

1 [Planning Code - Hotel Uses in RH Districts]

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3 **Ordinance amending the Planning Code to increase the number of guest rooms for**  
 4 **Hotel uses permitted as a Conditional Use in RH-2 (Residential House, Two-Family) and**  
 5 **RH-3 (Residential House, Three-Family) Districts from five or fewer rooms to eight or**  
 6 **fewer rooms; affirming the Planning Department’s determination under the California**  
 7 **Environmental Quality Act; making findings of consistency with the General Plan, and**  
 8 **the eight priority policies of Planning Code, Section 101.1; and making findings of**  
 9 **public necessity, convenience, and welfare pursuant to Planning Code, Section 302.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
 11 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
 12 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
 13 **Board amendment additions** are in double-underlined Arial font.  
 14 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
 15 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
 16 subsections or parts of tables.

14

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

16

17 Section 1. Environmental and Land Use Findings.

18 (a) The Planning Department has determined that the actions contemplated in this  
 19 ordinance comply with the California Environmental Quality Act (California Public Resources  
 20 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
 21 Supervisors in File No. \_\_\_\_ and is incorporated herein by reference. The Board affirms this  
 22 determination.

23 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
 24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
 25 with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
 2 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this  
 4 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
 5 Planning Commission Resolution No. \_\_\_\_\_.

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 7 Section 2. Article 2 of the Planning Code is hereby amended by revising Section 209.1  
 8 to read as follows:

9  
 10 **SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.**

11 \* \* \* \*

Zoning Category	§References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<b>NON-RESIDENTIAL STANDARDS AND USES</b>						
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Category						
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Hotel	§102	NP	NP	NP	C(4)	C(4)
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

22 \* \* \* \*

23 (4) C for ~~five~~ eight or fewer guest rooms or suites of rooms; NP for ~~six~~ nine or more  
 24 guest rooms.

25 \* \* \* \*

1           Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
2 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
3 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
4 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
5 additions, and Board amendment deletions in accordance with the “Note” that appears under  
6 the official title of the ordinance.

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8           Section 4. Effective Date. This ordinance shall become effective at 12:00 a.m. on  
9 the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the  
10 Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of  
11 receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

12  
13 APPROVED AS TO FORM:  
14 DAVID CHIU, City Attorney

15 By: *Kathy J. Shin*  
16 KATHY J. SHIN  
17 Deputy City Attorney

18 4901-9531-1511, v. 1  
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