

[Planning Code - Hotel Uses in RH, RM, and RTO Districts]

Ordinance amending the Planning Code to increase the number of guest rooms for Hotel uses permitted as a Conditional Use in RH-2 (Residential House, Two-Family), and RH-3 (Residential House, Three-Family), RM-1 (Residential Mixed, Low Density), RM-2 (Residential Mixed, Moderate Density), RM-3 (Residential Mixed, Medium Density), RM-4 (Residential Mixed, High Density), RTO-1 (Residential Transit-Oriented Neighborhood), and RTO-M (Residential Transit-Oriented, Mission) Districts from five or fewer rooms to ~~eight~~ ten or fewer rooms; specify that the Planning Commission shall consider the effects on an existing home's quality and viability as an independent Dwelling Unit where a Conditional Use application seeks to establish a Hotel within a single-family home; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

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

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

Section 1. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 260282 and is incorporated herein by reference. The Board affirms this determination.

(b) On May 21, 2026, the Planning Commission, in Resolution No. 21918, adopted findings that the actions contemplated in this ordinance are consistent, on balance, with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. 260282, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this ordinance will serve the public necessity, convenience and welfare for the reasons set forth in Planning Commission Resolution No. 21918.

Section 2. Article 2 of the Planning Code is hereby amended by revising Sections 209.1, 209.2, and 209.4 to read as follows:

SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.

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Table 209.1

ZONING CONTROL TABLE FOR RH DISTRICTS

Zoning Category	§ References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
NON-RESIDENTIAL STANDARDS AND USES						

* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Category						
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Hotel	§102	NP	NP	NP	C(4)	C(4)
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

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

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SEC. 209.2. RM (RESIDENTIAL, MIXED) DISTRICTS.

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Table 209.2

ZONING CONTROL TABLE FOR RM DISTRICTS

Zoning Category	§ References	RM-1	RM-2	RM-3	RM-4
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
NON-RESIDENTIAL STANDARDS AND USES					
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Category					
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
Hotel	§102	C(4)	C(4)	C(4)	C(4)
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *

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(4) C for ~~5~~10 or fewer guest rooms or suites of rooms; NP for ~~6~~11 or more guest rooms; provided, however, that a total of up to 47 Tourist Hotel rooms are Principally Permitted on Block 0976, Lot 001, subject to the provisions of Ordinance No. 251-22.

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SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.

* * * *

Table 209.4

ZONING CONTROL TABLE FOR RTO DISTRICTS

Zoning Category	§ References	RTO-1	RTO-M	RTO-C
* * * *	* * * *	* * * *	* * * *	* * * *
NON-RESIDENTIAL STANDARDS AND USES				
* * * *	* * * *	* * * *	* * * *	* * * *
Sales and Service Category				
* * * *	* * * *	* * * *	* * * *	* * * *
Hotel	§102	C(4)	C(4)	C
* * * *	* * * *	* * * *	* * * *	* * * *

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(3) C for Limited Commercial Uses per § 303.1.

(4) C for ~~5~~10 or fewer guest rooms or suites of rooms; NP for ~~6~~11 or more guest rooms.

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1 Section 3. Article 3 of the Planning Code is hereby amended by revising Section 303 to
2 read as follows:

3 **SEC. 303. CONDITIONAL USES.**

4 * * * *

5 (g) Hotels and Motels. With respect to applications for development of tourist hotels
6 and motels, the Planning Commission shall consider, in addition to the criteria set forth in
7 subsections (c) and (d) above:

8 (1) The impact of the employees of the hotel or motel on the demand in the City
9 for housing, public transit, child-care, and other social services. To the extent relevant, the
10 Commission shall also consider the seasonal and part-time nature of employment in the hotel
11 or motel;

12 (2) The measures that will be taken by the project sponsor to employ residents of
13 San Francisco in order to minimize increased demand for regional transportation; ~~and~~

14 (3) The market demand for a hotel or motel of the type proposed; and

15 (4) Where a Hotel is established within a single-family home, the effects on the
16 existing home's quality and viability as an independent Dwelling Unit.

17 * * * *

18 Section ~~34~~. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
19 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
20 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
21 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
22 additions, and Board amendment deletions in accordance with the "Note" that appears under
23 the official title of the ordinance.

1 Section ~~4~~ 5. Effective Date. This ordinance shall become effective ~~at 12:00 a.m.~~ on
2 the 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the
3 Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of
4 receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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6 APPROVED AS TO FORM:
7 DAVID CHIU, City Attorney

8 By: Kathy J. Shin
9 KATHY J. SHIN
Deputy City Attorney

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