

BOARD of SUPERVISORS



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## MEMORANDUM

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Date: March 25, 2026  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 260282  
Planning Code - Hotel Uses in RH Districts

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- California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
  - Ordinance / Resolution
  - Ballot Measure
  
- Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
  - General Plan     Planning Code, Section 101.1     Planning Code, Section 302
  
- Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
  
- General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
  
- Historic Preservation Commission
  - Landmark (*Planning Code, Section 1004.3*)
  - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
  - Mills Act Contract (*Government Code, Section 50280*)
  - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

1 [Planning Code - Hotel Uses in RH Districts]

2

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.

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

18

19 Section 1. Environmental and Land Use Findings.

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

25 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
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

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. \_\_\_\_\_.

6  
 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.

7  
8           Section 4. Effective Date. This ordinance shall become effective at 12:00 a.m. on the  
9 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor  
10 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,  
11 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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**LEGISLATIVE DIGEST**

[Planning Code - Hotel Uses in RH 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) Districts from five or fewer rooms to eight or fewer rooms; 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.**

Existing Law

Section 209.1 of the Planning Code permits Hotels that offer up to five guest rooms, or suites of rooms, as a Conditional Use in RH-2 and RH-3 Districts. Hotels proposing to offer six or more guest rooms are Not Permitted in these districts.

Amendments to Current Law

This ordinance would amend Planning Code Section 209.1 to permit Hotels that offer up to eight guest rooms, or suites of rooms, as a Conditional Use in RH-2 and RH-3 Districts. Hotels proposing to offer nine or more guest rooms would be Not Permitted in these districts

# Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)  
*(Routine, non-controversial and/or commendatory matters only)*
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor  inquires..."
- 5. City Attorney Request
- 6. Call File No.  from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission       Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes                       No

*(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)*

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor:

