



NOTICE OF DETERMINATION

FEIR Certification Date: February 1, 2024
 Final Approval Date: April 8, 2024
 Case No.: 2019-004110ENV-02
 State Clearinghouse No: 2022060505
 Project Title: Whole Foods at 2675 Geary Boulevard
 Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) Use District
 40-X and 80-D Height and Bulk Districts
 Block/Lot: Assessor's Block 1094/Lot 001
 Lot Size: 49,285 square feet
 Lead Agency: San Francisco Planning Department
 Project Sponsor: Jay Paul Warren, Whole Foods Market Global Office
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To: County Clerk, City and County of San Francisco
 City Hall Room 168
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

State of California
 Office of Planning and Research
 PO Box 3044
 Sacramento, CA 95812-3044

Pursuant to the California Environmental Quality Act (CEQA), the Guidelines of the Secretary for Resources, and San Francisco requirements, this Notice of Determination is transmitted to you for filing. At the end of the posting period, please return this Notice to the Staff Contact with a notation of the period it was posted.

Attached fee:

- \$79 filing fee **AND** \$4,051.25 EIR Fee
 No Effect Determination (From CDFW)

Project Description

The project site is a 49,285-square-foot vacant retail space located on level 3 of the existing 250,843-square-foot City Center shopping center. The project site also includes parking lot C on level 3, which contains 117 parking spaces. City Center is located at the southeast corner of Masonic Avenue and Geary Boulevard in the Western Addition Neighborhood of San Francisco and occupies the block bounded by Geary Boulevard to the north,

Masonic Avenue to the west, O'Farrell Street to the south, and Lyon Street to the east. The project site is located within the NC-3 (Moderate-Scale Neighborhood Commercial) zoning district and the 40-X and 80-D height and bulk districts. The project sponsor (Whole Foods Market) proposes to renovate an existing 49,825-square-foot vacant retail space for a new Whole Foods Market grocery store, of which 25,030 square feet would comprise the sales floor. The remaining 24,795 square feet would be dedicated to other uses: seating areas, checkout, self-checkout, and back-of-house uses such as offices, restrooms, freezers, kitchens, and storage areas for online orders. The grocery store would sell grocery items, prepared foods, medicine, household products, beverages, and other retail items. The store would have a lounge and seating area with a capacity of 50 people.

The existing on-site parking lot C (on level 3) would be available for parking for Whole Foods Market customers. Freight and commercial loading activities would occur from an existing on-site 3,528-square-foot receiving area and adjacent loading dock, accessed from O'Farrell Street just east of Anzavista Avenue, via parking lot E (on level 2). No changes to vehicle parking, bicycle parking, loading, driveway access, or on-site circulation are proposed. In addition, no changes are proposed to the public right-of-way. The proposed project consists of interior renovations within the existing vacant retail space, replacement of existing heating, ventilation, and air conditioning (HVAC) equipment and the addition of refrigeration equipment, an expansion of the rooftop penthouse, replacement of two dock levelers, and new exterior signage. Construction of the proposed project would not require excavation and is anticipated to occur over a 10-month period, beginning in October 2024. Construction staging is anticipated to occur within the existing vacant retail space and/or within parking lot C.

Determination

The City and County of San Francisco decided to carry out or approve the project on April 8, 2024. The FEIR was certified on February 1, 2024 and the project was approved by the Planning commission on March 7, 2024. The project was officially approved on April 8, 2024, when no appeal of the FEIR or entitlement were filed. A copy of the document(s) may be examined at the Planning Department, 49 South Van Ness Avenue, Suite 1400, San Francisco, CA, 94103, in file no 2019-004110ENV-02.

1. An Environmental Impact Report has been prepared pursuant to the provisions of CEQA. It is available to the public and may be examined at the Planning Department at the above address.
2. A determination has been made that the project in its approved form will not have a significant effect on the environment; as such, no statement of overriding considerations was required. This determination is included in the CEQA findings for the project, pursuant to CEQA Guidelines Section 15091.
3. Mitigation measures were made a condition of project approval, and a mitigation and monitoring reporting program was adopted for the project.



For Lisa Gibson
Environmental Review Officer

April 12, 2024

Date

cc: Jay Warren, Whole Foods Market Global Office