

1 [Affirming the Exemption Determination - 2675 Geary Boulevard]

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3 **Motion affirming the determination by the Planning Department that the proposed**
4 **project at 2675 Geary Boulevard is exempt from further environmental review.**

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

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

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

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

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

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

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

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

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

6 WHEREAS, Following the conclusion of the public hearing, the Board of Supervisors
7 affirmed the exemption determination for the Project based on the written record before the
8 Board of Supervisors as well as all of the testimony at the public hearing in support of and
9 opposed to the appeal; and

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

15 MOVED, That the Board of Supervisors hereby adopts as its own and incorporates by
16 reference in this motion, as though fully set forth, the exemption determination; and, be it

17 FURTHER MOVED, That the Board of Supervisors finds that based on the whole
18 record before it there are no substantial project changes, no substantial changes in project
19 circumstances, and no new information of substantial importance that would change the
20 conclusions set forth in the exemption determination by the Planning Department that the
21 Project is exempt from environmental review; and, be it

22 FURTHER MOVED, That after carefully considering the appeal of the exemption
23 determination, including the written information submitted to the Board of Supervisors and the
24 public testimony presented to the Board of Supervisors at the hearing on the exemption
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1 determination, this Board concludes that the Project qualifies for an exemption determination
2 under CEQA.

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