

1 [Planning and Administrative Codes - Definition and Controls for Homeless Shelters to
2 Comply with State Law]

3 **Ordinance amending the Planning Code to define Homeless Shelter and to establish**
4 **zoning, open space, and parking policies for this use in compliance with California**
5 **Government Code requirements; amending the Administrative Code to require**
6 **contracts between the City and shelter operators to contain operational standards;**
7 **affirming the Planning Department’s California Environmental Quality Act**
8 **determination; and making findings of consistency with the General Plan, and the eight**
9 **priority policies of Planning Code, Section 101.1.**

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

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

19 Section 1. Findings.

20 (a) California Government Code Section 65583 requires that the Housing Element of a
21 General Plan contain “[a]n assessment of housing needs and an inventory of resources and
22 constraints relevant to the meeting of those needs.” It further requires that the assessment
23 and inventory shall include, among other things, the identification of a zone or zones where
24 emergency shelters are allowed as a permitted use.

25 (b) The Planning Department has determined that the actions contemplated in this
ordinance comply with the California Environmental Quality Act (California Public Resources

1 Code Sections 21000 et seq.). The Board of Supervisors hereby affirms this determination.
2 Said determination is on file with the Clerk of the Board of Supervisors in File No. _____
3 and is incorporated herein by reference.

4 (c) On _____, the Planning Commission, in Resolution No. _____, adopted
5 findings that the actions contemplated in this ordinance are consistent, on balance, with the
6 City’s General Plan and eight priority policies of Planning Code Section 101.1. The Board
7 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the
8 Board of Supervisors in File No. _____ and is incorporated herein by reference.

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

15
16 Section 2. The Planning Code is hereby amended by adding Section 102.38 and
17 revising Sections 135, 151, 155.2, 208, 209.2, 216, 406, 790.88, 803.5, 890.88, and the
18 Zoning Control Tables of Sections 710 - 743 and 810 - 818, 827, 829, and 840 - 847, to read
19 as follows:

20 **SEC. 102.38. Homeless Shelter.**

21 Homeless Shelter means living and/or sleeping accommodations without any fee to individuals
22 and families who are homeless, as defined in the Federal Homeless Emergency Assistance and Rapid
23 Transition to Housing (HEARTH) Act of 2009 (S.896), as amended from time to time.

1 Homeless Shelters shall comply with the requirements of the Standards of Care for City Shelters
2 contained in Administrative Code, Chapter 20, Article XIII, including the requirement for operational
3 standards in Section 20.404(d).

4 **SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R,**
5 **NC, MIXED USE, C, AND M DISTRICTS.**

6 * * * *

7 (d) **Amount Required.** Usable open space shall be provided for each building in the
8 amounts specified herein and in Tables 135A and B for the district in which the building is
9 located.

10 In Neighborhood Commercial Districts, the amount of usable open space to be
11 provided shall be the amount required in the nearest Residential District, but the minimum
12 amount of open space required shall be in no case greater than the amount set forth in Table
13 135A for the district in which the building is located. The distance to each Residential District
14 shall be measured from the midpoint of the front lot line or from a point directly across the
15 street there from, whichever requires less open space.

16 (1) For dwellings other than those specified in Paragraphs (d)(2) through (d)(5)
17 below, the minimum amount of usable open space to be provided for use by each dwelling
18 unit shall be as specified in the second column of Table 135A if such usable open space is all
19 private. Where common usable open space is used to satisfy all or part of the requirement for
20 a dwelling unit, such common usable open space shall be provided in an amount equal to
21 1.33 square feet for each one square foot of private usable open space specified in the
22 second column of Table 135A. In such cases, the balance of the required usable open space
23 may be provided as private usable open space, with full credit for each square foot of private
24 usable open space so provided.

1 (2) For group housing structures, SRO units, and dwelling units that measure
2 less than 350 square feet plus a bathroom, the minimum amount of usable open space
3 provided for use by each bedroom or SRO unit shall be ~~1/3~~ one-third the amount required for a
4 dwelling unit as specified in Paragraphs (d)(1) above and (d)(4) and (d)(5), below. For
5 purposes of these calculations, the number of bedrooms on a lot shall in no case be
6 considered to be less than one bedroom for each two beds. Where the actual number of beds
7 exceeds an average of two beds for each bedroom, each two beds shall be considered
8 equivalent to one bedroom.

9 (3) For dwellings specifically designed for and occupied by senior citizens, as
10 defined and regulated by Section 209.1(m) of this Code, the minimum amount of usable open
11 space to be provided for use by each dwelling unit shall be 1/2 one-half the amount required for
12 each dwelling unit as specified in Paragraph (d)(1) above.

13 (4) **DTR Districts.** For all residential uses, 75 square feet of open space is
14 required per dwelling unit. All residential open space must meet the provisions described in
15 this Section unless otherwise established in this subsection or in Section 825 or a Section
16 governing an individual DTR District. Open space requirements may be met with the following
17 types of open space: "private usable open space" as defined in Section 135(a) of this Code,
18 "common usable open space" as defined in Section 135(a) of this Code, and "publicly
19 accessible open space" as defined in subsection (h) below. At least 40 percent of the
20 residential open space is required to be common to all residential units. Common usable open
21 space is not required to be publicly-accessible. Publicly-accessible open space, including off-
22 site open space permitted by subsection (i) below and by Section 827(a)(9), meeting the
23 standards of subsection (h) may be considered as common usable open space. For
24 residential units with direct access from the street, building setback areas that meet the
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standards of Section 145.1 and the Ground Floor Residential Design Guidelines may be counted toward the open space requirement as private non-common open space.

(5) **Eastern Neighborhoods Mixed Use Districts.** The minimum amount of usable open space to be provided for use by each dwelling unit shall be as specified in Table 135B. For group housing structures and SRO units, the minimum amount of usable open space provided for use by each bedroom shall be ~~1/3~~ one-third the amount required for a dwelling unit as specified in Table 135B. Usable open space requirements in these areas may be fulfilled by providing privately-owned public open space as specified in Table 135B.

(6) **Efficiency Dwelling Units With Reduced Square Footage.** Common usable open space shall be the preferred method of meeting the open space requirement for Efficiency Dwelling Units with reduced square footage, as defined in Section 318 of this Code. Private open space shall not be credited toward satisfaction of the open space requirement for such units unless the Zoning Administrator determines that the provision of common open space is infeasible or undesirable, in whole or in part, due to

- (A) site constraints,
- (B) the special needs of anticipated residents, or
- (C) conflicts with other applicable policies and regulations, including but not limited to standards for the treatment of historic properties, the Americans with Disabilities Act, or the Building Code.

(7) **Homeless Shelters.** Homeless Shelters, as defined in Section 102.38 of this Code, are exempt from the open space requirements described in this Section 135.

SEC. 151. SCHEDULE OF REQUIRED OFF-STREET PARKING SPACES.

(b) **Minimum Parking Required.**

**Table 151
OFF-STREET PARKING SPACES REQUIRED**

Use or Activity	Number of Off-Street Parking Spaces Required
* * * *	* * * *
Group housing of any kind	None in districts other than RH-2, except for purposes of determining spaces required by this Code in Section 204.5 one for each three bedrooms or for each six beds, whichever results in the greater requirements, plus one for the manager's dwelling unit if any, with a minimum of two spaces required. In RH-2 Districts, for each three bedrooms or for each six beds, whichever results in the greater requirement, plus one for the manager's dwelling unit if any, with a minimum of two spaces required.
<i>Homeless Shelters</i>	<i>None required.</i>
* * * *	* * * *

SEC. 155.2. BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR SPECIFIC USES.

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(b) Rules for Calculating Bicycle Parking Requirements.

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**Table 155.2
BICYCLE PARKING SPACES REQUIRED**

	Use	Minimum Number of Class 1 Spaces Required	Minimum Number of Class 2 Spaces Required

* * * *			
.12	Group housing (including SRO units and student housing that are group housing; <u>Homeless Shelters are exempt</u>)	One Class space for every four beds. For buildings containing over 100 beds, 25 Class 1 spaces plus one Class 1 space for every five beds over 100.	Minimum two spaces. Two Class 2 spaces for every 100 beds. Group housing that is also considered Student Housing per Section 102.36 shall provide 50 percent more spaces than would otherwise be required.
* * * *			

SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.

Except for single room occupancy units in the South of Market Mixed Use Districts, the density limitations for group housing or Homeless Shelters, as described in Sections 209.2(a), (b), ~~and (c)~~, and (f), 790.88(b) and (c), and 890.88(b) and (c) of this Code, shall be as follows:

(a) For Group Housing, the ~~The~~ maximum number of bedrooms on each lot shall be as specified in the following table for the district in which the lot is located, except that in RTO, RTO-M, RCD, UMU, MUG, WMUG, MUR, MUO, WMUO, RED, RED-MX, SPD, DTR and all NCT districts the density of group housing shall not be limited by lot area, and except that for lots in NC Districts, the group housing density shall not exceed the number of bedrooms permitted in the nearest Residential District provided that the maximum density not be less than the amount permitted by the ratio specified for the NC District in which the lot is located. For Homeless Shelters, the maximum number of beds on each lot shall be regulated per the requirements of the Standards of Care for City Shelters contained in Administrative Code, Chapter 20, Article XIII, in addition to the applicable requirements of the Building Code and Fire Code.

* * * *

SEC. 209.2. OTHER HOUSING.

RH-1 (D)	R H -1 (S)	R H -2	R H -3	R M -1	R M -2	R M -3	R M -4	RT O	RT O -M	R C -1	R C -2	R C -3	R C -4
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SEC. 209.2. OTHER HOUSING

(f) Homeless Shelters mean living and/or sleeping accommodations without any fee to individuals and families who are homeless, as defined in Section 102.38 of this Code.

SEC. 216. OTHER HOUSING.

C -1	C -2	C-3 O (SD)	C-3 R	C -3 G	C -3 S	C -M	M-1	M-2	PDR-1 -G	PDR-1 -D	PDR-1	PDR-2
P	P	P	P	P	P	P	C	C				

SEC. 216. OTHER HOUSING.

(e) Homeless Shelters mean living and/or sleeping accommodations without any fee to individuals and families who are homeless, as defined

1	<u>710.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per §208(a)</i>		
2	****	****	****	****		

**SEC. 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	NC-2		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
3	****	****	****	****	****
4	<u>711.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per §208(a)</i>	
5	****	****	****	****	

**SEC. 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3
ZONING CONTROL TABLE**

*No.	Zoning Category	§ References	NC-3		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
6	****	****	****	****	****
7	<u>712.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per §208(a)</i>	
8	****	****	****	****	

**SEC. 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	NC-S		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+

1	*****	*****	*****	*****	*****
2	<u>713.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per §208(a)</u>	
3	*****	*****	*****	*****	*****

SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Broadway		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
4	*****	*****	*****	*****	*****
5	<u>714.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per §208(a)</u>	
6	*****	*****	*****	*****	*****

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Castro Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
7	*****	*****	*****	*****	*****
8	<u>715.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per Section 208(a)</u>	
9	*****	*****	*****	*****	*****

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Inner Clement Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
10	*****	*****	*****	*****	*****

1	<u>716.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per Section 208(a)</u>		
2	****	****	****	****		

SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Outer Clement Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
****	****	****	****	****	****
<u>717.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per Section 208(a)</u>		
****	****	****	****		

SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Upper Fillmore Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
****	****	****	****	****	****
<u>718.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per Section 208(a)</u>		
****	****	****	****		

SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

No.	Zoning Category	§ References	Haight Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+

1	****	****	****	****	****
2	<u>719.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>	
3	****	****	****	****	****

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6 **SEC. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE**

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8 No.	Zoning Category	§ References	Hayes-Gough Transit		
			9 Controls by Story		
		§ 790.118	1st	2nd	3rd+
10 ****	****	****	****	****	****
11 <u>720.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
12 ****	****	****	****	****	****

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14 **SEC. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

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16 No.	Zoning Category	§ References	Upper Market Street		
			17 Controls by Story		
		§ 790.118	1st	2nd	3rd+
18 ****	****	****	****	****	****
19 <u>721.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
20 ****	****	****	****	****	****

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22 **SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE**

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24 No.	Zoning Category	§ References	North Beach		
			25 Controls by Story		

		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>722.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
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**SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Polk Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>723.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
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**SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Sacramento		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>724.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
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**SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Union Street		
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			Controls by Story		
		§ 790.118	1st	2nd	3rd+
****	****	****	****	****	****
<u>725.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
****	****	****	****		

**SEC. 726. VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT
DISTRICT ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Valencia Street Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>726.92b</u>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102.38, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>		
*****	*****	*****	*****		

**SEC. 727. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT
DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	24th Street – Mission Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
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<u>727.92b</u>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102.38, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>		
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**SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	24th Street – Noe Valley		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>728.92b</u>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102.38, 207.1, 790.88(c)</i>	<i>Density limits per Section 208(a)</i>		
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**SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	West Portal Avenue		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>729.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
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**SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Inner Sunset		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>730.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
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**SEC. 731. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
NCT-3 ZONING CONTROL TABLE**

No.	Zoning Category	§ References	NCT-3		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>731.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
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**SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Pacific Avenue		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>732.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per Section 208(a)</u>		
*****	*****	*****	*****		

**SEC. 733. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Upper Market Street Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>733.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per Section 208(a)</u>		
*****	*****	*****	*****		

**SEC. 733A. NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT NCT-1
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	NCT-1		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>733A.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per Section 208(a)</u>		
*****	*****	*****	*****		

**SEC. 734. SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT NCT-2
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	NCT-2		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>734.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
*****	*****	*****	*****		

**SEC. 735. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	SoMa Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>735.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
*****	*****	*****	*****		

**SEC. 736. MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Mission Street Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>736.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
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**SEC. 737. OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Ocean Avenue Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>737.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
*****	*****	*****	*****		

**SEC. 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING
CONTROL TABLE**

No.	Zoning Category	§ References	Glen Park Transit		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>738.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
*****	*****	*****	*****		

**SEC. 739. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Noriega Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
<u>739.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
*****	*****	*****	*****		

1 **SEC. 740. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 2 **ZONING CONTROL TABLE**

3 * * * * *

No.	Zoning Category	§ References	Irving Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
* * * * *	* * * * *	* * * * *	* * * * *	* * * * *	* * * * *
<u>740.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
* * * * *	* * * * *	* * * * *	* * * * *		

9 **SEC. 741. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 10 **ZONING CONTROL TABLE**

11 * * * * *

No.	Zoning Category	§ References	Taraval Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
* * * * *	* * * * *	* * * * *	* * * * *	* * * * *	* * * * *
<u>741.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
* * * * *	* * * * *	* * * * *	* * * * *		

17 **SEC. 742. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT**
 18 **ZONING CONTROL TABLE**

19 * * * * *

No.	Zoning Category	§ References	Judah Street <i>Neighborhood Commercial District</i>		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
* * * * *	* * * * *	* * * * *	* * * * *	* * * * *	* * * * *
<u>742.92b</u>	<i>Residential Density, Homeless Shelters</i>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<i>Density limits per Section 208(a)</i>		
* * * * *	* * * * *	* * * * *	* * * * *		

Table SEC. 743. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE

* * * * *

No.	Zoning Category	§ References	Folsom Street		
			Controls by Story		
		§ 790.118	1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<u>743.92b</u>	<u>Residential Density, Homeless Shelters</u>	<u>§§ 102.38, 207.1, 790.88(c)</u>	<u>Density limits per Section 208(a)</u>		
* * * *	* * * *	* * * *	* * * *		

SEC. 790.88. RESIDENTIAL USE.

A use which provides housing for San Francisco residents, rather than visitors, including a dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a residential hotel, as defined in Section 790.47 of this Code and in Chapter 41 of the San Francisco Administrative Code.

(a) **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and includes sleeping, bathing, cooking, and eating facilities, but has only one kitchen.

(b) **Group Housing.** A residential use which provides lodging or both meals and lodging without individual cooking facilities for a week or more at a time in a space not defined as a dwelling unit. Group housing includes, but is not limited to, a rooming house, boarding house, guest house, lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent, and ashram. It also includes group housing operated by a medical or educational institution when not located on the same lot as such institution.

(c) **Homeless Shelters.** A living and/or sleeping accommodations without any fee to individuals and families who are homeless, as defined in the Federal Homeless Emergency Assistance

1 and Rapid Transition to Housing (HEARTH) Act of 2009, as amended from time to time, as defined in
2 and subject to the physical and operation standards in Section 102.38 of this Code.

3 **SEC. 803.5. GOOD NEIGHBOR POLICIES GOVERNING USES IN MIXED USE**
4 **DISTRICTS.**

5 * * * *

6 (c) **Good Neighbor Policies for Programs Serving Indigent Transient and**
7 **Homeless Populations Within the Eastern Neighborhoods Mixed Use Districts and**
8 **South of Market Mixed Use Districts.** Within the Eastern Neighborhoods Mixed Use
9 Districts and South of Market Mixed Use Districts where social services ~~and shelter/housing~~
10 ~~programs serving indigent transient and/or homeless populations~~ are allowed as a Conditional Use
11 pursuant to ~~Sections 813.15 through 843.15 (Group Housing)~~ and Sections 813.21 through 843.21
12 (Social Services), some or all of the following conditions shall, when appropriate for specific
13 cases, be placed upon any applicable City permits for the proposed establishment:

14 (1) Service providers shall maintain sufficient monetary resources to enable
15 them to satisfy the following "good neighbor" conditions and shall demonstrate to the
16 Department prior to approval of the conditional use application that such funds shall be
17 available for use upon first occupancy of the proposed project and shall be available for the
18 life of the project; and

19 (2) Representatives of the Southern, Mission, and Bayview Stations of the San
20 Francisco Police Department shall be apprised of the proposed project in a timely fashion so
21 that the Department may respond to any concerns they may have regarding the proposed
22 project, including the effect the project may have on Department resources; and

23 (3) Service providers shall provide adequate waiting areas within the premises
24 for clients and prospective clients such that sidewalks are not used as queuing or waiting
25 areas; and

1 (4) Service providers shall provide sufficient numbers of male and female
2 toilets/restrooms for clients and prospective clients to have access to use on a 24-hour basis.
3 For group housing and other similar shelter programs, adequate private male and female
4 showers shall be provided along with lockers for clients to temporarily store their belongings;
5 and

6 (5) Service providers shall maintain up-to-date information and referral sheets
7 to give clients and other persons who, for any reason, cannot be served by the establishment;
8 and

9 (6) Service providers shall continuously monitor waiting areas to inform
10 prospective clients whether they can be served within a reasonable time. If they cannot be
11 served by the provider because of time or resource constraints, the monitor shall inform the
12 client of alternative programs and locations where s/he may seek similar services; and

13 (7) Service providers shall maintain the side-walks in the vicinity in a clean and
14 sanitary condition and, when necessary, shall steam clean the sidewalks within the vicinity of
15 the project. Employees or volunteers of the project shall walk a 100-foot radius from the
16 premises each morning or evening and shall pick up and properly dispose of any discarded
17 beverage and/or food containers, clothing, and any other trash which may have been left by
18 clients; and

19 (8) Notices shall be well-lit and prominently displayed at all entrances to and
20 exits from the establishment urging clients leaving the premises and neighborhood to do so in
21 a quiet, peaceful and orderly fashion and to please not loiter or litter; and

22 (9) Service providers shall provide and maintain adequate parking and freight
23 loading facilities for employees, clients and other visitors who drive to the premises; and

24 (10) The establishment shall implement other conditions and/or measures as
25 determined by the Zoning Administrator, in consultation with other City agencies and

1 neighborhood groups, to be necessary to insure that management and/or clients of the
 2 establishment maintain the quiet, safety and cleanliness of the premises and the vicinity of the
 3 use.

4 **Table 810**
CHINATOWN COMMUNITY BUSINESS DISTRICT
ZONING CONTROL TABLE

No.	Zoning Category	§ References	Chinatown Community Business District		
			Controls by Story		
			1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<i>.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i> §§ 102.38, 207.1, 208,890.88(d)</i>	<i>Density limits per §208(a)</i>		
* * * *	* * * *	* * * *	* * * *		

13 **Table 811**
CHINATOWN VISITOR RETAIL DISTRICT
ZONING CONTROL TABLE

No.	Zoning Category	§ References	Chinatown Visitor Retail District		
			Controls by Story		
			1st	2nd	3rd+
* * * *	* * * *	* * * *	* * * *	* * * *	* * * *
<i>.92b</i>	<i>Residential Density, Homeless Shelters</i>	<i> §§ 102.38, 207.1, 208,890.88(d)</i>	<i>Density limits per §208(a)</i>		
* * * *	* * * *	* * * *	* * * *		

22 **Table 812**
CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

No.	Zoning Category	§ References	Chinatown Residential Neighborhood Commercial District
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			Controls by Story		
			1st	2nd	3rd+
*****	*****	*****	*****	*****	*****
.92b	<i>Residential Density, §§ 102.38, Homeless Shelters</i>	<i>§§ 102.38, 207.1, 208, 890.88(d)</i>	<i>Density limits per §208(a)</i>		
*****	*****	*****	*****		

**Table 813
RED – RESIDENTIAL ENCLAVE DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Residential Enclave Controls
*****	*****	*****	*****
813.14	Dwelling Units	§ 102.7	P
813.15	Group Housing	§ 890.88(b)	NP
813.16	SRO Units	§§ 823, 890.88(c)	NP
813.16A	Student Housing	§ 102.36	NP
813.16B	<i>Homeless Shelters</i>	<i>§§ 102.38, 890.88(d)</i>	<u>C</u>
*****	*****	*****	*****

**Table 814
SPD – SOUTH PARK DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	South Park District Controls
*****	*****	*****	*****
814.14	Dwelling Units	§ 102.7	P
814.15	Group Housing	§ 890.88(b)	C
814.16	SRO Units	§ 890.88(c)	P

1	814.16A(a)	Student Housing	§ 102.36	C #
2	<u>814.16B</u>	<u>Homeless Shelters</u>	<u>§§102.38, 890.88(d)</u>	<u>C</u>
3	****	****	****	****

**Table 815
RSD – RESIDENTIAL/SERVICE MIXED USE DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Residential/Service Mixed Use District Controls
****	****	****	****
815.14	Dwelling Units	§ 102.7	P
815.15	Group Housing	§ 890.88(b)	C
815.16	SRO Units	§ 890.88(c)	P
<u>815.16B</u>	<u>Homeless Shelters</u>	<u>§§102.38, 890.88(d)</u>	<u>C</u>
****	****	****	****

**Table 816
SLR – SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL MIXED USED DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Service/Light Industrial/Residential Mixed Used District Controls
****	****	****	****
816.14	Dwelling Units	§ 102.7	P
816.15	Group Housing	§ 890.88(b)	C
816.16	SRO Units	§ 890.88(c)	P
<u>816.16B</u>	<u>Homeless Shelters</u>	<u>§§102.38, 890.88(d)</u>	<u>C</u>
****	****	****	****

Table 827
RINCON HILL DOWNTOWN RESIDENTIAL MIXED USE DISTRICT
ZONING CONTROL TABLE

Rincon Hill Downtown Residential Mixed Use District Zoning			
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
<i>.48b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§ 102.38, 890.88(d)</i>	<i>Density limits per Section 208(a)</i>
* * * *	* * * *	* * * *	* * * *

Table 829
SOUTH BEACH DOWNTOWN RESIDENTIAL DISTRICT
ZONING CONTROL TABLE

South Beach Downtown Residential District Zoning			
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
<i>.48b</i>	<i>Residential Density, Homeless Shelters</i>	<i>§§102.38, 890.88(d)</i>	<i>Density limits per Section 208(a)</i>
* * * *	* * * *	* * * *	* * * *

Table 840
MUG – MIXED USE-GENERAL DISTRICT
ZONING CONTROL TABLE

Mixed Use - General District			
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
840.20	Dwelling Units	§ 102.7	P
840.21	Group Housing	§ 890.88(b)	P

1	840.22	SRO Units	§ 890.88(c)	P
2	<u>840.23</u>	<u>Homeless Shelters</u>	<u>§§ 102.38, 890.88(d)</u>	<u>P</u>
3	****	****	****	****

**Table 841
MUR – MIXED USE-RESIDENTIAL DISTRICT
ZONING CONTROL TABLE**

			Mixed Use - Residential District
No.	Zoning Category	§ References	Controls
****	****	****	****
841.20	Dwelling Units	§ 102.7	P
841.21	Group Housing	§ 890.88(b)	P
841.22	SRO Units	§ 890.88(c)	P
<u>841.23</u>	<u>Homeless Shelters</u>	<u>§§ 102.38, 890.88(d)</u>	<u>P</u>
****	****	****	****

**Table 842
MUO – MIXED USE-OFFICE DISTRICT
ZONING CONTROL TABLE**

			Mixed Use - Office District
No.	Zoning Category	§ References	Controls
****	****	****	****
842.20	Dwelling Units	§ 102.7	P
842.21	Group Housing	§ 890.88(b)	P
842.22	SRO Units	§ 890.88(c)	P
<u>842.23</u>	<u>Homeless Shelters</u>	<u>§§ 102.38, 890.88(d)</u>	<u>P</u>
****	****	****	****

Table 843
UMU – URBAN MIXED USE DISTRICT
ZONING CONTROL TABLE

			Mixed Use - Office District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
843.20	Dwelling Units	§ 102.7	P
843.21	Group Housing	§ 890.88(b)	P
843.22	SRO Units	§ 890.88(c)	NP
<u>843.23</u>	<u>Homeless Shelters</u>	<u>§§102.38, 890.88(d)</u>	<u>P</u>
* * * *	* * * *	* * * *	* * * *

Table 844
WMUG – WSOMA MIXED USE-GENERAL DISTRICT
ZONING CONTROL TABLE

			WSoMa Mixed Use-General District
No.	Zoning Category	§ References	Controls
* * * *	* * * *	* * * *	* * * *
844.20	Dwelling Units	§ 102.7	P
844.21	Group Housing	§ 890.88(b)	P
844.22	SRO Units	§§ 823, 890.88(c)	P with minimum SRO unit size of 275 s.f.
844.23	Student Housing	§ 102.36	#C in newly constructed buildings only. NP otherwise
<u>844.23b</u>	<u>Homeless Shelters</u>	<u>§§ 102.38, 890.88(d)</u>	<u>P</u>
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**Table 845
WMUO – WSOMA MIXED USE-OFFICE DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Mixed Use-Office District Controls
****	****	****	****
845.20	Dwelling Units	§ 102.7	NP
845.21	Group Housing	§ 890.88(b)	NP
845.22	SRO Units	§§ 823, 890.88(c)	NP
845.23	Student Housing	§ 102.36	NP
<u>844.23b</u>	<u>Homeless Shelters</u>	<u>§§ 102.38, 890.88(d)</u>	<u>NP</u>
****	****	****	****

**Table 846
SALI – SERVICE/ARTS/LIGHT INDUSTRIAL DISTRICT
ZONING CONTROL TABLE**

No.	Zoning Category	§ References	SALI District Controls
****	****	****	****
846.20	Dwelling Units	§ 102.7	NP
846.21	Group Housing	§ 890.88(b)	NP
846.22	SRO Units	§§ 823, 890.88(c)	NP
846.23	Student Housing	§ 102.36	NP
<u>844.23b</u>	<u>Homeless Shelters</u>	<u>§§ 102.38, 890.88(d)</u>	<u>NP</u>
****	****	****	****

Table 847
RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT
ZONING CONTROL TABLE

****	****	****	****
847.14	Dwelling Units	§ 102.7	P
847.15	Group Housing	§ 890.88(b)	C
847.16	SRO Units	§§ 823, 890.88(c)	NP
847.16a	Student Housing	§ 102.36	NP
<u>844.23b</u>	<u>Homeless Shelters</u>	<u>§§102.38, 890.88(d)</u>	<u>C</u>
****	****	****	****

SEC. 890.88. RESIDENTIAL USE.

A use which provides housing for San Francisco residents, rather than visitors, including a dwelling unit or group housing, as defined in Subsections (a) and (b) below, or a residential hotel, as defined in Section 890.47 of this Code and in Chapter 41 of the San Francisco Administrative Code.

(a) **Dwelling Unit.** A residential use which consists of a suite of two or more rooms and includes sleeping, bathing, cooking, and eating facilities, and has only one kitchen.

(b) **Group Housing.** A residential use which provides lodging or both meals and lodging without individual cooking facilities for a week or more at a time in a space not defined as a dwelling unit. Group housing includes, but is not limited to, a roominghouse, boarding house, guest house, lodging house, residence club, commune, fraternity and sorority house, monastery, nunnery, convent, and ashram. It also includes group housing operated by a medical or educational institution when not located on the same lot as such institution.

1 (c) **Single Room Occupancy (SRO) Unit.** A dwelling unit or group housing room
2 consisting of no more than one occupied room with a maximum gross floor area of 350 square
3 feet and meeting the Housing Code's minimum floor area standards. The unit may have a
4 bathroom in addition to the occupied room. As a dwelling unit, it would have a cooking facility
5 and bathroom. As a group housing room, it would share a kitchen with one or more other
6 single room occupancy unit/s in the same building and may also share a bathroom. A single
7 room occupancy building (or "SRO" building) is one that contains no residential uses other
8 than SRO units and accessory living space.

9 (d) Homeless Shelter means living and/or sleeping accommodations without any fee to
10 individuals and families who are homeless, as defined in the Federal Homeless Emergency Assistance
11 and Rapid Transition to Housing (HEARTH) Act of 2009 (S. 896), as amended from time to time,
12 subject to the physical and operational standards in Section 102.38 of this Code.

13
14 Section 3. The Administrative Code is hereby amended by revising Section 20.400, to
15 read as follows:

16 **SEC. 20.404. CONTRACT REQUIREMENTS.**

17 * * * *

18 (c) All contracts between the City and shelter operators shall include provisions for
19 operational standards, which include but are not limited to the following:

20 (1) the extent of on-site management of the facility in terms of staff numbers 24 hours a
21 day;

22 (2) a security plan that will be in place during the hours of operation;

23 (3) a sidewalk maintenance plan indicating that the facility staff will maintain the main
24 entrance to the building and all sidewalks abutting the subject property in a clean and sanitary

1 condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance
2 Standards in Section 706 of the Public Works Code;

3 (4) a plan for signage indicating that the facility will display well-lit notices at all
4 entrances to and exits from the establishment urging clients leaving the premises and neighborhood to
5 do so in a quiet, peaceful and orderly fashion and to please not loiter or litter;

6 (e) (d) The Board of Supervisors recognizes that these amendments will have a
7 material effect on the existing shelters whose contracts with the City require the City to pay
8 the shelter operators a certain negotiated amount for services offered at each shelter. The
9 City and the shelter operators contemplated that the shelters would operate at or near
10 capacity through most of the year. This legislation may reduce the number of beds available in
11 some shelters. In addition this legislation will impose obligations on shelter operators that
12 exceed their obligations under their existing agreements with the City and therefore increase
13 their operating costs. City officials and shelter operators based their budgetary assumptions
14 and contracting decisions on factors that existed before this legislation existed. Therefore, the
15 Board of Supervisors authorizes each City department overseeing contracts affected by this
16 legislation to negotiate amendments to existing contracts to reflect these changes so long as
17 current contract amounts are not reduced; and 32. maximize the space for sleeping in the
18 shelter to the fullest extent possible.

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

23
24 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
25 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,

1 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
2 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
3 additions, and Board amendment deletions in accordance with the “Note” that appears under
4 the official title of the ordinance.

5

6 APPROVED AS TO FORM:
7 DENNIS J. HERRERA, City Attorney

8 By: _____
9 JUDITH A. BOYAJIAN
Deputy City Attorney

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