



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** November 29, 2011  
**TO:** Tony Pantaleoni  
**FROM:** Julian Bañales, Planning Department  
**RE:** PPA Case No. 2011.1129U for 2285 Jerrold

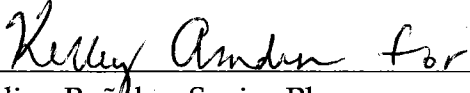
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Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Diego R Sánchez, at (415) 575-9082 or [diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org), to answer any questions you may have, or to schedule a follow-up meeting.

  
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Julian Bañales, Senior Planner



# SAN FRANCISCO PLANNING DEPARTMENT

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## Preliminary Project Assessment

*Date:* November 29, 2011  
*Case No.:* 2011.1129U  
*Project Address:* 2285 Jerrold  
*Block/Lot:* 5286/007A and 007B  
*Zoning:* PDR-2 (Core Production, Distribution and Repair)  
65-J Height and Bulk District  
*Project Sponsor:* Tony Pantaleoni  
(415) 495-4051  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

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### DISCLAIMERS:

Please be advised that this determination does not constitute an application for development with the Planning Department. It also does not represent a complete review of the proposed project, a project approval of any kind, or in any way supersede any required Planning Department approvals listed below. The Planning Department may provide additional comments regarding the proposed project once the required applications listed below are submitted. While some approvals are granted by the Planning Department, some are at the discretion of other bodies, such as the Planning Commission or Historic Preservation Commission. Additionally, it is likely that the project will require approvals from other City agencies such as the Department of Building Inspection, Department of Public Works, Department of Public Health, and others. The information included herein is based on plans and information provided for this assessment and the Planning Code, General Plan, Planning Department policies, and local/state/federal regulations as of the date of this document, all of which are subject to change.

### PROJECT DESCRIPTION:

The development site is located at the southeast corner of Jerrold and Barneveld Avenues, within the Bayview neighborhood. The site consists of two adjacent lots, Lot 007A and Lot 007B. In total, the site consists of approximately 70,300 square feet. Currently the site is used as a container storage facility for industrial goods.

The proposal is to demolish the container storage structures on Lot 007A and construct a new four story industrial and residential storage facility. The first floor of the new structure is proposed to house 17 industrial business incubator spaces, a 1,800 square foot café and a 1,800 postal office and a conference room. 53 off-street parking spaces and 3 loading spaces will also be located at the first floor. The second floor of the building will be dedicated to industrial storage. As proposed in the application, residential storage would be located at the third and fourth floors.

**ENVIRONMENTAL REVIEW:**

The project initially requires the following environmental review. This review may be done in conjunction with the required approvals listed below, but must be completed before any project approval may be granted:

The project initially requires the following documentation as part of the environmental review process, which must be completed before any project approval may be granted:

**An Environmental Evaluation Application:** In order to facilitate environmental review and comply with the California Environmental Quality Act (CEQA), the applicant shall submit an Environmental Evaluation Application (EE). The EE is available in the Planning Department lobby at 1650 Mission Street, Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). The following issues would be investigated as part of the environmental review process.

1. *Geology, Soils, and Seismicity.* The project site appears to be underlain by artificial fill. Sites underlain by artificial fill have been identified as seismic hazard zones by the State of California for the potential for liquefaction during an earthquake. Therefore, the applicant shall submit a geotechnical study that investigates the soils underlying the site and identifies any geotechnical concerns related to the proposed mat slab over pile foundation. The geotechnical study should determine whether the site is subject to liquefaction and landslides, and should provide recommendations for addressing any geotechnical concerns identified in the study.
2. *Archeology.* The proposed foundation (mat slab over piles) would require some below-grade soil disturbance. Therefore, the project is subject to preliminary archeological review by Planning Department staff. This review will commence after submittal of an EE identifying the depth of proposed ground disturbance and submittal of geotechnical study/studies. At that juncture, the Planning Department will determine whether additional reporting and research will be required to determine whether the project has the potential to adversely affect known or potential archeological resources.
3. *Transportation.* Based on a review of the plans submitted as part of PPA, the Planning Department made a preliminary determination that a Transportation Study could be required. However, this determination would be subject to confirmation upon submittal of the EE. Additional analysis may need to be performed by Planning Department staff to confirm the preliminary trip generation rates as well as the project's potential to affect the transportation network in combination with other projects in the vicinity.
4. *Air Quality.* Based on a review of the plans submitted as part of the PPA, the Planning Department has determined that an Air Quality Technical Report (AQTR) could be required. In order to make this determination, the Planning Department would like clarification if the project sponsor would allow any stationary sources in the proposed industrial incubator facilities. The project sponsor shall provide additional information in the EE on the project's industrial incubator facilities and whether the facilities would generate and/or handle toxic air contaminants (including stationary sources such

as a diesel boiler or backup emergency generator). If the project would generate or handle any toxic air contaminants, further screening would be conducted by Planning Department staff to determine if the stationary source(s) would be expected to exceed the Bay Area Air Quality Management District (BAAQMD) thresholds for criteria air pollutants and risk and hazards, without preparing an AQTR. If the further screening indicates BAAQMD thresholds may be exceeded, then a consultant-prepared AQTR would be required. At that time, the Planning Department would consult with the project sponsor about the next steps.

5. *Greenhouse Gases.* The City and County of San Francisco's *Strategies to Address Greenhouse Gas Emissions* presents a comprehensive assessment of policies, programs, and ordinances that represents San Francisco's Qualified Greenhouse Gas (GHG) Reduction Strategy.<sup>1</sup> Projects that are consistent with San Francisco's Qualified GHG Reduction Strategy would result in less-than-significant impacts from GHG emissions.

In order to facilitate a determination of compliance with San Francisco's Qualified GHG Reduction Strategy, the Planning Department has prepared a Greenhouse Gas Analysis Compliance Checklist. The environmental planner assigned or CEQA consultant in coordination with the project sponsor would prepare this checklist.

6. *Tree Disclosure Affidavit.* The project site is adjacent to trees located along Jerrold Avenue and Barneveld Avenue. The Department of Public Works Code Section 8.02-8.11 requires disclosure and protection of "landmark, significant, and street trees" located on private and public property. Please submit a Tree Disclosure Affidavit with the EE.<sup>2</sup> Any tree identified in the Tree Disclosure Affidavit must be shown on the project site plans with size of the trunk diameter, tree height, and accurate canopy dripline.
7. *Stormwater and Flooding.* The City and County of San Francisco Stormwater Management Ordinance (SMO) requires that any project resulting in a ground disturbance of 5,000 square feet or greater prepare a Stormwater Control Plan (SCP), consistent with the November 2009 Stormwater Design Guidelines (SDG). Responsibility for review and approval of the SCP is with the San Francisco Public Utilities Commission (SFPUC) Wastewater Enterprise, Urban Watershed Management Program (UWMP). The initial CEQA evaluation of a project will broadly discuss how the SMO will be implemented. The project's environmental evaluation would generally evaluate how and where the implementation of required stormwater management and Low Impact Design (LID) approaches would reduce potential negative effects of stormwater runoff. This may include environmental factors such as the natural hydrologic system, city sewer collection system, and receiving body water quality.

As noted above, the project site appears to be underlain by artificial fill. Areas located on artificial fill or bay mud can subside to a point at which the sewers do not drain freely during a storm (and

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<sup>1</sup> San Francisco's *Strategies to Address Greenhouse Gas Emissions* and BAAQMD's letter are available online at: <http://www.sfplanning.org/index.aspx?page=1570>

<sup>2</sup> <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8321>

sometimes during dry weather) and backups or flooding can occur near these streets or sewers. Applicants for building permits for new construction shall be referred to the SFPUC at the beginning of the environmental review process for a review to determine whether the project would result in ground-level flooding during storms. The SFPUC will review the permit application and comment on the proposed application and the potential for flooding during wet weather.<sup>3</sup>

8. *Hazards.* The applicant shall submit the previous Phase I and Phase II Environmental Site Assessments and case closure letter that were completed for the project site when submitting the EE. Assuming the project sponsor provides documentation of site closure, the Planning Department does not anticipate the need for additional investigation into surface and subsurface hazardous soil and water conditions.
9. *Shadow.* Planning Code Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet, unless the Planning Commission finds the impact to be less than significant. A shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Park Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment.

If the additional analysis performed after submittal of the EE indicates that the project would not have a significant effect on the environment, the project may qualify for a Categorical Exemption, in which case the Planning Department would issue a Certificate of Determination of Exemption from Environmental Review. Categorical Exemptions may be appealed to the Board of Supervisors.

If the additional analysis performed after submittal of the EE indicates that the project may have a significant effect on the environment, Planning Department staff would prepare an Initial Study to determine whether an Environmental Impact Report (EIR) is needed. If the Department determines that the project would not have a significant effect on the environment, the Department would issue a Preliminary Negative Declaration (PND). If the Department finds that the project would have significant impacts that can be reduced to a less-than-significant level by mitigation measures agreed to by the project sponsor, then the Department would issue a Preliminary Mitigated Negative Declaration (PMND).

The PND or PMND would be circulated for public review for a period of 20 calendar days, during which time concerned parties may appeal the determination. If an appeal is filed, the Planning Commission will hold a hearing to decide the appeal. If no appeal is filed, the Planning Department would issue a Final Negative Declaration (FND) or Final Mitigated Negative Declaration (FMND).

If the Initial Study process indicates that the project would result in a significant impact that cannot be mitigated to below a significant level, an EIR will be required to be prepared by an environmental consultant from the Planning Department's environmental consultant pool. The Planning Department

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<sup>3</sup> [http://www.sf-planning.org/ftp/files/publications\\_reports/DB\\_04\\_Flood\\_Zones.pdf](http://www.sf-planning.org/ftp/files/publications_reports/DB_04_Flood_Zones.pdf)

would provide more detail to the project sponsor regarding the EIR process should this level of environmental review be required.

### **PLANNING DEPARTMENT APPROVALS:**

The project requires the following Planning Department approvals. These approvals may be reviewed in conjunction with the required environmental review, but may not be granted until after the required environmental review is completed.

1. **Conditional Use Authorization / Planned Unit Development (PUD)** from the Planning Commission is required per Planning Code Section 304 should the project require any exceptions from development criteria of the Planning Code. A project must seek exceptions through a PUD instead of through a Variance where it is eligible for such an entitlement. Because the project site is greater than half an acre, it must seek exceptions through the PUD process. Limitations to the type of exceptions are listed under Planning Code Section 304(d).
2. A **Shadow Analysis** is required under Planning Code Section 295 as the project proposes a building height in excess of 40 feet. A shadow analysis, attached, indicated that no public space under the jurisdiction of the Recreation and Park Department will be shadowed by the proposal, as represented in the plan set submitted with the Preliminary Project Assessment.
3. A **Building Permit Application** is required for the demolition of the existing structures on Lot 007A and Lot 007B.
4. A **Building Permit Application** is required for the new construction of proposed four story storage facility.

Conditional Use applications are available in the Planning Department lobby at 1650 Mission Street Suite 400, at the Planning Information Center at 1660 Mission Street, and online at [www.sfplanning.org](http://www.sfplanning.org). Building Permit applications are available at the Department of Building Inspection at 1660 Mission Street.

### **NEIGHBORHOOD NOTIFICATIONS AND PUBLIC OUTREACH:**

Project Sponsors are encouraged to conduct public outreach with the surrounding community and neighborhood groups early in the development process. Additionally, many approvals require a public hearing with an associated neighborhood notification. Differing levels of neighborhood notification are mandatory for some or all of the reviews and approvals listed above. Should you pursue Conditional Use authorization, the notification period is 10 days.

This project is not required to conduct a Pre-application meeting with surrounding neighbors and registered neighborhood groups before a development application may be filed with the Planning Department. However, you encouraged to voluntarily conduct such a meeting. The Pre-application packet, which includes instructions and template forms, is available at [www.sfplanning.org](http://www.sfplanning.org) under the

"Permits & Zoning" tab. All registered neighborhood group mailing lists are available online at [www.sfplanning.org](http://www.sfplanning.org) under the "Resource Center" tab.

## PRELIMINARY PROJECT COMMENTS:

The following comments address specific Planning Code and other general issues that may significantly impact the proposed project:

1. *Residential Storage.* Planning Code Section 225(a) does not permit the storage of household goods or residential storage within the PDR-2 Zoning District. Please alter the intended use of the third and fourth floors. Similarly, the submitted plans also indicate "industrial storage" on the 2nd floor. Planning staff will want to understand the business model for industrial storage and building requirements that differentiate it from residential storage to assure that it is not easily modified for an unintended use or a use that is not permitted within the PDR-2 Zoning District.
2. *Commercial Uses.* *The Bayview Hunters Point Area Plan* encourages new construction projects that provide new workshop and other commercial job-generating spaces. (Bayview Hunters Point Area Plan Objective 1, Policies 1.5, Objective 8, Policy 8.1, Objective 9). The application shows proposed ground floor street-fronting incubator spaces without specifying exact uses or individual tenants. You are encouraged to design the spaces to assure flexibility for wide range of possible light-industrial related tenants, and if possible, dedicate more of the building space for job-creating light-industrial uses. Because the intent of the PDR-2 Zoning District is to provide a place for light-industrial uses and other uses that are compatible with light-industrial uses, allowed uses are more restrictive in this Zoning District. Of particular note, both non-accessory office and retail uses (including personal service, restaurants, and the like) are limited from being any more than 5,000 square feet and 2,500 square feet respectively for the entire subject lot. Further, the combination of the two uses can be no more than 5,000 square feet for the entire lot. (Planning Code Sections 121.8, 218 and 219). You are strongly encouraged to review Planning Code Sections 215 through 227 to familiarize yourself with uses permitted within the PDR-2 Zoning District.
3. *Streetscape Improvements.* Planning Code Section 138.1 requires the addition of street trees whenever new construction is proposed. A minimum of one tree of 24 inch box size for each 20 feet of frontage is required along each street with any remaining fraction of 10 feet or more of frontage requiring an additional tree. According to the plan set submitted, 19 trees on Jerrold Avenue and 12 on Barneveld Avenue are required. In addition, a streetscape plan in conformance with the Better Streets Plan is required as the project contains 250 feet of total lot frontage and includes new construction. Please refer to Planning Code Sections 138.1(b) and 138.1(c)(2) for details.
4. *Off-Street Parking.* Planning Code Section 151 requires one off-street parking space for each 1,500 square feet of occupied floor area for "other manufacturing and industrial uses." The Department is classifying the industrial incubator spaces as "other manufacturing and industrial uses" and given the 26,360 square feet, a total of 18 off-street parking spaces are required for this use. Section 151 requires one off-street parking space for each 2,000 square feet of occupied floor area for "storage or warehouse space." A total of 86 off-street parking spaces are required for the 171,570 square feet of

storage or warehouse space, 9 off-street parking spaces are required for the café and 4 off-street parking spaces are required for the postal center / office aspects of the proposal.

5. *Off-Street Freight Loading.* Planning Code Section 152 requires three off-street freight loading spaces plus one space for each additional 80,000 square feet of gross floor area for manufacturing uses and other uses primarily engaged in the handling of goods with gross floor areas over 100,000 square feet. The plan set indicates an area of 197,932 square feet of uses devoted to the handling of goods, requiring four off-street freight loading spaces.
6. *Shower Facilities and Bicycle Parking.* Planning Code Section 155.3 requires new commercial or industrial buildings where the gross square floor area exceeds 50,000 square feet to provide four showers and eight clothes lockers. Planning Code Section 155.3 requires new commercial buildings where the gross square footage exceeds 50,000 square feet to provide 12 bicycle spaces.
7. *Transit Development Impact Fee (TIDF).* The proposal is subject to the TIDF, as indicated under Planning Code Section 411, under the Production / Distribution / Repair economic activity category.
8. *First Source Hiring Agreement.* Because the proposed project is within the Bayview Hunters Point Redevelopment Project Area B, the project will be required to fulfill the First Source Hiring requirement by entering into the Bayview Hunters Point Employment and Contracting Agreement. Planning staff will make sure you have contacted Agency staff and have sufficiently fulfilled the requirement prior to any Public Hearing or project approval. Please see the attached information sheet for more guidance on this requirement.
9. *Flood Notification.* This lot is in a block that has the potential to flood during storms. Applicants for building permits for new construction shall be referred to the San Francisco Public Utilities Commission (SFPUC) at the beginning of the process, for a review to determine whether the project would result in ground level flooding during storms. The Project Sponsor is to contact Cliff Wong, (415) 554-8339, of the SFPUC to review requirements.
10. *Stormwater Management.* Projects that disturb 5,000 square feet or more of the ground surface must comply with the Stormwater Design Guidelines and submit a Stormwater Control Plan to the SFPUC for review. To view the Guidelines and download instructions for preparing a Stormwater Control Plan, go to <http://stormwater.sfwater.org/>. Applicants may contact [stormwaterreview@sfwater.org](mailto:stormwaterreview@sfwater.org) for assistance.
11. *Interdepartmental Project Review.* Interdepartmental Project Reviews are mandatory for new construction projects that propose buildings eight stories or more and new construction on parcels identified by the State of California Department of Conservation, Division of Mines and Geology as Seismic Hazard Zones in the City and County of San Francisco. Project Sponsors may elect to request an interdepartmental review for any project at any time; however, it is strongly recommended that the request is made prior to Planning Department approval of the first construction building permit. Please contact the Project Review Meeting Coordinator at (415) 575-6926 to arrange an Interdepartmental Project Review and please review the attached form for further details.



12. *Redevelopment Agency Project Area Committee Review.* The project falls within the Bayview Hunters Point Redevelopment Area B. As such, it is subject to review by the **Bayview Hunters Point Project Area Committee (PAC)** before the Planning Department will take any official action on any required approval. Please see the attached information sheet for more guidance on this requirement.

#### **PRELIMINARY DESIGN COMMENTS:**

The following comments address preliminary design issues that may significantly impact the proposed project:

1. The design of the building appropriately articulates the massing and breaks down the scale by modulations in the facade, changes in materials, and stepping back the 4th floor.
2. Please note that the first floor plan indicates sinks outside the bath within the proposed business incubator spaces. The inclusion of kitchenettes and by extension, living units, is disallowed within the PDR-2 zoning district.
3. The new building will be subject to the "Better Streets" streetscape improvements per Planning Code Section 138.1. A streetscape plan will be required to illustrate proposed public realm improvements.
4. Please be aware that more detailed design comments may follow a more in depth review of the project as part of the required approvals previously listed.

#### **PRELIMINARY PROJECT ASSESSMENT EXPIRATION:**

This Preliminary Project Assessment is valid for a period of **18 months**. An Environmental Evaluation, Conditional Use Authorization, or Building Permit Application, as listed above, must be submitted no later than **May 29, 2013**. Otherwise, this determination is considered expired and a new Preliminary Project Assessment is required. Such applications and plans must be generally consistent with those found in this Preliminary Project Assessment.

Enclosure: Neighborhood Group Mailing List

cc: Tony Pantaleoni, Project Sponsor  
Diego R Sánchez, Current Planning  
Wade Wietgreffe, Environmental Planning  
Mat Snyder, Citywide Policy & Analysis