



December 7, 2021

Dylan Rose Schneider  
Manager of Policy and Legislative Affairs  
San Francisco Department of Homelessness and Supportive Housing

Re: Temporary Shelter at 711 Post Street  
Planning Department / Environmental Review Officer Concurrence  
California Environmental Quality Act (CEQA) Exemption per AB 101

To Whom It May Concern:

This memorandum is in response to correspondence from the Department of Homeless and Supportive Housing requesting Planning Department confirmation that no environmental review is required for the use of the existing building at 711 Post Street as a temporary shelter. The memo will confirm that the temporary shelter at 711 Post Street is not subject to the California Environmental Quality Act (CEQA) under the terms of recent changes 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 RC-4 (Residential-Commercial- High Density). This zoning district Provides for a mixture of high-density Dwellings similar to those in RM-4 Districts with supporting Commercial uses. A homeless shelter that is owned, operated, or leased by the City and County of San Francisco is a principally permitted used in the RC-4 District pursuant to Planning Code Section 209.3.

The correspondence dated December 7, 2021 from the Department of Homeless and Supportive Housing explained how the temporary shelter at 711 Post Street 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 temporary shelter at 711 Post Street is not subject to CEQA.