



December 7, 2021

Joanne Park
Dept. of Homelessness & Supportive Housing
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San Francisco, CA 94102
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Re: Letter of Compliance for the Change of Use at 711 Post Street (0304/018) from Residential Hotel to Semi-Congregate Emergency Shelter

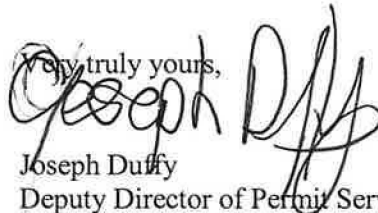
This letter certifies that the project proposed at 711 Post Street (Block: 0304, Lot: 018) complies with Chapter 41 of the San Francisco Administrative Code or the Hotel Conversion Ordinance ("HCO").

Under the MOU between city permitting agencies and the Department of Homelessness and Supportive Housing for emergency homeless shelter projects pursuant to Ordinance No. 60-19, DBI will not act as the permitting agency and will provide written determination of compliance in lieu of a building permit.

The building at 711 Post Street is a residential hotel subject to the HCO with seventy (70) Residential guest rooms and fifty-three (53) Tourist guest rooms—a total of one hundred twenty-three (123) guest rooms. This project seeks to temporarily change the use of all 123 guest rooms to temporary emergency housing and more specifically, a semi-congregate shelter.

Under normal circumstances, any change of status of Residential guest rooms requires evaluation under the HCO and a Permit to Convert with the required one-for-one replacement housing, as provided for in Sections 41.12 and 41.13 of the HCO. Because this project is a temporary change in status from Residential guest rooms to transitional emergency housing—resulting in a qualifying one-to-one replacement per HCO section 41.13(a)(3)—and is submitted via Ordinance 60-19, a formal Permit to Convert is not required.

Accordingly, and so long as the subject property operates as a temporary homeless shelter and Ordinance No. 60-19 remain in effect, the 70 Residential guest rooms will not be subject to the restrictions and reporting requirements set forth in the HCO. Should the semi-congregate homeless shelter use be discontinued at this property or the shelter crisis and Ordinance No. 60-19 terminate, a total of 70 guest rooms will revert to their prior use and become subject to all of the provisions set forth in the HCO, unless an approved Permit to Convert is issued and one-for-one replacement housing provided.

Very truly yours,

Joseph Duffy
Deputy Director of Permit Services
Department of Building Inspection