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.

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.

Joy Navarrete, Senior Planner
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

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
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. 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

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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.
Preliminary Project Assessment  
Case No. 2014.0776U  
2200-2250 Jennings Street

California Code of Regulations (CCR) Title 17, Section 93105, 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](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](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](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

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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.


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](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 inflammmable 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](http://www.sf-planning.org/ftp/files/publications_reports/BVHP_CAC_Info_Sheet_Ord157-13_08-14-13.pdf)


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
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<tr>
<td>Brent</td>
<td>Plater</td>
<td>0</td>
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