

1 [Planning Code, Zoning Map - Mother Brown's Memorial Emergency Shelter Special Use
2 District]

3 **Ordinance amending the Planning Code to create the Mother Brown's Memorial**
4 **Emergency Shelter Special Use District for the property located at Assessor's Block**
5 **No. 4828, Lot No. 021, known as 2111-2115 Jennings Street, to allow for an emergency**
6 **shelter; amending the Zoning Map, Section Map, to add the Special Use District; and**
7 **adopting findings, including environmental findings, and findings of consistency with**
8 **the General Plan, and the eight priority policies of Planning Code, Section 101.1.**

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

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

17 Section 1. Findings.

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

22 (b) On _____, the Planning Commission, in Resolution No. _____, adopted
23 findings that the actions contemplated in this ordinance are consistent, on balance, with the
24 City's General Plan and eight priority policies of Planning Code Section 101.1. The Board
25 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.

1 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
2 Amendment will serve the public necessity, convenience, and welfare for the reasons set forth
3 in Planning Commission Resolution No. _____ and the Board incorporates such reasons
4 herein by reference.

5 Section 2. The Planning Code is hereby amended by adding Section 249.72 to read as
6 follows:

7 **SEC. 249.72. MOTHER BROWN'S MEMORIAL EMERGENCY SHELTER SPECIAL**
8 **USE DISTRICT.**

9 (a) **Establishment of Special Use District.** The Mother Brown's Memorial
10 Emergency Shelter Special Use District is hereby established to facilitate the development of
11 an Emergency Shelter at 2111 – 2115 Jennings Street, consisting of Lot 021 of Assessor's
12 Block No. 4828, as designated on Sectional Map SU10 of the Zoning Map.

13 (b) **Purpose:** The purpose of the Special Use District is to allow a project that will
14 include an Emergency Shelter use. The 2013 Point-in-Time Homeless Count included 6,436
15 individuals, with 59% (3,586) unsheltered. Thirty percent (30%) of unsheltered homeless
16 individuals live in District 10, second only to District 6. There are no permanent homeless
17 shelters serving District 10 and homeless individuals must travel to other locations for shelter
18 and services or access emergency shelter through Providence Foundation, and/or services at
19 the existing homeless Resource Center run by Mother Brown's. Vacancy rates in existing
20 permanent shelters are less than 5%.

21 (c) **Definitions.** For purposes of this Section, the following definitions shall apply:

22 "Congregate Meals" is the provision of hot or nutritious meals for people who are
23 homeless, low-income, elderly, adults with disabilities or other targeted populations who may
24 be at risk for nutritional deficits without assistance and who can benefit from an opportunity to
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1 socialize with others. Congregate meals may be combined with recreational, educational and
2 social activities.

3 "Emergency Shelter" shall be defined as set forth in California Health and Safety
4 Code Section 50801.

5 (d) **Controls.** In this special use district all of the provisions of this Code applicable
6 to development in a PDR-1-G Zoning District shall continue to apply, except as specifically
7 provided herein. In this special use district a modification to, or exception from, otherwise
8 applicable requirements of this Code may be appropriate in order to further the critical goal of
9 creating an Emergency Shelter with associated congregate meals, as defined herein, and
10 social or philanthropic services, as defined in Section 217(d). The following modifications to
11 or exceptions from the requirements of this Code are appropriate in order to further the goal of
12 creating an emergency shelter.

13 (1) An Emergency Shelter use for up to 100 beds may be established on any
14 floor in any building in this Special Use District.

15 (2) Notwithstanding other requirements of this Code, an Emergency Shelter
16 use with associated congregate meal and social or philanthropic services shall be permitted
17 with a conditional use authorization under Section 303.

18 (e) **Expiration of Special Use District.** In the event that a building or site permit
19 for the Emergency Shelter as described in Subsection (d) has not been issued by December
20 31, 2020, the controls of this Section 249.72 shall expire by operation of law on January 1,
21 2021. Upon expiration of this Special Use District, the City Attorney shall cause the Special
22 Use District to be removed from the Code.”

1 Section 3. The Planning Code is hereby amended by amending Sectional Map
2 SU10 of the Zoning Map of the City and County of San Francisco as follows:

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Description of Property	Special Use District Hereby Approved
Assessor's Block No. 4828, Lot No. 021, known as 2111 – 2115 Jennings Street	Mother Brown's Memorial Emergency Shelter Special Use District

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8 Section 4. Effective Date. This ordinance shall become effective 30 days after
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
11 of Supervisors overrides the Mayor's veto of the ordinance.

12 APPROVED AS TO FORM:
13 DENNIS J. HERRERA, City Attorney

14 By: _____
15 Susan Cleveland-Knowles
16 Deputy City Attorney

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