



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 11, 2014
TO: Harvey Hacker, Yosemite Investment, LLC
FROM: Joy Navarrete, Planning Department
RE: PPA Case No. 2014.0776U for 2200-2250 Jennings St.

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Please find the attached Preliminary Project Assessment (PPA) for the address listed above. You may contact the staff contact, Jeanie Poling, at (415) 575-9072 or jeanie.poling@sfgov.org, to answer any questions you may have, or to schedule a follow-up meeting.

A handwritten signature in black ink, appearing to read "Joy Navarrete", written over a horizontal line.

Joy Navarrete, Senior Planner



SAN FRANCISCO PLANNING DEPARTMENT

Preliminary Project Assessment

Date: July 11, 2014
Case No.: **2014.0776U**
Project Address: 2200-2250 Jennings St.
Block/Lot: 4830/017, 018, 019, 020, 021, and 022
Zoning: PDR-2 (Core Production, Distribution and Repair – Bayview)
40-X Height and Bulk District
Project Sponsor: Harvey Hacker
(415) 957-0579
Staff Contact: Jeanie Poling – (415) 575-9072
jeanie.poling@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, the Department of Public Works, the 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 project site contains a 15-foot-tall, 1,200-square-foot storage building, temporary containers, and surface parking. The proposed project would demolish the existing building and remove the containers and surface parking, and construct a 26-foot tall, 13,500-square-foot industrial building divided into six ownership parcels. The project would include six loading docks accessed from Jennings Street. Six off-site parking spaces would be provided on a surface parking lot adjacent and to the west of the project site.

ENVIRONMENTAL REVIEW:

In compliance with the California Environmental Quality Act (CEQA), the environmental review process must be completed before any project approval may be granted. This review may be done in conjunction with the required approvals listed below. In order to begin formal environmental review, please submit an Environmental Evaluation Application for the full scope of the project (demolition and construction). Environmental Evaluation 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 <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8253>.

The following topics will be addressed during environmental review:

1. **Transportation.** Based on the Planning Department's transportation impact analysis guidelines, the project would add fewer than 50 PM peak hour person trips and thus would not be likely to require a transportation impact study. However, the plans submitted with the Environmental Evaluation Application should clearly show existing and proposed curb cuts, including widths; clarify how many on-street parking spaces would be removed as a result of new curb cuts; and identify Planning Code-required bicycle parking spaces (three Class 1 spaces and two Class 2 spaces), showers, and lockers. Please note that the project description should include the number of parking spaces.
2. **Hazardous Materials.** The project site has the potential for site contamination due to previous industrial uses. Therefore, the project may be subject to Article 22A of the San Francisco Health Code, also known as the Maher Ordinance. The Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH), requires the project sponsor to retain the services of a qualified professional to prepare a Phase I Environmental Site Assessment (ESA) that meets the requirements of Health Code Section 22.A.6. The Phase I ESA determines the potential for site contamination and level of exposure risk associated with the project. Based on that information, soil and/or groundwater sampling and analysis, as well as remediation of any site contamination, may be required. These steps are required to be completed prior to the issuance of any building permit. Please provide a copy of the Phase I ESA or documentation of Maher enrollment with the Environmental Evaluation Application. Information about DPH's Maher program and the fee schedule is available at: <http://www.sfdph.org/dph/EH/HazWaste/hazWasteSiteMitigation.asp>.
3. **Geology.** The project site is within the Liquefaction Hazard Zone. Thus, a geotechnical report must be submitted with the Environmental Evaluation Application. The report should be prepared, sealed or stamped and signed by a licensed Geotechnical Engineer or Civil Engineer (with expertise in geotechnical engineering) in the State of California. The report should identify potential risks of development due to geological and geotechnical factors, and should draw conclusions and make recommendations regarding the proposed development.
4. **Naturally Occurring Asbestos.** Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.¹ Project construction activities could release serpentinite into the atmosphere. Serpentinite commonly contains naturally occurring chrysotile asbestos (NOA) or tremolite-actinolite, a fibrous mineral that can be hazardous to human health if airborne emissions are inhaled. In the absence of proper controls, NOA could become airborne during excavation and handling of excavated materials. On-site workers and the public could be exposed to airborne asbestos unless appropriate control measures are implemented. To address health concerns from exposure to NOA, the California Air Resources Board enacted an Asbestos Airborne Toxic Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations in July 2001. The requirements established by the Asbestos ATCM are contained in

¹ Planning Department, GIS Layer, "Areas Affected by Serpentine Rocks." Created February 25, 2010 from United States Geological Survey and San Francisco Department of Public Health data.

California Code of Regulations (CCR) Title 17, Section 93105,² and are enforced by the Bay Area Air Quality Management District (BAAQMD). The proposed project would be required to comply with the requirements of the Asbestos ATCM, which include measures to control fugitive dust from construction activities.

5. **Stormwater.** The project would result in a ground surface disturbance greater than 5,000 square feet and thus is subject to San Francisco's stormwater management requirements as outlined in the Stormwater Management Ordinance and the corresponding SFPUC Stormwater Design Guidelines (Guidelines). Projects that trigger the stormwater management requirements must prepare a Stormwater Control Plan demonstrating project adherence to the performance measures outlined in the Guidelines, including: (1) reduction in total volume and peak flow rate of stormwater for areas in combined sewer systems, or (2) stormwater treatment for areas in separate sewer systems. Responsibility for review and approval of the Stormwater Control Plan is with the SFPUC, Wastewater Enterprise, Urban Watershed Management Program. Without SFPUC approval of a Stormwater Control Plan, no site or building permits can be issued. The Guidelines also require a signed maintenance agreement to ensure proper care of the necessary stormwater controls. The project's environmental evaluation should generally assess how and where the implementation of necessary stormwater controls would reduce the potential negative impacts of stormwater runoff. To view the Stormwater Management Ordinance, the Stormwater Design Guidelines, or download instructions for the Stormwater Control Plan, go to <http://sfwater.org/sdg>. Applicants may contact stormwaterreview@sfwater.org for assistance.
6. **Tree Planting and Protection.** Public Works Code Section 8.02–8.11 requires disclosure and protection of landmark, significant, and street trees located on private and public property. Any such trees must be shown on the site plan with size of the trunk diameter, tree height, and accurate canopy drip line. Please submit a Tree Planting and Protection Checklist (available at <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8321>) with the Environmental Evaluation Application and ensure that trees are appropriately shown on site plans.

The existing buildings to be demolished are less than 45 years old and are not considered potential historic resources; thus, no historic resource review will be required for environmental analysis.

If the analysis outlined above indicates that the project would not have a significant effect on the environment, the project would qualify for a Class 32 categorical exemption, in which case the Planning Department would issue a Certificate of Determination of Exemption from Environmental Review. Please submit a Class 32 Categorical Exemption Certificate fee with the Environmental Evaluation Application. If it is determined during review that the project is not eligible for environmental exemption, additional environmental fees would apply to the project. Please refer to item 1(e) on page 2 of the Planning Department's fee schedule, available at:

<http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513>.

As part of the environmental evaluation, the project would be subject to neighborhood notification to potentially interested parties, tenants of the affected property and properties adjacent to the subject property, and those persons who own property within 300 feet of the subject property requesting

² California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

comments concerning the potential environmental effects of this project. The assigned environmental planner will request that you submit notification labels, a radius map, and affidavit of preparation. Do not submit notification materials with the Environmental Evaluation Application but wait until the assigned environmental planner requests them.

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** is required under Planning Code Sections 225(d) and 225(q) regarding wholesale storage of inflammable and hazardous materials.
2. A **Building Permit Application** is required for the demolition of the existing building on the subject property.
3. A **Building Permit Application** is required for the proposed new construction on the subject property.

The Conditional Use Authorization application is available at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=481>, and 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.

PRELIMINARY PROJECT COMMENTS:

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

1. **Interdepartmental Project Review.** This review is required for all proposed new construction in the Seismic Hazard Zones, in which the subject property falls. The application is available at <http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=522>
2. **Street Trees.** Per Planning Code Section 138.1, for all new construction, one 24-inch-box tree is required for every 20 feet of street frontage, with any remaining fraction of 10 feet or more of frontage requiring an additional tree. The proposed project requires 10 trees along Jennings Street and three trees along Yosemite Avenue. If the Department of Public Works makes the determination that a tree cannot be placed, an in-lieu fee will be required.

3. **Off-Street Parking and Loading.** Per Planning Code Sections 151 and 152, the proposed project requires six off-street parking spaces and one off-street loading space.
4. **Bicycle Parking.** Per Planning Code Section 155.5, one Class 1 bicycle parking space is required for every 12,000 square feet of wholesale sales, as well as two Class 2 bicycle parking spaces.
5. **Use.** Per Planning Code Section 223(h), the proposed auto repair use is permitted. Per Planning Code Sections 225(b), the proposed wholesale storage use is permitted; however, storage of inflammable or hazardous substances requires Conditional Use Authorization per Planning Code Sections 225(d) and 225(q). Per Planning Code Section 226(a), the proposed light industrial manufacturing use is permitted.
6. **Transit Impact Development Fee.** This project is subject to the applicable requirements outlined in Planning Code Section 411 *et seq.*
7. **Stormwater.** As discussed above under Environmental Review, 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.
8. **Bayview Hunters Point Citizen Advisory Committee.** The project site is located within the Bayview Hunters Point Redevelopment Area, which requires coordination with the Bayview Hunters Point Citizen Advisory Committee. Please contact Bill Barnes at 554-4148 or bill.barnes@sfgov.org and refer to the following document:
http://www.sf-planning.org/ftp/files/publications_reports/BVHP_CAC_Info_Sheet_Ord157-13_08-14-13.pdf
9. **Tree Disclosure Affidavit.** A Tree Planting and Protection Checklist must be filled out and submitted with the Building Permit Application for new construction. This form is available at <http://www.sf-planning.org/modules/showdocument.aspx?documentid=8321>.

Please be advised that additional comments may result pending a formal submittal.

PRELIMINARY DESIGN COMMENTS:

There are no preliminary design review comments for this project.

PRELIMINARY CITYWIDE AND POLICY ANALYSIS COMMENTS:

The project site is zoned PDR-2. The project's proposed uses conform to the project site's PDR-2 (Production, Distribution and Repair) zoning district, and the proposed building conforms to the project site's 40-X Height and Bulk District.

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 **January 11, 2016**. 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: Bayview Neighborhood Group Mailing List

cc: Yosemite Investment, LLC, Property Owner
Erika Jackson, Current Planning
Jeanie Poling, Environmental Planning
Ilaria Salvadori, Citywide Planning and Analysis
Jonas Ionin, Planning Commission Secretary
Jerry Robbins, MTA
Jerry Sanguinetti, DPW

BAYVIEW NEIGHBORHOOD GROUP MAILING LIST

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Brent	Plater		Wild Equity Institute	474 Valencia Street Suite 295	San Francisco	CA	94103		bplater@wildequity.org	Bayview, Bernal Heights, Glen Park, Golden Gate Park, Lakeshore, Mission, Outer Sunset, Presidio, Seacliff, Twin Peaks
Bruce	Murphy	President	Eureka Valley Trails/Art Network	170 Yukon Street	San Francisco	CA	94114-2306	415-863-0207	luckylaowai.sf@gmail.com	Bayview, Castro/Upper Market
David	Gilliam	President	Portola Place Homeowners Association	P.O. Box 24181	San Francisco	CA	94124-0181	415-467-8587		0 Bayview
Jason	Castleberry	Chair	Exeter Street Bayview Triangle	55 Exeter Street	San Francisco	CA	94124	415-728-1509	jcastleberry@ymca-sf.org	Bayview, Visitacion Valley
Lena	Miller	CEO	Hunters Point Family	1800 Oakdale Avenue	San Francisco	CA	94124	415-822-8895	lena@hunterspointfamily.org	Bayview
Linda	Burton		Anna Waden Library	5075 3rd Street	San Francisco	CA	94124	415-715-4100		0 Bayview
Malia	Cohen	Supervisor, District 10	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689	415-554-7670	Malia.Cohen@sfgov.org; Yoyo.Chan@sfgov.org; Andrea.Bruss@sfgov.org; cohenstaff@sfgov.org	Bayview, Potrero Hill, Visitacion Valley
Marsha	Pendergrass	President	Bayview Hill Neighborhood Association	803 Meade Avenue	San Francisco	CA	94124	415-468-9168	MarshaPen@gmail.com	Bayview
Mary	Ratcliff	Editor	SF Bay View Newspaper	4917 Third Street	San Francisco	CA	94124	415-671-0789	editor@sfbayview.com	Bayview, Potrero Hill, Visitacion Valley
Maverick	Madison	President	Shafter Avenue Community Club	1629 Shafter Avenue	San Francisco	CA	94124	415-822-1069	misterfingers04@yahoo.com	Bayview
Michael	Hamman	Chair	India Basin Neighborhood Association	702 Earl Street	San Francisco	CA	94124	415-643-1376	mhamman@igc.org; info@indiabasin.org	Bayview
Patsy	Tito	Executive Director	Samoan Development Centre	2055 Sunnysdale Avenue #100	San Francisco	CA	94134-2611			0 Bayview, South of Market
Paul	Gawlowski	Father	St. Paul of the Shipwreck Church	1122 Jamestown Avenue	San Francisco	CA	94124	415-467-0660	spswoffice@aol.com	Bayview
Tiffany	Bohee	Executive Director	Office of Community Investment and Infrastructure, City and County of San Francisco	1 South Van Ness Avenue, 5th Floor	San Francisco	CA	94103		tiffany.bohee@sfgov.org; mike.grisso@sfgov.org; courtney.pash@sfgov.org	Bayview, Downtown /Civic Center, South of Market, Visitacion Valley
Timothy	Ho	Community Organizer	Bayview Hunters Point Citizens Advisory Committee	1 Dr. Carlton B Goodlett Place, Room #362	San Francisco	CA	94102	415-554-4928	tim.ho@sfgov.org	Bayview
Willie	Kennedy	BVHP Project Area Committee	Southeast Community Facility	1800 Oakdale Avenue Ste. B, Room 8	San Francisco	CA	94124	415-821-1534		0 Bayview
Jonathan	G		Protect MLK Pool/Equality SF	P.O. Box 24297	San Francisco	CA	94124			0 Bayview