



# SAN FRANCISCO PLANNING DEPARTMENT

## New Planning Code and Administrative Code Summary:

### Definition and Controls for Homeless Shelters

**Code Changes:** Sections 102, 151, 155.2, 208, 209.2, 216, 406, 710 through 743, 790.88, 803.5, 810 through 847, 890.88, and Section 20.404 of the Administrative Code

**Case Number:** Board File No. 141210

**Initiated by:** Mayor Lee

**Effective Date:** March 13, 2015

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### The Way It Was:

The Planning Code did not include a definition for homeless shelters. When reviewing homeless shelter applications, the Zoning Administrator determined which Planning Code use category would best define the proposed use. The two interpretations used to identify the two use categories including: 1) "group housing," emergency shelters operating more than a month; and 2) "tourist hotels" emergency shelters operating for less than a month. Group housing is allowed as of right in certain districts and with conditional approval in some other districts. Tourist hotels, however, are only allowed with conditional approval in most zoning districts. The latter interpretation was out of compliance with State Law requirements that required all jurisdictions to allow emergency (homeless) shelters as of right in at least one zoning district.

### The Way It Is Now:

A new definition for Homeless Shelters exists in Section 102, as a residential use for homeless individuals. Zoning controls for Homeless Shelters are similar to group housing and this is reflected in all relevant Code section under a new use type called Homeless Shelters. Homeless Shelters are also exempt from open space, car and bicycle parking, as well as impact fee requirements. The Administrative Code also defines good neighbor policies for Homeless Shelters in Section 20.404

Link to signed legislation:

Board File No. 141210	Ord. No. <u>0014-15</u>	Planning and Administrative Codes - Definition and Controls for Homeless Shelters to Comply with State Law <a href="http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances15/o0014-15.pdf">http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances15/o0014-15.pdf</a>
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