



Memo

TO: Joanne Park, Department of Homelessness and Supportive Housing

FROM: Don Lewis, Senior Environmental Planner

DATE: May 6, 2025

PROJECT: 2177 Jerrold Street – Expansion of Existing Temporary Shelter

SUBJECT: Planning Department / Environmental Review Officer Concurrence
California Environmental Quality Act (CEQA) Exemption per AB 101

This memorandum is in response to a memorandum from the Department of Homelessness and Supportive Housing (HSH) dated May 5, 2025, requesting Planning Department confirmation that no environmental review is required for the proposed expansion of the existing temporary shelter at 2177 Jerrold Street. The memo will confirm that the proposed temporary shelter is not subject to the California Environmental Quality Act (CEQA) pursuant to California law set forth in Assembly Bill 101, California Government Code Sections 65660 – 65668 (AB 101).

AB 101 provides that a low barrier navigation center that meets certain criteria and is located in a mixed-use zoning district or a non-residential zone that permits multifamily uses is a use by right and is not subject to CEQA (Government Code Section 65660(b)). A “use by right” is defined in Government Code Section 65583.2(i) to mean that the local government’s review of the use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of CEQA.

The zoning designation for this site is PDR-2 District: Core Production, Distribution, and Repair. The intent of this district is to encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities. Thus, this district prohibits new housing, large office developments, large-scale retail, and the heaviest of industrial uses, such as incinerators. A homeless shelter that is owned, operated, or leased by the City and County of San Francisco is a principally permitted use in the PDR-2 District pursuant to Planning Code Section 210.3.

The memorandum dated May 5, 2025 from HSH explains how the proposed expansion of the existing temporary, low-barrier homeless shelter complies with the criteria set forth in AB 101. It meets the definition of a low barrier navigation center set forth in Government Code Section 65660(a) and meets the criteria set forth in Government Code Section 65662. Accordingly, the proposed expansion of the temporary homeless shelter at 2177 Jerrold Street is not subject to CEQA.