BOARD of SUPERVISORS

City Hall
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

M E M O R A N D U M

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair
Land Use and Transportation Committee

FROM: John Carroll, Assistant Clerk

DATE: June 17, 2025

SUBJECT **COMMITTEE REPORT, BOARD MEETING**
Tuesday, June 17, 2025

The following file should be presented as COMMITTEE REPORT during the Board meeting on Tuesday, June 17, 2025. This ordinance was acted upon during the Land Use and Transportation Committee meeting on Monday, June 16, 2025, 2025, at 1:30 p.m., by the votes indicated.

BOS Item No. 37 **File No. 250257**

[Planning, Building Codes - Interim Housing in Hotels and Motels]
Ordinance amending the Planning Code to allow certain tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place hotels; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

RECOMMENDED AS AMENDED AS A COMMITTEE REPORT
Vote: Supervisor Myrna Melgar – Aye
Supervisor Chyanne Chen – Aye
Supervisor Bilal Mahmood – Aye

Cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Brad Russi, Deputy City Attorney

File No. 250257 **Committee Item No.** 1
Board Item No. 37

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation **Date:** June 16, 2025
Board of Supervisors Meeting: **Date:** June 17, 2025

Cmte Board

☐	☐	**Motion**
☐	☐	**Resolution**
☒	☒	**Ordinance - VERSION 4**
☒	☒	**Legislative Digest - VERSION 4**
☐	☐	**Budget and Legislative Analyst Report**
☐	☐	**Youth Commission Report**
☐	☐	**Introduction Form**
☐	☐	**Department/Agency Cover Letter and/or Report**
☐	☐	**MOU**
☐	☐	**Grant Information Form**
☐	☐	**Grant Budget**
☐	☐	**Subcontract Budget**
☐	☐	**Contract / DRAFT Mills Act Agreement**
☐	☐	**Form 126 – Ethics Commission**
☐	☐	**Award Letter**
☐	☐	**Application**
☒	☒	**Public Correspondence**

OTHER

☒	☒	Planning Commission Transmittal – May 19, 2025
☒	☒	Planning Commission Transmittal – December 23, 2024
☒	☒	Building Inspection Commission Transmittal – November 21, 2024
☒	☒	DHSH Presentation – June 9, 2025
☒	☒	DHSH Presentation – March 17, 2025
☒	☒	DHSH Presentation – March 10, 2025
☒	☒	CEQA Determination – November 15, 2024
☒	☒	Referrals CEQA, PC, BIC, FYI – November 6, 2024
☒	☒	Referral BLA – March 12, 2025
☒	☒	Referral BLA – March 18, 2025
☒	☒	Referral PC – March 19, 2025
☒	☒	Committee Report Request Memo – June 11, 2025

Prepared by: John Carroll **Date:** June 13, 2025
Prepared by: John Carroll **Date:** June 17, 2025
Prepared by: **Date:**

AMENDMENT IN COMMITTEE
6/16/2025
FILE NO. 250257 ORDINANCE NO.

[Planning, Building Codes - Interim Housing in Hotels and Motels]

Ordinance amending the Planning Code to allow certain tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place hotels, ~~and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City;~~ affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under 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, Land Use, and Related 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. 250257 and is incorporated herein by reference. The Board affirms this determination.

(b) On May 8, 2025, the Planning Commission, in Resolution No. 21733, 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. 250257, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No. 21733 and the Board incorporates such reasons herein by reference. A copy of Planning Commission Resolution No. 21733 is on file with the Clerk of the Board of Supervisors in File No. 250257.

(d) On November 20, 2024, the Building Inspection Commission considered this ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection Commission regarding the Commission's recommendation is on file with the Clerk of the Board of Supervisors in File No. 250257.

(e) No local findings are required under California Health and Safety Code Section 17958.7 because the amendments to the Building Code contained in this ordinance do not regulate materials or manner of construction or repair, and instead relate in their entirety to administrative procedures for implementing the code, which are expressly excluded from the definition of a "building standard" by California Health and Safety Code Section 18909(c).

(f) To the extent the amendments contained in this ordinance reference existing provisions of San Francisco Building Code Appendix P and could be considered "building standards," California Government Code Sections 8698 through 8698.4 authorize the Board

of Supervisors to declare the existence of a shelter crisis upon a finding that a significant number of persons within the jurisdiction are without the ability to obtain shelter, and that the situation has resulted in a threat to the health and safety of those persons. These Government Code provisions authorize the City to suspend strict compliance with state and local statutes, ordinances, and regulations setting housing, health, or safety standards for new public facilities opened to homeless persons in response to the shelter crisis, to the extent that strict compliance would prevent, hinder, or delay the mitigation of the shelter crisis, and allow the City to enact its own standards for the shelters that ensure basic public health and safety.

(g) In Ordinance No. 57-16, enacted on April 22, 2016, the Board of Supervisors found that a significant number of persons within the City lack the ability to obtain shelter, which has resulted in a threat to their health and safety. For that reason, and based on factual findings set forth in that ordinance, the Board of Supervisors declared the existence of a shelter crisis in the City pursuant to California Government Code Section 8698 through 8698.2.

(h) In Ordinance No. 60-19, enacted on April 4, 2019, the Board of Supervisors affirmed that the shelter crisis was still ongoing, and that requiring homeless shelters located on property owned or leased by the City to go through the standard building permitting process for construction, repair and siting prevents, hinders and delays efforts to mitigate the shelter crisis. Therefore, the Board adopted the optional, streamlined approval process codified in Ordinance No. 60-19 in accordance with California Government Code Section 8698.4.

Section 2. General Findings.

(a) The tourism and hospitality sector of the San Francisco economy plays a vital role in drawing visitors to the City in record numbers. But hotel occupancy declined precipitously during the COVID -19 crisis. Although hotel occupancy rates have continued to climb upward

since they hit bottom in 2020, current occupancy rates are still below peak occupancy levels in 2018 and 2019.

(b) At the same time, the City lacks sufficient sites to provide shelter for persons who are experiencing homelessness or are at risk of homelessness. The City continues to look for ways to increase opportunities for emergency housing locations, through both shelter options and permanent supportive housing.

(c) In Ordinance 92-22, enacted on June 24, 2022, the City created the Places for All Program, which states that it is the policy of the City to offer to every person experiencing homelessness in San Francisco a safe place to sleep. While the first priority is expanding opportunities for safe, affordable, and permanent housing for all residents, the Places for All Program commits the City to exploring opportunities for people experiencing homelessness to have temporary shelter through the following: Navigation Centers, adult emergency shelters, crisis stabilization units, family shelters, hotel placements, Safe Overnight Parking Lots, non-congregate cabins, Safe Sleep Sites, other non-congregate shelter, and shelters for transitional aged youth ("TAY").

(d) Interim Housing is a form of shelter where program participants have individual rooms, with shared amenities such as kitchens, pantries, and laundry facilities. Residents have access to on-site case managers, other supportive services, and additional resources needed to build self-sufficiency.

(e) California Civil Code Sections 1954.08 through 1954.093 provide that individuals occupying a shelter located in a hotel or motel are not tenants, and do not have a tenancy or hotel-customer relationship with the hotel operator. It also provides that a hotel or motel may not be designated a nontransient hotel or motel solely as a result of a shelter participant's stay.

(f) The Department of Homelessness and Supportive Housing ("HSH") has expertise working closely with building owners, non-profit providers, and clients to responsibly wind-down shelter programs in a client-centered manner. In advance of any Interim Housing ceasing its operations, HSH has stated that it intends to offer program participants a housing assessment through the City's Coordinated Entry system. HSH intends to offer housing to any such participants who are designated as housing referral status through that assessment and a comparable shelter placement while the participant awaits housing placement. Participants who are not eligible for City-funded housing will be offered a comparable shelter bed, if available. All program participants will at minimum be offered a congregate shelter placement prior to the closure of the Interim Housing. Prior to the closure of the Interim Housing, HSH intends to notify community stakeholders.

(g) While the hotel industry continues to recover and evolve, the public interest would be served if underutilized hotels and motels could provide much needed Interim Housing. It is reasonable for the City to partner with underutilized and vacant hotels and motels to provide safe housing and services for individuals in need of housing.

(h) It would be unreasonable and counter to the public interest to require that tourist hotels and motels used as Interim Housing lose their underlying tourist use designation and occupancy classification under the Planning and Building Codes. Accordingly, this ordinance provides just the opposite, that hotels and motels used as Interim Housing will retain their tourist use designation and occupancy classification under the respective codes.

(i) Many hotels and motels are currently staffed by union-represented workers. Nothing in this ordinance is intended to interfere with successorship principles under federal law.

(j) Historically and programmatically, HSH works with their contracted service providers to try and retain any existing staff. This practice encourages continuity and offers existing workers the opportunity to continue employment in their existing capacities.

(k) As part of its initial response to COVID-19, the City launched the Shelter-in-Place ("SIP") Hotel Program. The SIP Hotel Program made a historic commitment to serving the unhoused population by providing non-congregate shelter for over 3,700 people experiencing homelessness who were most vulnerable to COVID-19. Over the course of the program, HSH served 3,356 adult guests in these non-congregate hotel sites, and two-thirds of eligible guests exited to housing.

(l) One unintended consequence of the SIP Hotel Program is that some participating hotels may have abandoned or discontinued the previously approved hotel use under applicable provisions of City law. It is reasonable to permit the hotels that participated in the SIP Hotel Program to reactivate the hotel use, and to not require strict compliance with the Planning Code.

Section 3. Article 2 of the Planning Code is hereby amended by revising Sections 202.15 and 317, to read as follows:

SEC. 202.15. INTERIM HOUSING IN HOTELS AND MOTELS.

(a) **Purpose.** This Section 202.15 is intended to create additional opportunities to locate shelters for persons experiencing homelessness or at risk of homelessness where those persons can receive on-site supportive services. Interim Housing can help reduce the likelihood of negative outcomes for people experiencing homelessness or at risk of experiencing homelessness. Tourist Hotels and Motels are authorized under the Planning Code as separate uses, both of which are considered part of the Retail Sales and Service use category. Hotels and Motels are generally designed to offer privacy for individuals or small

groups of individuals in a non-congregate setting while also providing a common space for gathering and various services. This layout and structure is a natural fit for Interim Housing, where individuals or small groups of individuals may desire or need private accommodations while still needing certain supportive services. At the same time, Tourist Hotels and Motels may not desire to locate Interim Housing on their premises, if it would result in the loss of the underlying Hotel or Motel use. This Section allows Tourist Hotel and Motel operators to locate Interim Housing, as defined, on their properties without losing the underlying Hotel or Motel use.

(b) **Definitions.** For purposes of this Section 202.15, the following definitions shall apply.

"**Client**" means any person residing in or seeking to reside in Interim Housing, and includes any dependent children under the age of 18.

"**Interim Housing**" means a Residential use located on land owned or leased by the City, or provided through a contractual arrangement between the City and a third party, that provides shelter to Clients experiencing homelessness or at risk of homelessness, and provides on-site supportive services, including, without limitation, intake and assessment of Clients' needs, outreach to the Clients to assist them with health or social needs, management of the health or social needs of Clients, and referrals for services to the Clients.

(c) **Interim Housing Use Authorized.** Any Hotel or Motel identified in this subsection 202.15(c) use may operate all or any portion of its premises as Interim Housing without abandoning or discontinuing its land use authorization as a Hotel or Motel under the Planning Code, irrespective of whether such existing Hotel or Motel use is a principally permitted, conditionally permitted, or nonconforming use. This authorization shall not be interpreted to exempt the Hotel or Motel use from any provision of the Planning Code. Any Interim Housing

use authorized pursuant to this Section 202.15 shall be permitted for no more than 90 days after the shelter emergency pursuant to Government Code Section 8698.4 is terminated.

Interim Housing is authorized at only the following locations: Block 3519, Lots 006, ~~010~~101, and 012; Block 0496, Lot 013; Block 3731, Lot 003; and Block 3703, Lot 081.

(d) **Application.** The property owner or the property owner's authorized agent (in either case, "Applicant") shall submit an application for Interim Housing use to the Planning Department, on a form prepared by the Planning Department. The application shall include an affidavit signed by the Applicant, and the property owner, if the Applicant is not the property owner, detailing the proposed Interim Housing use of the property. A Hotel or Motel identified in subsection (c) and existing after April 1, 2025 may apply to establish Interim Housing pursuant to this Section 202.15 without losing its Hotel or Motel use.

(e) **No Conversion, Change, Discontinuance, or Abandonment of Use.** The approval or commencement of the Interim Housing authorized under this Section 202.15 shall not be considered a conversion, discontinuance, abandonment, or change of use for purposes of this Code, notwithstanding Sections 178 and 183 of this Code, or any other related provisions. Any Hotel or Motel use established as of the time the Interim Housing use shall continue to be authorized under the Planning Code for as long as such property is used for Interim Housing pursuant to this Section 202.15.

(f) **Application of Other Development Controls and Requirements.** The Interim Housing use that is authorized pursuant to this Section 202.15 shall not be required to comply with development standards applicable to new residential uses, including but not limited to density, rear yard, open space, exposure, and other requirements set forth in Articles 1.2, 1.5, or 2 of the Planning Code. The Interim Housing use shall not be subject to any development impact fees or development requirements set forth in Article 4 of the Planning Code as a prerequisite to obtaining authorization pursuant to this Section 202.15.

(g) **Termination of Interim Housing Use.** Prior to the termination of the Interim Housing use authorized under this Section 202.15, the Department of Homelessness and Supportive Housing ~~("HSH")~~, or other City funding agency, if applicable, shall work with the Interim Housing service provider, if any, to relocate existing program participants prior to the time the Interim Housing use terminates. No less than one year prior to expiration of any agreement to provide Interim Housing, the property owner or landlord shall provide notice to ~~HSH~~ the City agency that funded the Interim Housing, of its intent to not renew any agreement with the City or Interim Housing provider, in order to allow ~~HSH~~ the City agency that funded the Interim Housing, and the service provider time to assist in relocating existing program participant of the Interim Housing.

(h) **Reactivation of Hotel or Motel Use for Certain Shelter-In-Place Hotels**. Notwithstanding Section 178, a Hotel or Motel located at Block 0304, Lot 005, Block 0715, Lot 011, Block 0335, Lot 027 that otherwise abandoned or discontinued the Tourist Hotel use due to participation in the City's Shelter-In-Place Hotel Program may reestablish such use, if the Zoning Administrator determines that: (1) the Hotel or Motel entered into an agreement with the City to provide non-congregant shelter as part of the City's Shelter-In-Place Hotel Program; and (2) the Hotel or Motel continued to provide shelter services under an agreement with the City on or after January 1, 2025. Any such reestablished use shall comply with the applicable requirements of the Planning Code, provided that the Hotel or Motel use shall not be required to comply with Article 4 of the Planning Code concerning development impact fees and project requirements to reestablish the use, and the abandonment of the shelter use and reactivation of the Hotel or Motel use shall not be considered removal of residential units pursuant to Section 317. The authorization in this subsection 202.15(h) shall not apply to any units that were Residential Units in a Residential Hotel, as those terms are defined in Chapter

41 of the Administrative Code, at the time the Hotel or Motel began to participate in the Shelter-in-Place Hotel Program.

SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER, AND CONVERSION.

* * * *

(c) Applicability; Exemptions.

* * * *

(11) If a Hotel or Motel is lawfully authorized for Interim Housing use in accordance with Section 202.15, and such use ceases, the abandonment, cessation, or termination of Interim Housing use shall not be considered a Residential Conversion. The reactivation of any Hotel or Motel use pursuant to Section 202.15(h) shall not be considered a Residential Conversion.

* * * *

Section 4. Chapter 1A of the Building Code is hereby amended by revising Section 106A (specifically Section 106A.2), to read as follows:

106A.2 Work exempt from permit. [Section 105.2 of the California Building Code.] Exemptions from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. A building permit shall not be required for the following:

* * * *

25. Use of a hotel or motel for Interim Housing use, as defined and authorized in Planning Code Section 202.15, as may be amended from time to time, where the Department confirms the hotel or motel meets the minimum fire and safety requirements set forth in Section P111 of Appendix P to this Code. The use of a hotel or motel or any units within a hotel or motel for Interim Housing shall not change the underlying occupancy classification of the property.

26. The reestablishment of a Hotel or Motel use pursuant to Planning Code Section 202.15(h) for any such use that participated in the City's Shelter-In-Place Hotel Program and was operated as a shelter. Such reestablishment of the Hotel or Motel Use shall not be considered a change in the underlying occupancy classification of the property.

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

Section 7. This ordinance is a duplicate of the ordinance in Board File No. 241067 (the Original Ordinance, Ordinance No. 039-25). The Original Ordinance, as amended, modified Planning Code Sections 202.15, and 317, and Building Code Sections 106A.2, and P101.

At the regular meeting of the Land Use and Transportation Committee on March 17, 2025, the Committee duplicated file No. 241067, made further amendments to the Original Ordinance, and continued this duplicated file (Board File No. 250257). Following the March 17, 2025 meeting, the duplicated file was referred to the Planning Commission.

The Committee also referred the Original Ordinance to the full Board of Supervisors without recommendation as a committee report. The Board of Supervisors passed the Original Ordinance, as amended, on first read on March 18, 2025, and on second read on March 25, 2025. The Mayor signed the Original Ordinance on April 3, 2025, and the Original Ordinance became effective on May 3, 2025.

In light of the Original Ordinance in Board file No. 241067 becoming effective, at the regular meeting of the Land Use and Transportation Committee on June 9, 2025, the Committee amended this ordinance to remove the proposed amendments other than the amendments to Planning Code Sections 202.15 and 317, and Building Code Section 160A.2, such that this ordinance no longer includes other amendments in the Original Ordinance.

To clearly understand the proposed amendments to existing law (Planning Code Sections 202.15 and 317 and Building Code Section 106A.2, as enacted by Ordinance No. 039-25) contained in this version of this ordinance (Board File 250257), this ordinance shows in “existing text” font (plain Arial) the law currently in effect (Planning Code Section 202.15, and Building Code Section 106A.2, as enacted by Ordinance No. 039-25). The ordinance shows in “Board amendment” font (double-underlined Arial for additions, and strikethrough Arial for deletions) any amendments to existing law.

This version of this ordinance also includes a revised long title that describes the ordinance, showing changes between the Original Ordinance and this ordinance and minor changes for clarity in Board amendment font.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
AUSTIN M. YANG
Deputy City Attorney

n:\legana\as2025\2500120\01848933.docx

FILE NO. 250257

REVISED LEGISLATIVE DIGEST

(Amended in Committee – June 16, 2025)

[Planning, Building Codes - Interim Housing in Hotels and Motels]

Ordinance amending the Planning Code to allow certain tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place hotels, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302

Existing Law

Pursuant to state law, the City may declare the existence of a shelter crisis if it finds that a significant number of persons within the City lack the ability to obtain shelter, and that fact has resulted in a threat to their health and safety. The City made these findings in Ordinance No. 57-16 pursuant to California Government Code Section 8698 through 8698.2. Later amendments to that law permitted the City to adopt streamlined Building Code standards if the City determined that strict compliance with the Building Code for shelters located on land owned or leased by the City would prevent, hinder or delay efforts to mitigate the shelter crisis. The City made these findings and adopted the relaxed standard, now codified in Appendix P, in Ordinance No. 60-19. The authorization to declare such a shelter crisis and adopt the streamlined standards was extended in SB 1395 (2024).

Civil Code 1954.08 through 1954.093 provide that operating tourist hotels and motels does not create a landlord tenant relationship between the program participant and the shelter operator. Although these sections were set to expire on January 1, 2025, AB 2835 (2024) recently amended these code sections to remove the sunset date.

Under the Planning Code, if a use is not operated, or is discontinued for a certain amount of time, the use is considered abandoned. With limited exceptions, more than one use is not permitted in the same area. The Planning Code considers a Hotel use and a Motel use to each be a form of a Retail Sales and Service use. Homeless shelters are generally considered a Residential use.

Amendments to Current Law

This ordinance would amend the Planning Code to create the Interim Housing use, which would be a Residential use that provides shelter and services to persons experiencing homelessness or at risk of homelessness. The ordinance would allow existing Tourist Hotels and Motels to be used as Interim Housing without losing the prior authorization as a Hotel or Motel use, and would not require strict adherence with other sections of the Planning Code that apply to Residential uses. The Hotel or Motel use would continue so long as the Tourist Hotel or Motel is being used for Interim Housing. The ordinance would allow Interim Housing at four locations. The ordinance would also only apply to hotels where the hotel use existed on or after April 1, 2025. The ordinance would require HSH, or the other relevant funding City agency, to work with Interim Housing providers to relocate program participants, in the event the Interim Housing Provider seeks to cease the Interim Housing use.

The ordinance would also allow hotels that participated in the City's COVID Shelter-In-Place Hotel Program to reactivate the existing hotel use without the need for a new entitlement, clarify that the reactivation of the hotel use at those locations does not constitute a residential conversion pursuant to Planning Code Section 317, and exempt such reactivation from the need for a building permit.

This ordinance would also allow Tourist Hotels and Motels to rely on the Building Code Standards in Appendix P, which were adopted pursuant to Government Code 8698.4. The ordinance would amend Appendix P to remove the restriction that shelters be located on property owned or leased by the City from City law. The ordinance also would provide that using a Tourist Hotel or Motel as Interim Housing would not change the underlying occupancy classification of the property.

Background Information

The City is still recovering from underutilized and vacant hotels and motels. This ordinance attempts to match underutilized or vacant hotels and shelter service providers.

At the March 10, 2025 meeting of the Land Use and Transportation Committee, the Committee adopted amendments that would limit the use to one location, set application criteria, and require HSH to work with shelter providers to relocate program participants.

At the March 17, 2025 meeting of the Land Use and Transportation Committee, the Committee duplicated the file and added amendments that would allow hotels that participated in the City's COVID Shelter-In-Place Hotel Program to reactivate the existing hotel use without the need for a new entitlement. The duplicated file (Board File No. 250257) was referred back to the Planning Commission for consideration of these amendments. On May 8, 2025, the Planning Commission considered the ordinance in the duplicated file and adopted a recommendation of approval.

At the June 9, 2025 meeting of the Land Use and Transportation Committee, the Committee adopted amendments to allow Interim Housing on three additional sites. It also amended the ordinance to require HSH, or other City agency funding the Interim Housing, to work with program participants, in the event an Interim Housing site winds down. The Committee also adopted formatting and technical amendments to reflect the fact that the original file (Board File No. 241067) was enacted and became effective.

n:\legana\as2024\2500120\01847351.docx

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

May 19, 2025

Ms. Angela Calvillo, Clerk
Honorable Mayor Lurie
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2025-002372PCA:**
Interim Housing in Hotels and Motels
Board File No. 250257

Planning Commission Recommendation:	**Adopt a Recommendation for Approval with Modification**

Dear Ms. Calvillo and Mayor Lurie,

On May 8, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Mayor Lurie. The proposed Ordinance would allow certain Shelter-in-Place hotels to be reestablished as a Hotel use.

At the hearing the Planning Commission adopted a recommendation for approval with the following clerical modification:

Amend Planning Code Section 215(c) as follows:

- Interim Housing is authorized at only the following locations: Block 3519, Lots 006*, 010 and 012*.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information, please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Austin Yang Deputy City Attorney
Adam Thongsavat, Liaison to the Board of Supervisors
Dylan Schneider, Manager of Legislative Affairs, Department of Homelessness and Supportive Housing
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION RESOLUTION NO. 21733

HEARING DATE: May 8, 2025

Project Name:	Interim Housing in Hotels and Motels
Case Number:	2025-002372PCA [Board File No. 250257]
Initiated by:	Mayor Lurie / Introduced March 17, 2025
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL WITH MODIFICATION OF A PROPOSED ORDINANCE AMENDING THE PLANNING CODE TO ALLOW TOURIST HOTELS AND MOTELS TO BE USED FOR INTERIM HOUSING WITHOUT THEREBY ABANDONING OR DISCONTINUING THE HOTEL USE CLASSIFICATION UNDER THAT CODE, AND AUTHORIZING THE REESTABLISHMENT OF HOTEL USE FOR CERTAIN SHELTER-IN-PLACE (SIP) HOTELS; AMENDING THE BUILDING CODE TO ALLOW INTERIM HOUSING WITHOUT THEREBY CHANGING THE UNDERLYING OCCUPANCY CLASSIFICATION OF THE PROPERTY, ALLOWING REESTABLISHMENT OF HOTEL USE FOR SHELTER-IN-PLACE HOTELS, AND AMENDING APPENDIX P TO REMOVE RESTRICTION THAT EMERGENCY HOUSING BE LOCATED ON LAND OWNED OR LEASED BY THE CITY; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on March 17, 2025 Mayor Lurie introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 250257, which would amend the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place (SIP) hotels, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 8, 2025; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval with modification** of the proposed ordinance. The Commission's proposed recommendation is as follows:

1. Amend Planning Code Section 215(c) as follows:

    - Interim Housing is authorized at only the following locations: Block 3519, Lot<u>s</u> 006<u>, *010 and 012*</u>.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance will allow certain SIP Hotels operating as non-congregate shelters beyond the COVID-19 pandemic and emergency shelter crisis to revert to Hotel and Motel uses. These SIP Hotels helped reduce homelessness and the risk of homelessness by providing more opportunities for shelter beds. The proposed Ordinance supports this formerly SIP Hotels to easily revert to their prior land use.

General Plan Compliance

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed Ordinance supports the Commerce and Industry Element's goals of supporting our local economy and businesses. Local tourism boosts our local economy and we need Hotels and Motels support this tourism. Specifically, the proposed Ordinance responds to Objective 2 to maintain and enhance a sound and diverse economic base by allowing three formerly SIP Hotels to revert to Hotel and Motel uses. Additionally, this supports Policy 2.1 to retain existing commercial activity. Lastly, the proposed Ordinance supports Policy 2.3 to maintain a favorable social and cultural climate. The Department recognizes that these formerly SIP Hotels responded to current needs and should not be punished for abandoning their Hotel or Motel land use status. This Policy 2.3 aligns with the efforts to facilitate these formerly SIP Hotels reestablish their Hotel or Motel land use.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATION of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 8, 2025.

Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2025.05.14 14:52:15 -07'00'

Jonas P. Ionin
Commission Secretary

AYES:	Campbell, McGarry, Williams, Braun, Imperial, Moore, So
NOES:	None
ABSENT:	None
ADOPTED:	May 8, 2025

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

EXECUTIVE SUMMARY
PLANNING AND BUILDING CODE TEXT AMENDMENT

HEARING DATE: May 8, 2025

90-Day Deadline: June 17, 2025

Project Name:	Interim Housing in Hotels and Motels
Case Number:	2025-002372PCA [Board File No. 250257]
Initiated by:	Mayor Lurie / Introduced March 17, 2025
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533
Environmental Review:	Not a Project Under CEQA

RECOMMENDATION: **Adopt of Recommendation for Approval**

Planning Code Amendment

The proposed Ordinance would amend the Planning Code to allow certain Shelter-in-Place hotels to be reestablished as a Hotel use.

The Way It Is Now:

Converting a hotel or motel to another use requires a Change of Use permit to establish the new use. Once the new use is established, the hotel or motel use is considered abandoned.

An exception applies to a motel located at 364 09th St. (Block 3519, Lot 006), which may be temporarily converted to Interim Housing during a declared shelter emergency, and for up to 90 days thereafter, without constituting abandonment of the existing hotel or motel use. Reverting the Interim Housing back to a motel

use is not considered a Residential Conversion. Therefore, no Conditional Use Authorization (CUA) is required to remove the Interim Housing use and restore the motel use.

The Way It Would Be:

The above abandonment provision would be expanded to Hotels and Motels that have already converted to Interim Housing during the 2020 Shelter-In-Place order. Specifically, Hotels or Motels located at 608 Geary St. (Block 0304, Lot 005), 1015 Geary St. (Block 0715, Lot 011), and 655 Ellis St (Block 0335, Lot 027) will be able to reestablish their Hotel or Motel Use without CU Authorization, but with Zoning administrator review and approval.

Background

Mayor Breed's Homelessness Recovery Plan (July 1, 2020 – the end of 2022) strived to create more housing and shelter for residents experiencing homelessness. This Plan proposed to expand the Homelessness Response System to ensure those sheltering in place during the COVID-19 crisis did not return to the streets. This work continued in Home by the Bay, an equity-driven five-year strategic plan to prevent and end homelessness in San Francisco from 2023-2028. One of the primary goals for both plans was to increase the number of people exiting from homelessness. This could mean residents transitioning to a shelter or permanent supportive housing.

As part of San Francisco's initial COVID-19 response, the City launched the Shelter-in-Place (SIP) Hotel Program, an element of the COVID-19 Alternative Shelter Program. Additionally, Ordinance 39-25, sponsored by Mayor Lurie, facilitated the temporary conversion of Hotels and Motels into Interim Housing. Interim Housing is a form of shelter where program participants have individual rooms and have access to supportive services. The Planning Commission heard this item on December 12, 2024, and adopted a recommendation of approval with the anticipated amendments related to relocation efforts for program participants before the Interim Housing site closes. At the Land Use and Transportation Committee hearing on March 10, 2025, this Ordinance was narrowed to only apply to Hotels at 364 9th Street (Block 3519, Lot 006). That Ordinance was then duplicated to support certain Shelter-in-Place Hotels that continued operating as non-congregate shelters beyond the COVID-19 pandemic and allow them to revert to a Hotel. This duplicate Board File is the subject of this staff report and draft Resolution.

Issues and Considerations

Establishing Uses and Abandonment Periods

The Planning Code principally or conditionally permits land uses based on the Zoning District. Principally permitted uses require a Building Permit Application (BPA) to establish the use. Conditionally permitted uses require both a CUA and a BPA to vest the Planning entitlement. The issued Building Permit Authorization (BPA) is the legal document that establishes the land use on the property. If the land use is converted to a different use or if the use ceases operation and the property becomes vacant, the land use is considered abandoned. Different zoning districts have varying abandonment periods, with the most common being three years. If the original land use is not reestablished and operational within this period, new operators

must undergo the BPA or CUA process again to legally reestablish the prior use. There are limited exceptions, including if the property involves a nonconforming use.

SIP Hotels

The proposed Ordinance impacts three Hotels or Motels that converted to Interim Housing during the COVID-19 Pandemic. Two of these parcels are in the RC-4 zoning district, and one is in the Lower Polk Neighborhood Commercial District. Both Zoning Districts require a CUA to establish a Hotel. The proposed Ordinance allows these participating SIP Hotels to revert to a Hotel through a BPA despite abandoning the Hotel land use designation. To be eligible, the SIP Hotel must demonstrate they meet the following criteria:

1. the Hotel or Motel entered into an agreement with the City to provide non-congregate shelter as part of the City's Shelter-In-Place Hotel Program and
2. the Hotel or Motel continued to provide shelter services under an agreement with the City on or after January 1, 2025. The eligible Hotels or Motels would not be subject to any fees and project requirements to establish the use.

Residential Conversions and Replacements

Section 317 seeks to preserve residential uses by requiring a CUA when an application would result in one of the following instances:

- A residential use would be demolished;
- A residential use would be converted into a non-residential use; or
- When two or more residential uses are merged, in certain circumstances.

Under the proposed Ordinance, if a Hotel or Motel is temporarily used as a non-congregate shelter as part of the City's SIP Hotel Program, closing said shelter would not be considered a Residential Conversion. Therefore, closing the shelter and restoring the Hotel or Motel use would not require a CUA. Without this Ordinance, the property owner would need to submit the required land use entitlements to revert to their previous use when the shelter closes.

Additionally, Assembly Bill 2835 clarifies that shelters located in a Hotel or Motel do not establish tenancy. This means that Interim Housing, which is a form of shelter, does not establish a Residential Unit. Therefore, the unit replacement and relocation requirements per Senate Bill 330 are not triggered. As noted in *Anticipated Amendments*, the sponsor is still drafting language to ensure that existing Clients are relocated expeditiously when the Interim Housing closes. This ensures the existing Clients continue to receive the support and shelter they need.

Shelter-in-Place Hotels

The SIP Hotel Program made a historic commitment to serving the unhoused population by providing non-congregate shelter for over 3,700 people experiencing homelessness who were most vulnerable to COVID-19. Over the course of the program, HSH served 3,356 adult guests in these non-congregate hotel sites, and two-thirds of eligible guests exited to housing.

The COVID-19 restrictions were lifted in phases. Hotels were specifically allowed to operate at 25% capacity around May 2021[1]. The SIP Hotel Program ended in December 2022, during which time SIP Hotels were intended to revert to a Hotel. However, the three SIP Hotels mentioned under the Way It Will be on Page 2 continued as Interim Housing to continue supporting our vulnerable populations. As a result, these participating Hotels abandoned or discontinued the previously approved Hotel use. The proposed Ordinance would allow certain SIP Hotels to reestablish the previous Hotel or Motel use through a building permit application. The eligible Hotels or Motels would not be subject to any development impact fees and project requirements to establish the use.

General Plan Compliance

The proposed Ordinance supports the Commerce and Industry Element's goals of supporting our local economy and businesses. Local tourism boosts our local economy, and we need Hotels and Motels support this tourism. Specifically, the proposed Ordinance responds to Objective 2 to maintain and enhance a sound and diverse economic base by allowing three formerly SIP Hotels to revert to Hotel and Motel uses. Additionally, this supports Policy 2.1 to retain existing commercial activity. Lastly, the proposed Ordinance supports Policy 2.3 to maintain a favorable social and cultural climate. The Department recognizes that these former SIP Hotels responded to current needs and should not be punished for abandoning their Hotel or Motel land use status. This Policy 2.3 aligns with the efforts to facilitate these formerly SIP Hotels reestablish their Hotel or Motel land use.

Racial and Social Equity Analysis

The proposed amendments to the Planning and Building Codes included in the Ordinance are designed to support local business owners, specifically hotel and motel operators, who temporarily converted their properties into shelters during the COVID-19 pandemic. These non-congregate shelters played a crucial role in protecting individuals experiencing homelessness, especially during a public health crisis when traditional, crowded shelter settings were unsafe.

Three Hotels continued operating as non-congregate shelters even after the official Shelter-in-Place orders were lifted in December 2022. As a result of this continued use, these properties are no longer classified as Hotel uses, since they were operating as temporary shelters. These Hotel or Motel owners would need to go through a CUA process for these properties to return to their prior use. This process often takes several months and comes with significant application fees that can cost thousands of dollars. Moreover, this can be a burdensome requirement, especially for small business owners who provided vital public services during a time of crisis.

The proposed Ordinance seeks to remove this barrier by allowing these businesses to revert to their prior Hotel or Motel designation simply by applying for a BPA, rather than going through the more onerous CUA process. This would significantly streamline the transition, reduce administrative costs, and acknowledge the contributions these business owners made to support the City's most vulnerable residents. Ultimately, this is a relatively minor amendment, but one that carries meaningful benefits for property owners who stepped up

[1] San Francisco Chronicle, "Latest key S.F. dates to know: City further eases COVID restrictions in yellow tier"

in a time of need. It reflects a broader commitment by the City to support those who supported the public good during the pandemic.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission ***adopt a recommendation for approval with modifications*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department recommends the following clerical modification

1. Amend Planning Code Section 215(c) as follows:

Interim Housing is authorized at only the following locations: Block 3519, Lots 006, *010 and 012*.

Basis for Recommendation

The Department recommends approval of the proposed Ordinance, as it supports the goals of the Commerce and Industry Elements—particularly the objective of retaining existing commercial businesses. The Ordinance would allow certain SIP Hotels, which continued operating as non-congregate shelters beyond the termination of the SIP Hotel Program, to revert to their original Hotel and Motel uses. While this extended use technically resulted in an abandonment of their Hotel designation, these facilities played a critical role in reducing homelessness during the pandemic. The Department supports a streamlined process for these properties to resume their prior land use, and therefore recommends adoption of the proposed Ordinance with one clerical modification.

Recommended Modification 1: Amend Planning Code Section 215(c) as follows:

> Interim Housing is authorized at only the following locations: Block 3519, Lots 006, *010 and 012*.

The original Board File No. 241067 was amended to specify only one motel (dba Civic Center Motor Inn) that is eligible for this program. While the main parcel was included in the adopted ordinance, the subject motel covers three different parcels. This amendment will add the other two missing parcels (all contiguous and used by the motel) to the code. This will not change how the Planning Code is implemented but will correct a clerical error in the original ordinance.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

ATTACHMENTS:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Board of Supervisors File No. 250257

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

EXHIBIT A

PLANNING COMMISSION
DRAFT RESOLUTION

HEARING DATE: May 8, 2025

Project Name:	Interim Housing in Hotels and Motels
Case Number:	2025-002372PCA [Board File No. 250257]
Initiated by:	Mayor Lurie / Introduced March 17, 2025
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL WITH MODIFICATION OF A PROPOSED ORDINANCE AMENDING THE PLANNING CODE TO ALLOW TOURIST HOTELS AND MOTELS TO BE USED FOR INTERIM HOUSING WITHOUT THEREBY ABANDONING OR DISCONTINUING THE HOTEL USE CLASSIFICATION UNDER THAT CODE, AND AUTHORIZING THE REESTABLISHMENT OF HOTEL USE FOR CERTAIN SHELTER-IN-PLACE (SIP) HOTELS; AMENDING THE BUILDING CODE TO ALLOW INTERIM HOUSING WITHOUT THEREBY CHANGING THE UNDERLYING OCCUPANCY CLASSIFICATION OF THE PROPERTY, ALLOWING REESTABLISHMENT OF HOTEL USE FOR SHELTER-IN-PLACE HOTELS, AND AMENDING APPENDIX P TO REMOVE RESTRICTION THAT EMERGENCY HOUSING BE LOCATED ON LAND OWNED OR LEASED BY THE CITY; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on March 17, 2025 Mayor Lurie introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 250257, which would amend the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place (SIP) hotels, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on May 8, 2025; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval with modification** of the proposed ordinance. The Commission's proposed recommendation is as follows:

1. Amend Planning Code Section 215(c) as follows:

   Interim Housing is authorized at only the following locations: Block 3519, Lot<u>s</u> 006<u>, *010 and 012*</u>.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance will allow certain SIP Hotels operating as non-congregate shelters beyond the COVID-19 pandemic and emergency shelter crisis to revert to Hotel and Motel uses. These SIP Hotels helped reduce homelessness and the risk of homelessness by providing more opportunities for shelter beds. The proposed Ordinance supports this formerly SIP Hotels to easily revert to their prior land use.

General Plan Compliance

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1
Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed Ordinance supports the Commerce and Industry Element's goals of supporting our local economy and businesses. Local tourism boosts our local economy, and we need Hotels and Motels support this tourism. Specifically, the proposed Ordinance responds to Objective 2 to maintain and enhance a sound and diverse economic base by allowing three formerly SIP Hotels to revert to Hotel and Motel uses. Additionally, this supports Policy 2.1 to retain existing commercial activity. Lastly, the proposed Ordinance supports Policy 2.3 to maintain a favorable social and cultural climate. The Department recognizes that these former SIP Hotels responded to current needs and should not be punished for abandoning their Hotel or Motel land use status. This Policy 2.3 aligns with the efforts to facilitate these formerly SIP Hotels reestablish their Hotel or Motel land use.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or

overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

   The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATION of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on May 8, 2025.

Jonas P. Ionin
Commission Secretary

AYES:
NOES:
ABSENT:
ADOPTED: May 8, 2025

This page intentionally blank.

EXHIBIT B

AMENDMENT IN COMMITTEE
3/17/2025

FILE NO. 250257 ORDINANCE NO.

[Planning, Building Codes - Interim Housing in Hotels and Motels]

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place hotels, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under 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, Land Use, and Related 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. 250257 and is incorporated herein by reference. The Board affirms this determination.

(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 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. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No._____ and the Board incorporates such reasons herein by reference. A copy of Planning Commission Resolution No. _____ is on file with the Clerk of the Board of Supervisors in File No. _____.

(d) On November 20, 2024, the Building Inspection Commission considered this ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection Commission regarding the Commission's recommendation is on file with the Clerk of the Board of Supervisors in File No. 250257.

(e) No local findings are required under California Health and Safety Code Section 17958.7 because the amendments to the Building Code contained in this ordinance do not regulate materials or manner of construction or repair, and instead relate in their entirety to administrative procedures for implementing the code, which are expressly excluded from the definition of a "building standard" by California Health and Safety Code Section 18909(c).

(f) To the extent the amendments contained in this ordinance reference existing provisions of San Francisco Building Code Appendix P and could be considered "building standards," California Government Code Sections 8698 through 8698.4 authorize the Board

of Supervisors to declare the existence of a shelter crisis upon a finding that a significant number of persons within the jurisdiction are without the ability to obtain shelter, and that the situation has resulted in a threat to the health and safety of those persons. These Government Code provisions authorize the City to suspend strict compliance with state and local statutes, ordinances, and regulations setting housing, health, or safety standards for new public facilities opened to homeless persons in response to the shelter crisis, to the extent that strict compliance would prevent, hinder, or delay the mitigation of the shelter crisis, and allow the City to enact its own standards for the shelters that ensure basic public health and safety.

(g) In Ordinance No. 57-16, enacted on April 22, 2016, the Board of Supervisors found that a significant number of persons within the City lack the ability to obtain shelter, which has resulted in a threat to their health and safety. For that reason, and based on factual findings set forth in that ordinance, the Board of Supervisors declared the existence of a shelter crisis in the City pursuant to California Government Code Section 8698 through 8698.2.

(h) In Ordinance No. 60-19, enacted on April 4, 2019, the Board of Supervisors affirmed that the shelter crisis was still ongoing, and that requiring homeless shelters located on property owned or leased by the City to go through the standard building permitting process for construction, repair and siting prevents, hinders and delays efforts to mitigate the shelter crisis. Therefore, the Board adopted the optional, streamlined approval process codified in Ordinance No. 60-19 in accordance with California Government Code Section 8698.4.

Section 2. General Findings.

(a) The tourism and hospitality sector of the San Francisco economy plays a vital role in drawing visitors to the City in record numbers. But hotel occupancy declined precipitously during the COVID -19 crisis. Although hotel occupancy rates have continued to climb upward

since they hit bottom in 2020, current occupancy rates are still below peak occupancy levels in 2018 and 2019.

(b) At the same time, the City lacks sufficient sites to provide shelter for persons who are experiencing homelessness or are at risk of homelessness. The City continues to look for ways to increase opportunities for emergency housing locations, through both shelter options and permanent supportive housing.

(c) In Ordinance 92-22, enacted on June 24, 2022, the City created the Places for All Program, which states that it is the policy of the City to offer to every person experiencing homelessness in San Francisco a safe place to sleep. While the first priority is expanding opportunities for safe, affordable, and permanent housing for all residents, the Places for All Program commits the City to exploring opportunities for people experiencing homelessness to have temporary shelter through the following: Navigation Centers, adult emergency shelters, crisis stabilization units, family shelters, hotel placements, Safe Overnight Parking Lots, non-congregate cabins, Safe Sleep Sites, other non-congregate shelter, and shelters for transitional aged youth ("TAY").

(d) Interim Housing is a form of shelter where program participants have individual rooms, with shared amenities such as kitchens, pantries, and laundry facilities. Residents have access to on-site case managers, other supportive services, and additional resources needed to build self-sufficiency.

(e) California Civil Code Sections 1954.08 through 1954.093 provide that individuals occupying a shelter located in a hotel or motel are not tenants, and do not have a tenancy or hotel-customer relationship with the hotel operator. It also provides that a hotel or motel may not be designated a nontransient hotel or motel solely as a result of a shelter participant's stay.

(f) The Department of Homelessness and Supportive Housing ("HSH") has expertise working closely with building owners, non-profit providers, and clients to responsibly wind-down shelter programs in a client-centered manner. In advance of any Interim Housing ceasing its operations, HSH has stated that it intends to offer program participants a housing assessment through the City's Coordinated Entry system. HSH intends to offer housing to any such participants who are designated as housing referral status through that assessment and a comparable shelter placement while the participant awaits housing placement. Participants who are not eligible for City-funded housing will be offered a comparable shelter bed, if available. All program participants will at minimum be offered a congregate shelter placement prior to the closure of the Interim Housing. Prior to the closure of the Interim Housing, HSH intends to notify community stakeholders.

(g) While the hotel industry continues to recover and evolve, the public interest would be served if underutilized hotels and motels could provide much needed Interim Housing. It is reasonable for the City to partner with underutilized and vacant hotels and motels to provide safe housing and services for individuals in need of housing.

(h) ~~(g)~~ It would be unreasonable and counter to the public interest to require that tourist hotels and motels used as Interim Housing lose their underlying tourist use designation and occupancy classification under the Planning and Building Codes. Accordingly, this ordinance provides just the opposite, that hotels and motels used as Interim Housing will retain their tourist use designation and occupancy classification under the respective codes.

(i) Many hotels and motels are currently staffed by union-represented workers. Nothing in this ordinance is intended to interfere with successorship principles under federal law.

(j) Historically and programmatically, HSH works with their contracted service providers to try and retain any existing staff. This practice encourages continuity and offers existing workers the opportunity to continue employment in their existing capacities.

(k) As part of its initial response to COVID-19, the City launched the Shelter-in-Place ("SIP") Hotel Program. The SIP Hotel Program made a historic commitment to serving the unhoused population by providing non-congregate shelter for over 3,700 people experiencing homelessness who were most vulnerable to COVID-19. Over the course of the program, HSH served 3,356 adult guests in these non-congregate hotel sites, and two-thirds of eligible guests exited to housing.

(l) One unintended consequence of the SIP Hotel Program is that some participating hotels may have abandoned or discontinued the previously approved hotel use under applicable provisions of City law. It is reasonable to permit the hotels that participated in the SIP Hotel Program to reactivate the hotel use, and to not require strict compliance with the Planning Code.

Section 3. The Planning Code is hereby amended by adding Section 202.15 and revising Section 317, to read as follows:

SEC. 202.15. INTERIM HOUSING IN HOTELS AND MOTELS.

(a) ***Purpose.*** *This Section 202.15 is intended to create additional opportunities to locate shelters for persons experiencing homelessness or at risk of homelessness where those persons can receive on-site supportive services. Interim Housing can help reduce the likelihood of negative outcomes for people experiencing homelessness or at risk of experiencing homelessness. Tourist Hotels and Motels are authorized under the Planning Code as separate uses, both of which are considered part of the Retail Sales and Service use category. Hotels and Motels are generally designed to offer privacy for individuals or small groups of individuals in a non-congregate setting while also*

providing a common space for gathering and various services. This layout and structure is a natural fit for Interim Housing, where individuals or small groups of individuals may desire or need private accommodations while still needing certain supportive services. At the same time, Tourist Hotels and Motels may not desire to locate Interim Housing on their premises, if it would result in the loss of the underlying Hotel or Motel use. This Section allows Tourist Hotel and Motel operators to locate Interim Housing, as defined, on their properties without losing the underlying Hotel or Motel use.

*(b) **Definitions.** For purposes of this Section 202.15, the following definitions shall apply.*

***"Client"** means any person residing in or seeking to reside in Interim Housing, and includes any dependent children under the age of 18.*

***"Interim Housing"** means a Residential use located on land owned or leased by the City, or provided through a contractual arrangement between the City and a third party, that provides shelter to Clients experiencing homelessness or at risk of homelessness, and provides on-site supportive services, including, without limitation, intake and assessment of Clients' needs, outreach to the Clients to assist them with health or social needs, management of the health or social needs of Clients, and referrals for services to the Clients.*

*(c) **Interim Housing Use Authorized.** A~~ny~~ Hotel or Motel* identified in this subsection 202.15(c) ~~use~~ *may operate all or any portion of its premises as Interim Housing without abandoning or discontinuing its land use authorization as a Hotel or Motel under the Planning Code, irrespective of whether such existing Hotel or Motel use is a principally permitted, conditionally permitted, or nonconforming use. This authorization shall not be interpreted to exempt the Hotel or Motel use from any provision of the Planning Code. Any Interim Housing use authorized pursuant to this Section 202.15 shall be permitted for no more than 90 days after the shelter emergency pursuant to Government Code Section 8698.4 is terminated.*

Interim Housing is authorized at only the following locations: Block 3519, Lot 006.

(d) ***Application.*** *The property owner or the property owner's authorized agent (in either case, "Applicant") shall submit an application for Interim Housing use to the Planning Department, on a form prepared by the Planning Department. The application shall include an affidavit signed by the Applicant, and the property owner, if the Applicant is not the property owner, detailing the proposed Interim Housing use of the property.* A Hotel or Motel identified in subsection (c) and existing after April 1, 2025 may apply to establish Interim Housing pursuant to this Section 202.15 without losing its Hotel or Motel use.

(e) ***No Conversion, Change, Discontinuance, or Abandonment of Use.*** *The approval or commencement of the Interim Housing authorized under this Section 202.15 shall not be considered a conversion, discontinuance, abandonment, or change of use for purposes of this Code, notwithstanding Sections 178 and 183 of this Code, or any other related provisions. Any Hotel or Motel use established as of the time the Interim Housing use shall continue to be authorized under the Planning Code for as long as such property is used for Interim Housing pursuant to this Section 202.15.*

(f) ***Application of Other Development Controls and Requirements.*** *The Interim Housing use that is authorized pursuant to this Section 202.15 shall not be required to comply with development standards applicable to new residential uses, including but not limited to density, rear yard, open space, exposure, and other requirements set forth in Articles 1.2, 1.5, or 2 of the Planning Code. The Interim Housing use shall not be subject to any development impact fees or development requirements set forth in Article 4 of the Planning Code as a prerequisite to obtaining authorization pursuant to this Section 202.15.*

(g) **Termination of Interim Housing Use.** Prior to the termination of the Interim Housing use authorized under this Section 202.15, the Department of Homelessness and Supportive Housing ("HSH") shall work with the Interim Housing service provider, if any, to relocate existing program participants prior to the time the Interim Housing use terminates. No less than one year prior to expiration of any agreement to provide Interim Housing, the

property owner or landlord shall provide notice to HSH of its intent to not renew any agreement with the City or Interim Housing provider, in order to allow HSH and the service provider time to assist in relocating existing program participant of the Interim Housing.

(h) **Reactivation of Hotel or Motel Use for Certain Shelter-In-Place Hotels**. Notwithstanding Section 178, a Hotel or Motel located at Block 0304, Lot 005, Block 0715, Lot 011, Block 0335, Lot 027 that otherwise abandoned or discontinued the Tourist Hotel use due to participation in the City's Shelter-In-Place Hotel Program may reestablish such use, if the Zoning Administrator determines that: (1) the Hotel or Motel entered into an agreement with the City to provide non-congregant shelter as part of the City's Shelter-In-Place Hotel Program; and (2) the Hotel or Motel continued to provide shelter services under an agreement with the City on or after January 1, 2025. Any such reestablished use shall comply with the applicable requirements of the Planning Code, provided that the Hotel or Motel use shall not be required to comply with Article 4 of the Planning Code concerning development impact fees and project requirements to reestablish the use, and the abandonment of the shelter use and reactivation of the Hotel or Motel use shall not be considered removal of residential units pursuant to Section 317. The authorization in this subsection 202.15(h) shall not apply to any units that were Residential Units in a Residential Hotel, as those terms are defined in Chapter 41 of the Administrative Code, at the time the Hotel or Motel began to participate in the Shelter-in-Place Hotel Program.

SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER, AND CONVERSION.

* * * *

(c) Applicability; Exemptions.

* * * *

(11) If a Hotel or Motel is lawfully authorized for Interim Housing use in accordance with ~~Planning Code~~ *Section 202.15, and such use ceases, the abandonment, cessation, or termination of Interim Housing use shall not be considered a Residential Conversion.* The reactivation of any Hotel or Motel use pursuant to Section 202.15(h) shall not be considered a Residential Conversion.

* * * *

Section 4. Chapter 1A and Appendix P of the Building Code are hereby amended by revising Section 106A (specifically Section 106A.2) and Section P101.1, to read as follows:

106A.2 Work exempt from permit. [Section 105.2 of the California Building Code.] Exemptions from the permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. A building permit shall not be required for the following:

* * * *

~~(~~*25.~~)~~ Use of a hotel or motel for Interim Housing use, as defined and authorized in Planning Code Section 202.15, as may be amended from time to time, where the Department confirms the hotel or motel meets the minimum fire and safety requirements set forth in Section P111 of Appendix P to this Code. The use of a hotel or motel or any units within a hotel or motel for Interim Housing shall not change the underlying occupancy classification of the property.*

26. The reestablishment of a Hotel or Motel use pursuant to Planning Code Section 202.15(h) for any such use that participated in the City's Shelter-In-Place Hotel Program and was operated as a shelter. Such reestablishment of the Hotel or Motel Use shall not be considered a change in the underlying occupancy classification of the property.

SECTION P101 – GENERAL

P101.1 Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section P102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for, or on behalf of the City and County of San Francisco ~~*on land owned or leased by the City and County of San Francisco*~~.

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: */s/*
AUSTIN M. YANG
Deputy City Attorney

n:\legana\as2024\2500120\01827474.docx

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

December 23, 2024

Ms. Angela Calvillo, Clerk
Honorable Mayor Breed
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2024-010322PCA:**
Interim Housing in Hotels and Motels
Board File No. 241067

Planning Commission Recommendation:	**Adopted a Recommendation for Approval**

Dear Ms. Calvillo and Mayor Breed,

On December 12, 2024, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Mayor Breed. The proposed Ordinance would amend the Planning Code to allow Hotels and Motels to be used for Interim Housing without abandoning or discontinuing their land use designation. Additionally, the proposed Ordinance would amend the Building Code to allow Interim Housing without changing the underlying occupancy classification of the property. Lastly, the proposed Ordinance would amend Appendix P of the Building Code to remove the restriction that emergency housing only be located on land owned or leased by the City. At the hearing the Planning Commission adopted a recommendation for approval, with an anticipated amendment related to relocation efforts.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

Aaron D. Starr
Manager of Legislative Affairs

cc: Austin Yang, Deputy City Attorney
Tom Paulino, Mayor Breed's Liaison to the Board of Supervisors
Lisa Gluckstein, Housing & Land Use Advisor to Mayor Breed
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION RESOLUTION NO. 21661

HEARING DATE: DECEMBER 12, 2024

Project Name:	Interim Housing in Hotels and Motels
Case Number:	2024-010322PCA [Board File No. 241067]
Initiated by:	Mayor Breed / Introduced October 29, 2024
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL, WITH ANTICIPATED AMENDMENTS RELATED TO RELOCATION EFFORTS, OF A PROPOSED ORDINANCE AMENDING THE PLANNING CODE TO ALLOW TOURIST HOTELS AND MOTELS TO BE USED FOR INTERIM HOUSING WITHOUT THEREBY ABANDONING OR DISCONTINUING THE HOTEL USE CLASSIFICATION UNDER THAT CODE; AMENDING THE BUILDING CODE TO ALLOW INTERIM HOUSING WITHOUT THEREBY CHANGING THE UNDERLYING OCCUPANCY CLASSIFICATION OF THE PROPERTY, AND AMENDING APPENDIX P TO REMOVE RESTRICTION THAT EMERGENCY HOUSING BE LOCATED ON LAND OWNED OR LEASED BY THE CITY; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on October 29, 2024 Mayor Breed introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 241067, which would amend the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amend the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amend Appendix P to remove restriction that emergency housing be located on land owned or leased by the City;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on December 12, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval, with anticipated amendments,** of the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance will reduce homelessness and the risk of homelessness by providing more opportunities for shelter beds. This directly responds to the expansion targets of Home By the Bay, the City's five-year strategic plan to end homelessness in San Francisco.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 1.A
ENSURE HOUSING STABILITY AND HEALTHY HOMES.

OBJECTIVE 1.C
ELIMINATE HOMELESSNESS

Policy 8
Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

Policy 9

Prevent homelessness and eviction through comprehensive evidence-based systems, including housing and other services targeted to serve those at risk of becoming unhoused.

The proposed Ordinance supports the Housing Element's objective to ensure housing stability and healthy homes for all. This is done by creating a new path to convert a Hotel or Motel use to temporary Interim Housing. Interim Housing provides shelter to San Franciscans experiencing homelessness or at risk of homelessness. This creates new opportunities for vulnerable populations to exit homelessness, directly supporting Objective 1.C to eliminate homelessness. Additionally, Interim Housing provides on-site supportive services, including intake and assessment of Clients' needs, management of the health or social needs of Clients, and referrals for services to the Clients. This supports both Policies 8 and 9 by providing supportive services for those experiencing homelessness.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

   The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors

would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH ANTICIPATED AMENDMENTS of the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 12, 2024.

Jonas P Ionin Digitally signed by Jonas P Ionin
Date: 2024.12.19 11:26:42 -08'00'

Jonas P. Ionin
Commission Secretary

AYES:	Campbell, McGarry, Braun, So
NOES:	Williams, Imperial, Moore
ABSENT:	None
ADOPTED:	December 12, 2024

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

EXECUTIVE SUMMARY
PLANNING AND BUILDING CODE TEXT AMENDMENT

HEARING DATE: **December 12, 2024**

90-Day Deadline: February 4, 2025

Project Name:	Interim Housing in Hotels and Motels
Case Number:	2024-010322PCA [Board File No. 241067]
Initiated by:	Mayor Breed / Introduced October 29, 2024
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533
Environmental Review:	Not a Project Under CEQA

RECOMMENDATION: **Adopt of Recommendation for Approval**

Planning Code Amendment

The proposed Ordinance would amend the Planning Code to allow Hotels and Motels to be used for Interim Housing without abandoning or discontinuing their land use designation. Additionally, the proposed Ordinance would amend the Building Code to allow Interim Housing without changing the underlying occupancy classification of the property. Lastly, the proposed Ordinance would amend Appendix P of the Building Code to remove the restriction that emergency housing only be located on land owned or leased by the City.

The Way It Is Now:	The Way It Would Be:
PLANNING CODE AMENDMENTS	
Client and Interim Housing are not defined under the Planning Code.	The proposed Ordinance would create new definitions for "Client" and "Interim Housing" for this Code Section 202.15. The full definitions are listed in *Issues and Considerations*.
Converting a Hotel or Motel to another use requires a change of use permit to establish the new use. Once the new use is established, the Hotel or Motel use is considered abandoned.	Hotels and Motels would be able to convert to Interim Housing without abandoning their use. This would only be allowed during a declared shelter emergency, and up to 90 days thereafter. Reverting Interim Housing to a Hotel or Motel use would not be considered a Residential Conversion under this Ordinance. Thus, no Conditional Use Authorization (CUA) is required when removing Interim Housing to restore the Hotel or Motel use.
BUILDING CODE AMENDMENTS	
Converting a Hotel or Motel to Interim Housing changes the occupancy classification of the property.	Converting a Hotel or Motel to Interim Housing would not change the occupancy classification of the property.
Emergency housing is only allowed on land owned by or leased by the City and County of San Francisco.	This restriction on emergency housing would be removed.

Anticipated Amendment

The sponsor intends to incorporate an amendment that would require the Department of Homelessness and Supportive Housing (HSH) to work with the Interim Housing provider, if any, to relocate existing Clients when the Interim Housing closes.

Background

Mayor Breed's Homelessness Recovery Plan (July 1, 2020 – the end of 2022) strived to create more housing and shelter for residents experiencing homelessness. This Plan proposed to expand the Homelessness Response System to ensure those sheltering in place during the COVID-19 crisis did not return to the streets. This work continued in Home by the Bay, an equity-driven five-year strategic plan to prevent and end homelessness in San Francisco from 2023-2028. One of the primary goals for both plans was to increase the number of people exiting from homelessness. This could mean residents transitioning to a shelter or permanent supportive housing. The proposed Ordinance would support this goal by making it easier for a Hotel or Motel use to temporarily convert to Interim Housing. Interim Housing is a form of shelter where program participants have individual rooms and have access to supportive services.

The Building Inspection Commission (BIC) heard this item on November 20, 2024 and unanimously recommended approval.

Issues and Considerations

New Definitions

The proposed Ordinance would create two new definitions within this subsection. These new definitions are included below for clarity:

> "**Client**" *means any person residing in or seeking to reside in Interim Housing, and includes any dependent children under the age of 18.*
>
> "**Interim Housing**" *means a Residential use located on land owned or leased by the City, or provided through a contractual arrangement between the City and a third party. Such Interim Housing provides shelter to Clients experiencing homelessness or at risk of homelessness, and provides on-site supportive services, including, without limitation, intake and assessment of Clients' needs, outreach to the Clients to assist them with health or social needs, management of the health or social needs of Clients, and referrals for services to the Clients.*

Homelessness in San Francisco

HSH conducts a Point-in-Time (PIT) Count every two years. This is a federal requirement for communities receiving federal funding to provide homeless services. The PIT Count provides a critical snapshot of people experiencing homelessness in San Francisco. It is also useful for measuring local and national trends over time. The most recent PIT Count, conducted on January 30, 2024, found there are 8,323 people experiencing homelessness in San Francisco. This is a 7% increase in the number of people experiencing homelessness compared to the 2022 PIT Count.[1] The results of the last ten PIT Counts are summarized in Figure 1 on the next page.[2] While the PIT results have fluctuated up and down in recent years, the total number of people experiencing homelessness has not been this high since 2002.

According to the 2024 PIT Count & Report, HSH helped people exit homelessness at a faster rate than ever before. However, the exits from homelessness that HSH supported have not been able to keep pace with the inflow of people who become newly homeless or return to homelessness throughout the year. While 8,323 homeless individuals were observed on the night of the PIT Count, more than 20,000 people seek homeless services in San Francisco over the course of a full year. These figures suggest that for every person HSH can help exit from homelessness through the Homelessness Response System, approximately three people become homeless. When the need exceeds available local resources, people unable to resolve homelessness on their own may remain homeless for long periods of time. The proposed Ordinance helps to address this by providing more resources and a safe place to shelter.

[1] San Francisco 2024 Homelessness Point-in-Time Count & Report.
[2] San Francisco was granted an exception from conducting the 2021 PIT Count due to COVID-19 health and safety risks.

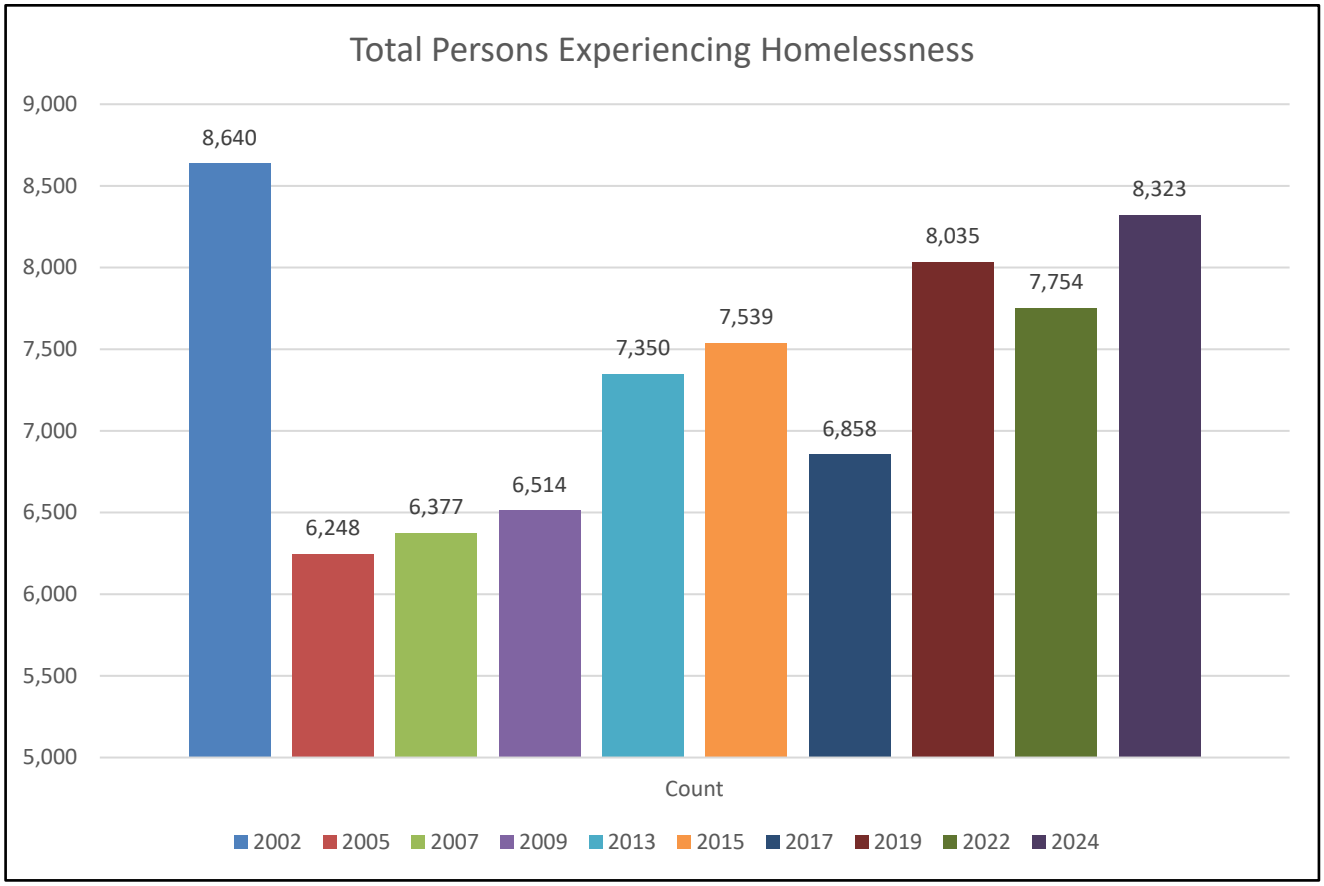


Figure 1: Total Persons Experiencing Homelessness in San Francisco

Data Source: Department of Homelessness and Supportive Housing; Applied Survey Research

Home By the Bay Strategic Plan

San Francisco's five-year strategic homeless plan, Home By the Bay, outlines goals and implementation efforts from July 2023 through June 2028. The first goal overarching goal is to decrease homelessness. Specifically, the goal is to reduce the number of people who are unsheltered by 50% and reduce the total number of people experiencing homelessness by 15%. To help achieve this and the other goals in the plan, the City needs to expand the Homelessness Response System in three specific areas: prevention services, new shelter beds, and new permanent housing. The proposed Ordinance directly responds to the second expansion target, which is to add 1,075 new shelter beds during this time frame. In fiscal year 2023-2024, HSH added 498 shelter beds[3] and well on the way to meeting this target. Creating more opportunities to add shelter beds through Interim Housing can help HSH meet this expansion target sooner.

[3] Home By the Bay – Year 1 Progress Report.

Hotels and Occupancy Rates

Hotels are comprised of individual rooms plus shared spaces. This physical composition makes hotels a natural fit to be used as Interim Housing and temporary shelters for those experiencing homelessness. Clients would still have their private space, and the common spaces could be used for on-site supportive services. However, Hotels and Motels might not be inclined to convert to Interim Housing in fear of losing their land use designation. The proposed Ordinance will allow such hotels to retain their land use designation if they temporarily convert to Interim Housing. This would allow hotels to be used to respond to immediate shelter needs.

The Shelter-in-Place (SIP) Hotels during the COVID-19 pandemic is a successful example of how hotels can be repurposed to provide safe spaces to those experiencing homelessness. This was especially important during the ongoing emergency shelter crisis. SIP Hotels supported individuals experiencing homelessness in San Francisco who were at increased risk for severe illness from COVID-19. While the immediate threat of COVID-19 has lapsed, the SIP Hotels could still serve as a model for alternative housing opportunities during a declared shelter emergency.

Occupancy Rates

Hotel occupancy rates provide insight into how many people are travelling to San Francisco for tourism. Hotel occupancy in San Francisco dropped dramatically in April 2020 after COVID-19. Occupancy rates slowly increased through to December 2022, though not steadily. Latest data shows that San Francisco had a 70% occupancy rate in September 2024.[4] Table 1 shows that San Francisco has had a lower hotel occupancy rate than that of other major cities in the United States.[5] The data also shows that other cities have been able to increase hotel occupancy rates and tourism at stronger rates than San Francisco since the COVID-19 pandemic. This may be due to a myriad of factors amongst the different cities that cannot be distilled to one specific reason. But this also means the vacant hotel rooms can be a valuable resource to respond to the immediate need of those experiencing homelessness in our city right now.

Table 1: Monthly Hotel Occupany Rates (Seasonally Adjusted)

Date	San Francisco	New York City	Los Angeles	San Diego	Seattle
September 2024	70%	85%	76%	77%	73%
August 2024	65%	86%	73%	74%	73%
July 2024	65%	85%	73%	76%	74%
June 2024	69%	86%	72%	76%	74%
May 2024	69%	88%	75%	77%	74%
April 2024	58%	85%	71%	77%	69%
March 2024	64%	85%	73%	75%	70%
February 2024	60%	82%	70%	74%	68%
January 2024	64%	82%	69%	71%	66%

Data Source: Office of Economic and Workforce Development; SF Travel

[4] San Francisco Tourism, Data from SF Travel.
[5] San Francisco Tourism, Data from SF Travel.

Residential Conversions and Replacements

Section 317 seeks to preserve residential uses by requiring a CUA when an application would result in one of the following instances:

- A residential use would be demolished;
- A residential use would be converted into a non-residential use; or
- When two or more residential uses are merged, in certain circumstances.

Under the proposed Ordinance, if a Hotel or Motel is temporarily used as Interim Housing, closing said Interim Housing would not be considered a Residential Conversion. Therefore, closing the Interim Housing and restoring the Hotel or Motel use would not require a CUA. Without this Ordinance, the property owner would need to submit the required land use entitlements to revert to their previous use when the Interim Housing closes.

Additionally, Assembly Bill 2835 clarifies that shelters located in a Hotel or Motel do not establish tenancy. This means that Interim Housing, which is a form of shelter, does not establish a Residential Unit. Therefore, the unit replacement and relocation requirements per Senate Bill 330 are not triggered. As noted in *Anticipated Amendments*, the sponsor is still drafting language to ensure that existing Clients are relocated expeditiously when the Interim Housing closes. This ensures the existing Clients continue to receive the support and shelter they need.

General Plan Compliance

The proposed Ordinance supports the Housing Element's objective to ensure housing stability and healthy homes for all. This is done by creating a new path to convert a Hotel or Motel use to temporary Interim Housing. Interim Housing provides shelter to San Franciscans experiencing homelessness or at risk of homelessness. This creates new opportunities for vulnerable populations to exit homelessness, directly supporting Objective 1.C to eliminate homelessness. Additionally, Interim Housing provides on-site supportive services, including intake and assessment of Clients' needs, management of the health or social needs of Clients, and referrals for services to the Clients. This supports both Policies 8 and 9 by providing supportive services for those experiencing homelessness.

Racial and Social Equity Analysis

The Planning and Building Code amendments in the proposed Ordinance would help protect our most vulnerable populations experiencing homelessness. High housing costs continues to plague the Bay Area and has contributed to high levels of homelessness in San Francisco. The severe lack of affordable housing and sharp increases in rent continue to push more people into homelessness each year. This is further intensified because housing costs have rapidly outpaced wage growth.

There has been an increase in those experiencing homelessness in recent years, and this was further exacerbated by the COVID-19 pandemic. The Ordinance helps address this issue by allowing all Hotels and Motels to temporarily change to Interim Housing and back, without losing their land use designation. This additional opportunity for Interim Housing comes at a time of greatest need amidst the increase in homelessness within the past few years.

That being said, the current draft of the Ordinance is silent on relocation efforts or assisting residents once the Interim Housing is converted back to a Hotel or Motel. These plans should be flushed out more to ensure that Clients are transitioned into safe, stable housing in a timely manner. Without such plans in place, these Clients may experience homelessness again. The Department understands the sponsor is working on an amendment to address these concerns.

Implementation

The Department has determined that this Ordinance will have minimal impact on our current implementation procedures. The only anticipated impact would require the Planning Department to create an application for Interim Housing. The Department does not anticipate this would require a lot of time or resources because there are already Department forms that can serve as a template for this application.

Recommendation

The Department recommends that the Commission ***adopt a recommendation for approval*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect.

Basis for Recommendation

The Department is recommending approval of the proposed Ordinance because it supports the Housing Element's and "Home by the Bay" goals of reducing homelessness and the risk of homelessness. This is done by allowing a Hotel or Motel to temporarily convert to Interim Housing, without losing their land use designation. A Hotel or Motel use offers individual rooms and common space or amenities, like the physical requirements of Interim Housing. This makes it an ideal use for a shelter since a hotel would require minimal physical changes to accommodate Clients. This is a creative solution using existing resources to respond to present-day needs, which include safe, healthy homes for all our residents. The proposed Ordinance takes advantage of San Francisco's currently low hotel occupancy rates, and also ensures the hotels can revert to their Hotel or Motel use seamlessly. Additionally, the proposed Ordinance allows the Interim Housing without requiring a change of occupancy under the Building Code. A change of occupancy classification may trigger extensive physical changes resulting in a financially infeasible project. Therefore, the Department supports the Building Code changes because it would remove additional hurdles to temporarily convert a Hotel or Motel use to Interim Housing. Lastly, Interim Housing includes on-site supportive housing for all the Clients to help Clients successfully exit homelessness. These services are all located on-site, making it convenient for Clients seeking support. For these reasons, the Department supports the proposed Ordinance and the anticipated amendment regarding relocation efforts.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

ATTACHMENTS:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Board of Supervisors File No. 241067

EXHIBIT A

San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

PLANNING COMMISSION
DRAFT RESOLUTION

HEARING DATE: December 12, 2024

Project Name:	Interim Housing in Hotels and Motels
Case Number:	2024-010322PCA [Board File No. 241067]
Initiated by:	Mayor Breed / Introduced October 29, 2024
Staff Contact:	Veronica Flores Legislative Affairs veronica.flores@sfgov.org, 628-652-7525
Reviewed by:	Aaron Starr, Manager of Legislative Affairs aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED ORDINANCE AMENDING THE PLANNING CODE TO ALLOW TOURIST HOTELS AND MOTELS TO BE USED FOR INTERIM HOUSING WITHOUT THEREBY ABANDONING OR DISCONTINUING THE HOTEL USE CLASSIFICATION UNDER THAT CODE; AMENDING THE BUILDING CODE TO ALLOW INTERIM HOUSING WITHOUT THEREBY CHANGING THE UNDERLYING OCCUPANCY CLASSIFICATION OF THE PROPERTY, AND AMENDING APPENDIX P TO REMOVE RESTRICTION THAT EMERGENCY HOUSING BE LOCATED ON LAND OWNED OR LEASED BY THE CITY; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN, AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE, SECTION 101.1, AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE, AND WELFARE UNDER PLANNING CODE, SECTION 302.

WHEREAS, on October 29, 2024 Mayor Breed introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 241067, which would amend the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amend the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amend Appendix P to remove restriction that emergency housing be located on land owned or leased by the City;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on December 12, 2024; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval** of the proposed ordinance.

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The proposed Ordinance will reduce homelessness and the risk of homelessness by providing more opportunities for shelter beds. This directly responds to the expansion targets of Home By the Bay, the City's five-year strategic plan to end homelessness in San Francisco.

General Plan Compliance

The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 1.A
ENSURE HOUSING STABILITY AND HEALTHY HOMES.

OBJECTIVE 1.C
ELIMINATE HOMELESSNESS

Policy 8
Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

Policy 9

Prevent homelessness and eviction through comprehensive evidence-based systems, including housing and other services targeted to serve those at risk of becoming unhoused.

The proposed Ordinance supports the Housing Element's objective to ensure housing stability and healthy homes for all. This is done by creating a new path to convert a Hotel or Motel use to temporary Interim Housing. Interim Housing provides shelter to San Franciscans experiencing homelessness or at risk of homelessness. This creates new opportunities for vulnerable populations to exit homelessness, directly supporting Objective 1.C to eliminate homelessness. Additionally, Interim Housing provides on-site supportive services, including intake and assessment of Clients' needs, management of the health or social needs of Clients, and referrals for services to the Clients. This supports both Policies 8 and 9 by providing supportive services for those experiencing homelessness.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

   The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

   The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

   The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

   The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors

would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

   The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

   The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

   The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on December 12, 2024.

Jonas P. Ionin
Commission Secretary

AYES:
NOES:
ABSENT:
ADOPTED: December 12, 2024

FILE NO. 241067 ORDINANCE NO.

[Planning, Building Codes - Interim Housing in Hotels and Motels]

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under 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, Land Use, and Related 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. _____ and is incorporated herein by reference. The Board affirms this determination.

(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 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. _____, and is incorporated herein by reference.

(c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code amendments will serve the public necessity, convenience, and welfare for the reasons set forth in Planning Commission Resolution No._____ and the Board incorporates such reasons herein by reference. A copy of Planning Commission Resolution No._____ is on file with the Clerk of the Board of Supervisors in File No._____.

(d) On _____, the Building Inspection Commission considered this ordinance at a duly noticed public hearing pursuant to Charter Section 4.121 and Building Code Section 104A.2.11.1.1. A copy of a letter from the Secretary of the Building Inspection Commission regarding the Commission's recommendation is on file with the Clerk of the Board of Supervisors in File No. _____.

(e) No local findings are required under California Health and Safety Code Section 17958.7 because the amendments to the Building Code contained in this ordinance do not regulate materials or manner of construction or repair, and instead relate in their entirety to administrative procedures for implementing the code, which are expressly excluded from the definition of a "building standard" by California Health and Safety Code Section 18909(c).

(f) To the extent the amendments contained in this ordinance reference existing provisions of San Francisco Building Code Appendix P and could be considered "building standards," California Government Code Sections 8698 through 8698.4 authorize the Board of Supervisors to declare the existence of a shelter crisis upon a finding that a significant number of persons within the jurisdiction are without the ability to obtain shelter, and that the

situation has resulted in a threat to the health and safety of those persons. These Government Code provisions authorize the City to suspend strict compliance with state and local statutes, ordinances, and regulations setting housing, health, or safety standards for new public facilities opened to homeless persons in response to the shelter crisis, to the extent that strict compliance would prevent, hinder, or delay the mitigation of the shelter crisis, and allow the City to enact its own standards for the shelters that ensure basic public health and safety.

(g) In Ordinance No. 57-16, enacted on April 22, 2016, the Board of Supervisors found that a significant number of persons within the City lack the ability to obtain shelter, which has resulted in a threat to their health and safety. For that reason, and based on factual findings set forth in that ordinance, the Board of Supervisors declared the existence of a shelter crisis in the City pursuant to California Government Code Section 8698 through 8698.2.

(h) In Ordinance No. 60-19, enacted on April 4, 2019, the Board of Supervisors affirmed that the shelter crisis was still ongoing, and that requiring homeless shelters located on property owned or leased by the City to go through the standard building permitting process for construction, repair and siting prevents, hinders and delays efforts to mitigate the shelter crisis. Therefore, the Board adopted the optional, streamlined approval process codified in Ordinance No. 60-19 in accordance with California Government Code Section 8698.4.

Section 2. General Findings.

(a) The tourism and hospitality sector of the San Francisco economy plays a vital role in drawing visitors to the City in record numbers. But hotel occupancy declined precipitously during the COVID -19 crisis. Although hotel occupancy rates have continued to climb upward since they hit bottom in 2020, current occupancy rates are still below peak occupancy levels in 2018 and 2019.

(b) At the same time, the City lacks sufficient sites to provide shelter for persons who are experiencing homelessness or are at risk of homelessness. The City continues to look for ways to increase opportunities for emergency housing locations, through both shelter options and permanent supportive housing.

(c) In Ordinance 92-22, enacted on June 24, 2022, the City created the Places for All Program, which states that it is the policy of the City to offer to every person experiencing homelessness in San Francisco a safe place to sleep. While the first priority is expanding opportunities for safe, affordable, and permanent housing for all residents, the Places for All Program commits the City to exploring opportunities for people experiencing homelessness to have temporary shelter through the following: Navigation Centers, adult emergency shelters, crisis stabilization units, family shelters, hotel placements, Safe Overnight Parking Lots, non-congregate cabins, Safe Sleep Sites, other non-congregate shelter, and shelters for transitional aged youth ("TAY").

(d) Interim Housing is a form of shelter where program participants have individual rooms, with shared amenities such as kitchens, pantries, and laundry facilities. Residents have access to on-site case managers, other supportive services, and additional resources needed to build self-sufficiency.

(e) California Civil Code Sections 1954.08 through 1954.093 provide that individuals occupying a shelter located in a hotel or motel are not tenants, and do not have a tenancy or hotel-customer relationship with the hotel operator. It also provides that a hotel or motel may not be designated a nontransient hotel or motel solely as a result of a shelter participant's stay.

(f) While the hotel industry continues to recover and evolve, the public interest would be served if underutilized hotels and motels could provide much needed Interim Housing. It is

reasonable for the City to partner with underutilized and vacant hotels and motels to provide safe housing and services for individuals in need of housing.

(g) It would be unreasonable and counter to the public interest to require that tourist hotels and motels used as Interim Housing lose their underlying tourist use designation and occupancy classification under the Planning and Building Codes. Accordingly, this ordinance provides just the opposite, that hotels and motels used as Interim Housing will retain their tourist use designation and occupancy classification under the respective codes.

Section 3. The Planning Code is hereby amended by adding Section 202.15 and revising Section 317, to read as follows:

SEC. 202.15. INTERIM HOUSING IN HOTELS AND MOTELS.

*(a) **Purpose.** This Section 202.15 is intended to create additional opportunities to locate shelters for persons experiencing homelessness or at risk of homelessness where those persons can receive on-site supportive services. Interim Housing can help reduce the likelihood of negative outcomes for people experiencing homelessness or at risk of experiencing homelessness. Tourist Hotels and Motels are authorized under the Planning Code as separate uses, both of which are considered part of the Retail Sales and Service use category. Hotels and Motels are generally designed to offer privacy for individuals or small groups of individuals in a non-congregate setting while also providing a common space for gathering and various services. This layout and structure is a natural fit for Interim Housing, where individuals or small groups of individuals may desire or need private accommodations while still needing certain supportive services. At the same time, Tourist Hotels and Motels may not desire to locate Interim Housing on their premises, if it would result in the loss of the underlying Hotel or Motel use. This Section allows Tourist Hotel and Motel operators to locate Interim Housing, as defined, on their properties without losing the underlying Hotel or Motel use.*

*(b) **Definitions.** For purposes of this Section 202.15, the following definitions shall apply.*

"Client" *means any person residing in or seeking to reside in Interim Housing, and includes any dependent children under the age of 18.*

"Interim Housing" *means a Residential use located on land owned or leased by the City, or provided through a contractual arrangement between the City and a third party, that provides shelter to Clients experiencing homelessness or at risk of homelessness, and provides on-site supportive services, including, without limitation, intake and assessment of Clients' needs, outreach to the Clients to assist them with health or social needs, management of the health or social needs of Clients, and referrals for services to the Clients.*

(c) ***Interim Housing Use Authorized****. Any Hotel or Motel use may operate all or any portion of its premises as Interim Housing without abandoning or discontinuing its land use authorization as a Hotel or Motel under the Planning Code, irrespective of whether such existing Hotel or Motel use is a principally permitted, conditionally permitted, or nonconforming use. This authorization shall not be interpreted to exempt the Hotel or Motel use from any provision of the Planning Code. Any Interim Housing use authorized pursuant to this Section 202.15 shall be permitted for no more than 90 days after the shelter emergency pursuant to Government Code Section 8698.4 is terminated.*

(d) ***Application****. The property owner or the property owner's authorized agent (*in either case*, "Applicant") shall submit an application for* Interim Housing use to the Planning Department, on a form prepared by the Planning Department. The application shall include an affidavit signed by the Applicant, and the property owner, if the Applicant is not the property owner, detailing the proposed Interim Housing use of the property.

(e) ***No Conversion, Change, Discontinuance, or Abandonment of Use****. The approval or commencement of the Interim Housing authorized under this Section 202.15 shall not be considered a conversion, discontinuance, abandonment, or change of use for purposes of this Code, notwithstanding Sections 178 and 183 of this Code, or any other related provisions. Any Hotel or Motel use established*

as of the time the Interim Housing use is authorized shall continue to be authorized under the Planning Code for as long as such property is used for Interim Housing pursuant to this Section 202.15.

*(f) **Application of Other Development Controls and Requirements**. The Interim Housing use that is authorized pursuant to this Section 202.15 shall not be required to comply with development standards applicable to new residential uses, including but not limited to density, rear yard, open space, exposure, and other requirements set forth in Articles 1.2, 1.5, or 2 of the Planning Code. The Interim Housing use shall not be subject to any development impact fees or development requirements set forth in Article 4 of the Planning Code as a prerequisite to obtaining authorization pursuant to this Section 202.15.*

SEC. 317. LOSS OF RESIDENTIAL AND UNAUTHORIZED UNITS THROUGH DEMOLITION, MERGER, AND CONVERSION.

* * * *

(c) Applicability; Exemptions.

* * * *

(11) If a Hotel or Motel is lawfully authorized for Interim Housing use in accordance with Planning Code Section 202.15, and such use ceases, the abandonment, cessation, or termination of Interim Housing use shall not be considered a Residential Conversion.

* * * *

Section 4. Chapter 1A and Appendix P of the Building Code are hereby amended by revising Section 106A (specifically Section 106A.2) and Section P101.1, to read as follows:

106A.2 Work exempt from permit. [Section 105.2 of the California Building Code.] Exemptions from the permit requirements of this code shall not be deemed to grant

authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. A building permit shall not be required for the following:

* * * *

(25) Use of a hotel or motel for Interim Housing use, as defined and authorized in Planning Code Section 202.15, as may be amended from time to time, where the Department confirms the hotel or motel meets the minimum fire and safety requirements set forth in Section P111 of Appendix P to this Code. The use of a hotel or motel or any units within a hotel or motel for Interim Housing shall not change the underlying occupancy classification of the property.

SECTION P101 – GENERAL

P101.1 Scope. This appendix shall be applicable to emergency housing and emergency housing facilities, as defined in Section P102. The provisions and standards set forth in this appendix shall be applicable to emergency housing established pursuant to the declaration of a shelter crisis under Government Code section 8698 et seq. and located in new or existing buildings, structures, or facilities owned, operated, erected, or constructed by, for, or on behalf of the City and County of San Francisco ~~*on land owned or leased by the City and County of San Francisco*~~.

Section 5. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor's veto of the ordinance.

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

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/
AUSTIN M. YANG
Deputy City Attorney

n:\legana\as2024\2500120\01796283.docx

BUILDING INSPECTION COMMISSION (BIC)

Department of Building Inspection **Voice (628) 652 -3510**
49 South Van Ness Avenue, 5th Floor San Francisco, California 94103

November 21, 2024

Ms. Angela Calvillo
Clerk of the Board
Board of Supervisors, City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4694

Dear Ms. Calvillo:

RE: File No. 241067

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The Code Advisory Committee met on November 13, 2024 and reviewed proposed changes to the San Francisco Building Code (SFBC) which would allow for hotels and motels to be utilized for Interim Housing without the need for a building permit, and without changing the underlying occupancy. The CAC voted unanimously to adopt these changes.

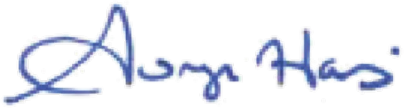
The Building Inspection Commission met and held a public hearing on November 20, 2024 regarding the proposed amendment to the Planning and Building Codes contained in Board File No. 241067.

The Commissioners voted unanimously to **recommend approval of the Ordinance**.

President Alexander-Tut	Yes
Vice-President Shaddix	Yes
Commissioner Chavez	Yes
Commissioner Meng	Yes
Commissioner Neumann	Yes
Commissioner Williams	Yes

Should you have any questions, please do not hesitate to call me at (628) 652-3510.

Sincerely,



Sonya Harris
Commission Secretary

cc: Patrick O'Riordan, Director
Mayor London N. Breed
Board of Supervisors

DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING

Interim Housing in Hotels and Motels

Land Use & Transportation Committee | June 9, 2025

Background

- Interim Housing in Hotels and Motels Ordinance amends the Planning and Building Code to Authorize **Interim Housing** in Hotels or Motels **without sites abandoning their long term land use authorization** under the Planning Code (i.e. tourist designation).
    - The site owner will submit an application for Interim Housing to the Planning Department to maintain their tourist status after use as a shelter or interim housing program.
- In March 2025, the Ordinance was amended in Committee to **narrow the legislation** to one site (Civic Center Motor Inn) and **incorporate input** from community stakeholders.
    - Approved by the Board of Supervisors on March 25, 2025.
- Substantive amendments were proposed in committee on March 17, 2025 to amend the Planning Code to allow **three former Shelter-in-Place hotels** to be **reestablished as Hotel Use** (Adante, Monarch and Cova).
    - Duplicate file was continued and referred back to the Planning Commission. The item passed on consent on May 8, 2025.

Interim Housing Expansion Sites

Proposed amendments to add **three** new interim housing sites to the Interim Housing Ordinance to bring online 204 **drug-free** and **recovery focused** beds to support Mayor Lurie's **Breaking the Cycle** initiative.

Sharon Hotel

- **Address:** 226 6th Street – D6
- **Program:** 60 beds of sober interim housing for adults experiencing homelessness. (HSH)
- **Provider:** The Salvation Army

Kean Hotel

- **Address:** 1018 Mission Street – D6
- **Program:** 76 short-term (30-60 day) drug-free health respite beds for unhoused adults as their first step out of homelessness. (DPH)
- **Provider:** Westside Community Services

Marina Inn

- **Address:** 3110 Octavia Street - D2
- **Program:** 68 beds of post-treatment abstinence recovery housing to foster connection, accountability and independence. (DPH)
- **Provider**: The Salvation Army

Proposed Amendments

Identified Need	Proposed Amendment
Amendments adopted in March 2025 to allow three former shelter in place hotels (Adante, Cova and Monarch) to re-establish their hotel use.	See appendix slide with all amendments read into the record and adopted in March 2025. Planning Commission approved on May 8, 2025.
Add three sites (the Sharon Hotel, the Kean Hotel and the Marina Inn) to Subsection (c) Interim Housing Use Authorized, and add additional lot numbers to Block 3519 (Civic Center Motor Inn).	**Page 8 Line 4:** ...Block 0496, Lot 013; Block 3731, Lot 003; and Block 3703, Lot 081. **Page 8 Line 3: ...**Block 3519 Lots 006, 101 and 012;
Update section (g) Termination of Interim Housing Use to include other funding agencies as applicable to account for sites funded by departments outside of HSH.	**Page 9 Lines 3, 7 and 8-9:** …the Department of Homelessness and Supportive Housing, or other City funding agency, if applicable, shall work with Interim Housing service provider, if any, to relocate existing program participants prior to the time the Interim Housing use terminates. No less than one year prior to expiration of any agreement to provide Interim Housing, the property owner or landlord shall provide notice to the City agency that funded the Interim Housing, of its intent to not renew any agreement with the City or Interim Housing provider, in order to allow the City agency that funded the Interim Housing, and the service provider time to assist in relocating existing program participant of the Interim Housing.

DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING

Questions?

Appendix: SIP Hotel Amendments (adopted March 2025)

Issue to Address	Proposed Amendment
Authorize reestablishment of hotel use for hotels that operated as Shelter in Place hotels during the COVID-19 pandemic and were still operating as interim housing on January 1, 2025. This authorization will be available to three (3) hotels that have continued to provide Interim Housing following the COVID-19 emergency: the Cova Hotel, Monarch Hotel and Adante Hotel.	Long title amended to add the authorization of the reestablishment of hotel use for certain shelter in place hotels (pg 1, lines 5-6 and line 8). Findings added (k) and (l) describing the Shelter in Place hotel program that was part of the city's response to COVID-19 and the reasonability to permit hotel partners continuing to provide interim housing programs with the ability to reestablish their tourist hotel use following the close of the shelter programs. (pg. 6, lines 4-14). Section 202.15 (h) and Section 4 confirms former SIP hotels still providing shelter as of January 1, 2025 (Block 0304 – Lot 005, Block 0715-Lot 011 and Block 0335 – Lot 027) can reestablish their Tourist Hotel use with certain findings from the Zoning Administrator and are not considered a Residential Conversion or change in underlying occupancy classification of the property. (pg 9, lines 3-18, and pg 10, lines 1-3 and 20-23, and pg 11, lines 7-10).

DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING

Interim Housing in Hotels and Motels

Land Use & Transportation Committee | March 17, 2025

Proposed Amendments

Original Amendment	Updated Amendment
(c) Interim Housing Use Authorized. *Interim Housing is authorized at the following location: Block 3519, Lot 006..*	*(c) Interim Housing Use Authorized.* *Interim Housing is authorized at* ***only*** *the following location: Block 3519, Lot 006.* (pg. 7, line 24)
(d) Application. *A Hotel or Motel existing after April 1, 2025 may apply to establish Interim Housing pursuant to this Section 202.15.*	*(d) Application.* *A Hotel or Motel* ***identified in subsection (c) and*** *existing after April 1, 2025 may apply to establish Interim Housing pursuant to this Section 202.15* ***without losing its Hotel or Motel use****.* (pg. 8, lines 5-7)
(h) Reactivation of Hotel or Motel Use for Certain Shelter-In-Place Hotels. *Notwithstanding Section 178, a Hotel or Motel that otherwise abandoned or discontinued the Tourist Hotel use due to participation in the City's Shelter-In-Place Hotel Program may reestablish such use.*	*(h) Reactivation of Hotel or Motel Use for Certain Shelter-In-Place Hotels.* *Notwithstanding Section 178, a Hotel or Motel* ***located at Block 0304, Lot 005, Block 0715, Lot 011, Block 0335, Lot 027*** *that otherwise abandoned or discontinued the Tourist Hotel use due to participation in the City's Shelter-In-Place Hotel Program may reestablish such use.*(page 9, lines 5-6)

DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING

Questions?

DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING

Interim Housing in Hotels and Motels

Land Use & Transportation Committee | March 10, 2025

Background and Context

- Provides a tool to engage hotels and motels citywide and support the city's goal of **geographic equity** for Interim Housing services.
  - Supports HSH to open Interim Housing more **quickly** and **cost effectively.**
- Supports the City's **economic recovery** by allowing underutilized hotels to partner with the city for Interim Housing, returning to their tourist use when ready.
- By allowing Interim Housing on sites owned or leased by contracted third-parties, including non-profits, supports **existing relationships** to respond to needs in the community and **expands potential site pool.**
- The proposed legislation is **aligned with various pieces of State Legislation** approved by the Governor this year that supports the use of underutilized Hotels and Motels for Interim Housing.
  - As of September 2024, San Francisco had a 70% hotel occupancy (SF Travel).

Ordinance Overview

- **Ordinance:** Amends Planning Code and Building Code to:
  - Authorize **Interim Housing** in Hotels or Motels **without sites abandoning their long term land use authorization** under the Planning Code (i.e. tourist designation).
    - The site owner will submit an application for Interim Housing to the Planning Department to maintain their tourist status after use as a shelter or interim housing program.
  - **Exempts** the conversion to Interim Housing from development standards typically applied to new construction supporting a **more cost effective and timely process**.
  - Allows Interim Housing to be **located** on city-owned or leased property, or through a contractual agreement between the City and a third party such as a non-profit service provider.
- Heard by the **Building Inspection Commission** on November 13, 2024, and the **Planning Commission** on December 12, 2024.

Sober Independent Living: A Pilot Transitional Housing Program

The proposed program incorporates elements of **nationally recognized evidence-based recovery support** for substance use disorder, mental health challenges, and co-occurring conditions, and emphasizes community integration, peer support, case management.

- **Providers**: Westside Community Services with support services provided by The Salvation Army.
- **Lease and Grant Agreement:** Westside will hold a lease with Civic Center Motor Inn and HSH will fund the program through a grant agreement with Westside.
- **Timing:** Grant Agreement will be heard by the Homelessness Oversight Commission in April 2025, with opening anticipated for summer 2025.

Proposed Amendments

Issue to Address	Proposed Amendment
Limit scope of the ordinance to apply to the only hotel/motel site currently in the HSH pipeline.	Narrow scope of ordinance to apply to one site (Civic Center Motor Inn, located at 364 9th Street) which is proposed for use as HSH's first Independent Sober Living Transitional Housing site. Further clarified by limiting eligibility of this process to hotels and motels existing as of April 1, 2025. General Finding (c): "*A Hotel or Motel identified in this subsection 202.15(c)….. Interim Housing is authorized at the following locations: Block 3519, Lot 006*" (pg 7, lines 16-17, and 24). Section 202.15 (d) Application: *"A hotel or Motel existing after April 1, 2025 may apply to establish Interim Housing pursuant to this Section 202.15"* (pg 8, lines 5-6).
Acknowledgement that HSH's practice is to work with hotel owners and contracted providers to provide an employment pipeline for hotel workers.	Finding added: *(i) "Historically and programmatically, HSH works with their contracted service providers to try and retain any existing staff. This practice encourages continuity and offers existing workers to continue employment in their existing capacities"* (pg 6, lines 1-3).

Proposed Amendments (cont.)

Issue to Address	Proposed Amendment
Acknowledgement of hotels and motels that may have unionized staff and intention of legislation is not to interfere with successorship principles under federal law.	Finding added: *(i) Many hotels and motels are currently staffed by union-represented workers. Nothing in this ordinance is intended to interfere with successorship principles under federal law.* (pg 5, lines 21-23).
Ensure prior to the termination of the Interim Housing program, HSH work with the service provider to relocate existing program participants and notify community stakeholders.	Finding added detailing HSH's committed to offer program participants housing assessments and comparable shelter placements, and intention to notify community stakeholders prior to closure of the program. (pg.5, lines 1-11). Section 202.15 (h) Termination of Interim Housing Use confirms HSH will work with the Interim Housing service provider to relocate existing program participants prior to termination of the Interim Housing program. (pg 8, lines 20-25 and page 9, lines 1-2).
Administrative clean-up of Ordinance based on proposed amendments.	Update Section 317 (c) Applicability; Exemptions to remove reference to "Planning Code" (pg 9, line 25).

Proposed Amendments (cont.)

Issue to Address	Proposed Amendment
Authorize reestablishment of hotel use for hotels that operated as Shelter in Place hotels during the COVID-19 pandemic and were still operating as interim housing on January 1, 2025. This authorization will be available to three (3) hotels that have continued to provide Interim Housing following the COVID-19 emergency: the Cova Hotel, Monarch Hotel and Adante Hotel.	Long title amended to add the authorization of the reestablishment of hotel use for certain shelter in place hotels (pg 1, lines 5-6 and line 8). Findings added (k) and (l) describing the Shelter in Place hotel program that was part of the city's response to COVID-19 and the reasonability to permit hotel partners continuing to provide interim housing programs with the ability to reestablish their tourist hotel use following the close of the shelter programs. (pg. 6, lines 4-14). Section 202.15 (h) "*Reactivation of Tourist Use for Certain Shelter-In-Place Hotels*" confirms former SIP hotels still providing shelter as of January 1, 2025 can reestablish their Tourist Hotel use with certain findings from the Zoning Administrator and are not considered a Residential Conversion or change in underlying occupancy classification of the property. (pg 9, lines 3-18, and pg 10, lines 1-3 and 20-23).

DEPARTMENT OF HOMELESSNESS AND SUPPORTIVE HOUSING

Questions?

BOARD of SUPERVISORS

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

MEMORANDUM

Date: November 6, 2024

To: Planning Department/Planning Commission

From: John Carroll, Assistant Clerk, Land Use and Transportation Committee

Subject: Board of Supervisors Legislation Referral - File No. 241067
Planning, Building Codes - Interim Housing in Hotels and Motels

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

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

11/15/2024

☒ 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.

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

M E M O R A N D U M

TO: Patrick O'Riordan, Director, Department of Building Inspection
Sonya Harris, Secretary, Building Inspection Commission

FROM: John Carroll, Assistant Clerk
Land Use and Transportation Committee

DATE: November 6, 2024

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Mayor Breed on October 29, 2024:

File No. 241067

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

The proposed ordinance is being transmitted pursuant to Charter, Section D3.750-5, for public hearing and recommendation. It is pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Please forward me the Commission's recommendation and reports at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: john.carroll@sfgov.org.

c:
Offices of Chair Melgar and Mayor Breed
Tate Hanna, Department of Building Inspection
Patty Lee, Department of Building Inspection

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

M E M O R A N D U M

TO: Shireen McSpadden, Executive Director, Department of Homelessness and Supportive Housing
Trent Rhorer, Executive Director, Human Services Agency

FROM: John Carroll, Assistant Clerk, Land Use and Transportation Committee

DATE: November 6, 2024

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Mayor Breed on October 29, 2024.

File No. 241067

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: john.carroll@sfgov.org.

cc:
Offices of Chair Melgar and Mayor Breed
Dylan Schneider, Department of Homelessness and Supportive Housing
Emily Cohen, Department of Homelessness and Supportive Housing
Bridget Badasow, Department of Homelessness and Supportive Housing
Elizabeth LaBarre, Human Services Agency
Susie Smith, Human Services Agency

BOARD of SUPERVISORS

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

M E M O R A N D U M

TO: Budget and Legislative Analyst

FROM: John Carroll, Assistant Clerk, Land Use and Transportation Committee

DATE: March 18, 2025

SUBJECT: LEGISLATION AMENDED - FISCAL IMPACT DETERMINATION

The Board of Supervisors' Land Use and Transportation Committee (a nonfiscal committee) duplicated and amended the following legislation on March 17, 2025. Pursuant to Administrative Code, Section 2.6-3, the new version is being forwarded to you as it was initially determined not to have fiscal impact.

File No. 250257 Version 2

Ordinance amending the Planning Code to allow tourist hotels and motels to be used for Interim Housing without thereby abandoning or discontinuing the hotel use classification under that Code, and authorizing the reestablishment of hotel use for certain Shelter-In-Place hotels; amending the Building Code to allow Interim Housing without thereby changing the underlying occupancy classification of the property, allowing reestablishment of hotel use for Shelter-In-Place hotels, and amending Appendix P to remove restriction that emergency housing be located on land owned or leased by the City; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

If the new version is determined to have fiscal impact, the legislation will need to be referred to a fiscal committee before it can be referred to the full Board for approval.

Please send your determination or contact with me any questions at (415) 554-4445 or email: john.carroll@sfgov.org.

RESPONSE FROM THE BUDGET AND LEGISLATIVE ANALYST - Date: _____

____ **This matter has fiscal impact.**

____ **This matter does not have fiscal impact.**

____ **Additional information attached.**

_____
Budget and Legislative Analyst

BOARD of SUPERVISORS

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

MEMORANDUM

Date: March 19, 2025

To: Planning Department/Planning Commission

From: John Carroll, Assistant Clerk, Land Use and Transportation Committee

Subject: Board of Supervisors Legislation Referral - File No. 250257
Planning, Building Codes - Interim Housing in Hotels and Motels

☐ 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.

From:	Carroll, John (BOS)
To:	Evelyn Messinger
Cc:	Cosmo Place Park; TBC Admin; Randy Shaw; LNHNA Executive Committee; Lurie, Daniel (MYR); Modi, Kunal (MYR); MahmoodStaff; MelgarStaff (BOS); jackie.felder@sfgov.org; SauterStaff; Logan, Samantha (BOS); Nagano, Tomio (BOS); Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Do not extend the Monarch and Adante leases - BOS File No. 241067
Date:	Wednesday, February 26, 2025 2:21:00 PM
Attachments:	image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 241067

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

From: Evelyn Messinger <emessinger1@gmail.com>
Sent: Wednesday, February 26, 2025 11:37 AM
To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Modi, Kunal (MYR) <kunal.modi@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; jackie.felder@sfgov.org; SauterStaff <SauterStaff@sfgov.org>; Logan, Samantha (BOS) <sam.logan@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Nagano, Tomio (BOS) <tomio.nagano@sfgov.org>
Cc: Cosmo Place Park <cosmoplacepark@gmail.com>; TBC Admin

<info@tenderloinbusinesscoalition.com>; Randy Shaw <randy@thclinic.org>; LNHNA Executive Committee <ec@lowernobhill.org>
Subject: Do not extend the Monarch and Adante leases

Dear Mayor Lurie and Members of the Board of Supervisors,

I am resident of Lower Nob Hill. I live near Post and Jones and so I catch the bus and have occasional reasons to go to Geary St near the Adante; it is always a scary, smelly and possibly dangerous experience. I attended a meeting of the Tenderloin Business Coalition, also attended by Kunal Modi, which made very clear to me the precarious state of Geary Blvd was based on these two homeless shelters. And now Mayor Lurie wants to open new homeless services in this neighborhood.

Do not extend the hotel's leases for even one year, as now seems the plan. Month by month, and then move them to other neighborhoods, or send the residents out of town. There is no reason why neighborhoods with no homeless facilities should not share the burden.

Respectfully,

Evelyn Messinger
666 Post St

From:	Carroll, John (BOS)
To:	gwen@thewrightconsultants.com; Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Cc:	"TBC Admin"; "Randy Shaw"; LNHNA Executive Committee; Lurie, Daniel (MYR); Modi, Kunal (MYR); MahmoodStaff; MelgarStaff (BOS); SauterStaff; Logan, Samantha (BOS); Nagano, Tomio (BOS)
Subject:	RE: STOP THE CONVERSION OF TOURIST HOTELS (Tax payer cost average of $7k a month per person) - BOS File No. 241067
Date:	Tuesday, February 25, 2025 11:18:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 241067

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

From: gwen@thewrightconsultants.com <gwen@thewrightconsultants.com>
Sent: Monday, February 24, 2025 4:07 PM
To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; Modi, Kunal (MYR) <kunal.modi@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; jackie.felder@sfgov.org; SauterStaff <SauterStaff@sfgov.org>; Logan, Samantha (BOS) <sam.logan@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Nagano, Tomio (BOS) <tomio.nagano@sfgov.org>

Cc: 'TBC Admin' <info@tenderloinbusinesscoalition.com>; 'Randy Shaw' <randy@thclinic.org>; LNHNA Executive Committee <ec@lowernobhill.org>
Subject: STOP THE CONVERSION OF TOURIST HOTELS (Tax payer cost average of $7k a month per person)

Dear Honorable Mayor, Honorable Members of the Board of Supervisors, and John Carrol,
I trust this email finds you well.
My name is Gwendolyn Wright. As a long-time resident, property owner and business owner on Post Street, in Lower Nob Hill I am writing to share my strong and fierce opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, no matter the length of lease the City is proposing to sign with these hotels. I have been a homeowner and business owner in the Lower Nob Hill community for over twenty-five years, and during the past few years I have seen firsthand how this legislation has severely and negatively impacted our neighborhood. As a long-time taxpayer, I am acutely aware of the negative effects it has had on both the community and the quality of life for those who live and work here.
As a small business consultant, I have a first account view of how small businesses, once the heart of our community, have been forced to close due to an increase in the wrong type of foot traffic, leading to increased vacancies in our area compared to other neighborhoods. The decline in local commerce has also contributed to a noticeable drop in real estate values, which have decreased at a higher rate than in surrounding areas. At the same time, we are seeing a growing problem with loitering, open drug dealing and drug use, increased trash, graffiti, and dog waste, which further detracts from the cleanliness and livability of our streets and a continued tarnishing of San Francico's already damaged reputation.
In addition to these visible issues, we have witnessed a troubling rise in criminal activity—ranging from break-ins, theft, and burglaries to armed robberies and the presence of drug dealers at bus stops day and night. Check out Geary for certain as well as Leavenworth and Larkin all the way up to Bush Street! The situation has become so dire that the Central Police Station is seeking to transfer a portion of Lower Nob Hill to the Tenderloin Police Station due to the dramatic increase in violent crime and drug activity, which they are not adequately equipped to manage.
The legislation has had devastating consequences on our community; therefore, I strongly urge a detailed economic analysis is completed and provided for public, in person review and discussion. I believe this step is necessary to ensure that all stakeholders are properly informed of the legislation's full impact.
Specifically, I'm concerned about the following:

- The conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin, Lower Nob Hill, and Lower Polk neighborhoods, creating

multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.

- The city's multi-year conversion of the COVA tourist hotel into a shelter created a day and night drug scene that has left dozens of vacant storefronts in once thriving Little Saigon. The conversion of the Monarch, which is across the street from the large 1001 Geary Multi-Service Center, made nearby retail economically untenable; vacant storefronts now dominate a once prosperous part of lower Polk Street. Open air drug sales and drug use constantly day and night.
- There has been no economic impact analysis since these conversions; we have asked Emily Cohen of HSH several times without a response. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.
- Removing these hotels from tourist use for years does not support SF's stated goals of economic vitality
- There has been no community outreach preceding these conversions.
- While these shelters are meant to be for temporary placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting. At an average taxpayer cost of $7k a month per person, per room. Much more than the rent for a market rate studio apartment!
- There doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks. This results in groups congregating to do drugs together day and night.
- No other area of the city appears to be under consideration for this type of hotel conversion to shelters: why are the Tenderloin, Lower Nob Hill and Lower Polk bearing the brunt?

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. 447 Bush is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.
I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters.
TO RULE IS TO SERVE. LISTEN TO YOUR CONSTIUENTS, PLEASE!
Thank you for your attention to this important matter. I look forward to your consideration of this request.

Best,
Gwendolyn Wright

.....

The Wright Consultants LLC
www.thewrightconsultants.com
415-939-0577

From:	Carroll, John (BOS)
To:	"Victoria P."
Cc:	SauterStaff; info@tenderloinbusinesscoalition.com; samantha.logan@sfgov.org; ofneighbors@gmail.com; MahmoodStaff; MelgarStaff (BOS); Fielder, Jackie (BOS); Lurie, Daniel (MYR); Melgar, Myrna (BOS); Low, Jen (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS)
Subject:	RE: Re Adante and Monarch Hotels - BOS File No. 241067
Date:	Friday, February 14, 2025 10:51:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 241067

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

From: Victoria P. <victoriarcpons@gmail.com>
Sent: Thursday, February 13, 2025 1:26 AM
To: MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>
Cc: SauterStaff <SauterStaff@sfgov.org>; info@tenderloinbusinesscoalition.com; samantha.logan@sfgov.org; ofneighbors@gmail.com
Subject: Re Adante and Monarch Hotels

Greetings,

As a someone who lives and works in the Tenderloin, I'm writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, particularly given the length of leases the City is proposing to sign with these hotels. Specifically, I'm concerned about the following:

- -The conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
- -There has been no economic impact analysis preceding these conversions; removing these hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
- -There has been no community outreach preceding these conversions.
- -While these shelters are meant to be for temporary placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting.
- -There doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks.
- -No other area of the city appears to be under consideration for this type of hotel conversion to shelters: why are the Tenderloin and Lower Polk bearing the brunt?

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill, and Lower Polk Street being used as a growing containment zone, thereby penalizing its residents and merchants. 447 Bush is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.

I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you,
Victoria Pons

From:	TBC Admin
To:	Carroll, John (BOS)
Cc:	gwen@thewrightconsultants.com; ofneighbors@gmail.com; LNHNA Executive Committee; Logan, Samantha (BOS); Lurie, Daniel (MYR); MahmoodStaff; MelgarStaff (BOS); Fielder, Jackie (BOS); SauterStaff; danny@dannyd3.com; Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	Re: STOP THE CONVERSION OF TOURIST HOTELS (COSTLY $7k A MONTH PER PERSON ONE ROOM SHELTERS - BOS File No. 241067
Date:	Thursday, January 30, 2025 2:14:49 PM
Attachments:	image001.png

Honorable Members of the Board of Supervisors,

As the spokesperson for the Tenderloin Business Coalition, which is comprised of over 100 businesses and property owners in the TL, I am writing to express our deep concern and strong opposition to the ongoing conversion of tourist hotels into shelter housing. While we recognize the urgent need to address homelessness, the current strategy is severely impacting our local businesses and the overall economic health of our neighborhood.

The concentration of shelters resulting from these conversions has created a cascade of negative consequences. Our businesses are struggling with increased loitering, public drug use, and a rise in petty crime, deterring customers and creating an unsafe environment for employees and patrons. This has led to declining foot traffic, decreased sales, and in some cases, forced business closures. The very fabric of our commercial district is being eroded.

Beyond the immediate impact on individual businesses, these conversions negatively affect the perception of our neighborhood as a whole. This makes it harder to attract new businesses, retain existing ones, and encourage investment in our community. The long-term implications for our economic vitality are significant.

We understand the need for shelter, but the current approach is not a sustainable solution. It simply shifts the problem from one area to another, creating new challenges for the affected neighborhoods. A more holistic and balanced strategy is required, one that addresses the root causes of homelessness while also considering the needs of the business community.

We urge the Board of Supervisors to reconsider this strategy and engage in a meaningful dialogue with our business coalition and other stakeholders. We believe that a collaborative approach is essential to developing effective solutions that address homelessness without sacrificing the economic health of our neighborhoods. Specifically, we request that the Board consider:

- Investing in comprehensive solutions that address the root causes of homelessness, including affordable housing, mental health services, and addiction treatment.
- Developing a citywide plan for addressing homelessness that distributes resources equitably and avoids concentrating shelters in specific areas.
- Implementing measures to mitigate the negative impacts of shelters on surrounding businesses, such as increased security and sanitation services.
- Engaging with the business community to develop strategies that support both those experiencing homelessness and the economic vitality of our neighborhoods.

We are committed to working with the Board to find solutions that are both compassionate and economically responsible. The future of our neighborhood depends on it.

Thank you,

Jamie Flanagan

Tenderloin Business Coalition
415-236-3746
info@tenderloinbusinesscoalition.com
Join Our Mailing List
Share Your Story

On Thu, Jan 30, 2025 at 11:48 AM Carroll, John (BOS) <john.carroll@sfgov.org> wrote:

> Thank you for your comment letter.
>
> I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.
>
> I invite you to review the entire matter on our Legislative Research Center by following the link below:
>
> Board of Supervisors File No. 241067
>
> **John Carroll**
>
> **Assistant Clerk**
>
> Board of Supervisors
>
> San Francisco City Hall, Room 244
>
> San Francisco, CA 94102
>
> (415)554-4445
>
>

From: gwen@thewrightconsultants.com <gwen@thewrightconsultants.com>
Sent: Thursday, January 30, 2025 11:21 AM
To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; danny@dannyd3.com; gwen@thewrightconsultants.com
Cc: ofneighbors@gmail.com; LNHNA Executive Committee <ec@lowernobhill.org>; Logan, Samantha (BOS) <sam.logan@sfgov.org>; info@tenderloinbusinesscoalition.com
Subject: STOP THE CONVERSION OF TOURIST HOTELS (COSTLY $7k A MONTH PER PERSON ONE ROOM SHELTERS

Dear Honorable Mayor, Honorable Members of the Board of Supervisors, and John Carrol,

I trust this email finds you well.

As a long-time resident, property owner and business owner on Post Street, in Lower Nob Hill I am writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, particularly given the length of leases the City is proposing to sign with these hotels. I have been a homeowner and business owner in the Lower Nob Hill community for over twenty-five years, and during the past few years I have seen firsthand how this legislation has severely and negatively impacted our neighborhood. As a long-time taxpayer, I am acutely aware of the negative effects it has had on both the community and the quality of life for those who live and work here.

Small businesses, once the heart of our community, have been forced to close, leading to increased vacancies in our area compared to other neighborhoods in the city. The decline in local commerce has also contributed to a noticeable drop in real estate values, which have

decreased at a higher rate than in surrounding areas. At the same time, we are seeing a growing problem with loitering, open drug dealing and drug use, trash, graffiti, and dog waste, which further detracts from the cleanliness and livability of our streets and a continued tarnishing of San Francico's already damaged reputation.

In addition to these visible issues, we have witnessed a troubling rise in criminal activity—ranging from break-ins, theft, and burglaries to armed robberies and the presence of drug dealing occurring day and night in alleyways. The situation has become so dire that the Central Police Station is seeking to transfer a portion of Lower Nob Hill to the Tenderloin Police Station due to the dramatic increase in violent crime and drug activity, which they are not adequately equipped to manage.

The legislation has had devastating consequences on our community; therefore, I strongly urge a detailed economic analysis is completed and provided for public, in person review and discussion. I believe this step is necessary to ensure that all stakeholders are properly informed of the legislation's full impact.

Specifically, I'm concerned about the following:

- The conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin, Lower Nob Hill, and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
- The city's multi-year conversion of the COVA tourist hotel into a shelter created a drug scene that has left dozens of vacant storefronts in once thriving Little Saigon. The conversion of the Monarch, which is across the street from the large 1001 Geary Multi-Service Center, made nearby retail economically untenable; vacant storefronts now dominate a once prosperous part of lower Polk Street.
- There has been no economic impact analysis since these conversions; removing these hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
- There has been no community outreach preceding these conversions.
- While these shelters are meant to be for temporary placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting. At an average of $7k a month per person, per room. Much more than the rent for a market rate studio apartment!
- There doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks. This results in groups congregating to do drugs together.
- No other area of the city appears to be under consideration for this type of hotel

conversion to shelters: why are the Tenderloin, Lower Nob Hill and Lower Polk bearing the brunt?

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. 447 Bush is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.

I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you for your attention to this important matter. I look forward to your consideration of this request.

Best,

Gwendolyn Wright

From:	Carroll, John (BOS)
To:	"gwen@thewrightconsultants.com"
Cc:	ofneighbors@gmail.com; LNHNA Executive Committee; Logan, Samantha (BOS); info@tenderloinbusinesscoalition.com; Lurie, Daniel (MYR); MahmoodStaff; MelgarStaff (BOS); Fielder, Jackie (BOS); SauterStaff; danny@dannyd3.com; Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: STOP THE CONVERSION OF TOURIST HOTELS (COSTLY $7k A MONTH PER PERSON ONE ROOM SHELTERS - BOS File No. 241067
Date:	Thursday, January 30, 2025 11:48:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 241067

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

 Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

From: gwen@thewrightconsultants.com <gwen@thewrightconsultants.com>
Sent: Thursday, January 30, 2025 11:21 AM
To: Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; SauterStaff <SauterStaff@sfgov.org>; danny@dannyd3.com; gwen@thewrightconsultants.com
Cc: ofneighbors@gmail.com; LNHNA Executive Committee <ec@lowernobhill.org>; Logan, Samantha (BOS) <sam.logan@sfgov.org>; info@tenderloinbusinesscoalition.com
Subject: STOP THE CONVERSION OF TOURIST HOTELS (COSTLY $7k A MONTH PER PERSON ONE ROOM SHELTERS

Dear Honorable Mayor, Honorable Members of the Board of Supervisors, and John Carrol,
I trust this email finds you well.
As a long-time resident, property owner and business owner on Post Street, in Lower Nob Hill I am writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, particularly given the length of leases the City is proposing to sign with these hotels. I have been a homeowner and business owner in the Lower Nob Hill community for over twenty-five years, and during the past few years I have seen firsthand how this legislation has severely and negatively impacted our neighborhood. As a long-time taxpayer, I am acutely aware of the negative effects it has had on both the community and the quality of life for those who live and work here.
Small businesses, once the heart of our community, have been forced to close, leading to increased vacancies in our area compared to other neighborhoods in the city. The decline in local commerce has also contributed to a noticeable drop in real estate values, which have decreased at a higher rate than in surrounding areas. At the same time, we are seeing a growing problem with loitering, open drug dealing and drug use, trash, graffiti, and dog waste, which further detracts from the cleanliness and livability of our streets and a continued tarnishing of San Francico's already damaged reputation.
In addition to these visible issues, we have witnessed a troubling rise in criminal activity—ranging from break-ins, theft, and burglaries to armed robberies and the presence of drug dealing occurring day and night in alleyways. The situation has become so dire that the Central Police Station is seeking to transfer a portion of Lower Nob Hill to the Tenderloin Police Station due to the dramatic increase in violent crime and drug activity, which they are not adequately equipped to manage.
The legislation has had devastating consequences on our community; therefore, I strongly urge a detailed economic analysis is completed and provided for public, in person review and discussion. I believe this step is necessary to ensure that all stakeholders are properly informed of the legislation's full impact.
Specifically, I'm concerned about the following:

- The conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin, Lower Nob Hill, and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
- The city's multi-year conversion of the COVA tourist hotel into a shelter created a drug scene that has left dozens of vacant storefronts in once thriving Little Saigon. The conversion of the Monarch, which is across the street from the large 1001 Geary Multi-

Service Center, made nearby retail economically untenable; vacant storefronts now dominate a once prosperous part of lower Polk Street.

- There has been no economic impact analysis since these conversions; removing these hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
- There has been no community outreach preceding these conversions.
- While these shelters are meant to be for temporary placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting. At an average of $7k a month per person, per room. Much more than the rent for a market rate studio apartment!
- There doesn't seem to be any plan to address where the residents of these hotels can congregate, so it's usually on the sidewalks. This results in groups congregating to do drugs together.
- No other area of the city appears to be under consideration for this type of hotel conversion to shelters: why are the Tenderloin, Lower Nob Hill and Lower Polk bearing the brunt?

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. 447 Bush is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.
I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.
Thank you for your attention to this important matter. I look forward to your consideration of this request.

Best,
Gwendolyn Wright

From:	Carroll, John (BOS)
To:	Billy Allen
Cc:	SauterStaff; info@tenderloinbusinesscoalition.com; Logan, Samantha (BOS); ofneighbors@gmail.com; Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS); MahmoodStaff; MelgarStaff (BOS); Fielder, Jackie (BOS); Lurie, Daniel (MYR)
Subject:	RE: Hotel Conversion Concern - BOS File No. 241067
Date:	Thursday, January 30, 2025 10:51:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 241067

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

From: Billy Allen <wsallen@me.com>
Sent: Wednesday, January 29, 2025 8:46 PM
To: MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>
Cc: SauterStaff <SauterStaff@sfgov.org>; info@tenderloinbusinesscoalition.com; Logan, Samantha (BOS) <sam.logan@sfgov.org>; ofneighbors@gmail.com
Subject: Hotel Conversion Concern

Dear SF Leaders,
As a resident of the Tenderloin for over six years, I'm writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters, particularly given the length of leases the City is proposing to sign with these hotels.

Specifically, I'm concerned about the following:

-
-
- The
- conversions of the Adante and Monarchs hotels have had a negative economic impact on the Tenderloin and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.

-
-
-
-
- There
- has been no economic impact analysis preceding these conversions; removing these hotels from tourist use for years does not support SF’s stated goals of bringing business (and tourism) back.

-
-
-
-
- There
- has been no community outreach preceding these conversions.

-
-
-
-
- While
- these shelters are meant to be for temporary placement, statistics received from HSH

for the Adante and Monarch Hotels show that the shortest time frames for “pending” permanent placement of residents are well over 4 months in the case of the Adante and well

- over 6 months for the Monarch; those stays stretch to over 8 months, according to HSH reporting.

-
-
-
-
- There
- doesn’t seem to be any plan to address where the residents of these hotels can congregate, so it’s usually on the sidewalks.

-
-
-
-
- No
- other area of the city appears to be under consideration for this type of hotel conversion to shelters: why are the Tenderloin and Lower Polk bearing the brunt?

-
-

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. 447 Bush is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.

I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you,
Billy Allen
O’Farrell & Leavenworth

From:	Carroll, John (BOS)
To:	Bryan
Cc:	SauterStaff; info@tenderloinbusinesscoalition.com; Logan, Samantha (BOS); ofneighbors@gmail.com; Fielder, Jackie (BOS); MelgarStaff (BOS); MahmoodStaff; Lurie, Daniel (MYR); Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Sciammas, Charlie (BOS); Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Subject:	RE: Adante and Monarch - BOS File No. 241067
Date:	Thursday, January 30, 2025 10:51:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

-

Board of Supervisors File No. 241067

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

From: Bryan <canyonbryan84@gmail.com>
Sent: Wednesday, January 29, 2025 11:59 AM
To: Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; MahmoodStaff <MahmoodStaff@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>
Cc: SauterStaff <SauterStaff@sfgov.org>; info@tenderloinbusinesscoalition.com; Logan, Samantha (BOS) <sam.logan@sfgov.org>; ofneighbors@gmail.com
Subject: Adante and Monarch

Hello,

I'm a long-time resident of the Tenderloin. I live two blocks from the Adante and three blocks from the Monarch, which are slated for more permanent conversion to supportive housing.

Although the City needs all types of supportive housing, these projects get disproportionally assigned to the Tenderloin, TenderNob, and Civic Center areas, whereas other neighborhoods seem to be treated quite differently. Because we're in low-income and ethnically/linguistically/religiously diverse areas, politicians from across the City know that the Tenderloin/TenderNob/Civic Center area residents won't deliver the same political pushback as, say, the residents of the Marina will -- where temporary shelters during Covid have seemingly all been converted back to tourist hotels.

As well all know, tourism and conventions in the City have suffered due to national negative perceptions of San Francisco. This is in a large part due to the fact that the hotels where tourists and conventioneers stay, in Union Square and SOMA, butt right up against the neighborhoods which are the most over-saturated with supportive housing and social services. These services are beautiful and important and we need more of them but, unfortunately, they often result in a slight negative impact on the surrounding area. The unspoken policy of the City -- since at least the Agnos administration -- has been to shoehorn this all into the Tenderloin/TenderNob/Civic Center and all of these slight negative impacts have now been compounding for decades, to the near ruin of area.

The decades-old "containment zone" strategy, plus Covid, plus the fentanyl epidemic, plus a general neglect by the City has decimated our neighborhood. The Tenderloin/TenderNob has lost so many businesses and so much of our vibrancy in the past few years. It's long overdue that the City start correcting course come up with a more equitable solution. An easy first step is for you to return the Adante and Monarch back into tourist hotels and to decline turning them into permanent supportive housing.

Thank you,

Bryan

From:	Carroll, John (BOS)
To:	Diana H; Melgar, Myrna (BOS); Low, Jen (BOS); Chen, Chyanne (BOS); Charlie Sciammas; Mahmood, Bilal (BOS); Cooper, Raynell (BOS)
Cc:	SauterStaff; TBC Admin; Logan, Samantha (BOS); ofneighbors@gmail.com; MahmoodStaff; MelgarStaff (BOS); Fielder, Jackie (BOS); Lurie, Daniel (MYR)
Subject:	RE: Hotel leases for Adante and Monarch hotels - BOS File No. 241067
Date:	Wednesday, January 29, 2025 10:40:00 AM
Attachments:	image001.png

Thank you for your comment letter.

I am forwarding your comments to the members of the LUT committee, and I will include your comments in the file for this ordinance matter.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

- Board of Supervisors File No. 241067

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

Click here to complete a Board of Supervisors Customer Service Satisfaction form.

The Legislative Research Center provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

From: Diana H <dido2android@gmail.com>
Sent: Wednesday, January 29, 2025 6:11 AM
To: MahmoodStaff <MahmoodStaff@sfgov.org>; MelgarStaff (BOS) <melgarstaff@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>; Lurie, Daniel (MYR) <daniel.lurie@sfgov.org>
Cc: SauterStaff <SauterStaff@sfgov.org>; TBC Admin <info@tenderloinbusinesscoalition.com>; Logan, Samantha (BOS) <sam.logan@sfgov.org>; ofneighbors@gmail.com

Subject: Hotel leases for Adante and Monarch hotels

Hello -

As a long time resident and property owner in the Tenderloin, I'm writing to share my opposition regarding the proposed legislation to facilitate the conversion of tourist hotels to shelters. I'm particularly opposed given the length of the leases (up to 10 years) the City is proposing to sign with these hotels.

Specifically, I'm concerned about the following:

- The conversions of the Adante and Monarchs hotels have had a negative economic impact
- on the Tenderloin and Lower Polk neighborhoods, creating multiple safety and public disturbances and leading to a hollowing out of retail around these hotels.
- There has been no economic impact analysis preceding these conversions; removing these
- hotels from tourist use for years does not support SF's stated goals of bringing business (and tourism) back.
- There has been no community outreach preceding these conversions.
- While these shelters are meant to be for
- *temporary* placement, statistics received from HSH for the Adante and Monarch Hotels show that the shortest time frames for "pending" permanent placement of residents are well over 4 months in the case of the Adante and well over 6 months for the Monarch;
- those stays stretch to over 8 months, according to HSH reporting.
- There doesn't seem to be any plan to address where the residents of these hotels can

- congregate, so it’s usually on the sidewalks.
-
-
-
- No other area of the city appears to be under consideration for this type of hotel
- conversion to shelters: why are the Tenderloin and Lower Polk bearing the brunt?
-

The constituents of District 3 and District 5 are adversely affected by these conversions, and it's yet another example of the Tenderloin, Lower Nob Hill and Lower Polk St being used as a growing containment zone, thereby penalizing its residents and merchants. 447 Bush is a recent proposal to return hotel rooms to tourist use; I would ask that you request a plan to do the same for the Adante and Monarch Hotels once their current leases with the city expire.

I urge you to vote against these conversions and request that HSH identify other locations within San Francisco for temporary shelters. In the spirit of government transparency, an economic impact analysis should always be conducted for these supportive services and shared with the impacted community.

Thank you,
Diana Helander

Member, Board of Supervisors
District 7

City and County of San Francisco

MYRNA MELGAR

DATE: June 11, 2025

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, June 17, 2025:

File No. 250257 **Planning, Building Codes - Interim Housing in Hotels and Motels**
Sponsor: Mayor

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, June 16, 2025.

City Hall · 1 Dr. Carlton B. Goodlett Place, Room 244 · San Francisco, California 94102-4689 · (415) 554-6516
TDD/TTY (415) 554-5227 · E-mail: Myrna.Melgar@sfgov.org