

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

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2  
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; and**  
7 **affirming the Planning Department’s California Environmental Quality Act**  
8 **determination and making findings of consistency with the City’s General Plan and the**  
9 **eight 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 ~~*italics Times New Roman font*~~.  
14 **Board amendment additions** are in Arial font.  
15 **Board amendment deletions** are in ~~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

1 (b) The Planning Department has determined that the actions contemplated in this  
2 ordinance comply with the California Environmental Quality Act (California Public Resources  
3 Code Sections 21000 et seq.). The Board of Supervisors hereby affirms this determination.  
4 Said determination is on file with the Clerk of the Board of Supervisors in File No. 141210 and  
5 is incorporated herein by reference.

6 (c) On December 18, 2014, the Planning Commission, in Resolution No. 19300,  
7 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
8 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
9 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
10 the Board of Supervisors in File No. 141210 and is incorporated herein by reference.

11 (d) Pursuant to Planning Code Section 302, the Board of Supervisors finds that these  
12 Planning Code amendments will serve the public necessity, convenience and welfare for the  
13 reasons set forth in Planning Commission Resolution No. 19300 and the Board of Supervisors  
14 hereby incorporates such reasons herein by reference. A copy of Planning Commission  
15 Resolution No. 19300 is on file with the Clerk of the Board of Supervisors in File No. 141210.  
16

17 Section 2. The Planning Code is hereby amended by adding a new definition to  
18 Section 102.38 and revising Sections 135, 151, 155.2, 208, 209.2, 216, 406, 790.88, 803.5,  
19 890.88, and the Zoning Control Tables of Sections 710 - 743 and 810 - 818, 827, 829, and  
20 840 - 847, to read as follows:

21 **SEC. 102.38. DEFINITIONS.**

22 \*\*\*\*

23 **Homeless Shelter.** ~~Homeless Shelter means~~ A Residential Use defined as living living  
24 and/or sleeping accommodations without any fee to individuals and families who are homeless, as  
25

1 defined in the Federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)  
2 Act of 2009 (S.896), as amended from time to time.

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

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

8 \* \* \* \*

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

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

18 (1) For dwellings other than those specified in Paragraphs (d)(2) through (d)(5)  
19 below, the minimum amount of usable open space to be provided for use by each dwelling  
20 unit shall be as specified in the second column of Table 135A if such usable open space is all  
21 private. Where common usable open space is used to satisfy all or part of the requirement for  
22 a dwelling unit, such common usable open space shall be provided in an amount equal to  
23 1.33 square feet for each one square foot of private usable open space specified in the  
24 second column of Table 135A. In such cases, the balance of the required usable open space  
25

1 may be provided as private usable open space, with full credit for each square foot of private  
2 usable open space so provided.

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

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

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

1 residential units with direct access from the street, building setback areas that meet the  
2 standards of Section 145.1 and the Ground Floor Residential Design Guidelines may be  
3 counted toward the open space requirement as private non-common open space.

4 (5) **Eastern Neighborhoods Mixed Use Districts.** The minimum amount of  
5 usable open space to be provided for use by each dwelling unit shall be as specified in Table  
6 135B. For group housing structures and SRO units, the minimum amount of usable open  
7 space provided for use by each bedroom shall be ~~1/3~~ one-third the amount required for a  
8 dwelling unit as specified in Table 135B. Usable open space requirements in these areas may  
9 be fulfilled by providing privately-owned public open space as specified in Table 135B.

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

16 (A) site constraints,

17 (B) the special needs of anticipated residents, or

18 (C) conflicts with other applicable policies and regulations, including but  
19 not limited to standards for the treatment of historic properties, the Americans with Disabilities  
20 Act, or the Building Code.

21 (7) ***Homeless Shelters.*** *Homeless Shelters, as defined in Section 102-38 of this Code,*  
22 *are exempt from the open space requirements described in this Section 135.*

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

2 \* \* \* \*

3 (b) **Minimum Parking Required.**

4 **Table 151**  
5 **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>   |
| * * * *                   | * * * *   |

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

22 \* \* \* \*

23 (b) **Rules for Calculating Bicycle Parking Requirements.**

24 \* \* \* \*

**Table 155.2  
BICYCLE PARKING SPACES REQUIRED**

|         | <b>Use</b>   | <b>Minimum Number of Class 1 Spaces Required</b>   | <b>Minimum Number of Class 2 Spaces Required</b>   |
|---------|--|--|--|
| * * * * |  |  |  |
| .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.<br>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

1 requirements of the Standards of Care for City Shelters contained in Administrative Code, Chapter 20,  
 2 Article XIII, in addition to the applicable requirements of the Building Code and Fire Code.

3 \* \* \* \*

4 **SEC. 209.2. OTHER HOUSING.**

|             |      |             |          |          |          |          |          |          |          |          |          |          |          |          |
|-------------|------|-------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| RH-1<br>(D) | RH-1 | RH-1<br>(S) | RH-2     | RH-3     | RM-1     | RM-2     | RM-3     | RM-4     | RTO      | RTO-M    | RC-1     | RC-2     | RC-3     | RC-4     |
|             |      |             | <u>C</u> | <u>C</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

8 **SEC. 209.2. OTHER HOUSING**

9 \* \* \* \*

10 (f) Homeless Shelters mean living and/or  
 11 sleeping accommodations without any fee  
 12 to individuals and families who are  
 13 homeless, as defined in Section 102-38 of  
 14 this Code.

16 **SEC. 216. OTHER HOUSING.**

|          |          |          |               |          |          |          |          |          |          |         |         |       |       |
|----------|----------|----------|---------------|----------|----------|----------|----------|----------|----------|---------|---------|-------|-------|
| CC-1     | CC-2     | C-3-O    | C-3-O<br>(SD) | C-3-R    | C-3-G    | C-3-S    | C-3-M    | M-1      | M-2      | PDR-1-G | PDR-1-D | PDR-1 | PDR-2 |
| <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u>      | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>C</u> | <u>C</u> |         |         |       |       |

21 **SEC. 216. OTHER HOUSING.**

22 \* \* \* \*

23 (e) Homeless Shelters mean living  
 24 and/or sleeping accommodations without  
 25 any fee to individuals and families who





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

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

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| No. | Zoning Category | § References                                  | NC-2                               |                                   |      |  |
|-----|-----------------|---|------------------------------------|-----------------------------------|------|--|
|     |                 |   | Controls by Story                  |                                   |      |  |
|     |                 | § 790.118                                     | 1st                                | 2nd                               | 3rd+ |  |
| 8   |                 |   |                                    |                                   |      |  |
| 9   | ****            | ****  | ****                               | ****                              | **** |  |
| 10  | <u>711.92b</u>  | <u>Residential Density, Homeless Shelters</u> | <u>§§ 102.38, 207.1, 790.88(c)</u> | <u>Density limits per §208(a)</u> |      |  |
| 11  | ****            | ****  | ****                               | ****                              | **** |  |

**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+ |  |
| 15   |                 |   |                                    |                                   |      |  |
| 16   | ****            | ****  | ****                               | ****                              | **** |  |
| 17   |                 |   |                                    |                                   |      |  |
| 18   | <u>712.92b</u>  | <u>Residential Density, Homeless Shelters</u> | <u>§§ 102.38, 207.1, 790.88(c)</u> | <u>Density limits per §208(a)</u> |      |  |
| 19   | ****            | ****  | ****                               | ****                              | **** |  |

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

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| No. | Zoning Category | § References | NC-S              |     |      |
|-----|-----------------|--------------|-------------------|-----|------|
|     |                 |              | Controls by Story |     |      |
|     |                 | § 790.118    | 1st               | 2nd | 3rd+ |
| 23  |                 |              |                   |     |      |
| 24  |                 |              |                   |     |      |
| 25  |                 |              |                   |     |      |

|         |   |  |                                   |      |      |
|---------|---|--|-----------------------------------|------|------|
| ****    | ****  | ****   | ****                              | **** | **** |
| 713.92b | <i>Residential Density, Homeless Shelters</i> | <del>§§ 102.38,</del><br>207.1,<br>790.88(c) | <i>Density limits per §208(a)</i> |      |      |
| ****    | ****  | ****   | ****                              |      |      |

**SEC. 714. BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

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

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

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

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

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

|         |   |  |  |      |      |
|---------|---|--|--|------|------|
| ****    | ****  | ****   | ****                                     | **** | **** |
| 716.92b | <i>Residential Density, Homeless Shelters</i> | <del>§§ 102.38,</del><br>207.1,<br>790.88(c) | <i>Density limits per Section 208(a)</i> |      |      |
| ****    | ****  | ****   | ****                                     |      |      |

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

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

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

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

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

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| No.            | Zoning Category                               | § References                       | Haight Street                            |       |       |
|----------------|---|------------------------------------|--|-------|-------|
|                |   |                                    | Controls by Story                        |       |       |
|                |   | § 790.118                          | 1st                                      | 2nd   | 3rd+  |
| *****          | *****   | *****                              | *****                                    | ***** | ***** |
| <u>719.92b</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. 720. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
ZONING CONTROL TABLE**

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| No.            | Zoning Category                               | § References                       | Hayes-Gough Transit                      |       |       |
|----------------|---|------------------------------------|--|-------|-------|
|                |   |                                    | Controls by Story                        |       |       |
|                |   | § 790.118                          | 1st                                      | 2nd   | 3rd+  |
| *****          | *****   | *****                              | *****                                    | ***** | ***** |
| <u>720.92b</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. 721. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

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| No.            | Zoning Category                               | § References                       | Upper Market Street                      |       |       |
|----------------|---|------------------------------------|--|-------|-------|
|                |   |                                    | Controls by Story                        |       |       |
|                |   | § 790.118                          | 1st                                      | 2nd   | 3rd+  |
| *****          | *****   | *****                              | *****                                    | ***** | ***** |
| <u>721.92b</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. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

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| No.     | Zoning Category                               | § References                           | North Beach                              |      |      |
|---------|---|--|--|------|------|
|         |   |  | Controls by Story                        |      |      |
|         |   | § 790.118                              | 1st                                      | 2nd  | 3rd+ |
| ****    | ****  | ****                                   | ****                                     | **** | **** |
| 722.92b | <i>Residential Density, Homeless Shelters</i> | <del>§§ 102.38, 207.1, 790.88(c)</del> | <i>Density limits per Section 208(a)</i> |      |      |
| ****    | ****  | ****                                   | ****                                     |      |      |

**SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

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| No.     | Zoning Category                               | § References                           | Polk Street                              |      |      |
|---------|---|--|--|------|------|
|         |   |  | Controls by Story                        |      |      |
|         |   | § 790.118                              | 1st                                      | 2nd  | 3rd+ |
| ****    | ****  | ****                                   | ****                                     | **** | **** |
| 723.92b | <i>Residential Density, Homeless Shelters</i> | <del>§§ 102.38, 207.1, 790.88(c)</del> | <i>Density limits per Section 208(a)</i> |      |      |
| ****    | ****  | ****                                   | ****                                     |      |      |

**SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

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| No.     | Zoning Category                               | § References                           | Sacramento                               |      |      |
|---------|---|--|--|------|------|
|         |   |  | Controls by Story                        |      |      |
|         |   | § 790.118                              | 1st                                      | 2nd  | 3rd+ |
| ****    | ****  | ****                                   | ****                                     | **** | **** |
| 724.92b | <i>Residential Density, Homeless Shelters</i> | <del>§§ 102.38, 207.1, 790.88(c)</del> | <i>Density limits per Section 208(a)</i> |      |      |
| ****    | ****  | ****                                   | ****                                     |      |      |

**SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

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

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

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

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

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| No.     | Zoning Category                               | § References                                 | 24th Street – Mission Transit            |       |       |
|---------|---|--|--|-------|-------|
|         |   |  | Controls by Story                        |       |       |
|         |   | § 790.118                                    | 1st                                      | 2nd   | 3rd+  |
| *****   | *****   | *****  | *****                                    | ***** | ***** |
| 727.92b | <i>Residential Density, Homeless Shelters</i> | <del>§§ 102.38,</del><br>207.1,<br>790.88(c) | <i>Density limits per Section 208(a)</i> |       |       |
| *****   | *****   | *****  | *****                                    |       |       |

\*\*\*\*\*

**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> | <u>Residential Density, Homeless Shelters</u> | <del>§§ 102.38,</del><br><u>207.1,</u><br><u>790.88(c)</u> | <u>Density limits per Section 208(a)</u> |       |       |
| *****          | *****   | *****  | *****                                    | ***** | ***** |

**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> | <u>Residential Density, Homeless Shelters</u> | <del>§§ 102.38,</del><br><u>207.1,</u><br><u>790.88(c)</u> | <u>Density limits per Section 208(a)</u> |       |       |
| *****          | *****   | *****  | *****                                    | ***** | ***** |

**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> | <u>Residential Density, Homeless Shelters</u> | <del>§§ 102.38,</del><br><u>207.1,</u><br><u>790.88(c)</u> | <u>Density limits per Section 208(a)</u> |       |       |



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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+ |
| ****    | ****  | ****                              | ****                                     | **** | **** |
| 731.92b | <i>Residential Density, Homeless Shelters</i> | §§ 102.38,<br>207.1,<br>790.88(c) | <i>Density limits per Section 208(a)</i> |      |      |
| ****    | ****  | ****                              | ****                                     |      |      |

**SEC. 732. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT  
ZONING CONTROL TABLE**

\*\*\*\*

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

**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+ |
| ****    | ****  | ****                 | ****                                     | **** | **** |
| 733.92b | <i>Residential Density, Homeless Shelters</i> | §§ 102.38,<br>207.1, | <i>Density limits per Section 208(a)</i> |      |      |

|      |      |                  |      |
|------|------|------------------|------|
|      |      | <u>790.88(c)</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> | <u>Residential Density, Homeless Shelters</u> | <u>§§ 102.38, 207.1, 790.88(c)</u> | <u>Density limits per Section 208(a)</u> |      |      |
| ****           | ****  | ****                               | ****                                     | **** | **** |

**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> | <u>Residential Density, Homeless Shelters</u> | <u>§§ 102.38, 207.1,</u> | <u>Density limits per Section 208(a)</u> |      |      |

|      |      |                  |      |
|------|------|------------------|------|
|      |      | <u>790.88(c)</u> |      |
| **** | **** | ****             | **** |

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

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

**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> | <u>Residential Density, Homeless Shelters</u> | <u>§§ 102.38, 207.1,</u> | <u>Density limits per Section 208(a)</u> |      |      |

|      |      |           |      |
|------|------|-----------|------|
|      |      | 790.88(c) |      |
| **** | **** | ****      | **** |

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

\*\*\*\*

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

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

\*\*\*\*

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

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

\*\*\*\*

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

|      |      |                  |      |
|------|------|------------------|------|
|      |      | <u>790.88(c)</u> |      |
| **** | **** | ****             | **** |

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

\*\*\*\*

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

*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.

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

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

10 (c) **Homeless Shelters.** A residential use which consists of living and/or sleeping  
11 accommodations without any fee to individuals and families who are homeless, as defined in the  
12 Federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009,  
13 as amended from time to time, as defined in and subject to the physical and operation standards in  
14 Section 102-38 of this Code.

15 **SEC. 803.5. GOOD NEIGHBOR POLICIES GOVERNING USES IN MIXED USE**  
16 **DISTRICTS.**

17 \* \* \* \*

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

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

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

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

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

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

21 (6) Service providers shall continuously monitor waiting areas to inform  
22 prospective clients whether they can be served within a reasonable time. If they cannot be  
23 served by the provider because of time or resource constraints, the monitor shall inform the  
24 client of alternative programs and locations where s/he may seek similar services; and  
25

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

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

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

(10) The establishment shall implement other conditions and/or measures as determined by the Zoning Administrator, in consultation with other City agencies and neighborhood groups, to be necessary to insure that management and/or clients of the establishment maintain the quiet, safety and cleanliness of the premises and the vicinity of the use.

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

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



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

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

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

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

|   |                |                          |                             |          |
|---|----------------|--------------------------|-----------------------------|----------|
| 1 | 813.15         | Group Housing            | § 890.88(b)                 | NP       |
| 2 | 813.16         | SRO Units                | §§ 823, 890.88(c)           | NP       |
| 3 | 813.16A        | Student Housing          | § 102.36                    | NP       |
| 4 | <u>813.16B</u> | <u>Homeless Shelters</u> | <u>§§ 102.36, 890.88(d)</u> | <u>C</u> |
| 5 | ****           | ****                     | ****                        | ****     |

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

|                |                          |                             | South Park District |
|----------------|--------------------------|-----------------------------|---------------------|
| No.            | Zoning Category          | § References                | Controls            |
| ****           | ****                     | ****                        | ****                |
| 814.14         | Dwelling Units           | § 102.7                     | P                   |
| 814.15         | Group Housing            | § 890.88(b)                 | C                   |
| 814.16         | SRO Units                | § 890.88(c)                 | P                   |
| 814.16A(a)     | Student Housing          | § 102.36                    | C #                 |
| <u>814.16B</u> | <u>Homeless Shelters</u> | <u>§§ 102.36, 890.88(d)</u> | <u>C</u>            |
| ****           | ****                     | ****                        | ****                |

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

|        |                 |              | Residential/Service<br>Mixed Use District |
|--------|-----------------|--------------|---|
| No.    | Zoning Category | § References | Controls                                  |
| ****   | ****            | ****         | ****                                      |
| 815.14 | Dwelling Units  | § 102.7      | P   |
| 815.15 | Group Housing   | § 890.88(b)  | C   |
| 815.16 | SRO Units       | § 890.88(c)  | P   |

|   |                |                          |                            |          |
|---|----------------|--------------------------|----------------------------|----------|
| 1 | <u>815.16B</u> | <u>Homeless Shelters</u> | <u>§§102.38, 890.88(d)</u> | <u>C</u> |
| 2 | ****           | ****                     | ****                       | ****     |

**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 |          |
|-----|-----------------|--------------------------|---|----------|
| 7   | ****            | ****                     | ****  |          |
| 8   | 816.14          | Dwelling Units           | § 102.7   | P        |
| 9   | 816.15          | Group Housing            | § 890.88(b)   | C        |
| 10  | 816.16          | SRO Units                | § 890.88(c)   | P        |
| 11  | <u>816.16B</u>  | <u>Homeless Shelters</u> | <u>§§102.38, 890.88(d)</u>  | <u>C</u> |
| 12  | ****            | ****                     | ****  | ****     |

**SEC. 817. SLI – SERVICE/LIGHT INDUSTRIAL DISTRICT.**

| No. | Zoning Category | § References             | Service/Light Industrial District Controls |  |
|-----|-----------------|--------------------------|--|--|
| 16  | ****            | ****                     | ****                                       |  |
| 17  | 817.14          | Dwelling Units           | §§ 102.7, 803.8(b)                         | C, if low-income pursuant to §803.8(b); otherwise NP |
| 18  | 817.15          | Group Housing            | § 890.88(b)                                | C  |
| 19  | 817.16          | SRO Units                | §§ 803.8(b), 890.88(c)                     | C, if low-income pursuant to §803.8(b); otherwise NP |
| 20  | <u>817.16B</u>  | <u>Homeless Shelters</u> | <u>§§ 102.38, 890.88(d)</u>                | <u>C</u>   |
| 21  | ****            | ****                     | ****                                       | ****   |

**Table 818**  
**SSO – SERVICE/SECONDARY OFFICE DISTRICT**  
**ZONING CONTROL TABLE**

|                |                          |                             | Service/Secondary Office District |
|----------------|--------------------------|-----------------------------|-----------------------------------|
| No.            | Zoning Category          | § References                | Controls                          |
| * * * *        | * * * *                  | * * * *                     | * * * *                           |
| 818.14         | Dwelling Units           | § 102.7                     | C                                 |
| 818.15         | Group Housing            | § 890.88(b)                 | C                                 |
| 818.16         | SRO Units                | § 890.88(c)                 | P                                 |
| <u>818.16B</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   |
| * * * *    | * * * *                                       | * * * *                     | * * * *  |
| <u>48b</u> | <u>Residential Density, Homeless Shelters</u> | <u>§§ 102.38, 890.88(d)</u> | <u>Density limits per Section 208(a)</u>                   |
| * * * *    | * * * *                                       | * * * *                     | * * * *  |

**Table 829**  
**SOUTH BEACH DOWNTOWN RESIDENTIAL DISTRICT**  
**ZONING CONTROL TABLE**

|  |  |  | South Beach Downtown Residential District Zoning |
|--|--|--|--|
|  |  |  |  |

| No.        | Zoning Category   | § References               | Controls                                 |
|------------|---|----------------------------|--|
| ****       | ****  | ****                       | ****                                     |
| <u>48b</u> | <u>Residential Density,</u><br><u>Homeless Shelters</u> | <u>§§102-38, 890.88(d)</u> | <u>Density limits per Section 208(a)</u> |
| ****       | ****  | ****                       | ****                                     |

**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                            |
| 840.22        | SRO Units                | § 890.88(c)                 | P                            |
| <u>840.23</u> | <u>Homeless Shelters</u> | <u>§§ 102-38, 890.88(d)</u> | <u>P</u>                     |
| ****          | ****                     | ****                        | ****                         |

**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                         |
| **** | ****            | ****         | ****                             |

|   |                |                          |                             |                                   |
|---|----------------|--------------------------|-----------------------------|-----------------------------------|
| 1 | 844.20         | Dwelling Units           | § 102.7                     | P                                 |
| 2 | 844.21         | Group Housing            | § 890.88(b)                 | P                                 |
| 3 | 844.22         | SRO Units                | §§ 823, 890.88(c)           | P with minimum SRO unit size of   |
| 4 |                |                          |                             | 275 s.f.                          |
| 5 | 844.23         | Student Housing          | § 102.36                    | #C in newly constructed buildings |
| 6 |                |                          |                             | only. NP otherwise                |
| 7 | <u>844.23b</u> | <u>Homeless Shelters</u> | <u>§§ 102.38, 890.88(d)</u> | <u>P</u>                          |
| 8 | ****           | ****                     | ****                        | ****                              |

**Table 845  
WMUO – WSOMA MIXED USE-OFFICE DISTRICT  
ZONING CONTROL TABLE**

| No. | Zoning Category | § References             | Mixed Use-Office District Controls |           |
|-----|-----------------|--------------------------|------------------------------------|-----------|
| 12  |                 |                          |                                    |           |
| 13  | ****            | ****                     | ****                               |           |
| 14  | 845.20          | Dwelling Units           | § 102.7                            | NP        |
| 15  | 845.21          | Group Housing            | § 890.88(b)                        | NP        |
| 16  | 845.22          | SRO Units                | §§ 823, 890.88(c)                  | NP        |
| 17  | 845.23          | Student Housing          | § 102.36                           | NP        |
| 18  | <u>844.23b</u>  | <u>Homeless Shelters</u> | <u>§§ 102.38, 890.88(d)</u>        | <u>NP</u> |
| 19  | ****            | ****                     | ****                               | ****      |

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

| No. | Zoning Category | § References | SALI District Controls |
|-----|-----------------|--------------|------------------------|
| 23  |                 |              |                        |
| 24  | ****            | ****         | ****                   |
| 25  |                 |              |                        |

|   |                |                          |                            |           |
|---|----------------|--------------------------|----------------------------|-----------|
| 1 | 846.20         | Dwelling Units           | § 102.7                    | NP        |
| 2 | 846.21         | Group Housing            | § 890.88(b)                | NP        |
| 3 | 846.22         | SRO Units                | §§ 823, 890.88(c)          | NP        |
| 4 | 846.23         | Student Housing          | § 102.36                   | NP        |
| 5 | <i>844.23b</i> | <i>Homeless Shelters</i> | <i>§§102.38, 890.88(d)</i> | <i>NP</i> |
| 6 | ****           | ****                     | ****                       | ****      |

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

|    |                |                          |                            |          |
|----|----------------|--------------------------|----------------------------|----------|
| 7  | ****           | ****                     | ****                       | ****     |
| 10 | 847.14         | Dwelling Units           | § 102.7                    | P        |
| 11 | 847.15         | Group Housing            | § 890.88(b)                | C        |
| 12 | 847.16         | SRO Units                | §§ 823, 890.88(c)          | NP       |
| 13 | 847.16a        | Student Housing          | § 102.36                   | NP       |
| 14 | <i>844.23b</i> | <i>Homeless Shelters</i> | <i>§§102.38, 890.88(d)</i> | <i>C</i> |
| 15 | ****           | ****                     | ****                       | ****     |

**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.



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

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

15 (d) **Homeless Shelter.** means living A residential use which consists of living and/or  
16 sleeping accommodations without any fee to individuals and families who are homeless, as defined in  
17 the Federal Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009  
18 (S. 896), as amended from time to time,  
19 subject to the physical and operational standards in Section 102-38 of this Code.

20  
21 Section 3. The Administrative Code is hereby amended by revising Section 20.400, to  
22 read as follows:

23 **SEC. 20.404. CONTRACT REQUIREMENTS.**

24 \* \* \* \*

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

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

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

6                   (3) a sidewalk maintenance plan indicating that the facility staff will maintain the main  
7 entrance to the building and all sidewalks abutting the subject property in a clean and sanitary  
8 condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance  
9 Standards in Section 706 of the Public Works Code;

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

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

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

5  
6 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
7 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
8 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
9 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
10 additions, and Board amendment deletions in accordance with the "Note" that appears under  
11 the official title of the ordinance.

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

15 By:

  
16 JUDITH A. BOYAJIAN  
17 Deputy City Attorney

18 n:\legana\as2014\1500191\00987607.doc  
19  
20  
21  
22  
23  
24  
25



City and County of San Francisco  
Tails  
Ordinance

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 141210

Date Passed: February 03, 2015

Ordinance amending 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; amending the Administrative Code to require contracts between the City and shelter operators to contain operational standards; affirming the Planning Department's California Environmental Quality Act determination; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

January 26, 2015 Land Use and Economic Development Committee - RECOMMENDED AS COMMITTEE REPORT

January 27, 2015 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

January 27, 2015 Board of Supervisors - PASSED ON FIRST READING AS AMENDED


Ayes: 11 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

February 03, 2015 Board of Supervisors - FINALLY PASSED

Ayes: 10 - Avalos, Breed, Campos, Christensen, Cohen, Farrell, Kim, Mar, Wiener and Yee  
Absent: 1 - Tang

File No. 141210

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 2/3/2015 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
Mayor

  
Date Approved