

LEGISLATIVE DIGEST

[Planning Code - Temporary Homeless Shelters in Certain Industrial and Mixed-Use Districts]

Ordinance amending the Planning Code to allow temporary Homeless Shelters in the Production, Distribution, and Repair, the WSoMa Mixed Use-Office, and the Service/Arts/Light Industrial zoning districts, subject to conditional use authorization; affirming the Planning Commission's determination under the California Environmental Quality Act; making findings of public convenience, necessity, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Currently, the Planning Code does not permit Homeless Shelter uses in the Production, Distribution, and Repair (PDR), the WSoMa Mixed Use-Office (WMUO), and the Service/Arts/Light Industrial (SALI) zoning districts.

Amendments to Current Law

The ordinance would amend the Planning Code to allow temporary Homeless Shelters to operate in the PDR, WMUO, and SALI zoning districts, subject to a conditional use authorization and only under the limited and specifically enumerated circumstances described below. Amendments would be made to Planning Code Tables 210.3 (PDR zoning control table), 845 (WMUO zoning control table), and 846 (SALI zoning control table).

If the ordinance is adopted, Homeless Shelter uses would be permitted in the PDR, WMUO, and SALI zoning districts under the following circumstances: 1) only with conditional use authorization, and 2) only if each such use (a) would operate for no more than four years, and (b) would be owned or leased by, operated by, and/or under the management or day-to-day control of the City and County of San Francisco. If a proposed Homeless Shelter use is to be located within a building or structure, the building or structure would have to be either (i) preexisting, having been completed and previously occupied by a use other than a Homeless Shelter, or (ii) temporary. Construction of a permanent structure or building to be used as a Homeless Shelter would not be permitted in the PDR, WMUO, and SALI zoning districts.