RUSSIAN HILL
NEIGHBORS

DESIGN ZONING AND LAND USE COMMITTEE

SAN FRANCISCO, CALIFORNIA

REPORT FOR THE RHN BOARD

DZLU MEETING DATE: October 20, 2026

PROJECT AND POLICY UPDATES

1. 2026 Update to RHN's 2021 Land Use & Development Principles:
   Final incorporating RHN Board comments:
   RHN Land Use and Development Principles rev 10-7-26.pdf

   As presented last month, DZLU has updated RHN's *Land Use and Development Principles*, last adopted in 2021, to better reflect changes in City policies as well as in the economy. This is a "30,000 ft overview" of RHN's general philosophy on projects and policies impacting Russian Hill, planting seeds for further conversations with our members, our Supervisors and Planning staff.

   Our goal is to begin outreach, starting with our Supervisors, shortly after the New Year.

2. 1201 Greenwich (at Hyde) addition:
   The proposal, not yet formally submitted, is for a 3-story, 8-unit addition over the existing garage portion of the building, without impacting the adjacent historic tower at the Tamalpais Apartments.

   https://sfyimby.com/2026/10/expansion-proposed-for-1201-greenwich-street-in-russian-hill-san-francisco.html

   We will continue to assess if there is any uptick in overall residential development activity in Russian Hill, especially along the Van Ness and Polk corridors.

3. Single-stair regulation reform:
   With the goal of reducing costs to incentivize housing development, as well as reforming requirements to be in line with other cities, new rules have been issued allowing a 2nd exit to be provided by an exterior stair, rather than an interior stairwell, in buildings not higher than 6-stories. However, proponents argue that a second stair should not be mandated at all, and that the city should adopt practices currently in place in Seattle and New York, as well as

adopting what will be included in the upcoming 2028 International Building Code.

https://www.sfchronicle.com/bayarea/article/san-francisco-single-stair-reform-22475923.php

https://www.sfchronicle.com/bayarea/article/housing-building-rule-san-francisco-22468821.php