

ATTACHMENT C

REPORT OF PLANNING HEARING OFFICER ACTION

Adam Stranieri, Principal Planner, Hearing Officer
Camryn Thompson, Planner I, Assisting

June 21, 2023

ITEM NO: 5	
	DISTRICT 7
SUBJECT:	
Application #:	PHO-1-23--Z-SP-2-19-7
Location:	Southeast corner of 13th Avenue and Madison Street
Zoning:	A-1 SP CMOD
Acreage:	14.53
Request:	1) Modification of Stipulation 2 regarding a three-year review of the total beds in Area A. 2) Modification of Stipulation 3 regarding temporary beds within Areas A and B for three years from approval. 3) Modification of Stipulation 3.a regarding temporary beds within Area A after three years from approval. 4) Review of the Special Permit by the Planning Hearing Officer per the requirements of Stipulation 17.
Applicant:	Andy Jochums, Beus Gilbert McGroder PLLC
Owner:	Human Services Campus Inc., et al.
Representative:	Paul Gilbert, Beus Gilbert McGroder PLLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer took the case under advisement. On February 5, 2024, the Planning Hearing Officer took the case out from under advisement and recommended approval with modifications.

Village Planning Committee (VPC) Recommendation: The Central City Village Planning Committee heard this request on June 12, 2023 and recommended approval in part, with no recommendation on Stipulation Nos. 3 and 3.a, by a vote of 11-3.

DISCUSSION:

Paul Gilbert, representative with Beus Gilbert McGroder PLLC, stated that the Human Services Campus (HSC) was a setting for different organizations and agencies to work together to offer many services and that providing shelter beds was only one of the many services provided. He reviewed Stipulation 17 which required a two-year review of the Special Permit and noted that the applicant had three additional requests for modifications of other stipulations, in addition to the

required review. He provided an overview of the HSC operations since approval of the Special Permit, discussing requirements regarding regular cleaning of public rights-of-way, providing trash receptacles and restroom facilities, quarterly outreach meetings, and working to expand regional resources and services. He stated that the applicant had been faithful in meeting all stipulated requirements. He stated that at the June 21, 2023 Central City Village Planning Committee (VPC) meeting, Ian Francis had claimed that the applicant had not met all of the stipulations, including Stipulation 6 regarding cleaning public rights-of-way. He stated that he disagreed and had invoices from a third-party cleaning company that proves that the stipulation was met.

Mr. Gilbert stated that although some modifications were requested, the remaining stipulations still required quarterly meetings and annual reports that kept HSC accountable. He referenced Stipulations 2 and 3 and said that another review a year from the current hearing was unnecessary given the current review of the Special Permit and other required reviews. He reviewed Stipulation 3.a and argued that the existing stipulated reduction of allowed emergency beds after three years was arbitrary. He explained that the requested modification was to remove the automatic reduction of beds and keep the remainder of the stipulation which authorizes the Planning and Development Director to determine the number of beds permitted.

Scott Hall, Deputy Director for the City of Phoenix's Office of Homeless Solutions, stated that he was in support of the proposal, and that any reduction in shelter beds would be devastating to the effort to reduce unsheltered homelessness.

Angela Ojile, Chair of the Madison Pioneers Coalition, a nearby neighborhood organization, stated that the applicant had failed to comply with the stipulations of the Special Permit. She stated that there had been issues with violence in the area and that some people who need services were not willing to go into the area. She stated that there had been issues with excessive trash and that the sidewalk was unusable as a result. She stated that the company hired by HSC inadequately cleaned public rights-of-way and that HSC should be held accountable. She stated that the issues had caused the properties in the neighborhood to be unmarketable and lose their value. She stated that the stipulated additional three-year review should remain.

Mike Langley, community member and former Central City Village Planning Committee member, stated that he worked professionally monitoring and engaging in local housing security. He stated that housing insecurity was caused in part by a lack of affordable housing in the city that needed to be addressed. He stated that shelter beds were also needed to address housing security and that the number of permitted shelter beds should not be reduced.

Laurel Langmade, community member, requested that Mr. Gilbert meet with her in person to tour the area. She referenced the City of Phoenix's Strategies to Address Homelessness Plan and stated that no single neighborhood should bear the full weight of providing shelter services for the region. She stated that there was good reason to limit the number of shelter beds at the HSC campus because of the effects that are caused by concentrating beds in one facility. She stated that on several occasions she and others have asked to see the security master plan required by Stipulation 13 but have been denied by the HSC director. She suggested that a stipulation be added that would require the security master plan to be reviewed. She stated that there has been an increase in incidents of property damage, higher operating costs for property owners in the area, and increases in emergency service calls, crime, and fire damage in the area. She stated that HSC was not adequately helping the area. She stated that the required restroom facilities were frequently inaccessible due to repairs. She stated that the trash receptacles are often overflowing, and that the area was not being cleaned twice per day and seven days per week as stipulated.

Mr. Gilbert stated that the cleaning company was diligently doing their required daily cleanups but stated that it was difficult for them to keep the area clean due to the several hundred unsheltered people in the area. He stated that HSC planned to continue the quarterly meetings and was willing to work with the community on cleanup efforts. He addressed the concerns regarding the concentration of services in the area and agreed that shelter services need to be available in other areas. He stated that it was stipulated that HSC create other campuses and that they had worked towards meeting those stipulations. He stated that a Phoenix Police Department staff member was on the HSC board and that Police Department staff have also been present at the quarterly meetings to address crime issues. He noted that many crimes occur in the area outside of the HSC, which the HSC is not obligated to control. He stated that the applicant is providing more restroom facilities, and for longer times, than what is required by the stipulations.

Adam Stranieri, Planning Hearing Officer, stated that staff received public correspondence regarding the case prior to the hearing. He asked if there had been any need for HSC to contract to sell or reserve bed space as referenced in Stipulation 2.b. Mr. Gilbert stated that there had not.

Mr. Stranieri asked where the temporary beds permitted by Stipulation 3 were located. Amy Schwabenlender, the Executive Director of the HSC, stated that all the beds are placed in Area A and that there were no plans to locate any within Area B.

Mr. Stranieri asked for further information regarding the stipulated quarterly meetings. Mr. Gilbert stated that the meetings were held quarterly as required

and were regularly attended by more than 70 individuals, including members of the neighborhood and adjacent property owners.

Mr. Stranieri asked how effective the efforts had been to move the queueing for services from public rights-of-way to onsite. He asked whether this has been effective in managing potential congregation in public rights-of-way. Ms. Schwabenlender stated that no queueing for services in Area A have been needed in public rights-of-way. She noted that for Area B, a gate was opened to enable people to cross Jackson Street to access Area B for evening meals directly, rather than having queueing and movement leading around the block. Mr. Stranieri clarified that Stipulation 25 specifically addressed Area A and understood her to be saying that there had been no specific, designated area created because there had been no issue with queueing in the rights-of-way. Ms. Schwabenlender confirmed his understanding and stated that in fact the HSC property in general could be considered the designated space for queueing.

Mr. Stranieri asked about HSC's involvement in efforts to implement regional solutions. He explained that this was a major focus of the original approval and that there were multiple stipulations, including Stipulations 14, 16, and 29, that each make unique references to these concerns. Mr. Gilbert stated that HSC was involved in the Maricopa Association of Governments (MAG) Regional Plan, the Arizona State University (ASU) Action Nexus, and has also been working with the City of Phoenix to open shelters around the city including the Washington Relief Center, Project Haven, North Mountain Healing Center, and St. Vincent de Paul.

Mr. Stranieri asked for clarification regarding the MAG Regional Plan efforts that HSC had been involved in. Ms. Schwabenlender stated that she and other staff members are involved in the workgroups and committees tied to the Regional Plan efforts. She stated that the HSC had been one of the few locations providing a point of entry for various homeless services, but there are now more than 30 others.

Mr. Stranieri asked for clarification regarding the HSC's involvement related to the ASU Action Nexus project. Ms. Schwabenlender explained that the HSC shares grant money with ASU that provides resources such as interns and participates in developing regional strategies and implementing conversations involving staff from both entities.

Ms. Ojile stated that there had been violence on the HSC campus and that she had seen a young man be stabbed to death. She stated that members of the Madison Pioneers Coalition had been attacked. She stated that she felt like her and her fellow members' approval of the case had been misrepresented by Mr. Gilbert. She expressed concern with having a member of the Phoenix Police Department sit on the HSC board, stating that it could lead to a conflict of

interest. She expressed concerns with trash and stated that she would like to meet with both Mr. Gilbert and City staff in the area to show them what her street looked like on a regular basis.

Ms. Langmade expressed concern that there were never any members of the Central City Village Planning Committee in attendance at the quarterly meetings and rarely was there a Phoenix City Council member or a City Council District Office staff member. She reiterated her interest in meeting with Mr. Gilbert in person in the area for a tour.

Mr. Gilbert stated that HSC served over 12,000 people a year. He stated that he was shocked that the presence of a Phoenix Police Department employee on the HSC board was being criticized as he believed that due to the issues of crime in the area, a representative of the Police Department on the Board of Directors would be appropriate. He stated that he had visited HSC many times and would honor the request to meet with the speakers who had requested him to do so.

Mr. Stranieri stated that due to the extensive information provided by the applicant in the presentation, which was not provided in the initial submittal, recently received public correspondence that he had not had an opportunity to review in detail, and the unique information shared in the public comments, he would take the case under advisement. He explained the process for taking a case under and out from under advisement and stated that all individuals that were registered and who had participated in the hearing would receive notice of the decision concurrently with the applicant.

FINDINGS:

- 1) In their application materials and presentation, the applicant addressed all requested issues of stipulation compliance. These include, but are not limited to, not selling or reserving bed space (Stipulation 2.b), providing and maintaining required trash/recycling receptacles and toilet facilities (Stipulations 4 and 5), identifying and implementing strategies to address regional homelessness with multiple partner organizations (Stipulation 14), conducting quarterly public meetings and other public outreach with multiple stakeholders (Stipulation 15), and producing an annual report on operations (Stipulation 16).

In supplemental materials requested by staff, the applicant discussed compliance with Stipulation 6, regarding maintenance of public rights-of-way within a designated area. They stated that HSC operates a voluntary cleaning program that supplements the professional street cleaning and involves employees, outreach staff, and clients.

- 2) The request to modify Stipulation 2 to delete the 3-year review requirement is recommended to be approved. This recommendation includes retaining the requirement for a 2-year review (see Finding #5 regarding Stipulation 17). That review is inclusive of all stipulations and issues throughout the subject property and there is no need for a separate review to solely address bed count independent of the more comprehensive review addressed in Stipulation 17.
- 3) The request to modify Stipulation 3 regarding temporary beds is recommended to be approved with a modification. The modification is to delete the entirety of the first clause of the first sentence regarding the timing of the PDD Director's authority to approve temporary beds. These temporary beds were approved by the PDD Director after approval of the Special Permit. There is no need to retain the time delay at this point and it is not advisable to modify this stipulation to be tied to the City Council approval of this case as it may create confusion as to whether existing temporary beds may remain. An additional modification includes deleting language regarding the location of temporary beds within "Areas A and B" as not all planned uses in the original case developed as expected. The PDD Director would retain authority to approve temporary beds in appropriate locations throughout the site.
- 4) The request to modify Stipulation 3.a is recommended to be approved. Note that the applicant requested to delete this language in its entirety. This is consistent with the recommendation to remove the 3-year review requirement (see Finding #3 regarding Stipulation 3) regarding temporary shelter beds and retain the 2-year review requirement regarding the Special Permit as a whole. Further, note that deleting this automatic reduction of the number of temporary beds will allow HSC to provide an adequate number of beds based on need with the PDD Director's approval during periods of extreme weather conditions. The deletion has no effect on the PDD Director's authority to approve temporary beds as outlined in Stipulation 3. This recommendation supports the provision of this service to those in need and strengthens the existing stipulation language by removing uncertainty.
- 5) The review of the Special Permit per Stipulation 17 has been completed by virtue of this application. However, the applicant requested that Stipulation 17 be deleted in its entirety after completion of this review. This request is instead approved with a modification to retain the stipulation with modified language that specifies that an additional 2-year review should occur after City Council approval of this Planning Hearing Officer action.

Retaining Stipulation 17 will allow continued monitoring of the site and a future opportunity to discuss in a public setting the progress that the Human Services Campus has made in serving the community and complying with the stipulations established by the City Council in approving the Special Permit.

STIPULATIONS:

Special Permit Areas:

Area A = The area known as the Human Services Campus.

Area B = The area north of Jackson Street and east of 11th Avenue, depicted as Andre House Hospitality and Andre House Shelter on the site plan date stamped November 4, 2019.

1.	The development shall be in general conformance to the site plan date stamped November 4, 2019, as modified by the following stipulations and approved by the Planning and Development Department.	
2.	<u>Permanent Shelter Beds</u> Area A is permitted to have a total of 700 beds with a three-year review.	
	a.	No low barrier shelter services (defined as servicing those individuals with prior sex offense convictions, those actively utilizing drugs and/or those with weapons in their possession) shall be provided in Area A and Area B. In addition, no services shall be provided in Area A that are not part of the standard Central Arizona Shelter Services ("CASS") operates at today as outlined below, with the exception of people with pets and service animals under the discretion of the Human Services Campus or service provider/s located in Area A.
		<ul style="list-style-type: none"> The CASS shelter that operates within the subject site serves adults ages 18 and older, operates 24/7, 365 days a year, and delivers services in a trauma informed care model.
		<ul style="list-style-type: none"> <u>All of the following are part of the current model of services:</u> <ul style="list-style-type: none"> 24/7 temporary emergency shelter. 24/7 security. Case management services for both those staying at the shelter and those referred to CASS for housing assistance from CASS housing programs. Clients with mental health and behavioral health issues are offered intensive case management, and the case managers also coordinate with other providers to help meet the client's mental health needs.

		- Indoor programming for up to 250 people who are not required to leave the shelter during the daytime. Note: all clients can utilize the case management services during the daytime, even if they are not allowed to stay indoors all day.
		- Housing support and resources, including rapid rehousing and short-term financial assistance.
		- Follows the Housing First model.
		- Supports clients to have all their needs met, with an integrated model of collaboration and care with partners both on and off the Human Services Campus.
		- Participates in coordinated entry and all client information is entered into the HMIS system.
		• <u>CASS has minimum barriers to enter the adult shelter:</u>
		- Clients do not need to be clean or sober, but they may not bring drugs or alcohol into the shelter.
		- Clients do not have to have an income.
		- Clients do not have to accept services; however, service engagement is core to the model and clients are encouraged to enroll in case management.
		- Clients do not have to have identification, other than a campus identification.
		- No weapons are allowed in the shelter and clients go through a metal detector.
		- Currently sex offenders are not allowed.
	b.	The shelter operator shall not enter into contract to sell or reserve bed space unless:
	(1)	The Planning and Development Department Director determines, in his or her sole discretion, that the agreement will significantly reduce the homeless population within a 10-mile radius of the site.
	(2)	The Police Chief determines, in his or her sole discretion, that the agreement will not reduce the accessibility of homeless shelter space within a 10-mile radius of the site.
	(3)	This excludes a maximum of 14 beds utilized for hospital drop off from hospitals located within a 10-mile radius which are needed in situations where a former hospital patient is in need of short-term bed rest and would otherwise be dropped off on the street with no place to stay.

3.	<u>Temporary Shelter Beds</u>
	For a maximum of three years beginning 30 days from the approval of this Special Permit, and in addition to the maximum bed space permitted in Stipulation No. 2, The PDD Director may approve up to 200 additional temporary beds to be located within permanent or temporary structures within Areas A or B for use during extreme weather conditions.
	For the purposes of this Special Permit, extreme weather conditions is defined as periods of forecasted excessive heat warnings, freeze warnings, and chance of precipitation over 50% overnight.
	a. At the end of the three-year period, Area A is permitted to have 75 temporary beds to be located within permanent or temporary structures for use during extreme weather conditions.
4.	Trash/recycling receptacles shall be provided within the property boundaries of the Special Permit area and accessible to the public 7:00 a.m. to 11:00 p.m. A waste receptacle plan demonstrating sufficient quantities and locations of receptacles located within Special Permit area shall be submitted to the Planning and Development Department within 90 days of City Council approval of the Special Permit and shall be administratively approved by the Planning Hearing Officer. The Planning Hearing Officer will work directly with the Public Works Department Director's Office to determine if the plans are sufficient.
5.	A minimum of two permanently constructed toilet facilities connected to the city's water and sewer systems, accessible to the public from 7:00 a.m. to 11:00 p.m., shall be provided within the Special Permit area. The toilet facilities shall be fully accessible (ADA compliant). Directional signs shall be provided to identify the location(s). The toilet facilities shall comply with the Phoenix Building Construction Code and shall be approved and permitted by the Planning and Development Department.
6.	Property owners and operators within the Special Permit area shall maintain all public rights-of-way including sidewalks, alleys, easements and streets from any hazards or accumulation of garbage, debris, rubble, hazardous waste, litter, rubbish, refuse, waste material, or blight within the following boundaries around the Special Permit area from 7th Avenue to 15th Avenue, between Madison Street to Harrison Street, and the areas from 11th Avenue to 12th Avenue, between Jefferson Street to Madison Street. This area will be cleaned a minimum of twice a day, seven days a week (in the morning after breakfast is served, prior to 10:00 a.m.; and in the evening after dinner is served, prior to 8:00 p.m.). Cleaned shall be

		defined as removal of any trash, waste, debris or other objects, liquids or hazards.
	a.	In addition, the Human Services Campus shall operate a Clean Zone program that shall clean a minimum of two days per week and will collaborate with the Neighborhood Services Department, Parks and Recreation Department, and nearby neighborhood associations to identify particular locations needing cleaning.
7.		At a minimum, all temporary shelter facilities with vacancies, shall be open and accepting temporary shelter clients until 11:00 p.m.
8.		The provider of beds in the shelter that is currently operated by Central Arizona Shelter Services ("CASS") shall exercise its best efforts to always maintain up to five percent excess bed capacity until 4:00 p.m. so as to accommodate emergencies, police needs or special situations in which available bed capacity needs to be held in reserve for the good of the public or the individual.
	a.	The total beds for the purpose of calculating the five percent excess bed capacity, excludes a maximum of 20 beds utilized for hospital drop off from hospitals located within a 10-mile radius which are needed in situations where a former hospital patient is in need of short-term bed rest and would otherwise be dropped off on the street without a place to stay.
	b.	The total beds for the purpose of calculating the five percent excess bed capacity, excludes other special medical or mental health beds which are needed in situations where critical health or crisis needs must be accommodated for the benefit of the individual or the community at large.
9.		A minimum of 20 beds shall be reserved within Area A until 11:00 p.m. each night for emergency use by the Police Department. This is in addition to the best efforts as required in Stipulation No. 8.
10.		An "authority to arrest" agreement shall be completed and maintained for all property owners and organizations operating within the Special Permit area. The agreements shall be signed and delivered to the Phoenix Police Department.
11.		Security, certified by the Department of Public Safety, shall be on the site daily to ensure the security of the site, and coordinate with the Phoenix Police Department for criminal activity or crime related issues.

12.	Security cameras (or other monitoring devices, as approved by the Police Department) shall be provided, in perpetuity, to continually capture images of activities along the street frontages. Videos/Images shall be preserved for a minimum of 90 days. Property owners within the Special Permit area shall enroll in the City's Virtual Block Watch Program.
13.	A Security Master Plan shall be submitted to the Phoenix Police Department on an annual basis for review and recommendations, to ensure a safe environment and coordination with the Police Department. The plan shall include, at minimum, the following elements:
a.	A central point of contact for security matters.
b.	Coordination of security personnel with the Police Department.
c.	Required number of security personnel.
d.	Provisions for security cameras and lighting.
e.	Procedures for storing and handling the disposal of controlled substances and weapons.
f.	Procedures for screening and monitoring of clients.
14.	The Human Service Campus will make a concerted effort to identify, pursue and implement strategies to address homelessness at a regional level that will reduce service demands on providers and facilities within and near the Special Permit boundaries. The Human Services Campus will include a summary of their efforts in an annual report to the Human Services Department and the Planning and Development Department.
15.	The Human Services Campus and other shelter providers within the Special Permit area shall work collaboratively with the City of Phoenix as well as adjacent property owners and associations on reducing any negative impacts or concerns stemming from those experiencing homelessness in the area surrounding the Human Services Campus and Special Permit area.
a.	The City of Phoenix and all neighborhood associations listed with the Neighborhood Services Department within one mile of the site shall be provided with a designated contact person for the Special Permit area to communicate any issues/concerns.

	b.	With the help of Council Districts 7 and 8, the Mayor, and city staff, the Human Services Campus and other shelter providers within the Special Permit area shall facilitate community outreach meetings to discuss compliance with the zoning stipulations, future development of the campus, any issues/concerns from the community, and how those concerns could be addressed by the shelter providers or the City if possible.
	c.	The community outreach meetings shall be held quarterly for the first three years following approval and then semiannually thereafter, unless the Planning and Development Department Director requests that additional meetings are necessary during any particular calendar year.
	d.	The notification for the community meeting shall be sent to all property owners within a half mile; all neighborhood associations listed with the Neighborhood Services Department within one mile; any individuals or organizations who attended previous meetings; and staff designated by each respective department director from the Human Services Department, Neighborhood Services Department, Planning and Development Department, Street Transportation Department, Public Works Department and Police Department.
	e.	Topics of discussion shall include, but not be limited to how the shelter providers and the surrounding community can:
	(1)	Encourage street maintenance;
	(2)	Organize rubbish clean-ups;
	(3)	Discourage street feeding, or donations of other items, in the area surrounding the Special Permit area;
	(4)	Coordination of holiday events to be consolidated in appropriate locations; and
	(5)	Prevention of crime.
	f.	A summary of the community meetings and any notes from the public shall be submitted to the Planning and Development Department. The community meeting summaries shall include the following meeting details:

		(1)	Date, time, and location;
		(2)	Number of participants;
		(3)	Questions or concerns that arose; and
		(4)	How the questions or concerns were addressed.
16.	An annual report shall be provided to the Planning and Development Department, to include the following items:		
	a.	Number of people served by each organization.	
	b.	Number of positive exits for each organization.	
	c.	If permitted, number of beds contracted to entities other than the City of Phoenix.	
	d.	Meeting summaries as detailed above.	
	e.	Summary of efforts to identify, pursue and implement regional solutions to homelessness that will reduce the service demand on providers and facilities within and near the Special Permit boundaries.	
17.	The Special Permit shall be reviewed two years after City Council approval of THIS PLANNING HEARING OFFICER ACTION (I.E., REZONING CASE NO. PHO-1-23--Z-SP-2-19-7) the Special Permit . The review is for the entire Special Permit area and shall be through the Planning Hearing Officer public hearing process where additional stipulations may be imposed. This is a legislative review. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department. As part of the two-year review, additional reviews or stipulations may be added by the Planning Hearing Officer or City Council.		
18.	The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.		

19.	The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor Airport (PHX) to future owners or tenants of the property.
20.	If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
21.	If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
22.	In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
23.	Prior to any future permit issuance, the landowner shall execute a Proposition 207 Waiver of Claims form. The Waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
24.	For use separation purposes, by operating under this Special Permit Area A agrees to not own, operate or participate in the operation of a low barrier shelter within 1.5 miles of the subject site.
25.	Designated areas shall be provided within Area A for those waiting for services that shall accommodate each facility's maximum capacity/occupancy in such a way that those waiting for services do not congregate on the public rights-of-way or within the public streets. If queuing areas spill into the public right-of-way the queuing shall be in an orderly fashion to minimize the use of the public right-of-way. This stipulation does not apply to Area B, as they have legal authority to operate a charitable dining hall without this Special Permit.
26.	The Special Permit may be revoked by the City Council per Section 504.1 C.6. of the Zoning Ordinance upon finding that there has been material

	noncompliance with any condition prescribed in conjunction with the issuance of the Special Permit or approval of the site plan or that the use covered by the permit or the manner of conducting the same is a safety hazard or is in any way detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general.
27.	All meals shall be served on the properties within the Special Permit area. No meal services are permitted off-campus within public rights-of-way.
28.	The service providers within the Special Permit area will discourage homeless persons from occupying abutting public rights-of-way by communicating to those persons that services and goods provided by the campus are available within the campus. Communication may be via posted notice, individual dialog by staff or other means.
29.	The Human Services Campus, within 60 days of approval of this Special Permit, will produce a written plan identifying how they will support efforts of the city's adopted strategies to address homelessness plan to regionalize efforts to combat homelessness and will provide a copy to the Planning and Development Department for review.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. To request a reasonable accommodation, please contact Angie Holdsworth at angie.holdsworth@phoenix.gov or (602) 329-5065 or TTY: 7-1-1.