



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

PROJECT UPDATE MEMO (NOT FOR HEARING)

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

DATE: May 28, 2015
TO: Planning Commissioners
FROM: Mary Woods
Staff Planner - 558.6315 or mary.woods@sfgov.org
RE: 536 Central Avenue, the Diamond Youth Shelter
Planning Commission Motion No. 19267 for
Conditional Use Authorization under Case No. 2014.0362C

On October 23, 2014, the Planning Commission approved a Conditional Use Authorization to extend the hours of operation for the existing overnight youth shelter (a.k.a. The Diamond Youth Shelter) operated by the Larkin Street Youth Services. The hours of operation were changed from an overnight shelter (8 p.m. to 8 a.m.) to a 24-hour shelter. As part of the approval, the Commission requested that Department staff submit a written update to them after six months on the status of the extended hours of operation.

On May 4, 2015, staff received a memorandum from the project sponsor with regard to the implementation of its extended hours of operation. According to the memo, no complaints from neighbors about the shelter were received by the Police Department. However, calls to the Police Department were made by the shelter to address medical or safety concerns. The sponsor received two calls from neighbors regarding youths smoking on the street.

With respect to the new licensing requirements that mandated the youth shelter to provide 24-hour programs and services at a single site, Larkin Street Youth Services was notified on May 11, 2015 that the State's Community Care Licensing Division has approved the facility for licensure as an Emergency Youth Shelter. This confirms that the shelter is in compliance with all of the State's newly drafted regulations governing emergency youth shelters, which was a major component for Larkin Street Youth Services seeking the 24-hour on-site programming.

To date, Planning staff has received one letter in support of the extended hours of operation. Staff has not received any complaints from residents or the community at large with respect to the current operation of the shelter. Copies of the sponsor's memo and support letter are attached for reference.

cc: Supervisor London Breed

Attachments:

Planning Commission Motion No. 19267

Parcel/Zoning Map, Sanborn Map

May 4, 2015 Memorandum from Project Sponsor

Support Letter



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. 19267

HEARING DATE: OCTOBER 23, 2014

Date: October 16, 2014
Case No.: 2014.0362C
Project Address: 536 CENTRAL AVENUE
Zoning: RH-3 (Residential, House, Three-Family) District
 40-X Height and Bulk District
Block/Lot: 1198/024
Project Sponsor: Larkin Street Youth Services
 Sherilyn Adams
 Executive Director
 701 Sutter Street, 2nd Floor
 San Francisco, CA 94109
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.2(D) AND 303(C) OF THE PLANNING CODE TO EXTEND THE HOURS OF OPERATION FOR AN EXISTING OVERNIGHT YOUTH SHELTER (THE DIAMOND YOUTH SHELTER) OPERATED BY THE LARKIN STREET YOUTH SERVICES. THE HOURS WOULD BE CHANGED FROM AN OVERNIGHT SHELTER (8 P.M. TO 8 A.M.) TO A 24-HOUR SHELTER. THIS PROPOSAL WOULD MODIFY PLANNING COMMISSION MOTION NO. 17463 FOR CASE NO. 2007.0219C IN AN RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 11, 2014, Larkin Street Youth Services (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 209.2(d) and 303(c) to extend the hours of operation for an existing overnight youth shelter (The Diamond Youth Shelter) operated by the Larkin Street Youth Services. The hours would be changed from an overnight (8 p.m. to 8 a.m.) shelter to a 24-hour shelter. This proposal would modify Planning Commission Motion No. 17463 for Case No. 2007.0219C in an RH-3 (Residential, House, Three-Family) District, and a 40-X Height and Bulk District.

On October 23, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0362C.

The project was determined to be exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines, Sections 15060(c) and 15378 because there would be no direct or indirect physical change in the environment.

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 the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.0362C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on the east side between Grove and Hayes Streets, Block 1198, Lot 024. The property is located in an RH-3 (Residential, House, Three-Family) District, and a 40-X Height and Bulk District. The lot area is approximately 2,500 square feet with approximately 25 feet in width and 100 feet in depth.

The existing facility was granted a Conditional Use authorization in 2007, under Motion No. 17463 for Case No. 2007.0219C, a copy of which is attached for reference. The project sponsor replaced the original one- to two-story building (circa 1905) with a three-story, 4,700 square-foot building in 2009. The existing facility provides emergency shelter, food and services for up to 20 homeless and runaway youths up to 18 years of age.

3. **Surrounding Properties and Neighborhood.** The project site is located in a primarily residential area on the northern edge of the Haight/Ashbury neighborhood, in close proximity to the Panhandle and the Buena Vista Park. The site is surrounded by primarily three-story residential buildings with some mixed-use developments at street intersections.
4. **Project Description.** The project proposes to extend the hours of operation for the existing facility from an overnight (8 p.m. to 8 a.m.) shelter to a 24-hour shelter. This proposal would modify Planning Commission Motion No. 17463 for Case No. 2007.0219C. The existing program, providing up to 20 shelter beds for homeless youths up to 18 years old would not change. The layout and uses of the existing three-story building would not change. The ground floor would continue to be used as a staff office, lounge/TV area, dining room and a kitchen, as well as a full

bathroom, a mechanical room and storage. The second floor would continue to be used as three bedrooms, study space and two full bathrooms, while the third floor would continue to be used as a staff office, study space, two bedrooms and two bathrooms.

The proposal requires a Conditional Use authorization for a modification to the previous approval motion. Section 311-neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

5. **Public Comment.** As of October 16, 2014, the Department has received one e-mail in opposition to the project. Concerns expressed include residents hanging out and smoking outside the building, and causing unwanted activity in the area. The Department has received 23 letters and 110 post cards in support of the project.

The project sponsor has indicated that numerous meetings and email updates have been conducted with the community and neighborhood liaison, beginning in April 2012 and as recently as September, 2014. According to the project sponsor, concerns raised at these community meetings include parking, loitering, noise, litter, and vandalism. With support from the District Supervisor's Office, the project sponsor now holds monthly community meetings at the shelter. The project sponsor believes that issues raised by the neighbors have been addressed and resolved. The project sponsor has also designated a full-time manager on-site to proactively address any concerns that may arise from the neighbors, in order to maintain positive and productive relationships with the community. In addition, the project sponsor has prepared an "Operations Plan" for the shelter that addresses concerns and issues expressed by the community. In six months, staff would submit a written update to the Commission on the status of the extended hours of operation.

6. **Planning Code Compliance:** The Commission finds that the project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 209 sets forth the permitted uses in "R" Districts. Section 209.2(d) establishes that a hostel is a conditionally permitted use in an RH-3 district.

The project sponsor intends to maintain the existing facility as a homeless shelter for youths. The proposal is to extend the hours of operation for the existing facility from an overnight (8 p.m. to 8 a.m.) shelter to a 24-hour shelter. This proposal would modify Planning Commission Motion No. 17463 for Case No. 2007.0219C. The existing program, providing up to 20 shelter beds for homeless youths up to 18 years old would not change. The layout and uses of the existing three-story building would not change.

7. **Planning Code Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The existing shelter (Diamond Youth Shelter) was granted a Conditional Use authorization for the demolition and replacement of the shelter in 2007 under Motion No. 17463 for Case No. 2007.0219C. The shelter was previously operated by the Catholic Charities since 1985 until the project sponsor took over in 1993. Since 1993, the project sponsor has operated a dual-site program with regard to youth services. The dual-site program consists of (1) providing an overnight emergency shelter for homeless youths up to 18 years old between the hours of 8 p.m. and 8 a.m. at 536 Central Avenue, and (2) daytime services at 701 Sutter Street. According to the project sponsor, due to changes in both the State and Federal funding and licensing regulations, the shelter would be required to provide 24-hour programs and services at a single site rather than the dual-site model that the project sponsor has been operating since 1993.

The proposed change in hours of operation for the shelter is necessary and desirable in order to fund the programs at the shelter. The shelter has continuously operated in the neighborhood for nearly 30 years, providing critical care and resources to homeless youths. It is one of two such shelter programs for this population in the City.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The existing building footprint will remain the same. The layout and uses of the existing three-story building would not change. The proposal involves only changing the hours of operation from an overnight shelter to a 24-hour shelter.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The project would not affect accessibility and traffic patterns for persons and vehicles. According to the project sponsor, the youths would generally arrive at the shelter on foot, by taxi or by public transportation. Staff members would also be encouraged to utilize public transportation. While the intensity of use to 24-hours may increase during the day, many youths will not remain onsite, as they will be attending school, working or participating in structured activities.

The project site is well-served by public transit. Several MUNI transit lines run near the site, including the 5 Fulton, 21 Hayes and 43 Masonic.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions will be associated with the project. With regard to noise, the project sponsor will continue to monitor youths in order to minimize noise and loitering at the project site.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

Existing landscaping would be maintained as well as the lighting at the front of the building. The project sponsor has indicated that due to the young age and vulnerable status of the youths, every effort is made to minimize identification of the building as a shelter, and no such signage is proposed as part of the current proposal.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

GENERAL/CITYWIDE

Objectives and Policies

OBJECTIVE 4:

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

Policy 4.2:

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

The project would continue to provide housing to youths undergoing transitions with associated supportive services and programs.

OBJECTIVE 6:

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS.

OBJECTIVE 9:

PRESERVE UNITS SUBSIDIZED BY FEDERAL, STATE, AND LOCAL SOURCES.

According to the project sponsor, due to changes in both the State and Federal funding and licensing regulations, the existing shelter would be required to provide 24-hour programs and services at a single site rather than the dual-site model that the project sponsor has been operating since 1993.

The proposed change in hours of operation for the shelter is needed in order to meet state and federal funding and licensing requirements. The shelter has operated continuously at the site for nearly 30 years, providing critical care and resources to homeless youths. It is one of two such shelter programs for this population in the City.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

Existing neighborhood-serving retail uses will not be affected by the project. There are no existing retail uses on the site nor are any proposed.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

Existing housing and neighborhood character will not be affected by the project. The proposal seeks to extend the hours of operation from an overnight shelter to an 24-hour shelter for youths.

- C. That the City's supply of affordable housing be preserved and enhanced,

The project will not affect the City's supply of affordable housing. It will continue to provide short-term shelter for homeless youths.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The site is well-served by public transit. Several MUNI transit lines run near the site, including the 5 Fulton, 21 Hayes, and 43 Masonic.

- E. 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 project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

No physical changes are proposed to the existing building. The existing building was built to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the project site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The project will not affect existing parks and open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.0362C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans approved under Motion No. 17463 for Case No. 2007.0219C, dated June 28, 2007, and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 19267. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on October 23, 2014.

Jonas P. Ionin
Commission Secretary

AYES: Wu, Antonini, Johnson, Richards
NAYS: None
ABSENT: Fong, Moore
RECUSED: Hillis
ADOPTED: October 23, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to extend the hours of operation for an existing overnight youth shelter (The Diamond Youth Shelter) operated by the Larkin Street Youth Services. The hours would be changed from an overnight (8 p.m. to 8 a.m.) shelter to a 24-hour shelter, located at 536 Central Avenue in Assessor's Block 1198, Lot 024, pursuant to Planning Code Sections 209.2(d) and 303(c) in an RH-3 (Residential, House, Three-Family) District, and a 40-X Height and Bulk District; in general conformance with plans approved under Motion No. 17463 for Case No. 2007.0219C, dated June 28, 2007, and labeled "EXHIBIT B" included in the docket for Case No. 2014.0362C and subject to conditions of approval reviewed and approved by the Commission on October 23, 2014 under Motion No. 19267. This authorization and the conditions contained herein run with the property and not with a particular project sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 23, 2014 under Motion No. 19267. These conditions shall supersede all prior conditions of approval of other Commission Motions and/or Resolutions applicable to the use of the subject property.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19267 shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to do so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

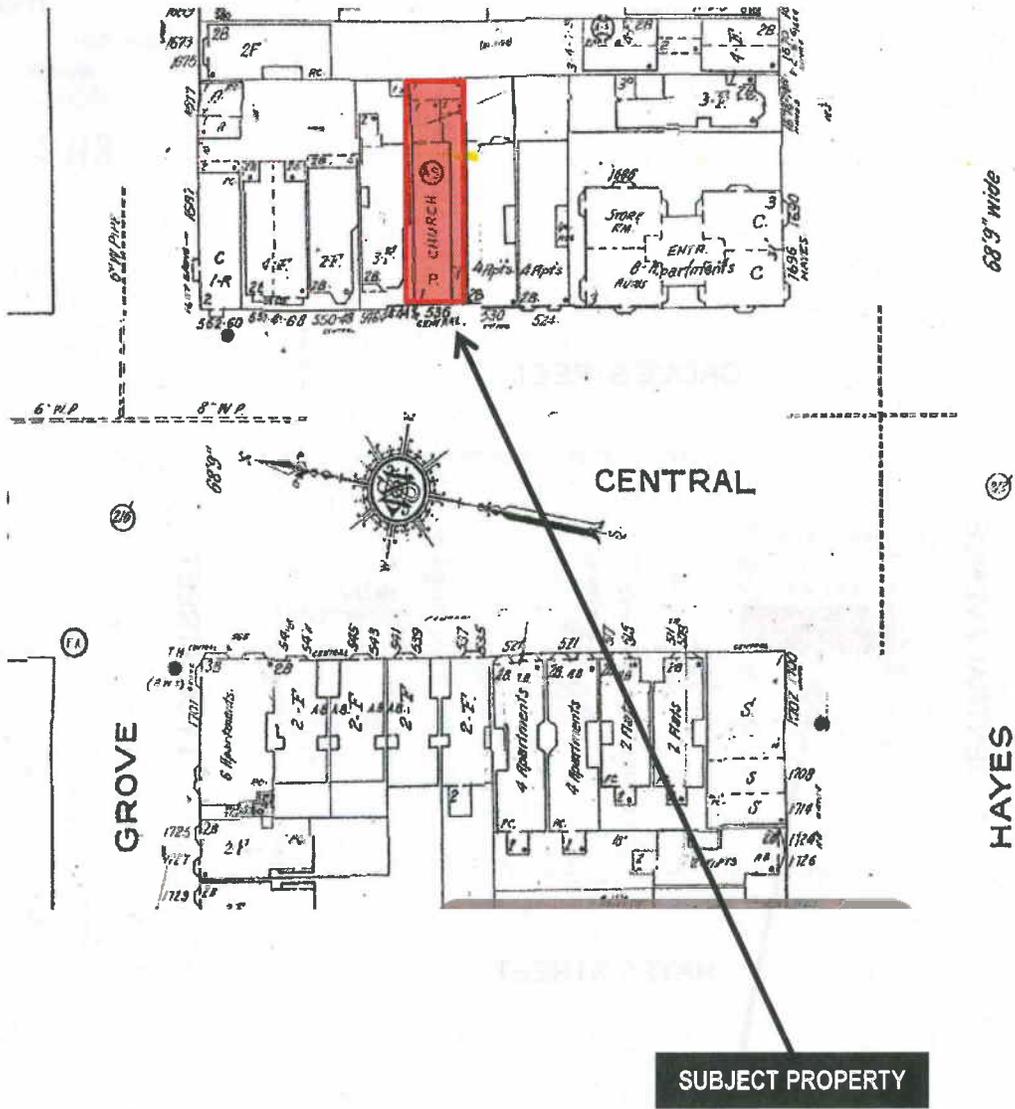
MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
9. **Sidewalk Maintenance.** The project sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2014.0362C
536 Central Avenue



YOUTH SERVICES

MEMORANDUM

Date: May 4, 2015
To: Mary Woods, San Francisco Planning Department
From: Sherilyn Adams, Executive Director
Re: Six-month Update/Diamond Youth Shelter

Introduction: On October 23, 2014, the San Francisco Planning Commission voted unanimously in support of lifting Conditional Use restrictions on Larkin Street Youth Services' Diamond Youth Shelter (536 Central Avenue) so it could operate the shelter for 12 – 17 year olds 24-hours-per-day. At the hearing, the Planning Department requested a six-month follow-up report from Larkin Street to update the Commission on the implementation of the new hours.

Onsite Activities: On November 23, 2014, Larkin Street formally extended Diamond Youth Shelter's hours from 8pm to 8am to 24-hours-per-day. In accordance with our commitments to the City and our neighbors, Larkin Street has followed through with each of the following:

- 24-hour onsite staff provide structured activities and close supervision of all youth residents
- Staff maintain a curfew and ongoing efforts to restrict noise and gathering outside of the shelter
- An onsite manager, Denise Jimenez, serves as a single-point-of-contact for any neighborhood issues or complaints
- With few exceptions due to inclement weather or competing projects, Larkin Street's YouthForce team provides twice-weekly litter removal of the 500 block of Central Avenue and surrounding blocks
- An open invitation to a monthly community meeting is disseminated via a neighborhood email distribution list. Since the shelter extended its hours, meetings were held on:
 - December 9 (joint meeting held at Park Station) – 1 neighbor in attendance
 - January 13 – 1 neighbor in attendance
 - February 19 – 2 neighbors in attendance
 - March 31 – No neighbors in attendance
 - April 28 – No neighbors in attendance

Issues and Items of Note: Since the move to 24-hours-per-day, the shelter has received three neighborhood complaints. All three complaints occurred in March 2015 in response to two shelter residents who were seen smoking cigarettes outside of the home of a 500 block resident. The young people were reminded that gathering on the block outside of neighborhood homes is disruptive to the neighbors and the issue was resolved.

Since March, law enforcement was called by or presented at Diamond Youth Shelter on eight occasions for health or safety concerns, including medical emergencies (4), to take reports from clients (2), or in response to client incidents (2):

- March 19 at 3:45pm: SFPD was called to take a report from a client
- April 5 at 12pm: ambulance was called for a medical emergency
- April 8 at 7:30pm: SFPD returned two youth to the shelter
- April 13 at 9:30pm: SFFD responded to a fire alarm
- April 23 at 9am: ambulance was called for a medical emergency
- April 26 at 7pm: SFPD was called to take a report form a client
- April 28 at 4:25pm: SFPD was called to respond to a client incident
- April 28 at 11pm: SFPD conducted a safety check

While the up-tick in law enforcement presence over the past two months is noteworthy, it is important to understand it within the context of the work that Diamond Youth Shelter does with runaway youth, many of whom are in crisis. There are ebbs and flows depending on the specific needs of each shelter resident and how those needs combine with those of their peers. The shelter will always experience periods of relative ease and periods where client needs are greater. In all cases, Diamond Youth Shelter's primary focus is to function as a safe, nurturing environment protecting these young people from the prospect of landing back on the streets.

Conclusion: Despite neighborhood opposition to the change at Diamond Youth Shelter, Larkin Street is pleased with the implementation of 24-hour-services. As we hoped and expected, the consistent presence of staff members onsite during daytime hours has created new inroads with the neighborhood. With only a few noted exceptions above, the transition has been smooth, and Larkin Street remains committed to a proactive process to resolving issues in the community.

Attachment: Letter of Support from Diamond Youth Shelter neighbors (forthcoming)

To Whom It May Concern:

My wife and I live at 546 Central Avenue next to the Larkin Diamond Youth Center. As a result of our close proximity we feel comfortable in assessing the performance of the clients and staff of the facility as they transition to a 24/7 program. During our nearly four years as neighbors we have had very few issues regarding the method in which the shelter has operated. They have been extremely good neighbors in terms of the manner in which they maintain their building, the extraordinarily low level of noise and the responsiveness of the staff to any concerns in the community.

Becoming a full-time facility has caused no changes in regards to that relationship. Since Denise Jimenez was installed as program director the Diamond Shelter has been a model neighbor in a highly diverse community. Her close attention to every detail ensures that this level of professionalism and care will continue.

We strongly endorse the continuation of the extended program at the Larkin Diamond Youth Shelter. If anyone has further questions or concerns please feel free to contact us directly.

Stu/Sherry Singer
546 Central Avenue
703.864.8161

RECEIVED

MAY - 5 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING