



## Memo

**TO:** Joanne Park, Department of Homelessness and Supportive Housing

**FROM:** Don Lewis, Senior Environmental Planner

**DATE:** March 9, 2026

**PROJECT:** 10-Year Lease for Existing Navigation Center at 125 Bayshore Boulevard

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

This memorandum responds to the Department of Homelessness and Supportive Housing's (HSH) dated March 6, 2026, seeking Planning Department confirmation that no environmental review is required for a new 10-year lease for the existing navigation center at 125 Bayshore Boulevard. As explained below, the navigation center 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 provides that a low-barrier navigation center meeting specified criteria and located in a mixed-use zoning district or a non-residential zoning district that permits multifamily uses is a use by right and is not subject to CEQA (Government Code Section 65660(b)). A “use by right,” as defined in Government Code Section 65583.2(i), means that local government review of the use may not require a conditional use permit, planned unit development permit, or other discretionary approval that would constitute a “project” under CEQA.

The site at 125 Bayshore Boulevard is zoned PDR-2 (Core Production, Distribution, and Repair). The intent of the PDR-2 district is to support and protect a range of light industrial and contemporary production activities. Under Planning Code Section 210.3, a homeless shelter operated, owned, or leased by the City and County of San Francisco during a declared shelter crisis is a principally permitted use in the PDR-2 district.

The March 6, 2026 HSH memorandum demonstrates that the temporary, low-barrier homeless shelter meets the definition of a low-barrier navigation center under Government Code Section 65660(a) and satisfies the criteria in Government Code Section 65662. Therefore, the navigation center at 125 Bayshore Boulevard is a use by right under AB 101 and is not subject to CEQA.