



# SAN FRANCISCO PLANNING DEPARTMENT

## Certificate of Determination Exemption from Environmental Review

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*Case No.:* **2014.0954E**  
*Project Title:* **1300 Fitzgerald Avenue (and 1401 Egbert Avenue)**  
*Zoning/Plan Area:* PDR-2 (Production, Distribution, and Repair) and  
PDR-1-B (PDR Light Industrial Buffer) Use Districts  
40-X Height and Bulk District  
*Block/Lot:* 4912/001,002,016  
*Lot Size:* 59,972 square feet  
*Project Sponsor:* Alice Barkley; McKenna, Long & Aldridge LLP  
(415) 356-4635  
*Staff Contact:* Erik Jaszewski – (415) 575-6813  
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### PROJECT DESCRIPTION:

The rectangular project site is on a block bounded by Egbert Avenue to the north, Jennings Street to the east, Fitzgerald Avenue to the south, and 3<sup>rd</sup> Street to the west in the Bayview neighborhood. The site is fully occupied by 11 structures between 18 and 35 feet in height. The proposed project would demolish seven of those buildings in the middle of the project site (Figure 1—Project Site). The buildings to be demolished include a 502-square-foot car port/shed, and six one- to two-story industrial structures comprising a combined area of approximately 27,170 square feet. Of the seven existing buildings to be demolished, the date of construction could only be determined for one of the buildings: 1425-1427 Egbert Avenue was constructed sometime between 1914 and 1933.

(Continued on next page)

### EXEMPT STATUS:

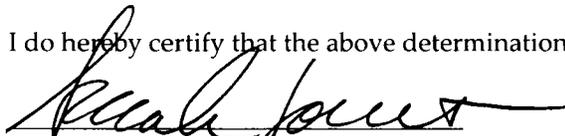
Categorical Exemption, Class 2 (State CEQA Guidelines Section 15302(b)).

### REMARKS:

See next page.

### DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and local requirements.

  
Sarah B. Jones  
Environmental Review Officer

March 26, 2015  
Date

- cc: Alice Barkley, Project Sponsor
- Rich Sucre, Preservation Planner
- Supervisor Cohen, District 10 (via Clerk of the Board)
- Distribution List
- Historic Preservation Distribution List
- Virna Byrd, M.D.F.

**PROJECT DESCRIPTION (continued):**

In place of the seven demolished buildings mid-site, the proposed project would construct two 14,100-square-foot warehouses (28,200 square feet in total); one would face Egbert Avenue, while the other would face Fitzgerald Avenue. The new two-story warehouses would reach up to 33 feet in height. The project would excavate approximately 2 feet below ground surface (bgs) to accommodate the proposed buildings' foundations. The warehouses would be subdivided to create eight individual PDR condominiums in total (four condominiums per frontage). Each condominium would contain an entry door, one car parking space, a secure bicycle rack, a sidewalk planter, and an on-site loading space with a 12-foot-wide driveway and curb cut. In total, eight car parking spaces and eight secure bicycle racks would be provided. Two sidewalk bicycle racks would also be installed along Fitzgerald and Egbert Avenues. Additionally, the project would construct a 15-foot wide linear landscaped area along the eastern construction site perimeter, thus expanding the rear yards available to the Jennings Street-adjacent residences by 3,000 square feet.

**Figure 1—Project Site**



## Project Approvals

The proposed project would require the following approvals:

- **Conditional Use Authorization** (*Planning Commission*). The proposed project would require Conditional Use Authorization from the Planning Commission.
- **Building Permit** (*Department of Building Inspection*). The proposed project would require approval from DBI for a building permit.

**Approval Action:** The approval of a Conditional Use by the *Planning Commission* is the Approval Action. The Approval Action date establishes the start of the 30-day appeal period for this CEQA exemption determination pursuant to Section 31.04(h) of the San Francisco Administrative Code.

## REMARKS:

Historic Resources. The proposed project involves demolition of buildings constructed more than 45 years ago, including one constructed between 1914 and 1933 (1425-1427 Egbert Avenue). The existing structures are therefore considered Category B – potential historic resources by the Planning Department. As the proposed project would involve demolition of buildings over 45 years old, a consultant-prepared HRE Part I report was prepared<sup>1</sup> and reviewed by the Department in a subsequent Historic Resource Evaluation Response (HRER).<sup>2</sup> In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the subject buildings are historic resources as defined by CEQA. A property may be considered an historic resource if it meets any of the California Register of Historical Resources criteria related to (1) Events, (2) Persons, (3) Architecture, or (4) Information Potential that make it eligible for listing in the California Register of Historical Resources, or if it is considered a contributor to a potential historic district.

The demolition/construction site contains seven buildings primarily industrial in character. The buildings vary in appearance, generally consisting of corrugated metal, concrete walls or wood walls, and a combination of flat and gabled roofs. The property is not associated with any historic trends or events. None of the owners or occupants have been identified as important to history. The property is neither the work of a master architect or builder, nor does its architecture possess high artistic value. The site is located in mixed industrial and residential neighborhood with buildings constructed over a variety of periods. Therefore, the property is not eligible for listing in the California Register under Criterion 1 (Events).

The subject building does not appear to be associated with any significant individuals. Therefore, the property is not eligible for listing in the California Register under Criterion 2 (Persons).

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<sup>1</sup> Left Coast Architectural History. *1425 Egbert Avenue*. Historic Resource Evaluation. June 13, 2014. This report is available for review as part of Case No. 2013.0954E.

<sup>2</sup> *Historic Resource Evaluation Response*. Richard Sucre. March 4, 2015. A copy of this document is attached.

The building is not a significant example of a type or period. As industrial buildings, the subject properties are not architecturally significant nor do they possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The industrial buildings do not embody any notable characteristics, which would distinguish them as historically significant. Therefore, the property is not eligible for listing in the California Register under Criterion 3 (Architecture).

The subject property is not likely significant under Criterion 4, since this significance criterion typically applies to rare construction types when the proposed project involves the built environment. The subject property is not contain examples of rare construction types and would therefore not be eligible for listing in the California Register under Criterion 4.

The subject property does not appear to be part of a potential historic district. Furthermore, there is no previously identified historic district in this area. Therefore, the subject property is not a contributor to an existing or potential historic district.

In light of the above, the property is not eligible for listing in the California Register either individually or as a contributor to an historic district. Planning Department staff has thus determined the property at 1300 Fitzgerald Avenue is not an historical resource as defined by CEQA. Therefore, the proposed demolition of seven existing structures on the property would not have a significant impact related to historic resources.

Hazardous Materials. Based upon mapping conducted by the U.S. Geological Survey (USGS) the project site may be underlain by serpentine rock.<sup>3</sup> The proposed project would involve construction throughout the project site and excavation of approximately 2 feet bgs, potentially releasing 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. Although the California Air Resources Board (ARB) has not identified a safe exposure level for asbestos in residential areas, exposure to low levels of asbestos for short periods of time poses minimal risk.<sup>4</sup> To address health concerns from exposure to NOA, ARB 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 California Code of Regulations (CCR) Title 17, Section 93105,<sup>5</sup> and are enforced by the Bay Area Air Quality Management District (BAAQMD).

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<sup>3</sup> 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.

<sup>4</sup> California Air Resources Board, Fact Sheet #1 Health Information on Asbestos, 2002. Available online at: <http://www.arb.ca.gov/toxics/Asbestos/1health.pdf>. Accessed April 15, 2013.

<sup>5</sup> California Air Resources Board, Regulatory Advisory, Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations, July 29, 2002.

The Asbestos ATCM requires construction activities in areas where NOA is likely to be found to employ best available dust control measures. Additionally, the San Francisco Board of Supervisors approved the Construction Dust Control Ordinance in 2008 to reduce fugitive dust generated during construction activities. The requirements for dust control as identified in the Construction Dust Control Ordinance are as effective as the dust control measures identified in the Asbestos ATCM. Thus, the measures required in compliance with the Construction Dust Control Ordinance would protect the workers themselves as well as the public from fugitive dust that may also contain asbestos. The project sponsor would be required to comply with the Construction Dust Control Ordinance, which would ensure that significant exposure to NOA would not occur. Therefore, the proposed project would not result in a hazard to the public or environment from exposure to NOA.

The proposed project would involve approximately 1,450 cubic yards of soil disturbance on a site that is in a Maher area. Therefore, the project is subject to Article 22A of the Health Code, also known as the Maher Ordinance, which is administered and overseen by the Department of Public Health (DPH). The Maher Ordinance 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 would determine the potential for site contamination and level of exposure risk associated with the project. Based on that information, the project sponsor may be required to conduct soil and/or groundwater sampling and analysis. Where such analysis reveals the presence of hazardous substances in excess of state or federal standards, the project sponsor is required to submit a site mitigation plan (SMP) to the DPH or other appropriate state or federal agency(ies), and to remediate any site contamination in accordance with an approved SMP prior to the issuance of any building permit.

In compliance with the Maher Ordinance, the project sponsor has submitted a Maher Application to DPH and a Phase I has been prepared<sup>6</sup> to assess the potential for site contamination. The Phase I ESA reviews and summarizes previous environmental documents prepared for other sites in close proximity to the project site, lists current and past operations, reviews environmental agency databases and records, reports site reconnaissance observations, and discusses potential contamination issues. The ESA found extensive evidence of use, storage, generation, and disposal of chemicals, hazardous materials, reportable substances and hazardous waste at the site. Identified Recognized Environmental Concerns (RECs) include two Underground Storage Tanks (USTs) that previously occupied the site, but were subsequently removed; the related Leaking Underground Storage Tank (LUST) cases were closed by the appropriate agencies. One UST did impact the soil and groundwater below the site, and analysis determined the

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<sup>6</sup> John Carver Consulting. *Phase I Environmental Site Assessment at 1318-1324 Fitzgerald Avenue/2814-2836 Jennings Street/1401-1425 Egbert Avenue San Francisco, CA.* July 9, 2011. This report is available for review as part of Case No. 2013.0954E.

presence of a Volatile Organic Compound (VOC). Furthermore, the observed VOC levels may be indicative of other sources not determined during the UST removal.

In addition to the above, the ESA identified additional RECs that include historical references of potentially hazardous land uses on the project site, as well as the site's proximity to a large number of businesses and addresses which reflect similar conditions to the subject property.

The project sponsor would be required to remediate potential soil and/or groundwater contamination in accordance with Article 22A of the Health Code. Thus, the proposed project would not result in a significant hazard to the public or the environment through the release of hazardous materials.

Hydrology. The existing lot is fully covered by impervious surfaces and the proposed project would occupy the entire lot. As a result, the proposed project would not result in an increase in the amount of impervious surface area on the site, which in turn would increase the amount of runoff and drainage. In accordance with the Stormwater Management Ordinance (Ordinance No. 83-10), the proposed project would be subject to and would comply with the Stormwater Design Guidelines, incorporating Low Impact Design (LID) approaches and stormwater management systems into the project. Therefore, the proposed project would not adversely affect runoff and drainage.

For the above reasons, the proposed project would not result in any significant impacts related to hydrology and water quality

### ***Exemption Class***

State CEQA Guidelines Section 15302(b), or Class 2, provides an exemption from environmental review for replacement of existing commercial structures where the new structure will be located on the same site as the structure replaced and will have substantially the same size, purpose, and capacity as the replaced structure. The project involves demolition of existing commercial warehouse buildings comprising 27,672 square feet, and construction of two new commercial warehouses consisting of approximately 14,100 square feet each (28,200 square feet in total). Therefore, the project qualifies for exemption from further CEQA review under Class 2.

### ***Summary***

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



# SAN FRANCISCO PLANNING DEPARTMENT

MEMO

## Historic Resource Evaluation Response

*Case No.:* 2014.0954E  
*Project Address:* 1300-1324 Fitzgerald Ave, 1401-1439 Egbert Ave and 2814-2836 Jennings Street  
*Zoning:* PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer) Zoning District  
PDR-2 (Production, Distribution and Repair-Bayview) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 4912/001, 002 and 016  
*Date of Review:* March 4, 2015 (Part 1)

*Staff Contact:* Richard Sucre (Preservation Planner)  
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### PART I: HISTORIC RESOURCE EVALUATION

#### BUILDING(S) AND PROPERTY DESCRIPTION

The project site consists of three lots (Block 4912, Lots 001, 002 and 016) bounded by Egbert Avenue, Jennings Street and Fitzgerald Avenue in San Francisco's Bayview neighborhood. The project site is developed with ten (10) buildings, including:

- 1401 Egbert Avenue/2814-2822 Jennings Street (Block 4912, Lot 001; identified as Building 1) – a two-story mixed-use building located at the southeast corner of Egbert Avenue and Jennings Street with ground floor commercial use, and a second floor residential use (approximately 5,586 square feet);
- 1405 Egbert Avenue (Block 4912, Lot 001; identified as Building 2) – a one-story industrial building (approximately 18-ft tall) fronting onto Egbert Avenue (approximately 2,680 square feet);
- 2824-2836 Jennings Street (Block 4912, Lot 002; identified as Building 3A) – a two-story mixed-use building with frontage onto Jennings Street with ground floor commercial use and a second floor residential use (approximately 3,920 square feet);
- 1300-1306 Fitzgerald Avenue (Block 4912, Lot 002; identified as Building 3B) – a two-story mixed-use building (approximately 19- to 21-ft tall) at the northwest corner of Fitzgerald Avenue and

Jennings Street with residential and commercial uses on the ground floor, and residential use on the second floor (approximately 2,806 square feet);

- 1314-1318 Fitzgerald Avenue (Block 4912, Lot 002; identified as Building 4) – a double-height one-story industrial building (approximately 18-ft tall) with frontage onto Fitzgerald Avenue (approximately 4,971 square feet) that reads contiguously with 1318-1320 Fitzgerald Avenue and 1322 Fitzgerald Avenue;
- 1324 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 5; constructed circa 1937) – a double-height one-story industrial building (approximately 18-ft tall) with frontage onto Fitzgerald Avenue and Egbert Avenue (approximately 25,300 square feet);
- 1425-1427 Egbert Avenue (Block 4912, Lot 016; identified as Building 6) – a two-story barn-like industrial building (approximately 35-ft tall) with corrugated metal siding with frontage onto Egbert Avenue (approximately 5,530 square feet; constructed between 1914 and 1933);
- 1419 Egbert Avenue (Block 4912, Lot 016; identified as Building 7) – a one-story industrial building with a gable roof (approximately 18-ft) with frontage onto Egbert Avenue (approximately 4,312 square feet);
- 1322 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 8) – a one-story industrial building (approximately 21-ft tall) with frontage onto both Fitzgerald Avenue and Egbert Avenue that reads contiguously with 1314-1318 Fitzgerald Avenue and 1318-1320 Fitzgerald Avenue (approximately 4,724 square feet);
- 1318-1320 Fitzgerald Avenue (Block 4912, Lot 016; identified as Building 9; constructed in 1944) – a one-story irregularly-shaped industrial building (approximately 18-ft tall) with frontage on Fitzgerald Avenue that reads contiguously with 1314-1318 Fitzgerald Avenue and 1322 Fitzgerald Avenue (approximately 4,953 square feet); and,
- Building 10 (Block 4912, Lot 016; no address) – a rectangular car port/shed with no walls and no street frontage constructed between Buildings 6, 8 and 9 (approximately 502 square feet).

Collectively, the project site has approximately 300-ft of frontage along Egbert Avenue, 300-ft of frontage along Fitzgerald Avenue, and 200-ft of frontage along Jennings Street. The property is located within the PDR-1-B (Production, Distribution and Repair-Light Industrial Buffer) and PDR-2 (Production, Distribution and Repair-Bayview) Zoning Districts and a 40-X Height and Bulk District.

#### **PRE-EXISTING HISTORIC RATING / SURVEY**

The subject properties are not currently listed in any local, state or national historical register. Therefore, the buildings are considered a “Category B” (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department’s California Environmental Quality Act (CEQA) review procedures due to its age (older than fifty years old).

#### **NEIGHBORHOOD CONTEXT AND DESCRIPTION**

The immediate area is industrial in character, and consists of one-to-two-story tall warehouses and industrial buildings. No other designated or eligible historic districts are located within the vicinity of the subject property.

**CEQA HISTORICAL RESOURCE(S) EVALUATION**

**Step A: Significance**

*Under CEQA Section 21084.1, a property qualifies as a historic resource if it is "listed in, or determined to be eligible for listing in, the California Register of Historical Resources." Properties that are included in a local register are also presumed to be historical resource for the purpose of CEQA. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources or not included in a local register of historical resources, shall not preclude a lead agency from determining whether the resource may qualify as a historical resource under CEQA. (Please note: The Department's determination is made based on the Department's historical files on the property and neighborhood and additional research provided by the project sponsor.)*

Department staff finds that the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue, and 2814-2836 Jennings Street are not eligible for inclusion in the California Register of Historical Resources (California Register).

Based upon its construction, the carport/shed structure (identified as Building 10) appears to be less than forty-five years old, and would not qualify for historical designation.

To assist in the evaluation of the subject building, the Project Sponsor has submitted:

- 1425 Egbert Avenue Historic Resource Evaluation, prepared by Left Coast Architectural History (dated June 13, 2014).

In addition, the Project Sponsor has provided all of the relevant building permit information available for the project site.

The Department concurs with the findings of the consultant report.

Based on the following criteria, the subject property is not eligible for listing in the California Register of Historical Resources:

Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is eligible for inclusion in a California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 1 - Event: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 2 - Persons: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 3 - Architecture: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Criterion 4 - Info. Potential: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Period of Significance: n/a	Period of Significance: n/a
	<input type="checkbox"/> Contributor <input type="checkbox"/> Non-Contributor

*Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

Overall, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street appear to have been constructed between the 1930s and 1950, as evidenced by aerial photographs and Sanborn Fire Insurance Maps. Records available at the Department of Building Inspection (DBI) do not provide original construction dates or original building permits for any of the majority of the subject properties. Little information was uncovered on the majority of the subject properties. Much of the uncovered history is provided by historic maps, Sanborn Fire Insurance Maps, and aerial photography.

Notable elements of the buildings' histories include:

- The 1915 and 1919 Sanborn Fire Insurance Maps do not show any of the existing properties. The project site appears to have been formerly occupied by the Levy Tanning Company, which is noted on these maps as vacant, "old and dilapidated," and solely occupied by a caretakers shed. The annotations associated with the 1919 Sanborn Fire Insurance Map state that the site was occupied by "one large wooden building."
- In 1928, the project site was purchased by Charles Monson (a manager of a planning mill), Charles Lindsay (a bank secretary), and E.O. Rollins (a department manager for the Oakland Association of Credit Men). This group likely demolished the buildings formerly associated with the Levy Tanning Company.
- According to the 1933 City Directory, 1421 Egbert Avenue (identified as Building 6; later addressed as 1425-1427 Egbert Avenue) was occupied by a cooperage (barrel maker).
- According to the 1938 Aerial of San Francisco that is part of the David Rumsey Map Collection, the project site shows 1324 Fitzgerald Avenue (Building 5) and 1425-1427 Egbert Avenue (Building 6).
- The 1950 Sanborn Fire Insurance Maps shows many of the subject properties including: a portion of Building 1, Building 2, Building 4, Building 5, Building 6, a portion of Building 8, and Building 9. 1324 Fitzgerald Avenue appears to have been occupied by a fruit preserving company, Nelson Packing Co, while 1318-1320 Fitzgerald Avenue and 1419-1421 Egbert Avenue appear to have been occupied by a laundry/dry cleaner. 1401 Egbert Avenue is shown as a two-story restaurant. 1310 Fitzgerald Avenue is shown as a store.
- The 1995 Sanborn Fire Insurance Map shows the site as it exists today. 1320-1324 Fitzgerald Avenue is denoted as a manufacturing. 1318 Fitzgerald is denoted as laundry/dry cleaner. 1310 Fitzgerald Avenue is denoted as a commercial use. 1300 Fitzgerald Avenue is denoted as a one-story store. 1401 Egbert Avenue is still denoted as a two-story restaurant. 1419 Egbert Avenue is denoted as a night club. Finally, 1421 Egbert Avenue is denoted as a chemical warehouse.
- 1300 Fitzgerald Avenue was historically occupied by an office and store (circa 1952), a liquor store (circa 1960), and most recently contained restaurant use on the ground floor and a single-family dwelling on the second floor, as evidenced by permit records.
- 1318 Fitzgerald Avenue was originally constructed in 1944, expanded with a rear addition in 1945, and was occupied by a neighborhood market (circa 1944 to 1962), as evidenced by permit records.

- 2826 Jennings Street was historically used as a pastry shop (circa 1953), and most recently contained commercial use on the ground floor and a single-family dwelling on the second floor, as evidenced by permit records.
- 1405 Egbert Avenue (also identified as 1324 Fitzgerald Avenue) was historically occupied by an illegal nightclub (circa 1995 to 2013),
- 1401 Egbert Avenue/2814-2824 Jennings Street was likely constructed as a one-story wood-frame building. Assessor records show the date of construction as 1948. However, permit records state that the building was raised and a second story was added in 1947. In the late-1940s, a restaurant use appears to have occupied the ground floor. Currently, the building was most recently occupied by a restaurant use on the ground floor with residential units on the second floor.

1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are examples of industrial and mixed-use buildings, which developed in the Bayview neighborhood. The Bayview neighborhood is located in the southeast corner of San Francisco, and is roughly defined by Bayshore Boulevard (to the west), Cesar Chavez Boulevard (to the north), and the San Francisco Bay (to the east). The Bayview neighborhood encompasses several smaller neighborhoods, including Silver Terrace, Hunters Point, India Basin, and Bret Harte, as well as industrial areas, including the Islais Creek Estuary (Oakinba and Northern Gateway) and South Basin. Prior to 1900, the Bayview neighborhood was a sparsely developed working class residential neighborhood with generous lots for small farms, as well as a burgeoning agricultural, manufacturing, and sports and recreation area, as noted by the construction of Bay View Park (horse racing track) in 1864, the California Dry Dock Company in 1866, the San Francisco Butchers' Reservation ("Butchertown") in 1868, and the Chinese shrimp camps circa 1870. Alongside the new residential development that emerged in the early 1900s, the meat packing and animal processing and shipbuilding industries flourished within the neighborhood in the 1910s. In the 1920s, 3<sup>rd</sup> Street was widened and repaved, and Bayshore Boulevard was constructed, in order to better connect the San Francisco to the Peninsula. As a result of this new street construction, residential development on either side of 3<sup>rd</sup> Street was spurred in the 1920s and 1930s, and Bayshore Boulevard developed as a commercial and light industrial transit corridor. As a result of the New Deal, new amenities were constructed within the neighborhood, including infrastructure improvements to Bayview Park on the top of Candlestick Hill in 1938, and the construction of Gilman Playground in 1939. In 1940, the Market Street Railway established a bus line along Innes Avenue to the Hunters Point Dry Dock, which coincided with the Navy's purchase of the Bethlehem Steel's Hunters Point Dry Docks. The Second World War was a significant event within the history of the neighborhood, due to the expansion of the Hunters Point Naval Shipyard and the significant increase in the African-American population. After the war, the neighborhood experienced several significant events, including the construction of Apparel City (1946-8), new public housing (1949), new speculative housing developments (such as Silver Terrace, Mt. St. Joseph, and Hunters Point Ridge), and construction of the Bay View Neighborhood Community Center (1954), Candlestick Park (1958) and the Wholesale Produce Market (1963). Today, the Bayview neighborhood retains much of its postwar character with a strong residential community and the remnants of a former vibrant industrial landscape.

1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street do not appear to have associations with any early significant development patterns or developers, nor are they an outstanding or rare example of a particular building type. Overall, the associated uses and occupants of

the subject properties do not appear to have had historical significance on the local, state or national levels. Based upon this history and the consultant report, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for inclusion in the California Register individually or as a contributor to a historic district under Criterion 1 (Events). To date, no information has become available to suggest that the subject building has contributed to significant events within local or regional history or the cultural heritage of California and the United States. To be eligible under this criterion, a building cannot merely be associated with historic events or trends but must have a specific association to be considered significant.

***Criterion 2: It is associated with the lives of persons important in our local, regional or national past.***

None of the prior owners or individuals who occupied the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street appear to be important to local, regional or national history. No information has been uncovered to date that suggests that these individuals have been associated with an important part of local, state or national history.

Based on the consultant and Planning Department records, no persons of known historical significance appear to have been associated with the subject buildings; therefore, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for listing in California Register under Criterion 2 (Persons) either individually or as part of a historic district.

***Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.***

Constructed between the 1930s and the 1950s, the subject buildings at 1405 Egbert Avenue, 1314-1318 Fitzgerald Avenue, 1318-1320 Fitzgerald Avenue, 1322 Fitzgerald Avenue, 1324 Fitzgerald Avenue, 1419 Egbert Avenue, and 1425-1427 Egbert Avenue appear to be typical one-to-two-story tall, industrial and utilitarian properties with no discernible architectural style and no outstanding architectural features. Common materials on the exterior include concrete, metal siding and wood.

Constructed between 1933 and the 1950s, the subject buildings at 1401 Egbert Avenue/2814-2822 Jennings Street, 2824-2836 Jennings Street, and 1300-1306 Jennings Street appear to be an altered mixed-use building with a ground floor commercial use and residential use on the second floor. These buildings do not possess any outstanding architectural features, and appear to have been altered over their lifetime.

Based on the information provided in consultant report and Planning Department records, 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not eligible for listing in the California Register under Criterion 3 (Architecture) either individually or as part of a historic district. As industrial and mixed-use buildings, the subject properties are not architecturally significant nor do they possess high artistic value or embody the distinctive characteristics of a type, period, region, or method of construction. The majority of the subject properties are examples of industrial and/or utilitarian properties, and do not embody any notable characteristics, which distinguish the building as historically significant. No architect has been uncovered for any of the subject buildings.

**Criterion 4: It yields, or may be likely to yield, information important in prehistory or history.**

Based upon a review of information in the Departments records, the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street are not significant under Criterion 4 (Information Potential), which is typically associated with archaeological resources. Furthermore, the subject buildings are not significant under this criterion, since this significance criterion typically applies to rare construction types when involving the built environment. The subject buildings are not an example of a rare construction type.

If the property involves major excavation, an evaluation of the project’s impact upon potential archaeological resources will be required.

**Step B: Integrity**

*To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register of Historical Resources criteria, but it also must have integrity. Integrity is defined as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s period of significance.” Historic integrity enables a property to illustrate significant aspects of its past. All seven qualities do not need to be present as long the overall sense of past time and place is evident.*

- |                     |                                  |                                |                   |                                  |                                |
|---------------------|----------------------------------|--------------------------------|-------------------|----------------------------------|--------------------------------|
| <b>Location:</b>    | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Setting:</b>   | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Association:</b> | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Feeling:</b>   | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Design:</b>      | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks | <b>Materials:</b> | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |
| <b>Workmanship:</b> | <input type="checkbox"/> Retains | <input type="checkbox"/> Lacks |                   |                                  |                                |

Since the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street were determined not to meet any of the aforementioned California Register significance criteria, an analysis of integrity was not conducted.

**Step C: Character-Defining Features**

*If the subject property has been determined to have significance and retains integrity, please list the character-defining features of the building(s) and/or property. A property must retain the essential physical features that enable it to convey its historic identity in order to avoid significant adverse impacts to the resource. These essential features are those that define both why a property is significant and when it was significant, and without which a property can no longer be identified as being associated with its significance.*

Since the subject properties at 1300-1324 Fitzgerald Avenue, 1401-1439 Egbert Avenue and 2814-2836 Jennings Street were determined not to meet any of the aforementioned California Register significance criteria, an analysis of the character-defining features was not conducted.

**CEQA HISTORIC RESOURCE DETERMINATION**

- Historical Resource Present
- Individually-eligible Resource
  - Contributor to an eligible Historic District
  - Non-Contributor to an eligible Historic District
- No Historical Resource Present

**PART I: SENIOR PRESERVATION PLANNER REVIEW**

Signature: *Tina Tam*  
Tina Tam, Senior Preservation Planner

Date: 3-6-2015

cc: Virnaliza Byrd / Historic Resource Impact Review File  
Beth Skrondal / Historic Resource Survey Team  
I:\Cases\2014\2014.0954E

RS: G:\Documents\Environmental\2014.0954E 1300 Fitzgerald Ave\HRER\_1300 Fitzgerald Ave\_2015-03-04.doc

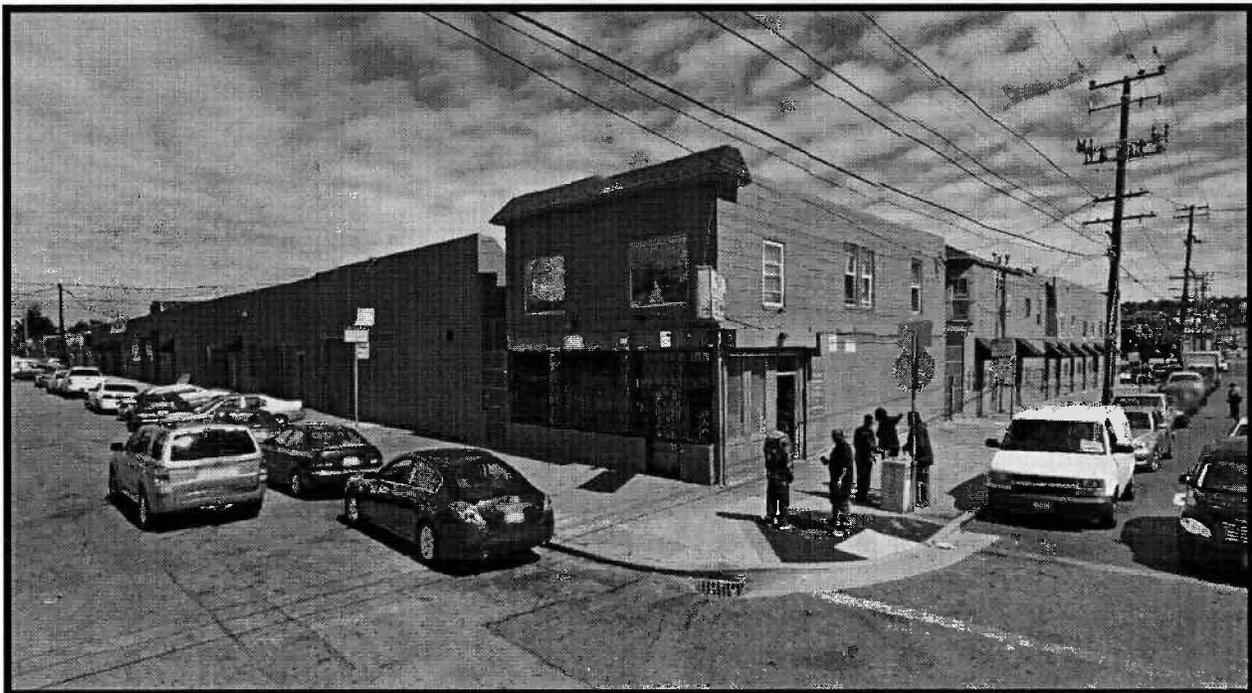
IMAGES



Aerial Photograph, Project Site  
(Source: Google Maps, 2015; Accessed March 3, 2015)



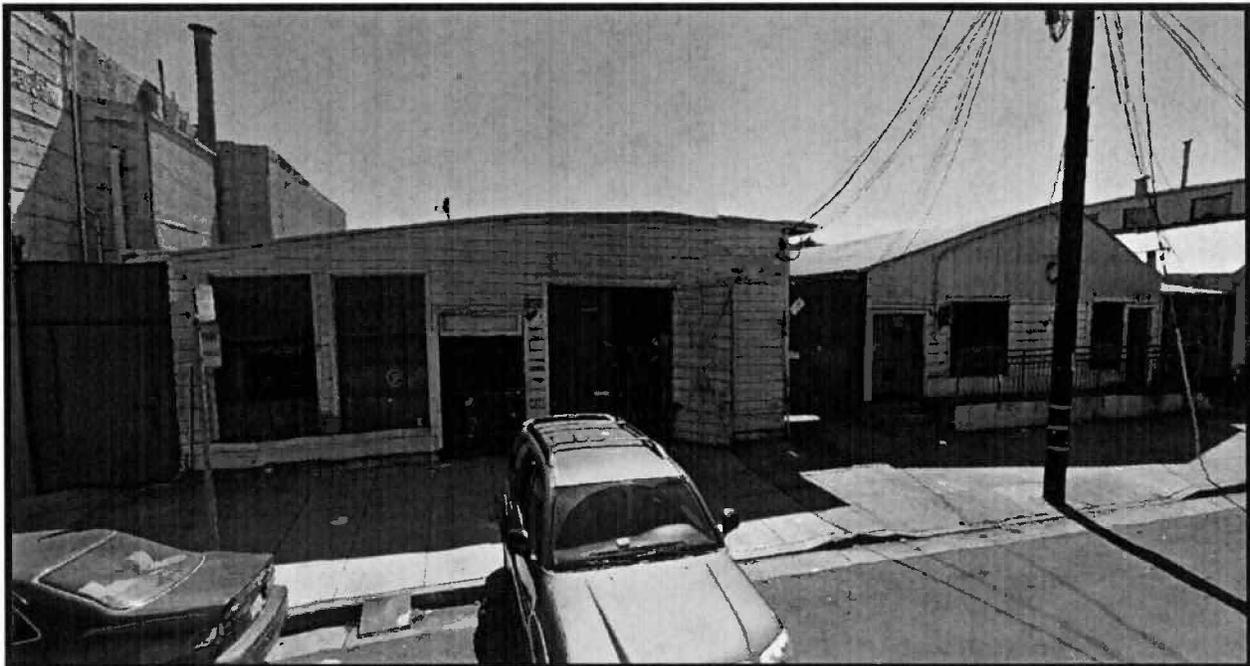
1300-1324 Fitzgerald Avenue  
(Source: Google Maps, June 2014)



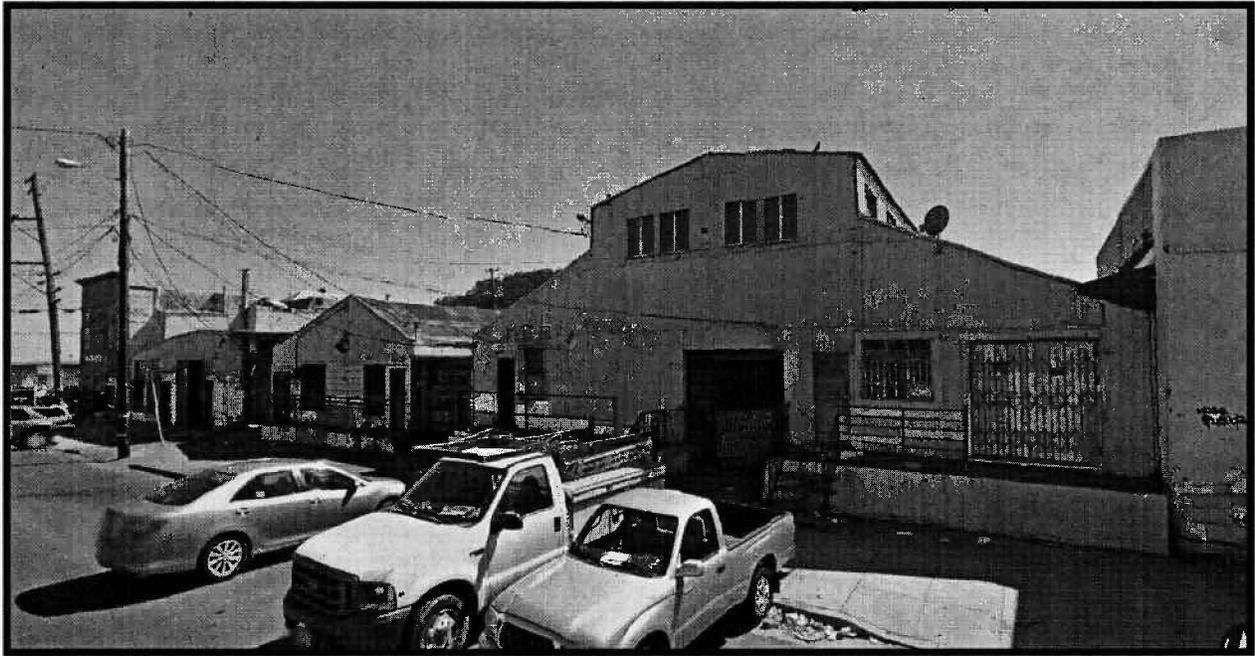
2814-2826 Jennings Street  
(Google Maps, August 2014)



1401 Egbert Avenue  
(Google Maps, August 2014)



1405 Egbert Avenue (left) and 1419 Egbert Avenue (right)  
(Google Maps, August 2014)



1425 Egbert Avenue  
(Google Maps, August 2014)