AMENDED IN COMMITTEE
9/28/2026

FILE NO. 260709 ORDINANCE NO. **224-26**

[Planning Code - Story Count and Mezzanines]

Ordinance amending the Planning Code to revise the size threshold for when a mezzanine is considered a separate story ~~from one-third~~ to include larger mezzanines permitted by the Building Code~~one-half of the floor area of the story or room in which the mezzanine is located~~; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section, 101.1; and making findings of public convenience, necessity, 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. Land Use and Environmental 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. 260709 and is incorporated herein by reference. The Board affirms this determination.

(b) On September 10, 2026, the Planning Commission, in Resolution No. 21953, 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. 260709, 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. 21953 and the Board incorporates such reasons herein by reference, as though fully set forth herein. A copy of Planning Commission Resolution No. 21953 is on file with the Clerk of the Board of Supervisors in File No. 260709.

Section 2. Articles 1 and 2 of the Planning Code are hereby amended by revising Sections 102 and 890.118, to read as follows:

SEC. 102. DEFINITIONS.

* * * *

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Any mezzanine, or intermediate level, shall be considered part of a story constituted by another floor provided it is an open and integral part of the story or room of which it is a portion. There shall be only one such mezzanine per story and it shall have a minimum glazed or unglazed opening of 50% ~~*percent*~~ on the interior side of the room or story and an area not exceeding ~~50% *one third*~~one-third of the floor area of the story or room in which it is located, unless the building meets any of the listed exceptions present in Section 505.2.1 of the

Building Code, in which case the mezzanine may not exceed the listed percentage of the floor area in the applicable exception. Any mezzanine not meeting these criteria shall be considered a separate story.

* * * *

SEC. 890.118. STORY.

That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

It shall include any mezzanine, or intermediate level, the area of which does not exceed ~~50*33 1/3*~~33 1/3% of the total area of the floor—unless the building meets any of the listed exceptions present in Section 505.2.1 of the Building Code, in which case the mezzanine may not exceed the listed percentage of the floor area in the applicable exception—~~,~~ provided that the mezzanine is an open and integral part of the story of which it is a portion and there is no more than one mezzanine level per story.

Any mezzanine, or intermediate level, shall be considered part of a story constituted by another floor provided it is an open and integral part of the story or room of which it is a portion. There shall be only one such mezzanine per story and it shall have a minimum glazed or unglazed opening of 50% ~~*percent*~~ on the interior side of the room or story and an area not exceeding ~~50%*one-third*~~one-third of the floor area of the story or room in which it is located, unless the building meets any of the listed exceptions present in Section 505.2.1 of the Building Code, in which case the mezzanine may not exceed the listed percentage of the floor area in the applicable exception. Any mezzanine not meeting these criteria shall be considered a separate story.

* * * *

Section 3. 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 4. Effective Date. This ordinance shall become effective on the 31st day 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.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Robb Kapla
ROBB KAPLA
Deputy City Attorney

4916-8848-8659, v. 2

City and County of San Francisco
Tails
Ordinance

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

File Number: 260709 **Date Passed:** October 27, 2026

Ordinance amending the Planning Code to revise the size threshold for when a mezzanine is considered a separate story to include larger mezzanines permitted by the Building Code; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code Section, 101.1; and making findings of public convenience, necessity, and welfare under Planning Code, Section 302.

September 28, 2026 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

September 28, 2026 Land Use and Transportation Committee - CONTINUED AS AMENDED

October 05, 2026 Land Use and Transportation Committee - RECOMMENDED

October 20, 2026 Board of Supervisors - PASSED ON FIRST READING

Ayes: 9 - Chan, Dorsey, Fielder, Mahmood, Mandelman, Sauter, Sherrill, Walton and Wong
Excused: 2 - Chen and Melgar

October 27, 2026 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Chen, Dorsey, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill, Walton and Wong

File No. 260709

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 10/27/2026 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Daniel Lurie
Mayor

10/30/2026
Date Approved