



MEMO

TO: Emily Cohen
Department of Homelessness and Supportive Housing

FROM: Joy Navarrete, Principal Environmental Planner

DATE: April 2, 2020

PROJECT: Extension of the Central Waterfront Navigation Center at 600 25th Street

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 Department of Homelessness and Supportive Housing dated April 1, 2020 requesting Planning Department confirmation that no environmental review is required for the Extension of the Central Waterfront Navigation Center at 600 25th Street. The memo will confirm that the Extension of the Central Waterfront Navigation Center 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 PDR-1. A Homeless Shelter is currently allowed by right in the PDR-1 Zoning District. This Zoning District (and all PDR Districts) could be classified as a “mixed-use zone” because it permits a mix of uses including industrial, institutional, residential (homeless shelters), retail, and more. It could also be classified as a “non-residential zone” because most of the allowed uses are non-residential. Further, it can be classified as permitting “multifamily uses” because homeless shelters serve multifamily populations.

The memorandum dated April 1, 2020 from the Department of Homelessness and Supportive Housing explained how the Extension of the Central Waterfront Navigation Center at 600 25th 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 Extension of the Central Waterfront Navigation Center at 600 25th Street is not subject to CEQA.