (or set of buildings on the same lot, adjacent lots, or within the same block and owned by the same entity) which would have qualified as a Large Tourist Hotel in any of the five years preceding the application for Conversion.

Hotel No.	Hotel Name	Address	Zip Code	No. of Large Tourist Hotel Rooms
82	InterContinental San Francisco	888 Howard ST	94103	550
83	Palace Hotel - Luxury Collection	Two New Montgomery ST	94105	552
84	Holiday Inn Fisherman's Wharf	1300 Columbus AVE	94133	585
85	The Fairmont San Francisco	950 Mason ST	94108	591
86	The Westin San Francisco Market Street	50 Third ST	94103	675
87	Grand Hyatt San Francisco	345 Stockton ST	94108	683
88	Hyatt Regency San Francisco	Five Embarcadero Center	94111	805
89	Parc 55 Hotel San Francisco	55 Cyril Magnin ST	94102- 2865	1010
90	The Westin St. Francis	335 Powell ST	94102	1196
91	San Francisco Marriott	55 Fourth ST	94103	1498
92	Hilton San Francisco	333 O'Farrell ST	94102- 2116	1908





# Mercy Housing

Mercy Housing California

January 28, 2009

San Francisco Planning Department  
Attn: AnMarie Rodgers  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: Corrections to Inventory of Large Tourist Hotels

Dear Ms. Rodgers,

This letter is to provide a correction to your draft Baseline Inventory of Large Tourist Hotel Rooms that was distributed to us and is bong to be heard by the Planning Commission for adoption on February 5<sup>th</sup> 2009. Mercy Housing California and Community Housing Partnership are local non-profit affordable housing developers. We, together, were the developers of the Hotel Essex (located at 684 Ellis Streets at Larkin Street, San Francisco 94109) rehab and conversion of use from tourist and residential hotel rooms to 84 dwelling units. It is number 3 on your draft inventory list. The conversion of the Hotel Essex from tourist and residential units to dwelling units was approved by the City's Department of Building Inspection's Housing Inspection division, see attached. And we received a Certificate of Completion (also attached), indicating the use has now dwelling units vrs hotel rooms.

Therefore, please remove the Hotel Essex from your draft inventory as it is no longer hotel rooms. Please contact me at [schristen@mercyhousing.org](mailto:schristen@mercyhousing.org) or (415) 355-7111 should you have any questions on the above or the attached.

Sincerely,

Sharon Christen  
Housing Developer

cc: Hershey Hirschkop, CHP

[www.mercyhousing.org](http://www.mercyhousing.org)

1360 Mission Street • Suite 300 • San Francisco, CA 94103 • 415.355.7100 • Fax: 415.355.7101 • TTY: 800.855.2880  
3120 Freeboard Drive • Suite 202 • West Sacramento, CA 95691 • 916.414.4400 • Fax: 916.414.4490  
1500 South Grand Avenue • Suite 100 • Los Angeles, CA 90015 • 213.743.5820 • Fax: 213.743.5828  
Orange Office • Orange, CA 92868 • 714.639.1916  
*Mercy Housing is sponsored by communities of Catholic Sisters.*



**City and County of San Francisco  
Department of Building Inspection**

**CERTIFICATE OF FINAL COMPLETION AND OCCUPANCY**

LOCATION: 684 ELLIS (number) (street) 0321/020 (block and lot)

Permit Application No: 200604108584 Type of Construction: 3N Stories: 6 Dwelling Units: 84

Basements: 1 Occupancy Classification: R-1B, M No. of Guestrooms: — with cooking facilities: —

Description of Construction: Decrease of units from 108 to 84 DWELLING UNITS CODE  
Seismic upgrade and new basement offices.

To the best of our knowledge, the construction described above has been completed and, effective as of the date the building permit application was filed, conforms both to the Ordinances of the City and County of San Francisco and to the Laws of the State of California. The above referenced occupancy classification is approved pursuant to Section 109 of the *San Francisco Building Code*.

Any change in the use or occupancy of these premises--or any change to the building or premises--could cause the property to be in violation of the *Municipal Codes* of the City and County of San Francisco and, thereby, would invalidate this *Certificate of Final Completion and Occupancy*. A copy of this *Certificate* shall be maintained on the premises and shall be available at all times. Another copy of this *Certificate* should be kept with your important property documents.

Before making any changes to the structure in the future, please contact the Department of Building Inspection, which will provide advice regarding any change that you wish to make and will assist you in making the change in accordance with the *Municipal Codes* of the City and County of San Francisco.

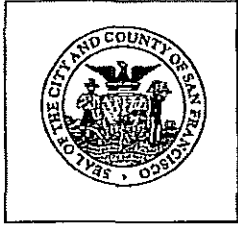
Approved: 01-14 2009 Bureau of Fire Prevention  
by: [Signature] Amy Eng  
(Signature) (Printed Name)

This certificate issued on: January 15th 2009  
I Sam Hasenin  
ISAM HASENIN, P.E., C.B.O., Director of Building Inspection

Approved: 200 Department of Public Health  
by: N/A  
(Signature) (Printed Name)

by: [Signature] Karin De Hugh Karin De Hugh, Building Inspector  
by: [Signature] 1-9-09, Housing Inspector  
(Signatures) (Printed Names)

Copies: White (original to microfilm); Blue (to property owner); Yellow (to Building Inspector); Pink (to Housing Inspector)



## DEPARTMENT OF BUILDING INSPECTION

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City & County of San Francisco  
1660 Mission Street, San Francisco, California 94103-2414

December 15, 2006

Sharon Christen  
Program Manager  
Mercy Housing California  
1360 Mission Street, Suite 300  
San Francisco, CA 94103

**Subject: 684 Ellis Street, (Hotel Essex), Block/Lot: 0321/020**  
**Conditional Approval of the Application for Permit to Convert**  
**Filed March 29, 2006**  
**Section 41.12, Chapter 41 of the S.F. Administrative Code**  
**Residential Hotel Unit Conversion and Demolition Ordinance (HCO)**  
**Certificate of Use: 59 Residential Guest Rooms, 49 Tourist Guest Rooms**  
**Proposed Change: Guest Rooms Designated above to 84 Dwelling Units**  
**As Permanently Affordable Housing for Low Income Persons**

Dear Ms. Christen:

The Department of Building Inspection will issue your Permit to Convert, and a new Certificate of Use when the following conditions of approval are fully complied with. These conditions are necessary to insure conformity with Sections 41.12 and 41.13 of the *Residential Hotel Unit Conversion and Demolition Ordinance*.

### CONDITIONS OF APPROVAL

1. The owner of record, operator, or project sponsor for 684 Ellis Street (sponsor) shall construct 84 residential dwelling units. The sponsor shall **obtain final approval of all requisite permit application(s), and a Certificate of Final Completion and Occupancy from the Department of Building Inspection** for the 84 units before this Permit to Convert can be issued.
2. The sponsor shall comply with the Conditions of Approval set forth in Department of City Planning Variance Decision Case No. 2006.0013V issued June 7, 2006.
3. The sponsor shall comply with the requirements set forth in **Section 41.17 of the Residential Hotel Unit Conversion and Demolition Ordinance** regarding the rights of permanent residents.
4. The sponsor shall not commit an unlawful action as defined by Chapter 41 within 12 months previous to the issuance of the Permit to Convert pursuant to Section 41.14(c) of the *Residential Hotel Unit Conversion and Demolition Ordinance*.

CONDITIONS OF APPROVAL (Continued from Page One)

5. The sponsor shall comply with HCO Section 41.13. Specifically, the project sponsor will meet the requirements of Section 41.13(a)(3) and will, in accordance with the recommendations set forth in the letter dated **August 23, 2006** from Doug Shoemaker, Deputy Director of the Mayor's Office of Housing, construct comparable replacement units of permanent supportive housing for chronically homeless persons, which will remain by deed restriction affordable to low income households until December 31, 2063.
6. The authorization and rights vested by the conditional approval of the subject Permit to Convert shall be deemed void and cancelled if a building permit has not been issued for the construction of the 84 residential dwelling units by **December 15, 2007**. The authorization may be extended at the discretion of the Director of the Department of Building Inspection where the failure to issue a building permit to construct the 84 residential dwelling units results from a delay by a city or state agency, or from legal challenges.
7. Failure to comply with any of the aforementioned conditions of approval will constitute a violation of Sections 41.12 and 41.13 of the *Residential Hotel Unit Conversion and Demolition Ordinance*, enforceable by the Director of the Department of Building Inspection.
8. If the project sponsor does not receive a Certificate of Final Completion and Occupancy for the construction of 84 residential dwelling units by **December 15, 2007**, the 59 residential guest rooms must be restored or replaced pursuant to Section 41.13(a)(4). This deadline may be extended at the discretion of the Director of the Department of Building Inspection where the failure to issue a Certificate of Final Completion and Occupancy for the construction of 84 residential dwelling units results from a delay by a city or state agency, or from legal challenges.

Should you have any questions regarding this approval, please contact Chief Housing Inspector Rosemary Bosque of Housing Inspection Services at (415) 558-6202.

Very truly yours,

  
Amy Lee, Acting Director

AL:RVB:jlj

Cc: Susan Cleveland-Knowles  
Carla Johnson  
Rosemary Bosque  
HCO & Director's Office File

**Exhibit C: Hotel Fusion at 140 Ellis Street Housing  
Inspection Hotel Inventory**

# Housing Inspection Services

Hotel Unit Usage Report - Group by Status

Status

Block Lot Seq	Address	Cert of Use		Cert of Use		Reported Use		Reported Use		Vacant		Vacant		Total Units	Avg Rent	Services
		Tourist	Resident	Tourist	Resident	Tourist	Resident	Res Units	Units	Units	Tourist					
0326 005 01	0120 ELLIS ST	0	69	0	14	0	16	0	0	0	0	0	0	16	550	FG
0326 023 01	0140 ELLIS ST	66	77	0	12	0	12	0	0	0	0	0	0	12	638	F
0326 010 01	0174 ELLIS ST	0	118	0	57	0	47	10	0	0	0	0	0	57	400	F
0331 001 01	0225 ELLIS ST	0	18	0	38	0	30	8	0	0	0	0	0	48	300	F
0332 014 01	0373 ELLIS ST	13	52	0	19	0	17	2	0	0	0	0	0	19	372	FG
0324 010 01	0376 ELLIS ST	0	8	0	61	0	12	0	0	0	0	0	0	12	462	G
0323 007 01	0424 ELLIS ST	0	19	0	15	0	8	0	0	0	0	0	0	8	500	ABCDF
0333 021 01	0433 ELLIS ST	28	32	8	37	0	37	0	0	0	0	0	0	38	734	F
0333 018 01	0465 ELLIS ST	6	50	0	11	0	11	2	0	0	0	0	0	11	554	FG
0321 020 01	0684 ELLIS ST	49	59	0	31	0	28	0	0	0	0	0	0	28	425	FG
0717 004 01	0710 ELLIS ST	2	14	0	13	0	13	0	0	0	0	0	0	14	427	F
0740 001 01	0719 ELLIS ST	9	5	0	11	0	11	0	0	0	0	0	0	11	554	FG
0740 025 01	0725 ELLIS ST	0	11	0	28	0	31	0	0	0	0	0	0	31	350	B
0130 012 01	0002 EMERY LN	0	28	0	11	0	12	0	0	0	0	0	0	12	350	B
0834 013 01	0171 FELL ST	27	11	0	13	0	12	0	0	0	0	0	0	13	350	B
0670 004 01	0106 FERN ST	0	13	0	13	0	12	0	0	0	0	0	0	13	350	B
0515 005 01	3143 FILLMORE ST	0	12	0	12	0	12	0	0	0	0	0	0	12	638	F
3753 145 01	0917 FOLSOM ST	0	57	0	47	0	47	10	0	0	0	0	0	57	400	F
3731 019 01	1040 FOLSOM ST	10	38	0	30	0	30	8	0	0	0	0	0	48	300	F
0145 016 01	0075 FRESNO ST	0	19	0	19	0	17	2	0	0	0	0	0	19	372	FG
1439 020 01	4330 GEARY BL	0	12	0	12	0	12	0	0	0	0	0	0	12	462	G
0310 012 01	0066 GEARY ST	4	69	0	69	0	12	0	0	0	0	0	0	69	500	ABCDF
0306 006 01	0432 GEARY ST	8	61	6	55	6	55	6	2	0	0	0	0	69	500	ABCDF
0305 007 01	0520 GEARY ST	0	38	0	37	0	37	1	0	0	0	0	0	38	734	F
0304 005 01	0610 GEARY ST	103	12	82	11	1	11	1	0	0	0	0	0	38	734	F
0304 006 01	0630 GEARY ST	0	54	0	11	0	11	0	0	0	0	0	0	11	1700	ABCDF
0304 009 01	0676 GEARY ST	0	8	0	8	0	8	0	0	0	0	0	0	8	472	F
0319 026 01	0725 GEARY ST	7	15	2	12	3	12	3	5	0	0	0	0	22	1000	ABF
0319 023 01	0765 GEARY ST	0	8	0	8	0	8	0	0	0	0	0	0	8	550	DG
0320 023 01	0811 GEARY ST	0	61	0	61	0	48	0	0	0	0	0	0	61	607	F
0693 006 01	0910 GEARY ST	0	61	0	48	0	8	0	0	0	0	0	0	61	607	F
0716 001A 01	0925 GEARY ST	0	9	0	8	0	8	1	0	0	0	0	0	9	607	F
0716 011 01	0935 GEARY ST	0	114	0	84	0	84	27	0	0	0	0	0	114	521	CF
0694 006 01	1030 GEARY ST	2	14	1	1	13	1	13	1	0	0	0	0	16	81	ABFG
0694 007 01	1036 GEARY ST	0	6	0	5	0	5	1	0	0	0	0	0	6	496	F
0345 006 01	0248 GOLDEN GATE AV	0	14	0	14	0	14	0	0	0	0	0	0	14	428	F
0345 008 01	0284 GOLDEN GATE AV	0	23	0	19	0	19	4	0	0	0	0	0	23	450	BFG



**Exhibit D: Grosvenor Suites Documentation  
Submitted to the Planning Department**

M/O.

FAX FROM GROSVENOR SUITES

Exhibit 1: Apartment Units Covered By Injunction's 30-day minimum stay requirement (By Unit Number)

102	601	1108	1711
104	604	1111	
105	605		1803
109	606	1201	1808
110	608	1204	
111	609	1205	1902
	610	1206	1904
202		1208	1905
203	701	1209	1911
204	702	1211	
205	703		
206	705	1301	
209	706	1304	
210	709	1309	
211	710		
	711	1401	
301		1403	
302	804	1408	
303	805		
305	806	1501	
306	809	1502	
308	811	1505	
309		1506	
310	901	1510	
	902		
403	903	1601	
405	904	1602	
406	905	1603	
408	906	1604	
409	909	1605	
410	911	1606	
		1608	
501	1001	1609	
502	1003	1610	
503	1006	1611	
504	1009		
505	1010	1701	
506	1011	1702	
508		1704	
510	1101	1708	
511	1104	1709	
	1105	1710	

## Exhibit E: Summary of Recommended Modifications for Original Executive Summary for the 2/5/9 Planning Commission Hearing

### Minor modifications requested

Since publication of the draft Baseline Inventory, the Department has received three requests for modifications to the draft Baseline Inventory from hotel representatives. Discussion of each request and the Department's recommendation is described below.

1. **Removal of certain establishments which do not qualify as Large Tourist Hotels.** Some hotels do not contain 100 or more Large Tourist Hotel rooms. Field check revealed the following hotels to have fewer than 100 rooms and therefore should not be subject to the LTHCO nor are these hostels appropriate for inclusion in the Baseline Inventory:
  - a. A Green Tortoise Hostel & Guesthouse, 494 Broadway. Staff site visit confirmed this to be a backpacker hostel with less than 50 rooms. STAFF RECOMMENDATION: Remove A Green Tortoise Hostel & Guesthouse from the Baseline Inventory.
  - b. SoMa Inn Hotel & Hostel, 1082 Folsom Street. Staff was unable to enter the closed and apparently currently vacant hotel. However, the owner claims the hotel holds 42 units and this is consistent with information in the Planning Department Parcel Information Database. STAFF RECOMMENDATION: Remove SoMa Inn Hotel & Hostel from the Baseline Inventory.
  - c. Commodore Hotel, 620 Sutter Street. This property is currently leased by Academy of Art and is operated as group housing for a post-secondary education institution. A Conditional Use authorization(2008.0586C) has been filed to legalize this change of use. STAFF RECOMMENDATION: Remove the Commodore Hotel from the Baseline Inventory. If the Commission chooses to deny the CU request, the hotel rooms can be added into the inventory with the next annual update.
2. **Changes in the number of room within some Large Tourist Hotels.** The following hotel's General Counsel notified the Department that the hotel will not have their complete inventory of rooms "commercially available on March 1, 2009" as described in the Ordinance. Instead 32 rooms will be unavailable due to renovation and painting, leaving 103 rooms available. An on-site discussion with the Counselor confirmed that 135 rooms exist at the hotel and that there are no filed or approved building permits to remove rooms. Instead, it appears rooms are periodically unavailable due to routine maintenance and upkeep.
  - a. The Huntington Hotel & Nob Hill Spa, 1075 California Street. STAFF RECOMMENDATION: Deny the adjustment to the number of available rooms and keep the Huntington Hotel & Nob Hill Spa on the Baseline Inventory with 135 Large Tourist Hotel rooms.

3. **Staff Report Confirming Accuracy of Baseline as of March 1, 2009.** The Large Tourist Hotel Conversion Ordinance requires that the Baseline Inventory establish the number of Large Tourist Hotel Rooms that are commercially available for rent as of March 1, 2009 (Administrative Code Section 41F.2(a)). This hearing is scheduled prior to March 1st to allow the Planning Commission sufficient time to consider adoption of the Baseline Inventory. In order to ensure that the Baseline Inventory remains accurate as of March 1, 2009 the staff of the Department shall provide a memorandum to Commission with a follow-up report no later than March 31, 2009. If the Baseline Inventory was accurate as of March 1, 2009 then no further action is required by the Commission. In the event that the Baseline Inventory is determined to be inaccurate, the Commission shall consider amending the Baseline Inventory at a properly noticed public hearing before the Planning Commission.
  - a. Staff Memorandum. STAFF RECOMMENDATION: Request a follow-up memorandum from the staff of the Department no later than March 31, 2009, to confirm the accuracy of the Baseline Inventory as of March 1, 2009.