

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: April 13, 2026
To: Planning Department / Commission
From: Victor Young, Clerk of the Rules Committee
Subject: Board of Supervisors Legislation Referral - File No. 260296
Administrative Code - Downtown Hospitality Zone

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

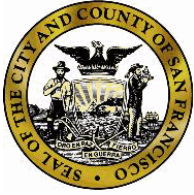
- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan Planning Code, Section 101.1 Planning Code, Section 302

- 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 Victor Young at Victor.Young@sfgov.org.



City and County of San Francisco

Master Report

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 260296 **File Type:** Ordinance **Status:** 30 Day Rule

Enacted: _____ **Effective:** _____

Version: 1 **In Control:** Rules Committee

File Name: Administrative Code - Downtown Hospitality Zone **Date Introduced:** 03/24/2026

Requester: _____ **Cost:** _____ **Final Action:** _____

Comment: _____ **Title:** Ordinance amending the Administrative Code to create the Downtown Hospitality Zone, in the area bounded by 5th Street from Folsom Street to Market Street; Cyril Magnin Street from Market Street to Eddy Street; Eddy Street from Cyril Magnin Street to Mason Street; Mason Street from Eddy Street to Ellis Street; Ellis Street from Mason Street to Taylor Street; Taylor Street from Ellis Street to Post Street; Post Street from Taylor Street to Mason Street; Mason Street from Post Street to Bush Street; Bush Street from Mason Street to Kearny Street; Kearny Street from Bush Street to Market Street; Market Street from 3rd Street to 2nd Street; 2nd Street from Market Street to Folsom Street; and Folsom Street from 2nd Street to 5th Street; and affirming the Planning Department’s determination under the California Environmental Quality Act.

Sponsor: Mayor

History of Legislative File 260296

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	03/24/2026	ASSIGNED UNDER 30 DAY RULE	Rules Committee	04/23/2026	

1 [Administrative Code - Downtown Hospitality Zone]

2

3 **Ordinance amending the Administrative Code to create the Downtown Hospitality Zone,**
4 **in the area bounded by 5th Street from Folsom Street to Market Street; Cyril Magnin**
5 **Street from Market Street to Eddy Street; Eddy Street from Cyril Magnin Street to**
6 **Mason Street; Mason Street from Eddy Street to Ellis Street; Ellis Street from Mason**
7 **Street to Taylor Street; Taylor Street from Ellis Street to Post Street; Post Street from**
8 **Taylor Street to Mason Street; Mason Street from Post Street to Bush Street; Bush**
9 **Street from Mason Street to Kearny Street; Kearny Street from Bush Street to Market**
10 **Street; Market Street from 3rd Street to 2nd Street; 2nd Street from Market Street to**
11 **Folsom Street; and Folsom Street from 2nd Street to 5th Street; and affirming the**
12 **Planning Department’s determination under the California Environmental Quality Act.**

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

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

19

20 Section 1.

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

1
2 Section 2. The Administrative Code is hereby amended by adding Chapter 94C,
3 consisting of Sections 94C.1 and 94C.2, to read as follows:

4 **CHAPTER 94C: DOWNTOWN HOSPITALITY ZONE**

5 **SECTION 94C.1. FINDINGS.**

6 *(a) Pursuant to Section 23826.22 of the California Business and Professions Code, the City*
7 *may designate an area that contains at least 1,000,000 square feet of retail shopping space open to the*
8 *public as a hospitality zone, within which the California Department of Alcoholic Beverage Control*
9 *may issue up to 20 additional new original on-sale general licenses for bona fide public eating places.*

10 *(b) The Board of Supervisors (“Board”) hereby finds that the creation of a hospitality zone*
11 *within the boundaries specified in Section 94C.2 of this Chapter 94C, and the issuance by the*
12 *California Department of Alcoholic Beverage Control of up to 20 additional new original on-sale*
13 *general licenses for bona fide public eating places within that hospitality zone, would serve the public*
14 *convenience and necessity.*

15 *(c) The Board hereby finds that the area within the boundaries specified in Section 94C.2 of*
16 *this Chapter 94C contains at least 1,000,000 square feet of retail shopping space open to the public*
17 *and otherwise meets the definition of “hospitality zone” in Section 23826.22 of the California Business*
18 *and Professions Code.*

19
20 **SECTION 94C.2. ESTABLISHMENT OF ZONE.**

21 *The area bounded by 5th Street, from Folsom Street to Market Street; Cyril Magnin Street from*
22 *Market Street to Eddy Street; Eddy Street from Cyril Magnin Street to Mason Street; Mason Street from*
23 *Eddy Street to Ellis Street; Ellis Street from Mason Street to Taylor Street; Taylor Street from Ellis*
24 *Street to Post Street; Post Street from Taylor Street to Mason Street; Mason Street from Post Street to*
25 *Bush Street; Bush Street from Mason Street to Kearny Street; Kearny Street from Bush Street to Market*

1 Street; Market Street from 3rd Street to 2nd Street; 2nd Street from Market Street to Folsom Street; and
2 Folsom Street from 2nd Street to 5th Street, including both sides of the streets at the boundaries of this
3 area, shall be designated as the Downtown Hospitality Zone.

4
5 Section 3. Effective Date. This ordinance shall become effective at 12:00 a.m. on the
6 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
7 returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it,
8 or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

9
10 APPROVED AS TO FORM:
11 DAVID CHIU, City Attorney

12 By: /s/ Victoria Wong
13 VICTORIA WONG
14 Deputy City Attorney

15 4913-6094-8889, v. 1
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23
24
25

LEGISLATIVE DIGEST

[Administrative Code - Downtown Hospitality Zone]

Ordinance amending the Administrative Code to create the Downtown Hospitality Zone, in the area bounded by 5th Street from Folsom Street to Market Street; Cyril Magnin Street from Market Street to Eddy Street; Eddy Street from Cyril Magnin Street to Mason Street; Mason Street from Eddy Street to Ellis Street; Ellis Street from Mason Street to Taylor Street; Taylor Street from Ellis Street to Post Street; Post Street from Taylor Street to Mason Street; Mason Street from Post Street to Bush Street; Bush Street from Mason Street to Kearny Street; Kearny Street from Bush Street to Market Street; Market Street from 3rd Street to 2nd Street; 2nd Street from Market Street to Folsom Street; and Folsom Street from 2nd Street to 5th Street; and affirming the Planning Department's determination under the California Environmental Quality Act.

Existing Law

Pursuant to Section 23826.22 of the California Business and Professions Code, the City may designate an area that contains at least 1,000,000 square feet of retail shopping space open to the public as a hospitality zone, within which the California Department of Alcoholic Beverage Control may issue up to 20 additional new original on-sale general licenses for bona fide public eating places.

Amendments to Current Law

This ordinance would add Administrative Code Chapter 94C, consisting of Sections 94C.1 and 94C.2, to create the Downtown Hospitality Zone, in the area bounded by 5th Street, from Folsom Street to Market Street; Cyril Magnin Street from Market Street to Eddy Street; Eddy Street from Cyril Magnin Street to Mason Street; Mason Street from Eddy Street to Ellis Street; Ellis Street from Mason Street to Taylor Street; Taylor Street from Ellis Street to Post Street; Post Street from Taylor Street to Mason Street; Mason Street from Post Street to Bush Street; Bush Street from Mason Street to Kearny Street; Kearny Street from Bush Street to Market Street; Market Street from 3rd Street to 2nd Street; 2nd Street from Market Street to Folsom Street; and Folsom Street from 2nd Street to 5th Street.

OFFICE OF THE MAYOR
SAN FRANCISCO



DANIEL LURIE
MAYOR

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Dexter Darmali, Legislative & Ethics Secretary
RE: Administrative Code - Downtown Hospitality Zone
DATE: March 24, 2026

Ordinance amending the Administrative Code to create the Downtown Hospitality Zone, in the area bounded by 5th Street, from Folsom Street to Market Street; Cyril Magnin Street from Market Street to Eddy Street; Eddy Street from Cyril Magnin Street to Mason Street; Mason Street from Eddy Street to Ellis Street; Ellis Street from Mason Street to Taylor Street; Taylor Street from Ellis Street to Post Street; Post Street from Taylor Street to Mason Street; Mason Street from Post Street to Bush Street; Bush Street from Mason Street to Kearny Street; Kearny Street from Bush Street to Market Street; Market Street from 3rd Street to 2nd Street; 2nd Street from Market Street to Folsom Street; and Folsom Street from 2nd Street to 5th Street; and affirming the Planning Department's determination under the California Environmental Quality Act.

Should you have any questions, please contact Adam Thongsavat at adam.thongsavat@sfgov.org

From: [Darmali, Dexter \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Cc: [Thongsavat, Adam \(MYR\)](#); [RUSSI, BRAD \(CAT\)](#); [VanHouten, Ben \(ECN\)](#); [Arvanitidis, Laurel \(ECN\)](#); [WONG, VICTORIA \(CAT\)](#)
Subject: MDL Intro 3.24.26 | Administrative Code - Downtown Hospitality Zone
Date: Tuesday, March 24, 2026 12:15:40 PM
Attachments: [1 Downtown Hospitality Zone - Ordinance.docx](#)
[2 Downtown Hospitality Zone - Leg Digest.docx](#)
[CAT_email_confirming_approval_to_form.pdf](#)
[MDL Cover Letter Downtown Hospitality Zone.docx](#)

Dear Clerks:

Attached for introduction is Ordinance amending the Administrative Code to create the Downtown Hospitality Zone, in the area bounded by 5th Street, from Folsom Street to Market Street; Cyril Magnin Street from Market Street to Eddy Street; Eddy Street from Cyril Magnin Street to Mason Street; Mason Street from Eddy Street to Ellis Street; Ellis Street from Mason Street to Taylor Street; Taylor Street from Ellis Street to Post Street; Post Street from Taylor Street to Mason Street; Mason Street from Post Street to Bush Street; Bush Street from Mason Street to Kearny Street; Kearny Street from Bush Street to Market Street; Market Street from 3rd Street to 2nd Street; 2nd Street from Market Street to Folsom Street; and Folsom Street from 2nd Street to 5th Street; and affirming the Planning Department's determination under the California Environmental Quality Act.

DCA Victoria Wong is copied and has confirmed that the ordinance has been approved as to form.

Supporting Documents:

- Ordinance
- Legislative Digest
- CAT confirmation
- MDL Cover Letter

Please let me know if you have any questions.

Thank you,

Dexter Darmali *(he/him)*
Legislative & Ethics Secretary
Office of Mayor Daniel Lurie

From: [Wong, Victoria \(CAT\)](#)
To: [VanHouten, Ben \(ECN\)](#)
Cc: [RUSSI, BRAD \(CAT\)](#)
Subject: RE: SB 395 draft ord
Date: Monday, March 23, 2026 10:41:25 AM
Attachments: [ordinance.docx](#)
[Leg digest.docx](#)

Hi Ben,

Here are the hospitality zone ordinance and legislative digest, approved as to form.
Please let me know if you need anything else.

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ATTORNEY CLIENT COMMUNICATION
ATTORNEY WORK PRODUCT

Victoria Wong (she/her)
Deputy City Attorney
Office of City Attorney David Chiu
(415) 554-4721 Direct
www.sfcityattorney.org
Find us on: [Facebook](#) [Twitter](#) [Instagram](#)

From: VanHouten, Ben (ECN) <ben.vanhouten@sfgov.org>
Sent: Wednesday, March 18, 2026 3:12 PM
To: Wong, Victoria (CAT) <Victoria.Wong@sfcityatty.org>
Subject: RE: SB 395 draft ord

Sponsor will be Mayor.

Thx!
Ben

Ben Van Houten
Director of Nightlife Initiatives
Office of Economic and Workforce Development
ben.vanhouten@sfgov.org
628-652-1744
oewd.org

From: Wong, Victoria (CAT) <Victoria.Wong@sfcityatty.org>
Sent: Wednesday, March 18, 2026 3:12 PM
To: VanHouten, Ben (ECN) <ben.vanhouten@sfgov.org>
Subject: RE: SB 395 draft ord

Who is the sponsor – the Mayor; any supervisor?

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Victoria Wong (she/her)

Deputy City Attorney
Office of City Attorney David Chiu
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From: VanHouten, Ben (ECN) <ben.vanhouten@sfgov.org>
Sent: Wednesday, March 18, 2026 2:38 PM
To: Wong, Victoria (CAT) <Victoria.Wong@sfcityatty.org>
Subject: RE: SB 395 draft ord

Thank you. This looks great to me. I really appreciate the fast work here.

Best,
Ben

Ben Van Houten
Director of Nightlife Initiatives
Office of Economic and Workforce Development
ben.vanhouten@sfgov.org
628-652-1744
oewd.org

From: Wong, Victoria (CAT) <Victoria.Wong@sfcityatty.org>

Sent: Wednesday, March 18, 2026 1:22 PM
To: VanHouten, Ben (ECN) <ben.vanhouten@sfgov.org>
Subject: SB 395 draft ord

Hi Ben,

Here's a working draft. How does this look to you? If it's good from your end I'll finalize and get it to Leg Analysis for review.

PRIVILEGED AND CONFIDENTIAL
ATTORNEY CLIENT COMMUNICATION
ATTORNEY WORK PRODUCT



Victoria Wong (she/her)

Deputy City Attorney
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1 [Administrative Code - Downtown Hospitality Zone]

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23 ordinance comply with the California Environmental Quality Act (California Public Resources

24 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

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1 Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this
2 determination.

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9 may designate an area that contains at least 1,000,000 square feet of retail shopping space open to the
10 public as a hospitality zone, within which the California Department of Alcoholic Beverage Control
11 may issue up to 20 additional new original on-sale general licenses for bona fide public eating places.

12 (b) The Board of Supervisors (“Board”) hereby finds that the creation of a hospitality zone
13 within the boundaries specified in Section 94C.2 of this Chapter 94C, and the issuance by the
14 California Department of Alcoholic Beverage Control of up to 20 additional new original on-sale
15 general licenses for bona fide public eating places within that hospitality zone, would serve the public
16 convenience and necessity.

17 (c) The Board hereby finds that the area within the boundaries specified in Section 94C.2 of
18 this Chapter 94C contains at least 1,000,000 square feet of retail shopping space open to the public
19 and otherwise meets the definition of “hospitality zone” in Section 23826.22 of the California Business
20 and Professions Code.

21
22 **SECTION 94C.2. ESTABLISHMENT OF ZONE.**

23 The area bounded by 5th Street, from Folsom Street to Market Street; Cyril Magnin Street from
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8 31st day after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor
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10 or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

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

14 By: /s/ Victoria Wong
15 VICTORIA WONG
16 Deputy City Attorney

16

4913-6094-8889, v. 1

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