

1 [Conditionally Reversing the Exemption Determination - 2675 Geary Boulevard]

2

3 **Motion conditionally reversing the determination by the Planning Department that the**
4 **proposed project at 2675 Geary Boulevard is exempt from further environmental**
5 **review, subject to the adoption of written findings of the Board in support of this**
6 **determination.**

7

8 WHEREAS, On September 11, 2020, the Planning Department issued a CEQA
9 determination for the proposed project located at 2675 Geary Boulevard ("Project") under the
10 California Environmental Quality Act ("CEQA"), the CEQA Guidelines, and San Francisco
11 Administrative Code, Chapter 31 finding that the Project is subject to the Common Sense
12 Exemption; and

13 WHEREAS, The project site is a vacant 49,780-square-foot retail space within an
14 existing 250,843- square-foot shopping center, the "City Center", located at the southeast
15 corner of Masonic Avenue and Geary Boulevard, in the Western Addition Neighborhood of
16 San Francisco (Assessor's Parcel Block No. 1094, Lot No. 001); the City Center shopping
17 center, constructed in 1951, occupies the block bounded by Geary Boulevard to the north,
18 Masonic Avenue to the west, O'Farrell Street to the south and Lyon Street to the east; the
19 southern portion of the 288,297-square-foot City Center parcel (along O'Farrell Street) is
20 generally upward sloping between Masonic Avenue and just east of Anza Vista Avenue, and
21 then downward sloping from just east of Anza Vista Avenue to Lyon Street; the northern
22 portion of the City Center parcel along Geary Boulevard is generally downward sloping
23 between Masonic Avenue and Lyon Street. As a result, the 250,843 square feet of retail
24 space in City Center is located on four levels with six separate parking lots (Lots A -F), each
25 with independent access from O'Farrell Street, Geary Boulevard or Masonic Avenue; the City

1 Center retail buildings are generally clustered along the northern portion of the City Center
2 parcel adjacent to Geary Boulevard and the northern portion of the Masonic Avenue
3 frontages; the parking lots fan out from the City Center retail buildings to the south, southwest,
4 east and southeast; and

5 WHEREAS, The proposed Project is a new grocery store, restaurant, and coffee bar
6 use within an existing vacant retail space; the proposed project would include a 49,780-
7 square-foot grocery store (Whole Foods), with a 3,320-square-foot restaurant, and a 1,190-
8 square-foot coffee shop; the existing on-site parking “Lot C”, with 117 parking spaces, would
9 be available for parking for Whole Foods customers; loading and deliveries would occur from
10 an existing 3,528-square-foot on-site loading dock, accessed from O’Farrell Street just east of
11 Anza Vista Avenue, via “Lot F”; no changes to vehicle parking, bicycle parking, loading,
12 driveway access, or on-site circulation are proposed; in addition, no changes are proposed to
13 the public right-of-way; the project is limited to interior renovation; the project does not include
14 exterior construction and would not require excavation; and

15 WHEREAS, Pursuant to the CEQA Guidelines, the Planning Department issued a
16 Common Sense Exemption for the project on September 11, 2020, finding that the proposed
17 project is exempt from further review under CEQA; and

18 WHEREAS, On September 18, 2020, M.R. Wolfe & Associates, P.C., on behalf of Julie
19 Fisher and Tony Vargas, and United Food & Commercial Workers Union (UFCW) Local 5,
20 and its members who live and/or work in San Francisco (collectively, “Appellants”), filed an
21 appeal of the CEQA determination; and

22 WHEREAS, By memorandum to the Clerk of the Board dated September 29, 2020, the
23 Planning Department’s Environmental Review Officer determined that the appeal was timely
24 filed; and

25

1 WHEREAS, On November 17, 2020, this Board held a duly noticed public hearing to
2 consider the appeal of the exemption determination filed by Appellants; and

3 WHEREAS, In reviewing the appeal of the exemption determination, this Board
4 reviewed and considered the exemption determination, the appeal letter, the responses to the
5 appeal documents that the Planning Department prepared, the other written records before
6 the Board of Supervisors and all of the public testimony made in support of and opposed to
7 the exemption determination appeal; and

8 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
9 conditionally reversed the exemption determination for the Project subject to the adoption of
10 written findings of the Board in support of such determination based on the written record
11 before the Board of Supervisors as well as all of the testimony at the public hearing in support
12 of and opposed to the appeal; and

13 WHEREAS, The written record and oral testimony in support of and opposed to the
14 appeal and deliberation of the oral and written testimony at the public hearing before the
15 Board of Supervisors by all parties and the public in support of and opposed to the appeal of
16 the exemption determination is on file with the Clerk of the Board of Supervisors in File No.
17 201127 and is incorporated in this motion as though set forth in its entirety; now, therefore, be
18 it

19 MOVED, That the Board of Supervisors conditionally reverses the determination by the
20 Planning Department that the project is exempt from environmental review, subject to the
21 adoption of written findings of the Board in support of this determination.

22
23 n:\land\as2020\1900434\01493247.docx