



SAN FRANCISCO PLANNING DEPARTMENT

December 28, 2014

Ms. Angela Calvillo, Clerk
Honorable Mayor Edwin Lee
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 2012.1180T:
Definition and Controls for Homeless Shelters to Comply with the State Law
Board File No. 14-1210
Planning Commission Recommendation: Approval**

Dear Ms. Calvillo and Mayor Lee,

On December 18, 2014, the San Francisco Planning Commission conducted duly noticed public hearing at a regularly scheduled meeting to consider the proposed amendments to Planning and Administrative Codes introduced by Mayor Edwin Lee. At the hearing, the Planning Commission unanimously recommended approval of this Ordinance.

The proposed amendments have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2).

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

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr".

Aaron D. Starr
Manager of Legislative Affairs

cc:

Supervisor Scott Wiener
Jon Givner, City Attorney
Judith Boyajian
Nicole Wheaton, Mayor's Director of Legislative & Government Affairs

Attachments (two hard copies of the following):

Planning Commission Resolution
Planning Department Executive Summary

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19300 Planning and Administrative Code Text Change HEARING DATE: DEC 18, 2014

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Project Name: **Amendments relating to the Definition and Controls for Homeless Shelters to Comply with State Law**

Case Number: 2012.1180I [Board File No. 141210]

Initiated by: **Mayor Ed Lee** / Introduced November 25th, 2014

Staff Contact: Kimia Haddadan, Legislative Affairs
Kimia.haddadan@sfgov.org, 415-558-6257

Reviewed by: Aaron Starr, Manager Legislative Affairs
aaron.starr@sfgov.org, 415-558-6395

Recommendation: **Recommend Approval**

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE PLANNING CODE TO DEFINE HOMELESS SHELTER AND TO ESTABLISH ZONING, OPEN SPACE, AND PARKING POLICIES FOR THIS USE IN COMPLIANCE WITH CALIFORNIA GOVERNMENT CODE REQUIREMENTS; AND WOULD AMEND THE ADMINISTRATIVE CODE TO REQUIRE CONTRACTS BETWEEN THE CITY AND SHELTER OPERATORS TO CONTAIN OPERATIONAL STANDARDS.

PREAMBLE

WHEREAS, on November 25th 2014 Mayor Ed Lee introduced a proposed Ordinance under the Board of Supervisors (hereinafter "Board") File Number 141210, which would amend the Planning Code to define Homeless Shelter and to establish zoning, open space, and parking policies for this use in compliance with California Government Code requirements; and would also amend the Administrative Code to require contracts between the City and shelter operators to contain operational standards; and

WHEREAS, Chapter 633, Statutes of 2007 (SB 2) of the California State Law requires jurisdictions to allow emergency shelters as of right at least in one zoning district; and

WHEREAS, based on the current interpretations in the Planning Code for Code Sections 209.2(a) and 216(b), San Francisco is currently out of compliance with this State Law requirement; and

WHEREAS, the proposed Ordinance has been determined not to be a project under the California Environmental Quality Act Section 15060(c) and 15378; and

WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on July 17, 2014; and,

WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

WHEREAS, the 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

MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve** the proposed ordinance.

FINDINGS

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

1. Chapter 633, Statutes of 2007 (SB 2) of the California State Law requires jurisdictions to allow emergency shelters as of right at least in one zoning district. Currently, the Planning Code does not include a definition for emergency/homeless shelters. The Zoning Administrator uses existing interpretations based on length of stay to determine whether a proposed shelter falls under the definition of group housing or hotel use. If a proposed homeless shelter is considered a hotel use, the Planning Code does not have any zoning district that would allow the use as of right. This makes San Francisco's homeless shelter controls out of compliance with the State Bill.
2. The Commission finds that shelters generally operate based on a 90 day reservation system. While these facilities may have availability for one to three night stays, the residents in shelters usually stay for 90 to 120 days. Homeless shelters provide sleeping amenities usually in large common rooms similar to group housing uses. Based on this similarity in use implication, the proposed Ordinance allows homeless shelters in the same districts where group housing is already permitted.
3. The Commission finds that Homeless shelters are also distinct from group housing as they offer their facilities free of charge to homeless individuals. The purpose of shelters is to accommodate the very basic need of a place to sleep for homeless individuals and families. Quality of life requirements in the Planning Code do not usually apply to this purpose. Therefore, the Commission supports the provisions in the Ordinance that exempt shelters from complying with the Planning Code's car and bicycle parking, open space requirements, as well as impact fees.
4. The Commission finds that the existing City Codes include sufficient requirements to regulate density in homeless shelter uses. These codes include: the Planning Code requirements for building height and bulks, the occupancy limits in the Building and Fire Code, and specific space requirements for homeless shelters in the Administrative Codes' Standard of Care law.
5. The Commission also finds that the recent Anniversary Report for the Ten Year Plan to End Homelessness directed the City to move its focus away from traditional emergency shelters and toward shelters with 24-hour crisis clinics. This Plan also endorsed a Housing First Model that

emphasizes immediate placement of the individual in permanent housing with on-site supportive services in place (rather than emergency/homeless shelters).

6. **General Plan Compliance.** The proposed Ordinance is consistent with the Objectives and Policies of the General Plan:

HOUSING ELEMENT

OBJECTIVE 4

FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

POLICY 4.2

Provide a range of housing options for residents with special needs for housing support and services.

OBJECTIVE 6

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

POLICY 6.1

Prioritize permanent housing solutions while pursuing both short- and long-term strategies to eliminate homelessness.

The proposed ordinance would help streamline review of homeless shelter application through clarifying definition and controls for homeless shelters. While the City's policy is to provide permanently housing for homeless people, homeless shelters provide necessary support for these individuals.

7. **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 affect 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. The modifications proposed would impose minimal impact on the existing housing and 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 have an adverse effect on the City's commuter traffic and would not impede MUNI transit service or overburden the City's 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.

8. **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 recommends that the Board ADOPT the proposed Ordinance, approved as to form by the City Attorney in Exhibit A, described in this Resolution.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on December 18th, 2014.

Jonas Ionin
Commission Secretary

AYES: Wu, Moore, Hillis, Johnston, Fong, Antonini, Richards

NOES:

ABSENT:



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

Planning and Administrative Code Text Change

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Case Number: 2012.1180T [Board File No. 141210]

Initiated by: **Mayor Ed Lee** / Introduced November 25th, 2014

Staff Contact: Kimia Haddadan, Legislative Affairs
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Reviewed by: Aaron Starr, Manager Legislative Affairs
aaron.starr@sfgov.org, 415-558-6395

Recommendation: **Recommend Approval**

PLANNING CODE AMENDMENT

The proposed ordinance would amend the Planning Code to define Homeless Shelter and to establish zoning, open space, and parking policies for this use in compliance with California Government Code requirements. It would also amend the Administrative Code to require contracts between the City and shelter operators to contain operational standards.

The Way It Is Now:

The Planning Code currently does not include a definition for homeless shelters. When reviewing homeless shelter applications, the Zoning Administrator determines which Planning Code use category would best define the proposed use. Currently, there are two established interpretations: 1) emergency shelters operating more than a month are interpreted as “group housing”; 2) emergency shelters operating for less than a month are identified as “hotel” use. Group housing is allowed as of right in certain districts and with conditional approval in some other districts (see Exhibit A). Hotel uses, however, are only allowed with conditional approval in certain zoning districts (see Exhibit B). The latter interpretation is out of compliance with the State Law requirements.

The Way It Would Be:

The proposed legislation would create consistency in reviewing homeless shelter applications per the Planning Code. It would:

- Create a definition for homeless shelters in the Planning Code, reflecting the current implications of this type of use in the neighborhood based on the more current trends of shelter operation.
- Allow this use as of right in certain zoning districts and with conditional approval in some other districts, reflecting the group housing zoning controls.
- Exempt homeless shelters from open space, car and bicycle parking, as well as impact fee requirements.

- Apply certain good neighbor policies to homeless shelters, as defined in the Administrative Code.

ISSUES AND CONSIDERATIONS

State Law Requirements

California State Law¹ requires jurisdictions to allow emergency shelters as of right at least in one zoning district. Per State law, "Emergency shelter" means: "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." The State law allows jurisdictions to apply certain restrictions for emergency shelters such as: maximum number of beds or persons permitted to be served nightly, size and location of exterior and interior on-site waiting and client intake, provision of on-site management, 300 foot buffer to other shelters, length of stay, lighting, and security during hours of operation.

Current Practice: Out of Compliance with State Law

Currently, the Zoning Administrator determines the use category that defines an emergency/homeless² shelter application based on two existing Planning Code interpretations. These interpretations were distinguished based on length of stay:

- a) shelters operating on a long-term basis (more than one month) are considered to be "group housing"³
- b) shelters operating on a short-term basis (less than a month) are considered to be "hotel uses"⁴

While group housing is allowed as of right in many zoning districts, hotel uses are only allowed with conditional approval in certain zoning districts. Based on these interpretations, if a proposed homeless shelter is considered a hotel use, the Planning Code does not have any zoning district that would allow the use as of right. This makes San Francisco's homeless shelter controls out of compliance with the State law.

¹ Chapter 633, Statutes of 2007 (SB 2)

² The State legislation refers specifically to emergency shelters, the Planning Code uses the term homeless shelter which encompasses emergency shelters with or without supportive services.

³ Section 209.2 of the Planning Code defines Group housing as: Providing lodging or both meals and lodging, without individual cooking facilities, by prearrangement for a week or more at a time and housing six or more persons in a space not defined by this Code as a dwelling unit.

⁴ Section 790.46 of the Planning Code defines hotel use as: A retail use which provides tourist accommodations, including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32 consecutive days

The City's Approach to End Homelessness

According to the 2013 Homeless Count Report, there are 7,350 homeless people living in San Francisco including sheltered and unsheltered persons as well as unaccompanied children and transition age youth. Of these, approximately 59% were unsheltered (about 4200 people)⁵.

In 2004, the Ten Year Plan to Abolish Chronic Homelessness endorsed a particular type of permanent supportive housing known as "Housing First." The Housing First model emphasizes immediate placement of the individual in permanent housing with on-site supportive services in place (rather than emergency/homeless shelters). As mentioned in the recent Anniversary Report for the Ten Year Plan, this Plan directed the City to move its focus away from traditional emergency shelters and toward shelters with 24-hour crisis clinics. In the past 10 years, the emergency shelter system for adults lost capacity going from 1,579 beds in 2005 to 1,139 beds in 2014. While the City does not intend to significantly add to the capacity of homeless shelters, there is a shortage of facilities (see Exhibit C)⁶. The proposed Ordinance would clarify the zoning controls to streamline the review process for any potential future homeless shelters applications across the City.

Existing Shelters: How They Operate

The Planning Department has approved 18 applications for homeless shelters⁷ under the existing Planning Code (see Exhibit D). The designated "use" varied greatly across the 18 applications, group housing was the most common "use" (7 applications), while only one or two were reviewed/approved under other use codes including hotel. The Table below lists all the use categories that defined the uses proposed in those applications.

Permitted as "Use"	Count
Group Housing	7
Apartments	2
Church	2
Tourist Hotel/Motel	2
1 Family Dwelling	1
Office	1
Residential Hotel	1
Retail Sales	1
Unknown	1
Total	18

⁵ 2013 Homeless Point-In-Time Count & Survey Comprehensive Report
<http://www.sfgov3.org/modules/showdocument.aspx?documentid=4819>

⁶ San Francisco Human Services Agency City and County of San Francisco: San Francisco's Ten Year Plan to End Chronic Homelessness: Anniversary Report Covering 2004 to 2014 <http://www.sfmayor.org/modules/showdocument.aspx?documentid=413>

⁷ There are actually 24 applications but six of those are resource centers only and not homeless shelters.

Currently, homeless shelters operate based on reservation through the City's 311 system. Reservations are made for 90 days whenever a sleeping unit is available for at least that period of time. These reservations generally can be extended for 30 days and in certain circumstances can be further extended for a second 30 day period. While there are still a few short-term stays, the majority of residents stay on a longer term basis. This longer term stay makes these residents more rooted in the neighborhood and less transient, which makes this use more similar to group housing than a hotel. Based on these similarities in use implications, the proposed legislation was drafted to allow homeless shelters in the same districts where group housing is permitted (see Exhibit E).

Homeless shelters are different than group housing, however, in that they provide their facilities free of charge for a targeted population of San Franciscans and are meant to only provide basic needs. As a result, the Ordinance exempts homeless shelters from certain planning code requirements, as described below.

Quality of Life Requirements

With more than 4,200 unsheltered homeless individuals and families in San Francisco, homeless shelters need to maximize their sleeping opportunities. Homeless shelters provide their facilities free of charge, with the purpose of addressing the very basic need of providing a roof over someone's head during the night. Therefore, while these facilities must meet life and safety standards, the quality of life requirements found in the Planning Code, such as parking facilities or required open space, are not necessary to meet the basic needs of homeless individuals. For example, most homeless people may not own a car or even a bicycle and therefore may not need parking spaces at their shelter. Similarly, instead of providing common open space within a homeless shelter, the space can be more efficiently used to provide more sleeping areas for these individuals. Responding to the specific purpose of homeless shelters, the proposed legislation was drafted to recommend exempting homeless shelters from car and bicycle parking, open space, as well as impact fee requirements.

Occupancy Limits

Density of most residential uses is regulated by the Planning Code, in terms of number of units or bedrooms permitted per parcel, or through building height and bulk limits. Homeless shelters do not usually provide units or bedrooms; accordingly the Planning Code does not have an existing metric to regulate density of this use. The Building Code & Fire Codes impose occupancy limits in terms of number of people per floor/space. Additionally, the Administrative Code (Standards of Care Act) controls the intensity of use in homeless shelters through minimum measurements for sleeping surfaces. This code was created specifically for homeless shelters, and reflects the most up to date understanding on the operation of homeless shelters. Since shelters provide beds in common areas, the proposed Ordinance was drafted to primarily rely on the existing metrics found in the Building and Fire Codes to regulate their intensity of use. The Planning Code will also continue to regulate density through the existing height and bulk limits.

Good Neighbor Policies

Currently, homeless shelters include in their contracts some policies that discuss the relationship between the shelter with the neighborhood and community in which they are located. The Standard of Care Act in

the Administrative Code includes requirements regarding operations of homeless shelters but it does not include any guidance on neighbor policies. The proposed Ordinance was drafted to incorporate some general policies regarding the relationships with the neighborhood into the Administrative Code's Standard of Care chapter. These policies will require on-site management for the shelter, a security plan for the hours of operation, sidewalk maintenance plan, as well as signage urging the clients to respect the neighbors in terms of noise and cleanliness.

REQUIRED COMMISSION ACTION

The proposed Ordinance is before the Commission so that it may recommend adoption, rejection, or adoption with modifications to the Board of Supervisors.

RECOMMENDATION

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

BASIS FOR RECOMMENDATION

Staff recommends approval of this Ordinance for the following reasons:

Allowing homeless shelters in the same districts where group housing is allowed- Homeless shelters in San Francisco generally operate based on a 90 day reservation system. While these facilities may have availability for one to three night stays, the majority of residents stay on a longer term basis. This longer term stay makes these residents more rooted in the neighborhood and less transient, which makes this use more similar to group housing than a hotel use.

Exempting homeless shelters from certain Planning Code requirements- Homeless shelters are also distinct from group housing as they offer their facilities free of charge to homeless individuals. The purpose of shelters is to accommodate the very basic need of a place to sleep for homeless individuals and families. Quality of life requirements in the Planning Code do not usually apply to this purpose. Therefore, the Department supports the provisions in the Ordinance that exempt shelters from complying with the Planning Code's car and bicycle parking, open space requirements, as well as impact fees.

Proposed density controls- Additionally, existing City Codes include sufficient requirements to regulate density in homeless shelter uses. These codes include: the Planning Code requirements for building height and bulks, the occupancy limits in the Building and Fire Code, and specific space requirements for homeless shelters in the Administrative Codes' Standard of Care law. The proposed Ordinance does not impose further density limits in the Planning Code for homeless shelter uses. Shelters can continue to efficiently use the limited space available to maximize their bed capacity within the existing life and safety standards.

State law requirements- Lastly, the State Law requires jurisdictions to allow homeless shelters as of right in at least one zoning district. Currently the San Francisco Planning Code is out of compliance with this law because of specific situations when a homeless shelter is interpreted as a hotel use. The 2009 Housing

Element called for compliance with this law in implementation measure 40⁸. The proposed Ordinance would bring the San Francisco Planning Code into compliance with the requirements of the Chapter 633, Statutes of 2007 (SB 2) of the California State Law and will implement the 2009 Housing Element for implementation measure 40.

ENVIRONMENTAL REVIEW

The proposed Ordinance would result in no physical impact on the environment. The proposed amendments are exempt from environmental review under Sections 15080(c)(2) and 15378 of the CEQA Guidelines.

PUBLIC COMMENT

Staff presented this Ordinance at the Local Homeless Community Board twice. LHCB strongly supports the proposed legislation. One comment was to also incorporate drop- in services in the legislation. Staff finds that drop-in services usually fall under the “Social Services” use category which is already allowed as of right in many zoning districts. This board also expressed concerns that the proposed legislation could retroactively apply new regulations to existing shelters. Staff confirmed that the proposed legislation would only apply to new applications, and would not affect existing homeless shelters. Lastly, staff heard a request to add social services to this Ordinance to be allowed as of right in the same zoning district. Staff clarifies that if a social service is accessory to the homeless shelter facility, meaning it would serve the residents in the shelter, it will be allowed as of right as an accessory use. However, social services that are independent of a homeless shelter or serve the general public have different use implications and therefore are identified as a different use category called Social Services.

RECOMMENDATION:	Recommendation of Approval
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Attachments:

- Exhibit A: Existing Controls for Group Housing
- Exhibit B: Existing Controls for Tourist Hotels
- Exhibit C: 2013 Homeless Count & Existing Homeless Facilities
- Exhibit D: Approved Applications for Homeless Facilities
- Exhibit E: Proposed Zoning Controls for Homeless Shelters
- Exhibit F: Draft Planning Commission Resolution
- Exhibit G: Board of Supervisors File No. 141210

⁸ “Planning will amend the San Francisco Planning Code to identify the appropriate districts, development standards, and management practices for as of right emergency shelters, per Government code section 65583(a), which requires the City to identify at least one zoning district where emergency shelters are allowed as of right....”

Exhibit A. Existing Controls for Group Housing

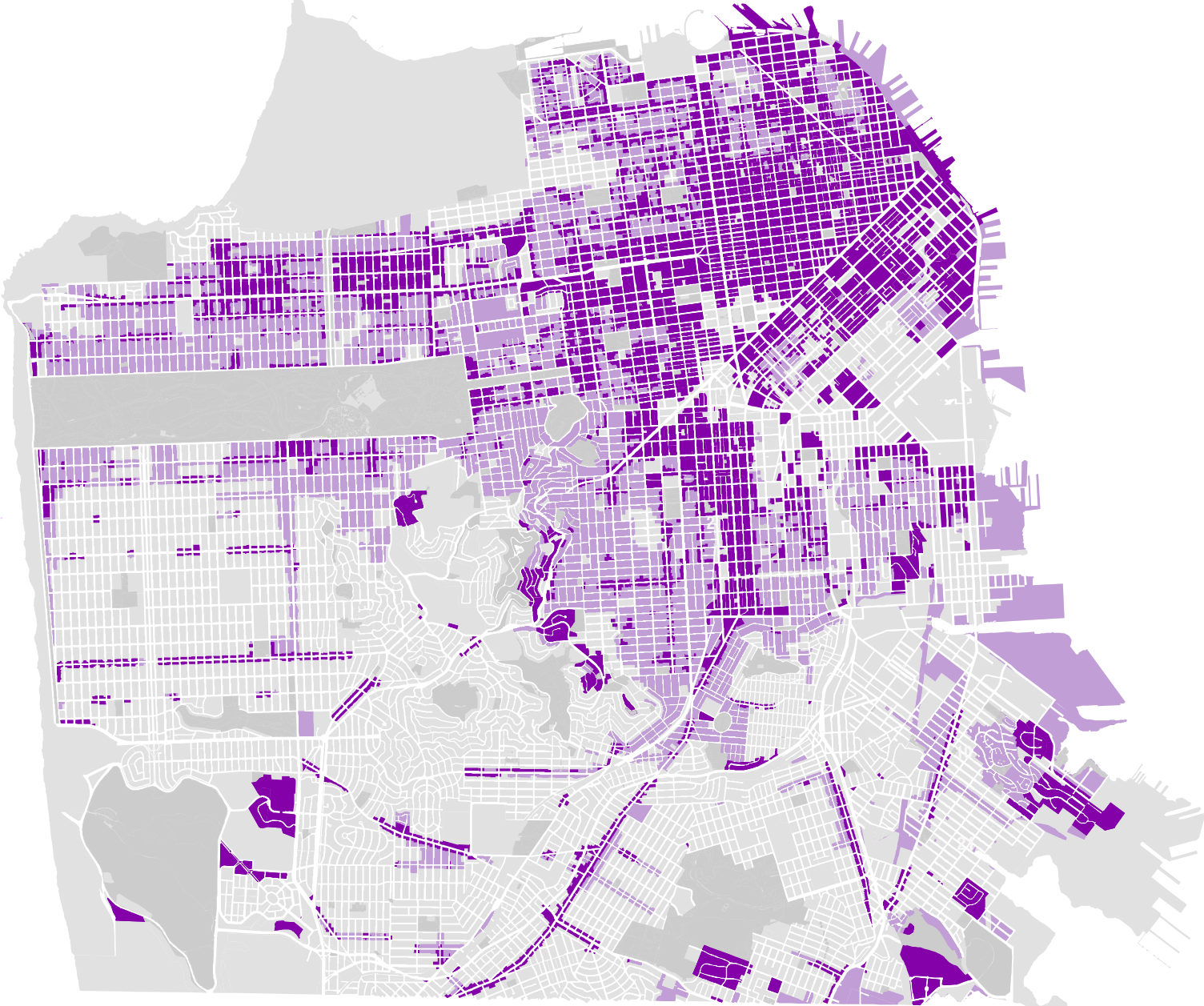
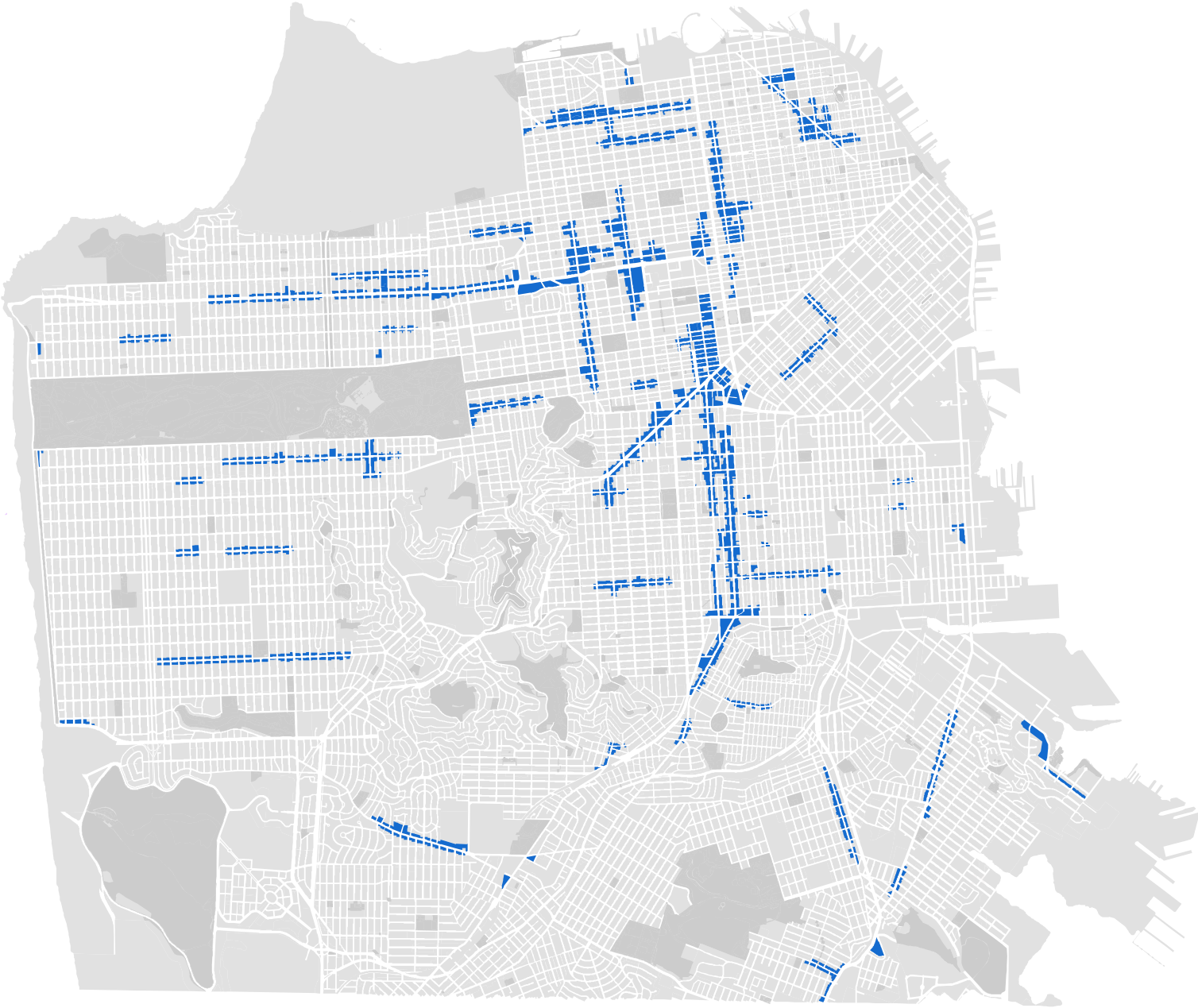



Exhibit B. Existing Controls for Tourist Hotels



 Conditionally Permitted (less than 32 consecutive days)  Not Permitted

2013 Homeless Count & Existing Homess Facilities

Homeless Shelters

1. A Woman's Place
2. Dolores Communy
3. Dolores Street - Santa Ana
4. Dolores Street - Santa Martha
5. Episcopal Sanctuary
6. Hospitality House
7. LarkInn
8. MSC South
9. Next Door
10. Providence
11. Huckleberry House
12. Larkin Street Youth Services
Diamond Youth Shelter
13. Compass
14. Compass
15. Compass Family Shelter
16. Hamilton Family Emergency
Shelter
17. Hamilton Family Residence
18. St. Joseph Family Shelter
19. Asian Women's Shelter*
20. La Casa de Las Madres*

Homeless Resource Centers

21. Bayview Hunters Point MSC
22. United Council of Human Services
23. Glide
24. Mission Neighborhood

* not mapped due to confidentiality

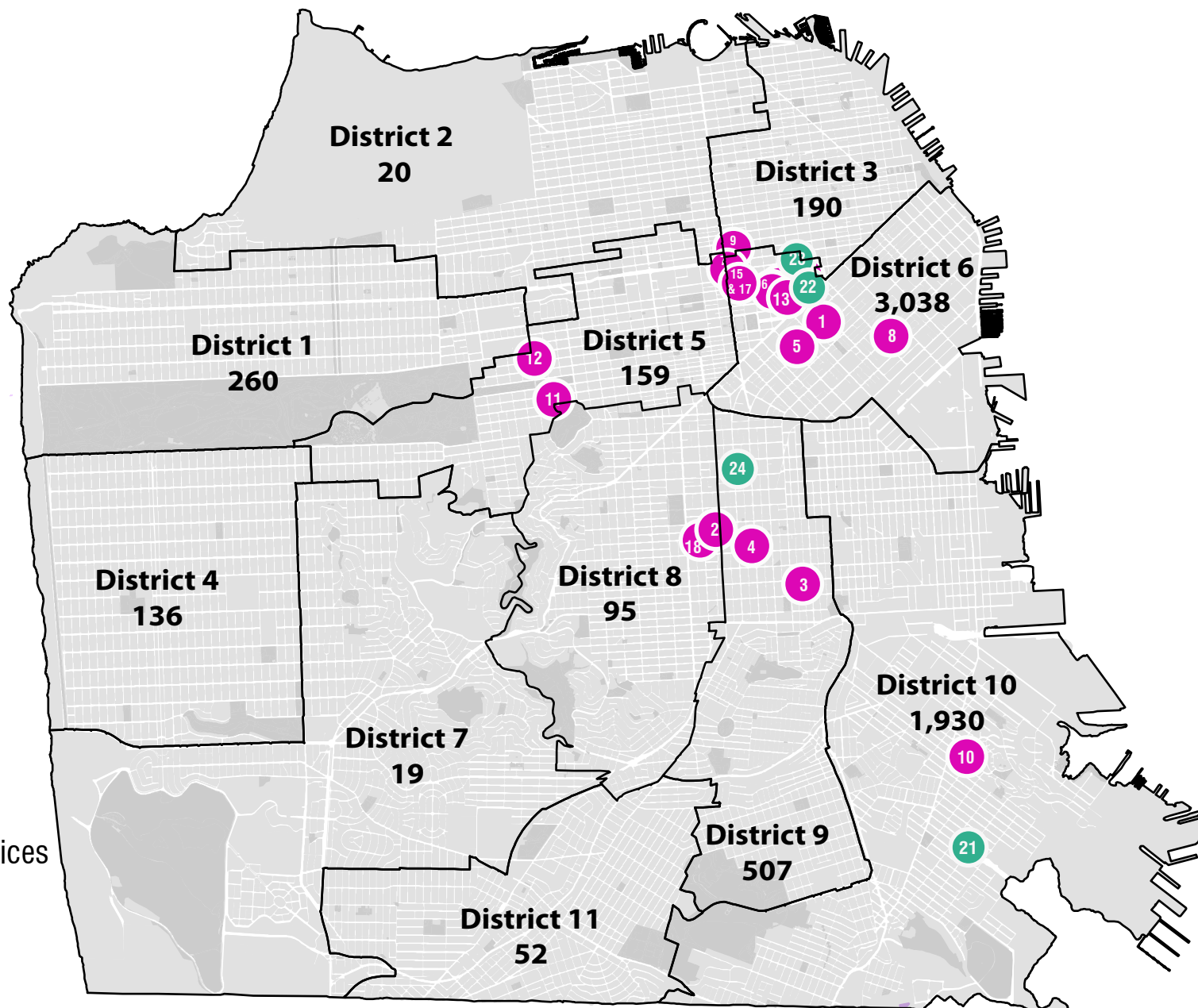


Exhibit D: Approved Applications for Homeless Facilities

# on Map	Name	Address	Type of Shelter	Hours of Operation	Number of Beds	Number of Bunks	Number of Mattresses	Number of Families	Use Type
1	A Woman's Place	1049 Howard St	Single Adult	24 hours	54	n/a	n/a	n/a	Group Housing
2	Dolores Community	938 Valencia St	Single Adult	7pm to 7am	85	57	30	n/a	Apartments
3	Dolores St. - Santa Ana	2909 24th St	Single Adult	7pm to 7am	28	n/a	n/a	n/a	-
4	Dolores St. - Santa Martha	1050 South Van Ness Blvd	Single Adult	7pm to 7am	57	n/a	n/a	n/a	Group Housing
5	Episcopal Sanctuary	201 08th St	Single Adult	24 hours	200	n/a	n/a	n/a	Church
6	Hospitality House	146 Leavenworth St	Single Adult	4:30pm to 8am	30	n/a	n/a	n/a	Group Housing
7	LarkInn	869 Ellis St	Single Adult	24 hours	40	n/a	n/a	n/a	Retail Sales
8	MSC South	525 05th St	Single Adult	4:30pm to 8am	340	n/a	n/a	n/a	Group Housing
9	Next Door	1001 Polk St	Single Adult	24 hours	334	n/a	n/a	n/a	Group Housing
10	Providence	1601 McKinnon Ave	Single Adult	9pm to 7am	110	n/a	n/a	n/a	Church
11	Huckleberry House	1292 Page St	Youth Shelter	24 hours	1	2	n/a	n/a	Group Housing
12	Larkin Street Youth Services - Diamond Youth Shelter	536 Central Avenue	Youth Shelter	Monday - Friday: 6:30pm - 8am; Saturday: 4pm - 8am	20	n/a	n/a	n/a	Tourist Hotel/Motel
13	Compass	44 McAllister St	Family	n/a	n/a	n/a	n/a	n/a	Residential Hotel
14	Compass	111 Taylor St	Family	n/a	n/a	n/a	n/a	n/a	Group Housing
15	Compass Family Shelter	626 Polk St	Family	24 hours	44	n/a	n/a	22	Tourist Hotel/Motel
16	Hamilton Family Emergency Shelter	261 Golden Gate Ave	Family	24 hours	46	n/a	n/a	n/a	Office
17	Hamilton Family Residence	260 Golden Gate Ave	Family	24 hours	54	n/a	n/a	27	Apartments
18	St. Joseph Family Shelter	899 Guerrero St	Family	24 hours	20	n/a	n/a	10	1 Family Dwelling
19	Asian Women's Shelter	confidential	Domestic Violence Shelter	24 hours	18	n/a	n/a	n/a	-
20	La Casa de Las Madres	confidential	Domestic Violence Shelter	24 hours	30	n/a	n/a	n/a	-
21	Bayview Hunters Point MSC	2111 Jennings St	Resource Center	n/a	n/a	n/a	n/a	n/a	Social Care Facility
22	United Council of Human Services	995 Market St	Resource Center	n/a	n/a	n/a	n/a	n/a	Office
23	Glide	330 Ellis St	Resource Center	n/a	n/a	n/a	n/a	n/a	Church
24	Mission Neighborhood	165 Capp St	Resource Center	n/a	n/a	n/a	n/a	n/a	Clinics-Medic/Dental

Exhibit E. Proposed Zoning Controls for Homeless Shelters

