



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use HEARING DATE: JUNE 6, 2013

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Suite 400
San Francisco,
CA 94103-2479

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Planning
Information:
415.558.6377

Date: May 30, 2013
Case No.: **2013.0020CE**
Project Address: **6333 GEARY BOULEVARD**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District and
RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lots: 1517/001A and 037
Project Sponsor: Grocery Outlet
c/o Bill Coyle
VP Real Estate
2000 Fifth Street
Berkeley, CA 94710
Staff Contact: Mary Woods – (415) 558-6315
mary.woods@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposed project is to convert the existing vacant retail space to a retail grocery store (d.b.a. Grocery Outlet), which is a "formula retail use" as defined in Planning Code Section 703.3. The proposed project will consist of approximately 13,500 square feet of retail space. The proposal involves interior remodeling work as well as exterior improvements including entry door replacement, new signage, new metal canopies, and new murals at the west building facade. The project will remove two parking spaces from its surface parking lot in order to provide handicapped access and the clearance needed for the metal entrance canopy. The existing parking lot has 30 parking spaces and a small receiving area at the southeast corner of the building. There are several metered loading zones at the corner of Geary Boulevard and 28th Avenue. The project will provide landscaping and perimeter fencing to screen the parking area where none existed currently. The pedestrian entrance to the project is provided on Geary Boulevard while vehicular accesses are provided on 27th Avenue.

SITE DESCRIPTION AND PRESENT USE

The project site occupies the entire frontage between 27th and 28th Avenues, on the south side of Geary Boulevard, in Assessor's Block 1517, Lots 001A and 037. The property is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District. The property is developed with a one-story building, containing approximately 13,500 square feet, on the western half of the site, and a 30-car surface parking lot on the

eastern half of the site. A small portion of the parking lot situated in Lot 001A is zoned RH-2 with the remaining lot zoned NC-3. The existing vacant building was formerly occupied by Cala Foods.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is situated at the western edge of the NC-3 District along the three-mile Geary Boulevard commercial corridor that stretches from the Western Addition to the Outer Richmond, through four neighborhoods. This corridor is bounded by Divisadero Street to the east and 28th Avenue to the west. The MUNI line "38-Geary" runs in front of the project site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the site. Except for the commercial and institutional uses located on Geary Boulevard, the project site is surrounded by predominantly residential dwellings and residentially zoned districts. The Clement Street commercial corridor is one block north of the project site. Buildings facing the subject block range from two to three stories tall with several taller buildings interspersed. Commercial uses on the facing blocks include restaurants, dental office, hair salons, and other professional offices.

ENVIRONMENTAL REVIEW

The Department determined that the project is exempt from the California Environmental Quality Act ("CEQA") as a Class One for existing facilities involving negligible or no expansion of existing uses/facilities.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 19, 2013	April 19, 2013	20 days
Posted Notice	20 days	April 19, 2013	April 19, 2013	48 days
Mailed Notice	20 days	April 19, 2013	April 19, 2013	20 days

PUBLIC COMMENT

- To date, the Department has received two letters with regard to the proposed project, primarily concerned about delivery hours and the reduction in parking spaces. The project sponsor held a community meeting (belated Pre-Application meeting) on March 6, 2013 regarding the proposed project. Staff has received three letters in support of the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- The General Plan encourages the provision and retention of neighborhood-serving goods and services in the City's neighborhood commercial districts in order to enhance a diverse economic base.
- The proposal requires Section 312/neighborhood notification, which was conducted in conjunction with the Conditional Use authorization process.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant a Conditional Use authorization to allow a formula retail use (d.b.a. Grocery Outlet) in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an RH-2 District.

BASIS FOR RECOMMENDATION

The Department believes that this project is necessary and/or desirable for the following reasons:

- The project site has had continuous commercial/retail activities. The proposed project would not be expected to impact existing traffic patterns since the project proposes to replace one formula retail use with another.
- The project will modernize the existing facilities to meet current code standards. Exterior improvements and façade treatments are also proposed to improve visual interest and activate pedestrian interest to the site, such as new canopies, and murals on sidewalks.
- The proposal includes screening and greening treatments to the parking area in order to minimize the presence of cars at the sidewalk and to protect pedestrian safety.
- The project site is well-served by public transit lines. Metered and non-metered parking spaces are provided on the streets.
- The project will preserve and enhance the economic viability of the neighborhood commercial district.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion (includes EXHIBIT A)

Environmental Determination

Zoning/Parcel Map

Sanborn Map

Aerial Photo

Zoning Map

Project Sponsor Submittal, including:

- Reduced Plans (EXHIBIT B)
- Site Photographs
- Formula Retail Survey Map
- Existing Markets/Grocers and Vacancies Survey List
- Support Letters

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal - EXHIBIT B |
| <input checked="" type="checkbox"/> Draft Motion (includes EXHIBIT A) | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Formula Retail Survey Map |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Existing Markets/Grocers & Vacancies Survey List |
| <input checked="" type="checkbox"/> Streetview Photo | <input checked="" type="checkbox"/> Support letters |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet



Planner's Initials

mw\g:\documents\cu\6333Geary-exesum



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303(C), 303(I) AND 703.4 OF THE PLANNING CODE TO ALLOW A "FORMULA RETAIL USE" (D.B.A. GROCERY OUTLET), IN AN NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT, AND AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 29, 2013, Grocery Outlet Bargain Market (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use authorization under Planning Code Sections 303(c), 303(i) and 703.4 to allow a Formula Retail Use (d.b.a. Grocery Outlet), in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District.

On June 6, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0020CE.

The Department determined that the Project is exempt from the California Environmental Quality Act ("CEQA") as a Class One for existing facilities involving negligible or no expansion of existing uses/facilities.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0020CE, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site occupies the entire frontage between 27th and 28th Avenues, on the south side of Geary Boulevard, in Assessor's Block 1517, Lots 001A and 037. The property is located in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District. The property is developed with a one-story building, containing approximately 13,500 square feet, on the western half of the site, and a 30-car surface parking lot on the eastern half of the site. A small portion of the parking lot situated in Lot 001A is zoned RH-2 with the remaining lot zoned NC-3. The existing vacant building was formerly occupied by Cala Foods.
3. **Surrounding Properties and Neighborhood.** The Project Site is situated at the western edge of the NC-3 District along the three-mile Geary Boulevard commercial corridor that stretches from the Western Addition to the Outer Richmond, through four neighborhoods. This corridor is bounded by Divisadero Street to the east and 28th Avenue to the west. The MUNI line "38-Geary" runs in front of the Project Site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the Site. Except for the commercial and institutional uses located on Geary Boulevard, the Project Site is surrounded by predominantly residential dwellings and residentially zoned districts. The Clement Street commercial corridor is one block north of the Project Site. Buildings facing the subject block range from two to three stories tall with several taller buildings interspersed. Commercial uses on the facing blocks include restaurants, dental office, hair salons, and other professional offices.
4. **Project Description.** The proposed Project is to convert the existing vacant retail space to a retail grocery store (d.b.a. Grocery Outlet), which is a "formula retail use" as defined in Planning Code Section 703.3. The proposed Project will consist of approximately 13,500 square feet of retail space. The proposal involves interior remodeling work as well as exterior improvements including entry door replacement, new signage, new metal canopies, and new murals at the west

building facade. The Project will remove two parking spaces from its surface parking lot in order to provide handicapped access and the clearance needed for the metal entrance canopy. The existing parking lot has 30 parking spaces and a small receiving area at the southeast corner of the building. There are several metered loading zones at the corner of Geary Boulevard and 28th Avenue. The Project will provide landscaping and perimeter fencing to screen the parking area where none existed currently. The pedestrian entrance to the Project is provided on Geary Boulevard while vehicular accesses are provided on 27th Avenue.

Section 312 - neighborhood notification was conducted in conjunction with the Conditional Use authorization process.

5. **Public Comment.** To date, the Department has received two letters with regard to the proposed Project, primarily concerned about delivery hours and the reduction in parking spaces. The Project Sponsor held a community meeting (belated Pre-Application meeting) on March 6, 2013 regarding the proposed Project. Staff has received three letters in support of the proposed Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Formula Retail Use.** Planning Code Section 703.4 states that a Conditional Use authorization is required for a formula retail use, as defined by Planning Code Section 703.3, in any of the City's Neighborhood Commercial Districts.

Grocery Outlet is a formula retail use as defined in Planning Code Section 703.3. The Project Sponsor intends to occupy existing vacant retail space, formerly occupied by Cala Foods.

- B. **General Merchandise Retail Store.** Planning Code Section 712.40 allows general retail stores offering general groceries, household goods, toys, and gifts under "Other Retail Sales and Services" as defined by Planning Code Section 790.102 in NC-3 Districts.

The proposed Project will occupy the entire one-story building, containing approximately 13,500 square feet. The Project is a discount market offering general groceries, deli, produce, fresh meats, flowers, beer and wine, housewares, toys, and other seasonal products.

- C. **Parking.** Planning Code Section 151 requires one off-street parking for every 500 square feet of occupied floor area up to 20,000 square feet where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street freight loading space for retail stores where the gross floor area of structure or use is over 10,000 square feet but less than 60,000 square feet in newly constructed structures. Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided. Section 155(j) requires 1 bicycle space for every 20 off-street parking spaces provided. Section 155.4(f) requires that new and existing commercial buildings must provide adequate signs or notices to advertise the availability of bicycle parking.

The proposed Project contains approximately 13,500 square feet, which would require 27 off-street parking spaces. The existing 30-car surface parking lot will be reconfigured to 28 off-street parking spaces. The existing loading/receiving area is situated at the southeastern end of the building, with a secondary loading area at the northwest corner of Geary Boulevard and 28th Avenue. Metered loading zones are currently provided at the corner of Geary Boulevard and 28th Avenue.

The Project will remove two parking spaces in order to provide two handicapped accessible spaces.

The Project is required to provide two bicycle parking spaces. The existing Site does not contain any bicycle parking spaces. The Project proposes to add six bicycle parking spaces in the parking lot. Adequate signs or notices of the availability of bicycle parking will also be provided at the Project Site.

- D. Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires in NC Districts containing specific uses, including retail stores, that the ground floor street frontage be at least 60% transparent in order to allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75% open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled, as well as the gate mechanism, shall be recessed within, or laid flush with, the building façade.

The proposed Project will occupy an existing one-story building that was previously occupied by Cala Foods. No expansion or major alteration is proposed for the existing building. The existing building is non-conforming with respect to this Code section, and the Project does not trigger application of the requirement. Currently, approximately 37% of the front façade facing Geary Boulevard is transparent or consists of glazing

- E. Parking Screening and Greening.** Planning Code Section 142 requires off-street parking and vehicle use areas that are greater than 25 linear feet adjacent to the public right-of-way to provide a screening feature around the perimeter of the lot adjacent to the public right-of-way. The screening shall add to the visual diversity of the use and need not be an opaque barrier, such as an ornamental fencing or a solid wall that is four-feet in height, and a 5-foot deep permeable surface with landscaping along the perimeter of the lot that is adjacent to a public right-of-way.

The proposed Project will occupy an existing vacant building and a surface parking lot. No major repaving or alteration is proposed, other than to reconfigure the 30-car parking lot to 28 spaces to accommodate two handicapped accessible spaces. The existing parking lot is therefore non-conforming with respect to this Code section. However, the Project Sponsor proposes to install a 30-inch high green screen fencing linked by 32-inch high masonry pylons accompanied by planting strips along the perimeter of the parking lot. The masonry pylons would be strategically placed to define the entries,

strengthen the street-wall, and protect the fencing elements. As part of the perimeter treatments, the green screen materials would be enhanced with new planting strips, shrubs, and trees. In addition, a total of eight (8) new street trees would be planted along the sidewalks on 27th Avenue, Geary Boulevard, and 28th Avenue.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.
7. **Planning Code Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed Project is consistent with past general grocery store use of the Site and is compatible with the neighborhood. The existing one-story building was constructed in 1957 for the purpose of housing a grocery store. Its original tenant was the Littleman Markets. In 1965, Littleman Markets merged with Cala Foods. Cala Foods occupied the Site beginning in 1965. In 1994, Cala Foods was acquired by Ralphs Grocery Company; however, Cala Foods continued to operate as a separate legal entity until it vacated the premises in 2007. DeLano Retail Partners occupied the Site from 2008 until December 10, 2010. Ralphs Grocery Company's lease expired on December 31, 2010, and the Site has been vacant since then. Grocery Outlet offers brand name products at up to 50% off conventional retail prices.

Over the years, the existing building has not been significantly altered. City records show that major alterations and upgrades, such as awning, signage, hood and exhaust fan, fire alarm system and fire sprinkler system, were added in the 1990s.

The current Project will modernize the existing facilities to meet current code standards. Exterior improvements and façade treatments are also proposed to improve visual interest and activate pedestrian interest to the Site. The improvements include new canopies, glazing, murals, and landscaping enhancements to the parking area in order to minimize the presence of cars at the sidewalk and to protect pedestrians on Geary Boulevard.

The proposal would maintain the existing building envelope and height. The existing 30-car surface parking lot will be reconfigured to a 28-car parking lot. No additional parking or loading spaces are proposed. The Site currently does not have any bicycle parking; the Project will add six bicycle parking spaces.

The Project is necessary and desirable because it will serve the needs of the surrounding neighborhoods by providing affordable groceries, and helping to ensure the economic viability of the Geary Boulevard commercial corridor. The Project will employ approximately 40 people.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing structure will remain the same. The Project proposes to occupy existing retail space vacated by Cala Foods, containing approximately 13,500 square feet. The proposed work will not affect the building envelope or height.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project Site is well-served by public transit. Several MUNI transit lines run directly in front of or near the Site. The Project will maintain the existing surface parking lot for customer parking. The Project Sponsor intends to implement an internal traffic and transportation management plan, in which employees will be encouraged to car pool, to use public transit, and other modes of transportation to and from work. The Project Sponsor has also indicated the potential for utilizing shuttle buses, free of charge, to transport customers from the Site to their residences.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions will be associated with the Project.

iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

Deliveries of merchandise to the Project Site will occur at the designated receiving area at the northwest corner and the southeastern corner of the building. Minimal interference with pedestrian or vehicular traffic circulation is expected. Deliveries will occur two to three times per week, on weekdays only, between the hours of 7:00 a.m. and 9:00 p.m.

With regard to landscaping, it is an important element in softening the existing environment. The overall design will include enhancements to the parking area, such as perimeter fencing and landscaping treatments to screen the parking area. Existing blank walls at the parking area and elsewhere will be refurbished with artwork/murals. Other exterior improvements, such as new awnings and glazing, are also proposed to enhance visual interest at the Site.

C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with relevant requirements and standards of the Planning Code, and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed Project is consistent with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District in that the intended use is to occupy existing vacant retail space for a grocery store. It will continue to provide a compatible range of goods and services for the immediately surrounding neighborhoods and the City at large.

8. **Planning Code Sections 303(i) and 703.4** require Conditional Use authorization for the establishment of a formula retail use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in **Section 303(i)** in addition to the criteria set forth in Section 303(c):

- A. The existing concentrations of formula retail uses within the Neighborhood Commercial District.

There are many formula retail uses within the NC-3 District along the Geary Boulevard commercial corridor. Within a half-mile radius of the Project Site, there are close to three dozen formula retail uses (see attached Formula Retail Survey map). Formula retail uses currently located in the immediate area include Ace Hardware, Citi Bank, Jiffy Lube, First Republic Bank, and Chevron gas station.

- B. The availability of other similar retail uses within the Neighborhood Commercial District.

The existing one-story building was constructed in 1957 for the purpose of housing a grocery store. The proposed Grocery Outlet store is consistent with past, single tenant general grocery store use. The Project will occupy retail space that was vacated by Cala Foods. In the vicinity of the subject property, it would appear that most other similar retail uses are small, independently-owned markets (see attached Existing Markets/Grocers and Vacancies survey list). They include the Hollywood Market at 6142 Geary Boulevard, Thom's Natural Foods at 5843 Geary Boulevard, the New World Market at 5641 Geary Boulevard, and the Evergreen Market at 5601 Geary Boulevard. However, there does not appear to be another low-cost grocery store that offers up to 50% off conventional retail prices.

- C. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District.

The height and bulk of the existing building will remain the same. The Project primarily involves interior remodeling work with exterior aesthetic improvements, while maintaining the existing building envelope and height. The proposed work will enhance the architectural and aesthetic character of the District.

D. The existing retail vacancy rates within the Neighborhood Commercial District.

The existing building proposed to be occupied by Grocery Outlet has been vacant for over two years. According to the Project Sponsor, the existing retail vacancy rate in the Outer Richmond neighborhood is relatively high for San Francisco, at approximately 10%. There are approximately eight vacant storefronts within a half-mile of the Project Site. The establishment of the proposed Project will increase the City's workforce by approximately 40 employees. The revitalization and reuse of the Project Site by Grocery Outlet will generate pedestrian traffic that will benefit businesses located near the Project Site and surrounding areas.

E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

The Project Site is located on Geary Boulevard, along a three-mile long commercial corridor that stretches from the Western Addition to the Outer Richmond neighborhood. The corridor is comprised of a mix of neighborhood-serving and Citywide-serving retail uses. Commercial uses include beauty shops, print shops, pet stores, coffee shops, restaurants, bars, dry cleaners, liquor stores, office supply stores, post offices, dental offices, and other professional offices. It is surrounded by residential dwellings and residentially-zoned districts on the subject block and in adjacent blocks.

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan. The existing building has in the past continuously housed a formula retail grocery store.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will retain and continue a formula retail store offering affordable groceries, toys, gifts, and seasonal products.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the Project would not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposed Project seeks to re-use existing retail space that has historically been occupied by retail grocery stores that served a neighborhood and citywide clientele. The Project will occupy a retail space that has been vacant for over two years. The Project will employ approximately 40 people as well as dozens of construction jobs during the construction period.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The proposed Project is a retail store; therefore, existing housing units in the surrounding neighborhood would not be affected.

- C. That the City's supply of affordable housing be preserved and enhanced,

No housing is removed for this Project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project Site is well-served by public transit and existing on-site parking and loading spaces. Several MUNI transit lines run directly in front or near the Site. Six bicycle parking spaces will be added to the Site.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will conform to the structural and seismic requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project Site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The proposed Project will maintain the existing building's envelope and height, and will not affect existing parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Project Sponsor, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0020CE** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application, dated May 24, 2013 and labeled "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. _____. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 6, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 6, 2013

Exhibit A

Conditions of Approval

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow a Formula Retail Use (d.b.a. Grocery Outlet) located at 6333 Geary Boulevard, Assessor's Block 1517, Lots 001A and 037, pursuant to Planning Code Sections 303(c), 303(i) and 703.4 in an NC-3 (Moderate-Scale Neighborhood Commercial) District and an RH-2 (Residential, House, Two-Family) District, and a 40-X Height and Bulk District; in general conformance with plans, dated May 24, 2013, and labeled "EXHIBIT B" included in the docket for Case No. 2013.0020CE and subject to conditions of approval reviewed and approved by the Commission on June 6, 2013 under Motion No. _____. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the Building Permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 6, 2013 under Motion No. _____.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the "Exhibit A" of this Planning Commission Motion No. _____ shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building Permit Application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section, or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a Building Permit. The Project Sponsor shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the Project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the Project Sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the Project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

6. **Extension.** This Authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN

7. **Final Materials.** The Project Sponsor shall continue to work with the Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Planning Department staff review and approval. The Building/Site Permit Application and/or the Architectural Addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

8. **Landscaping, Screening of Parking and Vehicular Use Areas.** The Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the Building/Site Permit Application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and specie of plant materials shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

9. **Street Trees.** The Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the Building/Site Permit Application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW).

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

10. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building/Site Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

11. **Rooftop Mechanical Equipment.** Pursuant to Planning Code Section 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building/Site Permit Application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

12. **Noise.** Plans submitted with the building permit application for the approved Project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

13. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the Project is operational, the Building/Site Permit Application to implement the Project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

14. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning approval of the Building/Site Permit Application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

15. **Signage.** Any proposed signage shall be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

PARKING, LOADING AND TRAFFIC

16. **Bicycle Parking.** The Project shall provide six (6) on-site Class 2 bicycle parking spaces. Adequate signs or notices of the availability of bicycle parking shall also be provided at the Project Site.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

17. **Delivery Hours.** The Project shall not have regular night deliveries. All deliveries shall be restricted to the hours of 7:00 a.m. and 9:00 p.m. No double-parking on streets fronting the Project Site shall be allowed.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

- 18. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation impacts during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

- 19. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other City departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

- 20. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

OPERATION

- 21. Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within trash enclosures on the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org/>.

- 22. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works' Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

23. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org

24. **Odor Control.** While it is inevitable that some low level of odor may be detectible to nearby residents and passersby, appropriate odor control equipment shall be installed and maintained to prevent any significant noxious or offensive odors from escaping the premises. The Building/Site Permit Application to implement the Project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans.

For information about compliance with odor or other chemical air pollutants emission standards and air quality regulations contact the Bay Area Air Quality Management District (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

25. **Community Liaison.** Prior to issuance of a Building/Site Permit Application to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.



SAN FRANCISCO PLANNING DEPARTMENT

Returned Environmental Evaluation Application

Date: 02/06/13
Case No.: 2013.0020E
Project Title: 6333 Geary Blvd.
Block/Lot: 1517/037
Lot Size: NA
Project Contact: Abbye Atkinson, Gibson and Dun - (415) 393-8367
aatkinson@gibsondunn.com
Staff Contact: Monica Pereira - (415) 575-9107
Monica.pereira@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Subject: Notice to rescind CatEx issued on 01/07/2013 but dated 01/07/2012 and replaces it with a CatEx with a revised date of 02/06/13

Dear Ms. Atkinson:

On January 07, 2013 the San Francisco Planning Department issued a Categorical Exemption (CatEx) issued for 6333 Geary Boulevard, under Case No. 2013.0020E. Please note that the CatEx clearance was issued under the wrong date: 01/07/2012 instead of 01/07/ 2013.

For the above reason, please be advised that the CatEx dated 01/07/2012 is rescinded and replaced by the attached CatEx, dated 02/06/2013.

Please contact me if you have any questions.

Regards,

Monica Cristina Pereira

cc. Distribution list; David Lindsay &

Re-issued to address
date correction 01/31/13



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS	BLOCK/LOT(S)
6333 Geary Blvd	1517/037
CASE NO.	PERMIT NO.
2013-0020E	
	PLANS DATED

- Addition/ Alteration (detailed below) Demolition (requires HRER if over 50 years old) New Construction

STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies,
an *Environmental
Evaluation Application* is
required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

_____ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

_____ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

_____ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

_____ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?
Refer to: I/P ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

_____ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

_____ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
Project Planner must
initial box below before
proceeding to Step 3.

**Project Can Proceed
With Categorical
Exemption Review.**

The project does not
trigger any of the CEQA
Impacts and can proceed
with categorical exemption
review.

GO TO STEP 3

MP
02/06/13

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource **GO TO STEP 3**
- Category B: Potential Historical Resource (over 50 years of age) **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age) **GO TO STEP 5**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- _____ 1. **Change of Use and New Construction** (tenant improvements not included).
- _____ 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- _____ 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- _____ 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- _____ 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- _____ 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- _____ 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- _____ 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- _____ 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- Project is not listed: **GO TO STEP 3**
- Project does not conform to the scopes of work: **GO TO STEP 3**
- Project involves 4 or more work descriptions: **GO TO STEP 3**
- Project involves less than 4 work descriptions: **GO TO STEP 6**

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- _____ 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply.)
- _____ 2. **Interior alterations to publicly-accessible spaces.**

- 3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
entrance to store upgrades
- 4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.
change out existing awning for the store
- 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- 8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**
Specify: _____
- * 9. **Reclassification of property status to Category C**
 - a. Per Environmental Evaluation Evaluation, dated: _____
* Attach Historic Resource Evaluation Report
 - b. Other, please specify: _____

NOTE:
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

- Further Environmental Review Required.**
Proposed Project does not meet scopes of work in either:
(check all that apply)
 - Step 2 (CEQA Impacts) or
 - Step 5 (Advanced Historical Review)

STOP!
Must file *Environmental Evaluation Application*.

- No Further Environmental Review Required.** Project is categorically exempt under CEQA.

Monica Cristina Pereira

 Planning Dept. **Monica Cristina Pereira,**
Environmental Planner

 Print Name

02/06/13
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



SAN FRANCISCO PLANNING DEPARTMENT

Re-issued to address
date correction 01/31/13
Date received: 12/10/12

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Poling. For all other projects, please send the application materials to the attention of Ms. Pereira.

Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9107, monica.pereira@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Not	
	Provided	Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings in 11x17 format (see "Additional Information" on page 4)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Applicant's Affidavit. I certify the accuracy of the following declarations:

- a. The undersigned is the owner or authorized agent of the owner(s) of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. I understand that other applications and information may be required.

Signed (owner or agent) [Signature]
(For Staff Use Only) Case No. 2013-0020E

Date: 12-10-12
Address: 6333 Geary Blv
Block/Lot: 1517/037

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner	<u>Arthur S. Becker Trust</u>	Telephone No.	<u>408-264-3172</u>
Address	<u>P.O. Box 18456</u>	Fax No.	<u>408-264-3791</u>
	<u>San Jose, California 95158-8456</u>	Email	<u>scbecker@beckersfo.com</u>
Project Contact	<u>Abbye Atkinson</u>	Telephone No.	<u>415-393-8367</u>
Company	<u>Gibson Dunn</u>	Fax No.	<u>415-374-8479</u>
Address	<u>555 Mission Street, Suite 3000</u>	Email	<u>aatkinson@gibsondunn.com</u>
	<u>San Francisco, CA 94105</u>		

Site Information

Site Address(es):	<u>6333 Geary Boulevard, San Francisco, CA 94121-1823</u>		
Nearest Cross Street(s)	<u>27th Avenue</u>		
Block(s)/Lot(s)	<u>1517/037</u>	Zoning District(s)	<u>NC-3</u>
Site Square Footage	<u>13, 536 sq. ft.</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use Community Plan Area (if any)	<u>Sales and Service, Other Retail, General Groceries (Planning Code Section 790.102(a))</u>		
	<u>The site was previously used as a Cala Foods grocery store which closed in 2010.</u>		

Project Description - please check all that apply

<input type="checkbox"/> Addition	<input type="checkbox"/> Change of use	<input type="checkbox"/> Zoning change	<input type="checkbox"/> New construction
<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Lot split/subdivision or lot line adjustment	
<input type="checkbox"/> Other (describe)	Estimated Cost		<u>\$1,100,000</u>

Describe proposed use The proposed use is as a grocery store.

Narrative project description. Please summarize and describe the purpose of the project.

The purpose of the project is to continue the existing use, which is Sales and Service, Other Retail, General Groceries. The retailer is Grocery Outlet, which operates more than 11 other retail sales establishments located in the United States.

The proposed project involves minor alterations to the building including removal of existing fabric awning on the north, east, and west elevations, installation of a metal canopy on the east elevation entrance, removal of existing metal storefront doors and replacement with new entrance doors with a similar metal finish color, removal of two parking stalls to provide ADA access and the clearance needed for the metal entrance canopy, and repainting of the exterior walls and installation of Grocery Outlet signage.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
<p>1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?</p> <p>If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?</p> <p>If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3a. Would the project result in excavation or soil disturbance/modification greater than 8 feet below grade?</p> <p>If yes, how many feet below grade would be excavated? _____</p> <p>What type of foundation would be used (if known)? _____</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?</p> <p>If yes to either Question 3a or 3b, please submit a Geotechnical Report.*</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition?</p> <p>If yes, please submit a <i>Tree Disclosure Statement</i>.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>5. Would the project result in ground disturbance of 5,000 gross square feet or more?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>6. Would the project result in any construction over 40 feet in height?</p> <p>If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>7. Would the project result in a construction of a structure 80 feet or higher?</p> <p>If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p> <p>If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?</p> <p>If yes, please describe. Conditional Use Authorization for formula retail per Planning Code Section 703.3.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>10. Is the project related to a larger project, series of projects, or program?</p> <p>If yes, please describe.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?</p> <p>If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	13,536	N/A	N/A	N/A
Retail	13,536	13,536		13,536
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	30 stalls	28 stalls	0	-2 stalls
Other (specify use)	N/A	N/A	N/A	N/A
Total GSF	13,536	13,536	0	13,536
Dwelling units	N/A	N/A	N/A	N/A
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	N/A	N/A	N/A	N/A
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	23'3"	23'3"	0	23'3"
Number of stories	1	1	1	1

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

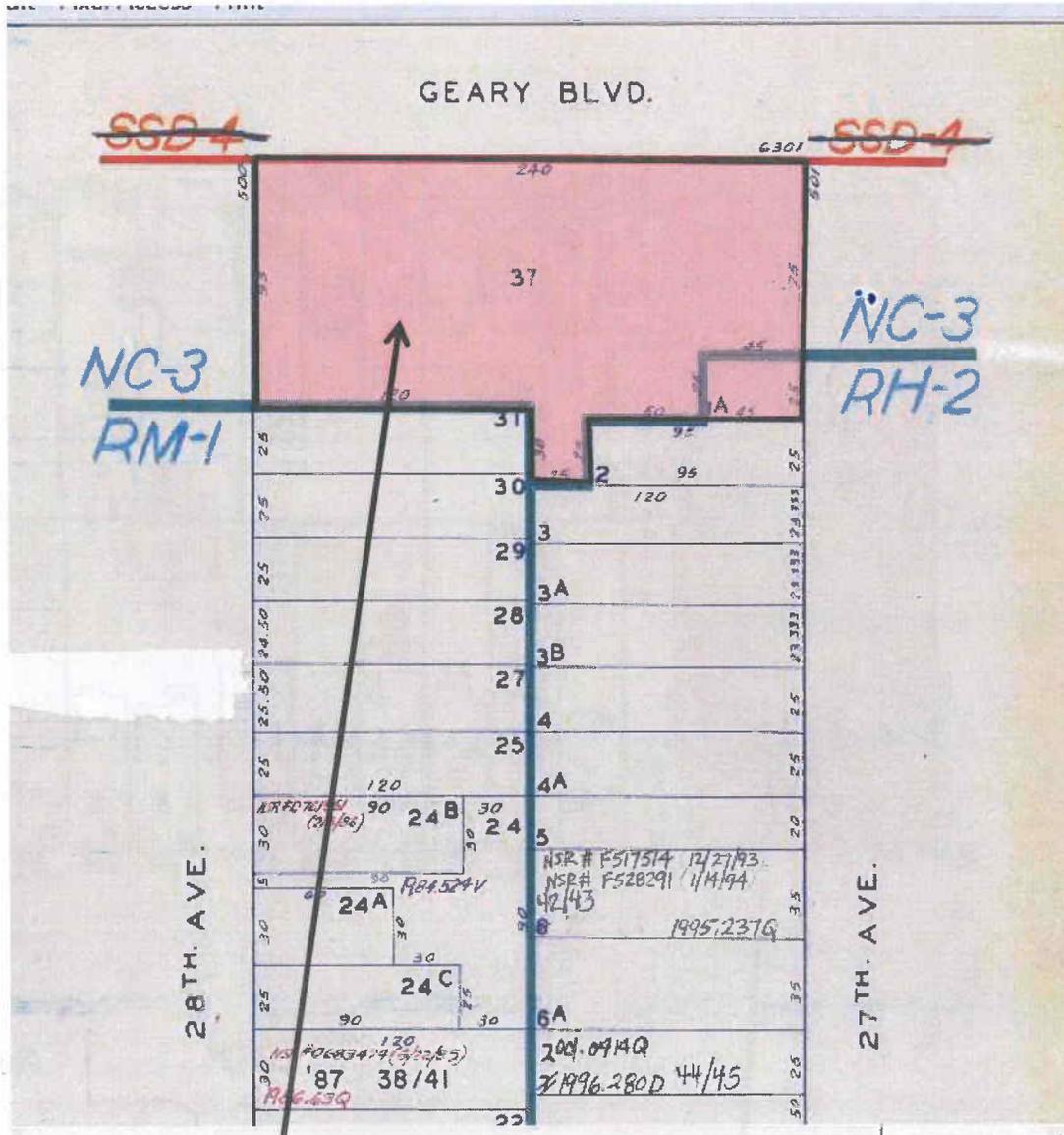
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

mp
Planning Dept. Monica Cristina Pereira,
Environmental Planner
02/06/13

CLASS Existing Facilities
involving negligible
or no expansion of
existing uses/facilities.

Zoning / Parcel Map

Assessor's Block 1517



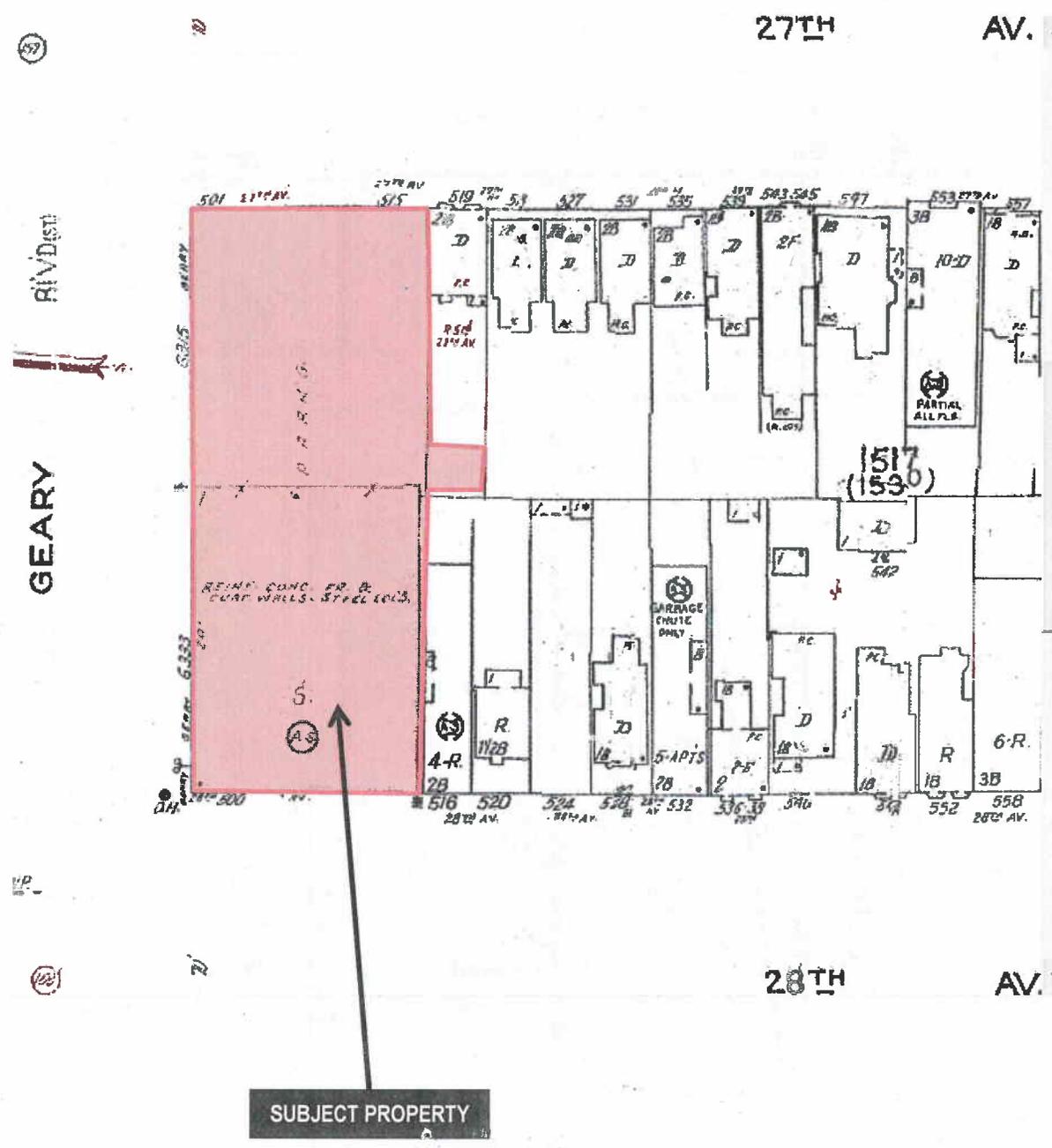
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.0020CE
6333 Geary Boulevard

Sanborn Map*

*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2013.0020CE
6333 Garry Boulevard



Aerial Photo

Source: www.bingmaps.com

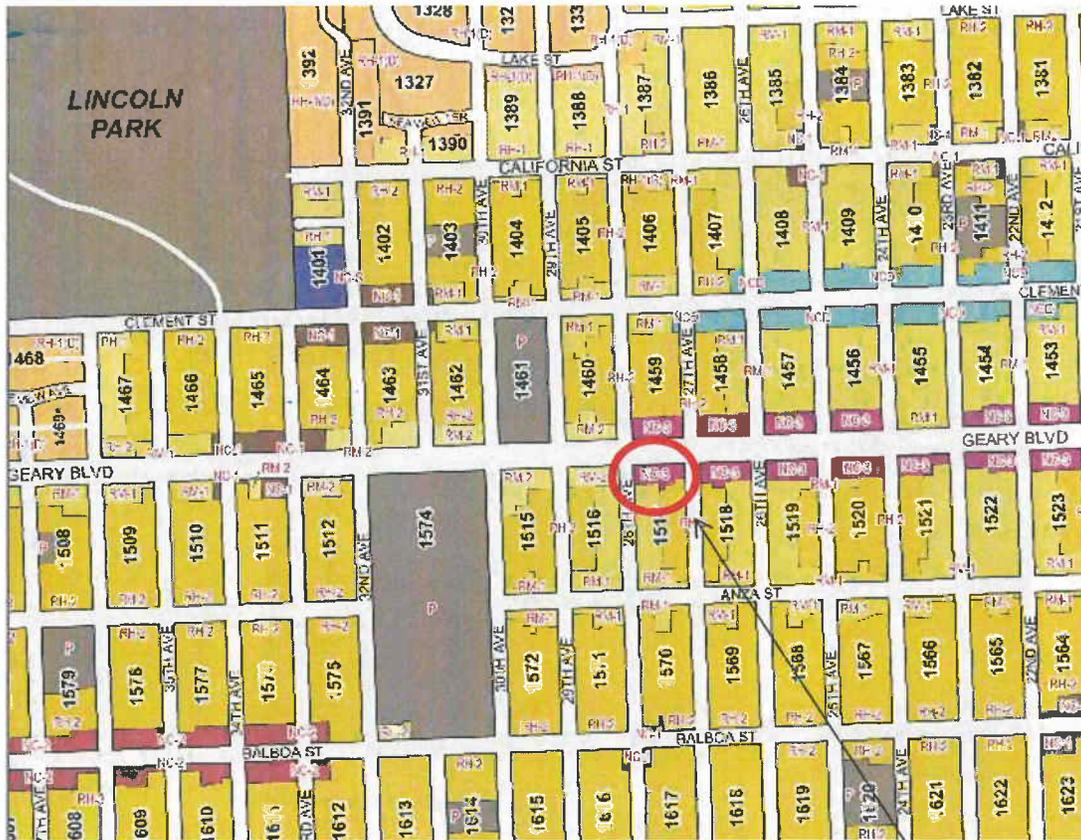


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.0020CE
6333 Geary Boulevard

Zoning Map



PROJECT SITE

ZONING USE DISTRICTS

RESIDENTIAL HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-OS(D)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH(DTR) TB(DTR)

MISSION BAY DISTRICTS

MB-OS MB-O

PUBLIC DISTRICT

P



Conditional Use Hearing
Case Number 2013.0020CE
6333 Geary Boulevard



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 255 Sutter Street, Suite 500, San Francisco, CA 94108
 San



A Project for

GROCERY OUTLET
by Bergin Market
 TENANT IMPROVEMENT
 6833 GEARY BLVD
 SAN FRANCISCO, CA

Client:
GROCERY OUTLET, Inc.
 2000 FIFTH STREET
 BERKELEY, CA 94710
 Phone: (910) 724-6579
 Fax: (510) 544-0152

Revisions

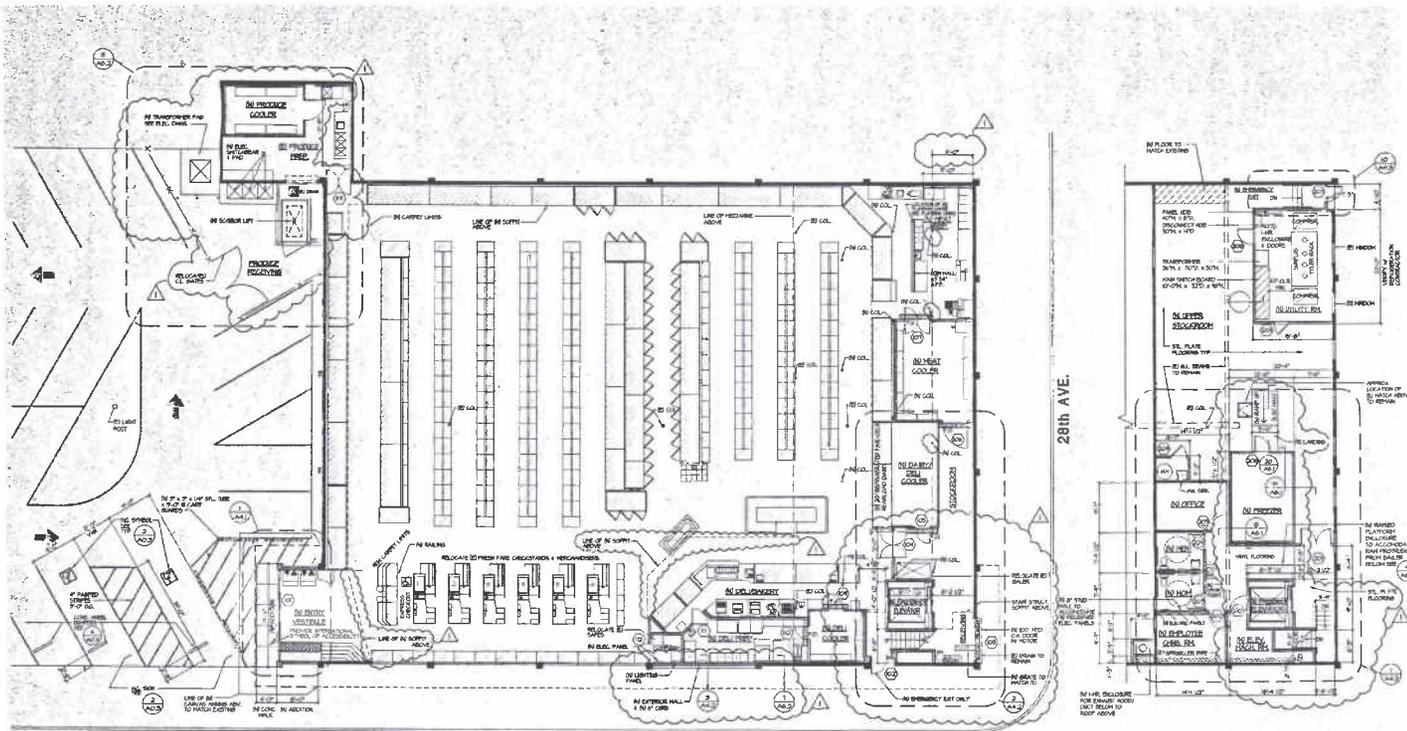
Planned by: Michael Ser

No.	Description	Date
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Drawn by		FAS
Reviewed by		YW
Scale		AS NOTED
Date		MAY 24 2013
Filename		10_12812_A201.dwg
Sheet Title		

EXISTING FLOOR PLAN

Sheet #
A-1.00

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1 CONSTRUCTION FLOOR PLAN

WALL LEGEND

- EXISTING HALL TO REMAIN
- NEW FULL HT. WALL, 3 SURTHT. COATED AT 84" O.C. WITH 5/8" GYP. ED EACH SIDE
- NEW INSULATED COOLER WALL

2 UPPER LEVEL PLAN

- ALL DEMOLITION SHOWN ON THIS PLAN IS UNDER THE SCOPE OF WORK FOR ADDITIONAL INFORMATION ON EXTENT OF DEMOLITION, CUTTING, AND REMOVAL TO EXISTING BUILDING CONCRETE SLAB, REFER TO THE ANGL. FLOOR PLAN WHICH IS AVAILABLE TO VERIFY IN FIELD.
- PROVIDE THE FOLLOWING DEMOLITION AS PART OF THE BASE BID:
 - STRIP EXISTING WALLS, SUSPENDED WALLS, AND ROFFTS OF FINISHES, TRIM, AND SUBSTRATE.
 - IF THE GYP. BRD. IS DAMAGED, REMOVE DAMAGED GYP BRD. TO EXPOSE STUDS AND REPLACE WITH NEW GYP. BRD.
 - PREPARE GYP BRD. SURFACES TO RECEIVE NEW FINISH ITEMS.
- NOT USED.
- FOR EXTENT OF DEMOLITION, CUTTING, AND REMOVAL ON ROOF REFER TO ROOF PLAN ON SHEET A1.01.
- FOR DEMOLITION WORK AS A RESULT OF EXISTING EQUIPMENT AND FIXTURE REMOVAL, REFER TO PLUMBING, HVAC, ELECTRICAL, AND REFRIGERATION DRAWINGS FOR REMOVAL OF REQUIRED SYSTEMS.
- DURING REQUIRED ON-SITE VISIT, CONTRACTOR SHALL INVENTORY AND IDENTIFY ALL SEPARATE CONSTRUCTION CONTRACTOR SALVAGE TO BE DEMOLISHED AS SHOWN ON THIS PLAN.
- CONTRACTOR SALVAGE ITEMS SHALL BE DISPOSED OF PROPERLY OFF SITE AND IN AN EXPEDITIOUS MANNER.
- PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

- PROVIDE A TEMPORARY CURT PARTITION TO PREVENT DUST AND DEBRIS FROM SETTLING ON ADJACENT AREAS NOT UNDER CONSTRUCTION AND AS DIRECTED, REMOVED AND APPROVED BY THE TENANT REPRESENTATIVE.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTORS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION METHOD, METHOD, TECHNIQUES, SEQUENCING, SCHEDULES, SURETY A RESOLVING IS PROVIDED BY THE OWNER OR CONTRACT DOCUMENTS AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
- SHOWING OF STRUCTURAL FOUNDATIONAL STRUCTURES, ANCHOR TRENCHING REQUIRED TO COMPLETE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS IS CONSIDERED A METHOD OF TECHNIQUE AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF A REGULATORY AGENCY REQUIRES A LICENSED ENGINEER OR ARCHITECT TO SUPERVISE, APPROVE, AND/OR PROVIDE DRAWINGS FOR SHOWING OF STRUCTURAL FOUNDATIONAL STRUCTURES, ANCHOR TRENCHING, THEN IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTRACT WITH THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL PROVIDE THIS WORK AS PART OF THE BASE BID.
- ALL STRUCTURAL DEMO WORK SHALL BE PROPERLY SHOWN PRIOR TO DEMO AND IF NEEDED, INSPECTED BY THE STRUCTURAL ENGINEER FOR APPROVAL WITH COST BORNE BY CONTRACTOR.
- REMOVE ALL EXISTING NON-USED PIPER AND CONDUITS OVERHEAD FOR A CLEAN INSTALLATION OF NEW MECHANICAL, ELECTRICAL AND DRAINING.
- CONTRACTOR TO VERIFY ELECTRICAL CONNECTION TO PASE TRANSFORMER FOR TEMPORARY POWER.
- REFER TO EXTERIOR ELEVATIONS, SHEET A1.01 FOR ADDITIONAL DEMOLITION INFORMATION.

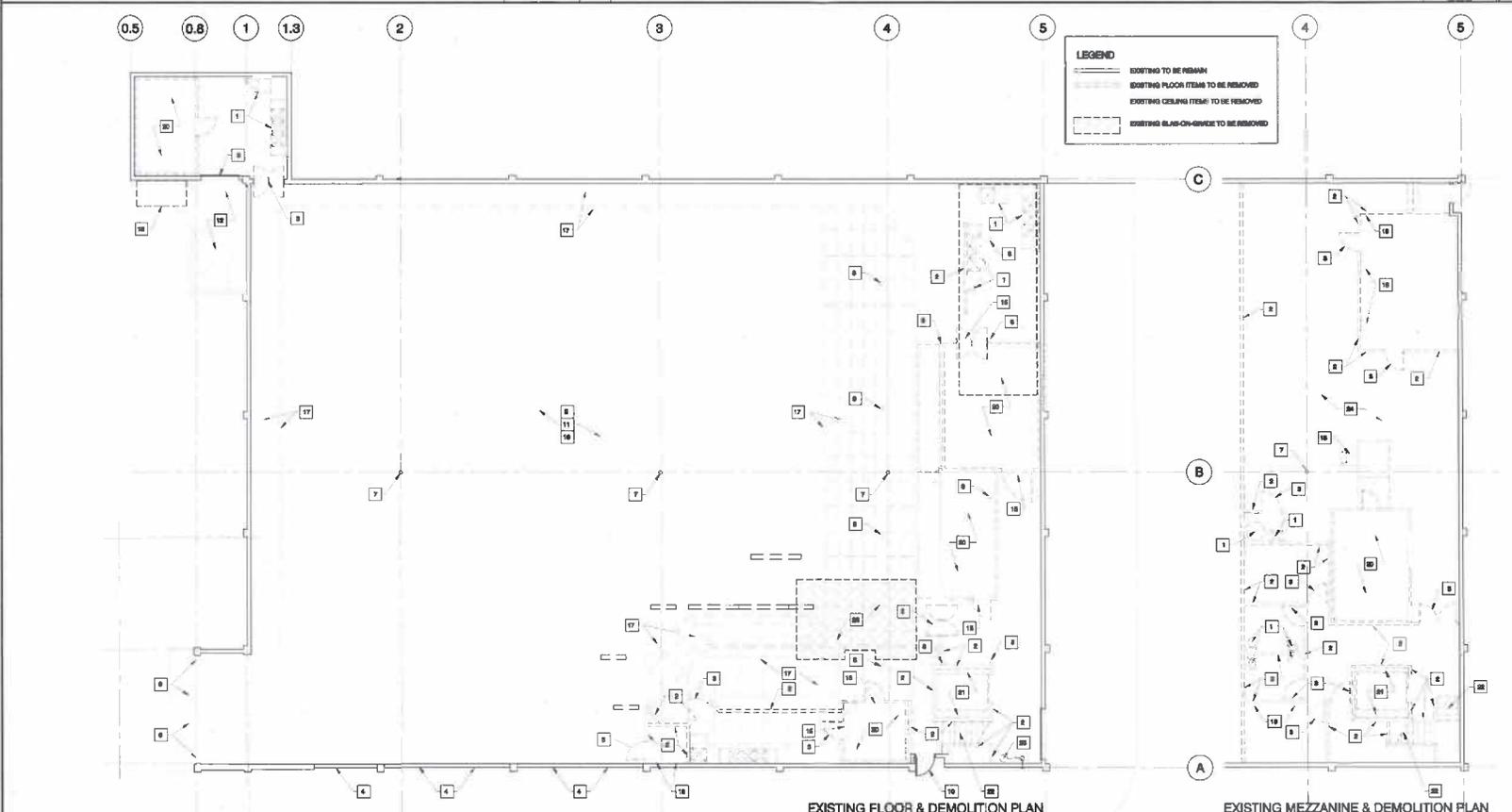
- REMOVE EXISTING PLUMBING FIXTURE AND CAP EXISTING LINES BELOW SLAB LEVEL.
- REMOVE EXISTING WALLS AND PARTITIONS. PATCH & REPAIR EXISTING SLAB AND ADJACENT WALL IF ANY DAMAGE CAUSED BY DEMOLITION.
- REMOVE EXISTING DOORS AND FRAME.
- EXISTING STORMWATER SYSTEM TO REMAIN.
- EXISTING ROLL-UP DOOR ASSEMBLY TO REMAIN.
- REMOVE EXISTING ENTRY SLIDING DOOR ASSEMBLY AND SIDELIGHTS TO BE REPLACED WITH NEW.
- EXISTING T.E. COLUMN TO REMAIN, TYPICAL.
- REMOVE EXISTING MEZZANINE SUPPORT COLUMN. (SEE ALSO STRUCTURAL DWGS. FOR FURTHER INFORMATION)
- REMOVE ALL EXISTING FLOORCOVERINGS, TYP. THROUGHOUT PREVIOUS. (SMALL INCLUDES BUT NOT LIMITED TO, VCT, SHEET VINYL, AND LAMINATE).
- EXISTING METAL DOOR AND FRAME TO REMAIN.
- EXISTING CONCRETE SLAB TO REMAIN, UNLESS NOTED OTHERWISE.
- EXISTING RECESSED CONCRETE LOADING DOOR, SCISSOR LIFT AND RAILING TO REMAIN.
- REMOVE EXISTING ROOF ACCESS LADDER AND PATCH ABOVE. PATCH & REPAIR ROOF AS REQUIRED.

- ALL EXISTING FLOOR LIGHT FIXTURES, RECEPTACLES AND LIGHTS TO BE REMOVED. REMOVE EXISTING THROUGHOUT THE REMOVAL OF PREVIOUS, INCLUDING SUPPLY, RETURN, EXHAUST AND MAKE-UP AIR DISTRIBUTION SYSTEMS. DEMOLITION TO INCLUDE ALL LOW VOLTAGE CONTROL, WIRING, CONTROL, TERMINALS AND ASSOCIATED CONTROL DEVICES.
- CUT CONCRETE AND REMOVE EXISTING TRENCH/FLOOR DRAIN AND CAP EXISTING LINES BELOW SLAB LEVEL.
- EXISTING SUSPENDED CEILING ASSEMBLIES THROUGHOUT BASE AREA TO REMAIN, TYP. (ALSO) - SEE ALSO REFLECTED CEILING PLAN FOR SCOPE.
- EXISTING CURTAIN WALL & ROFFTS ASSEMBLIES THROUGHOUT BASE AREA TO BE REMOVED. TWO (2) IN-10 INCL. BUT NOT LIMITED TO GY. BRD. CURTAIN WALL, FRAMING, LIGHT FIXTURES, SUSPENSION WIRES, CONCRETE, ETC.
- EXISTING ELECTRICAL INTRINSIC BOARD AND/OR PANELS AND EQUIPMENT - (SEE BLUE DWGS. FOR SCOPE).
- EXISTING CONCRETE APRON AND/OR BODERNA TO REMAIN.
- REMOVE EXISTING COOLER BOX ASSEMBLY IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO, WALLS, COLUMNS, FLOORS AND ASSOCIATED WIRING & PIPING.
- EXISTING PASSENGER ELEVATOR ASSEMBLY TO BE REMOVED IN ITS ENTIRETY, INCLUDING BUT NOT LIMITED TO, CAR, MOTORS, DRUMS, PULS, ETC.
- REMOVE EXISTING STAIRWAY ASSEMBLY TO MEZZANINE & ITS ENTIRETY.
- EXISTING FIRE SPRINKLER RISER TO REMAIN.
- EXISTING MEZZANINE FLOOR STRUCTURE, SHEATHING AND METAL DIMOND PLATE FLOOR COVERING TO BE REMOVED IN ITS ENTIRETY.

- REMOVE PORTION OF EXISTING SLAB ON-GRADE WHERE SHOWN - SEE ALSO STRUCTURAL DWGS.

DEMOLITION NOTES SCALE NONE 1B

DEMOLITION KEY NOTES SCALE NONE 1A



DEMOLITION PLANS SCALE 1/8" = 1'-0" 1



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 250 Sutter Street, Suite 500, San Francisco, CA 94109



GROCERYOUTLET
 -Bergamin Market-
 TENANT IMPROVEMENT
 6333 GEARY BLVD
 SAN FRANCISCO, CA

Client: GROCERY OUTLET, Inc.
 2000 FIFTH STREET
 BERKELEY, CA 94710
 Phone (510) 754-6676
 Fax (510) 644-0182

Revisions:

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	Reviewed By: YW	
	Scale: AS NOTED	
	Date: 02/04/11	
	Filename: 12812_A100.dwg	
	Sheet Title:	

DEMOLITION PLAN

A-1.00



mgc architecture

415.974.6002 415.974.1556

250 Sutter Street, Suite 500, San Francisco, CA 94108

Doc#

A Project for:

GROCERY OUTLET
by Bergin Market

TENANT IMPROVEMENT

6333 GEARY BOULEVARD
 SAN FRANCISCO, CA

Client:

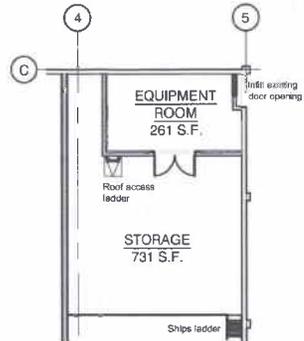
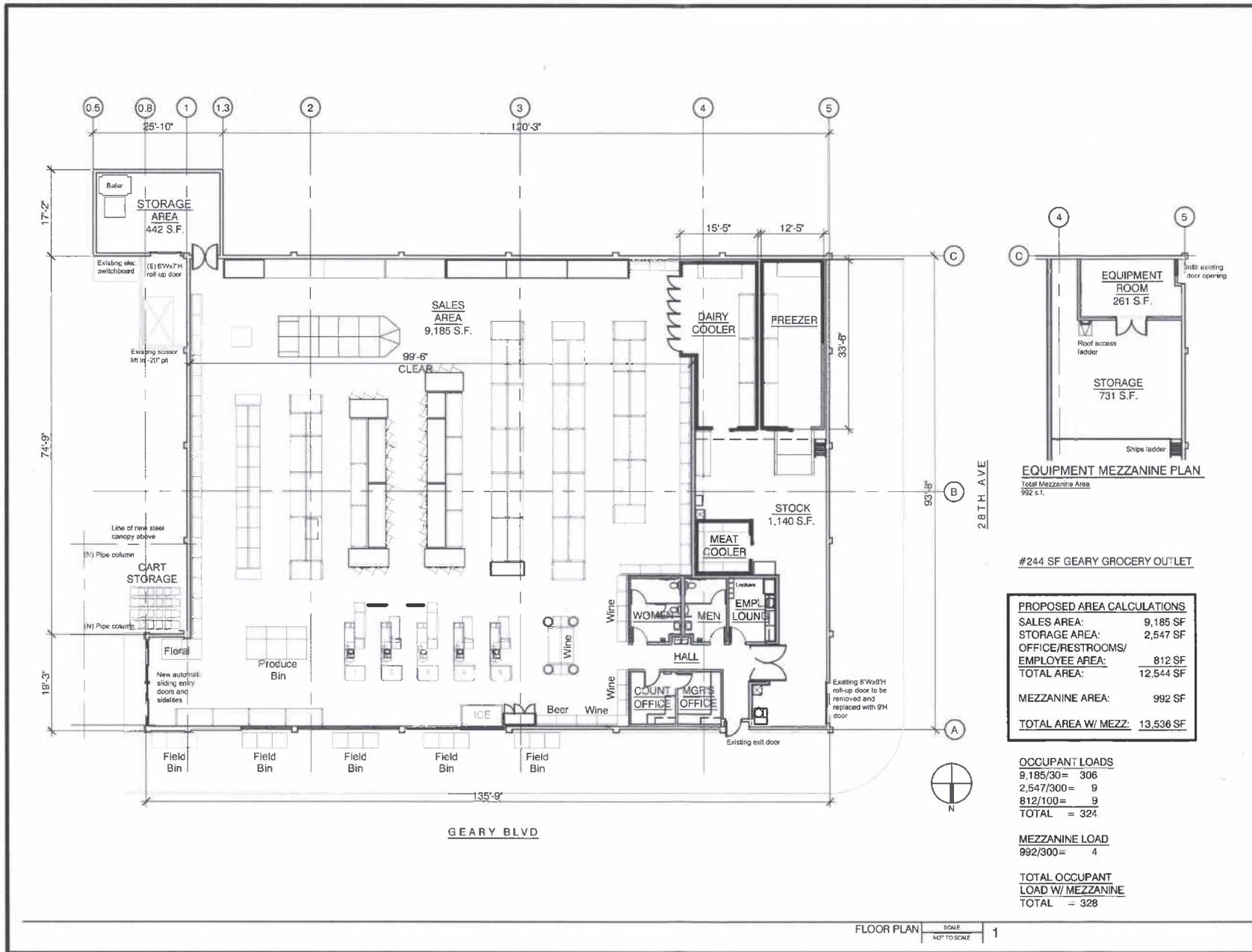
GROCERY OUTLET, Inc.

2000 FIFTH STREET
 BERKELEY, CA 94710
 Phone (510) 704-6679
 Fax (510) 544-0152

Provisions:

No.	Description	Date
Project No.		12 612 01
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Rev. Issued By		
Scale		
Doc#		
Filename		
Sheet Title		

Sheet #



EQUIPMENT MEZZANINE PLAN

Total Mezzanine Area
 992 s.f.

#244 SF GEARY GROCERY OUTLET

PROPOSED AREA CALCULATIONS	
SALES AREA:	9,185 SF
STORAGE AREA:	2,547 SF
OFFICE/RESTROOMS/ EMPLOYEE AREA:	812 SF
TOTAL AREA:	12,544 SF
MEZZANINE AREA:	992 SF
TOTAL AREA W/ MEZZ:	13,536 SF

OCCUPANT LOADS	
9,185/300 =	306
2,547/300 =	9
812/100 =	9
TOTAL =	324

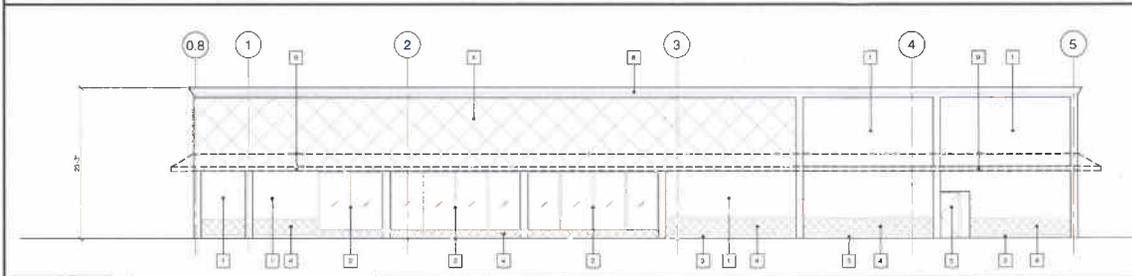
MEZZANINE LOAD	
992/300 =	4

TOTAL OCCUPANT LOAD W/ MEZZANINE	
TOTAL =	328

FLOOR PLAN SCALE NOT TO SCALE 1



PROPOSED NORTH ELEVATION (GEARY BLVD) SCALE 1/8" = 1'-0" 4



EXISTING NORTH ELEVATION (GEARY BLVD) SCALE 1/8" = 1'-0" 3

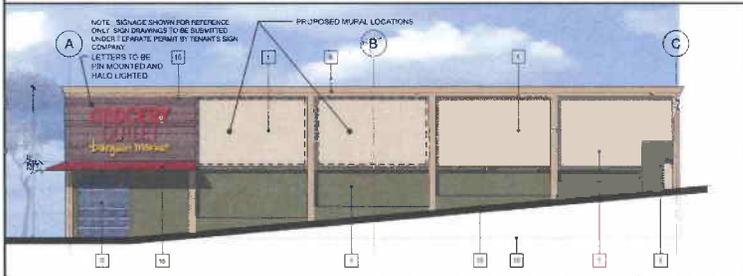
- ### ELEVATION KEY NOTES
- EXISTING CONCRETE PANEL WALL - PAINT AS SCHEDULED
 - EXISTING CLASH ANGLE/ALUM STOREFRONT SYSTEM TO REMAIN
 - EXISTING CONCRETE CANT CURB TO REMAIN
 - EXISTING TILE FINISH FLOOR AND/OR WAINSCOT TO REMAIN - PAINT AS SCHEDULED, ADD NEW 2" FIRM AT TOP OF TILE WAINSCOT
 - EXISTING METAL DOOR AND ALCOVE TO REMAIN - PAINT AS SCHEDULED
 - REPLACE EXISTING HULL-UP DOOR WITH NEW SECTIONAL DOOR. DOOR TO HAVE OPPOSITE GLASS PANELS AND MOUNTED ON INSIDE OF WALL. REMOVE ALL EXTERIOR MOTORS AND MOUNTS. FRAME TO MATCH ALUMINUM STOREFRONT. REMOVE EXISTING PIN CLEAR ANODIZED ALUM. AUTOMATIC SLIDING DOOR ASSEMBLY WITH BOLLARDS AND TRANSOM
 - EXISTING LINEDOWN MOLDING TO REMAIN - PAINT AS SCHEDULED
 - REMOVE EXISTING FABRIC AWNING AND METAL AWNING STRUCTURE - PATCH AND REPAIR ANY DAMAGE TO FLOOR CAUSED BY DEMOLITION
 - LINE OF INTERIOR FIN. SLAB BEYOND
 - PROVIDE NEW 6" H CLEAR ANODIZED ALUM. AUTOMATIC SLIDING DOOR ASSEMBLY WITH BOLLARDS
 - PROVIDE NEW METAL CANOPY WITH GUTTER, DOWNSPOUTS AND STEEL COLLUMS
 - LINE OF EXISTING PUBLIC SIDEWALK
 - EXISTING MASONRY WALL TO REMAIN - PAINT AS SCHEDULED
 - PROVIDE NEW METAL CANOPY TO MATCH ENTRY CANOPY
 - NEW STAINED WOOD SIDING



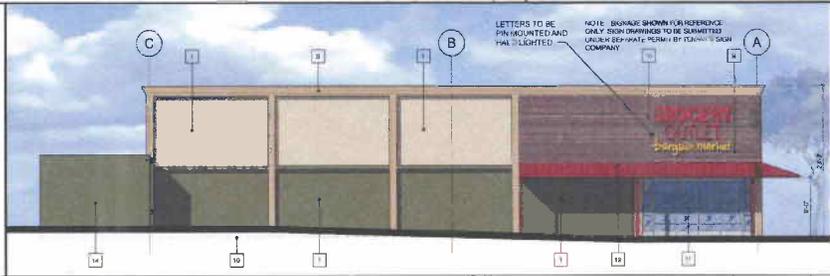
mgc architecture
 7415 974 0002 7415 974 1036
 750 Outer Street, Suite 503, San Francisco, CA 94108
 San Francisco, CA



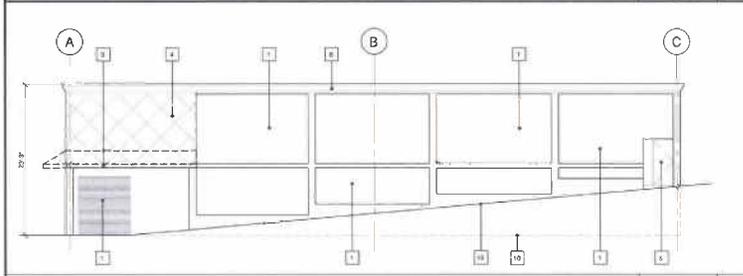
GROCERY OUTLET
by Bergin Market
 TENANT IMPROVEMENT
 6333 GEARY BLVD
 SAN FRANCISCO, CA



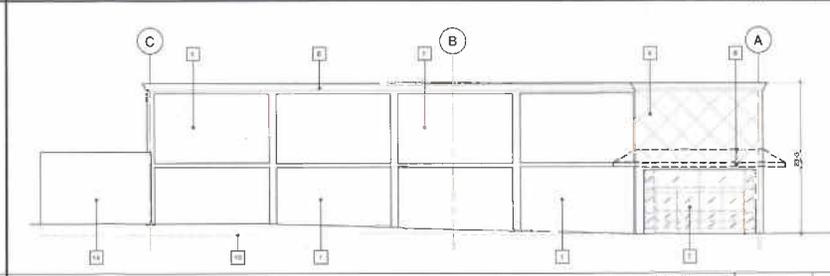
PROPOSED WEST ELEVATION (28TH AVE) SCALE 1/8" = 1'-0" 6



PROPOSED EAST ELEVATION (27TH AVE) SCALE 1/8" = 1'-0" 2



EXISTING WEST ELEVATION (28TH AVE) SCALE 1/8" = 1'-0" 5



EXISTING EAST ELEVATION (27TH AVE) SCALE 1/8" = 1'-0" 1

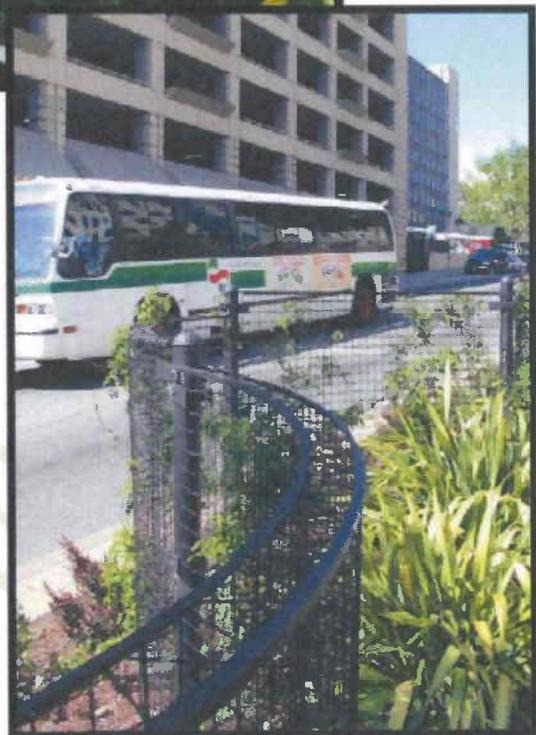
Client: **GROCERY OUTLET, Inc.**
 2000 FIFTH STREET
 BERKELEY, CA 94710
 Phone (510) 726-6979
 Fax (510) 844-0152

Revisions:

No.	Description	Date
1	PAS	12.6.12.10
2	YV	AS NOTED
3	MAY 24, 2013	
4	10_22612_A201.dwg	

EXTERIOR ELEVATIONS

Sheet # **A-2.01**



Installed 2007

Geary Street - San Francisco, CA

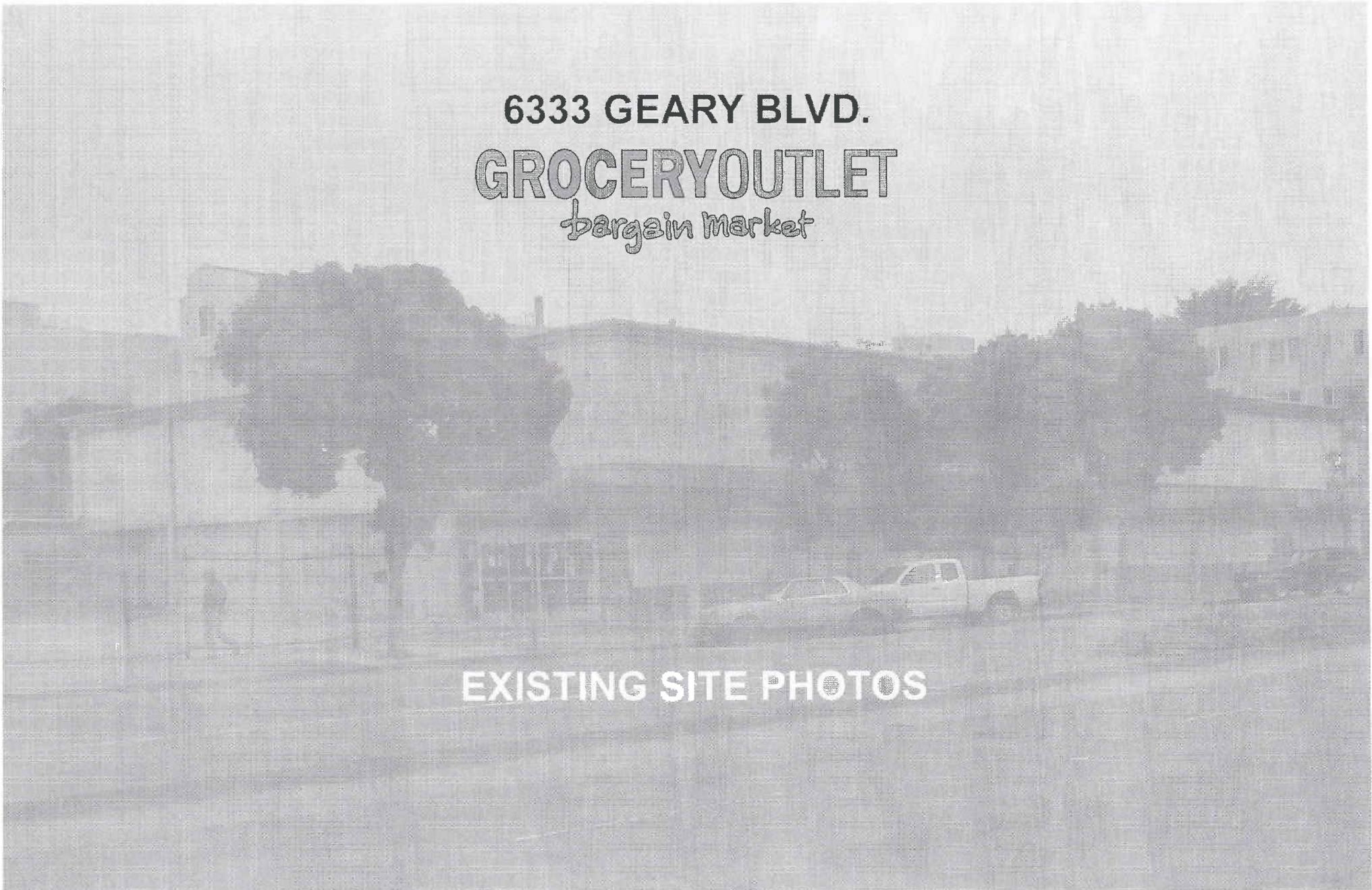
A serpentine crimp-to-curve **greenscreen²** fence and post installation is used to create a median divider to discourage pedestrian crossing on a busy city street.

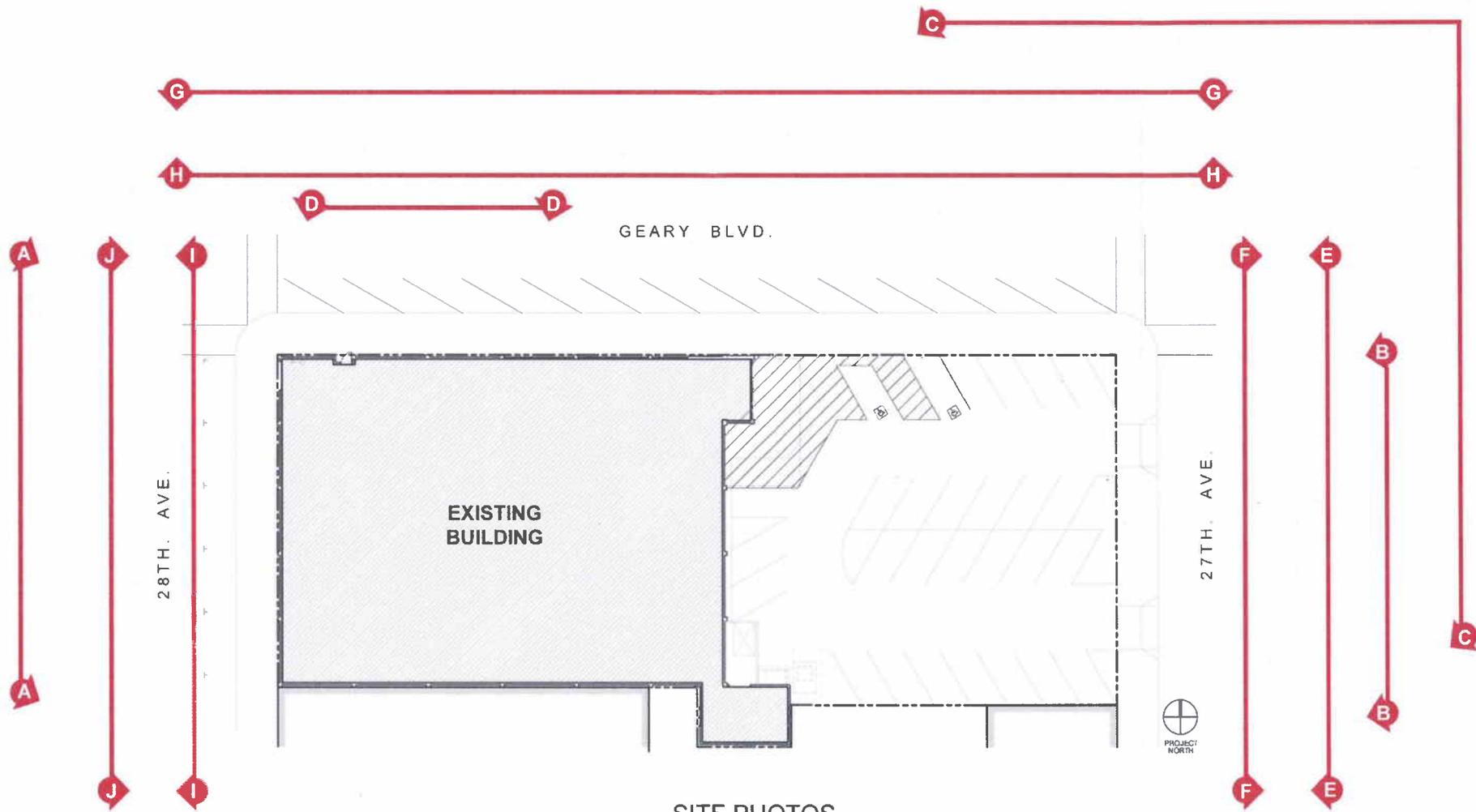
Hardiness Zone 10b

6333 GEARY BLVD.

GROCERYOUTLET
bargain market

EXISTING SITE PHOTOS





SITE PHOTOS
KEY LEGEND

GROCERYOUTLET
discount market

6333 GEARY BLVD
SAN FRANCISCO, CA





VIEW A



VIEW B

GROCERYOUTLET
bergain market
6333 GEARY BLVD
SAN FRANCISCO, CA



VIEW C



VIEW D

GROCERYOUTLET
bargain market
6333 GEARY BLVD
SAN FRANCISCO, CA



GEARY BLVD.

VIEW E LOOKING WEST ALONG 27TH AVE.



GEARY BLVD.

VIEW F LOOKING EAST ALONG 27TH AVE.

GROCERYOUTLET
bargain market
6333 GEARY BLVD
SAN FRANCISCO, CA



27TH AVE.

PROPOSED BUILDING

28TH AVE.

VIEW G LOOKING SOUTH ALONG GEARY BLVD.



28TH AVE.

27TH AVE.

VIEW H LOOKING NORTH ALONG GEARY BLVD.

GROCERYOUTLET
bargain market
6333 GEARY BLVD
SAN FRANCISCO, CA



GEARY BLVD.

VIEW I LOOKING WEST ALONG 28TH AVE.



GEARY BLVD.

VIEW J LOOKING EAST ALONG 28TH AVE.

GROCERYOUTLET

bargain market

6333 GEARY BLVD
SAN FRANCISCO, CA

Formula Retail Survey—Richmond District

February 2013

Overview:

The subject site is located at 6333 Geary Boulevard (on the south side of Geary, between 27th and 28th), formerly and most recently occupied by DeLano's Market. The survey was conducted to identify all of the "Formula" retailers in the general area of the building situated in the Richmond District of San Francisco.

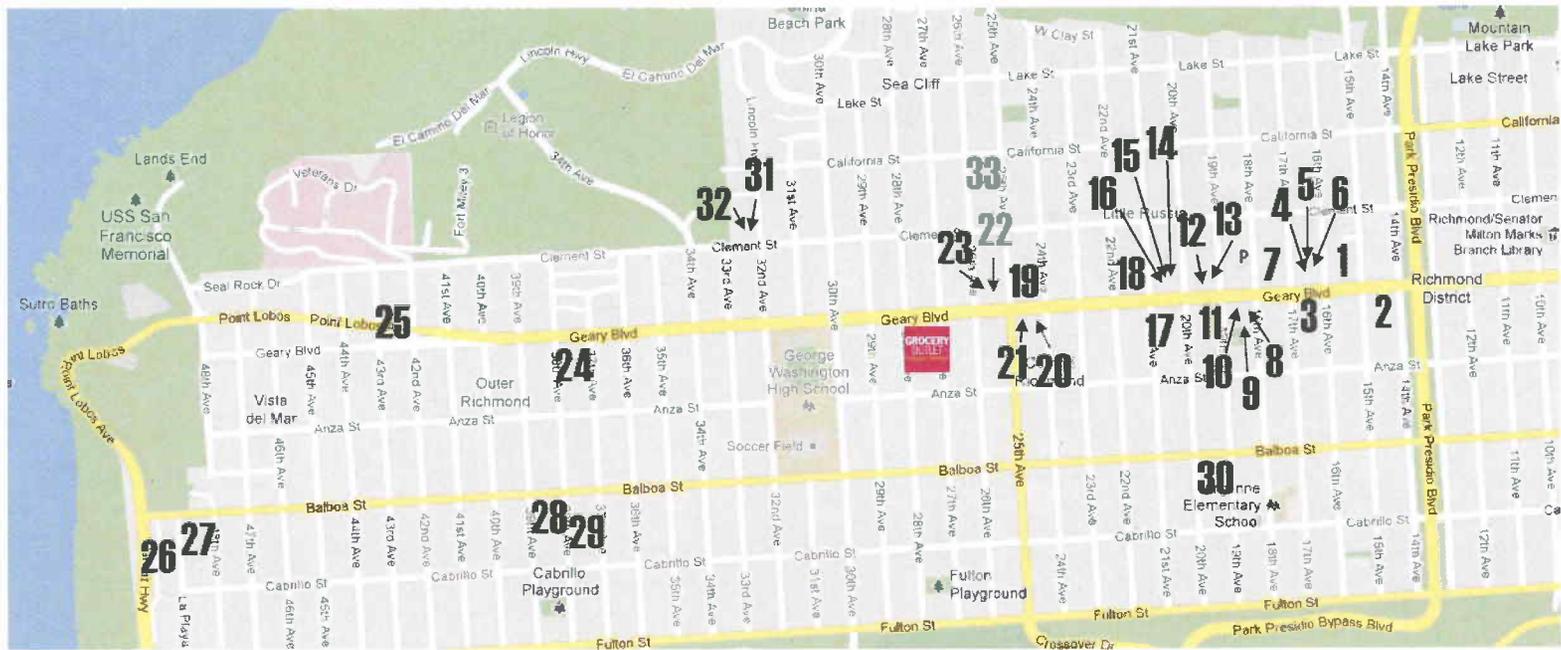
The geographic boundaries include:

- Park Presidio to the East
- Great Highway to the West
- Fulton Street to the South
- California Street to the North

The dominant retail corridor is "Geary Blvd." which contains the greatest concentration of Formula/Chain retail tenants. These retailers and their respective locations can be found on the corresponding map provided. Along with these retailers, the corridor can best be described as having a large amount of local "Mom and Pop" retail storefronts, a large portion of which have predominantly Asian influence. Vacancy rates are unusually high for San Francisco, approximating 10%. Again, most of these vacancies are small storefronts that are leased by the property owners.

Local brokers contacted for input include:

- Blatteis Realty (former First Republic Bank space at 5628 Geary)
- Anchor Realty, Mark Campana as Agent (former Walgreens between 18th and 19th)
- Owner/Agent for 5812 Geary



1	7-Eleven	12	Bank of America	23	Ace Hardware
2	ReMax Realty	13	H&R Block	24	Unocal 76 Gas
3	Peets Coffee	14	Aaron Brothers	25	Walgreens
4	Ross Dress for Less	15	Radio Shack	26	Safeway
5	Walgreens	16	Subway	27	Burger King
6	Domino's Pizza	17	Chase Bank	28	Bank of America
7	Cigarettes Cheaper	18	UPS Store	29	East West Bank
8	Benjamin Moore Paints	19	Chevron	30	Kumon
9	Wells Fargo	20	First Republic Bank	31	CVS Drugstore
10	Starbucks	21	Jiffy Lube	32	Fresh & Easy
11	East West Bank	22	Citi Bank	33	Unocal 76 Gas

Grocery Outlet: 6333 Geary Blvd Conditional Use Application

Existing Markets/Grocers and Vacancies

Summary

On Geary Boulevard between Park Presidio and 28th Avenue, there are 12 independent markets/grocers/convenience stores, 1 formula retail convenience store, and 8 vacant storefronts. None of the existing independent markets/grocers/convenience stores is a comparable full service market, offering both fresh meats and vegetables along with other general grocery items, similar to Grocery Outlet.

Independent Markets:

G & G Produce — Not a Full Service Grocer/Market
5015 Geary Blvd (between 14th Ave & 15th Ave)

Royal Market & Bakery — Not a Full Service Grocer/Market
5335 Geary Blvd (between 17th Ave & 18th Ave)

Richmond Produce Market — Not a Full Service Grocer/Market
5527 Geary Blvd (between 19th Ave & 20th Ave)

Evergreen Market — Not a Full Service Grocer/Market
5601 Geary Blvd (between 20th Ave & 21st Ave)

Martell's Liquor and Grocery — Convenience Store
5615 Geary Blvd (between 20th Ave & 21st Ave)

Israel's Strictly Kosher Market — Not a Full Service Grocer/Market
5621 Geary Blvd (between 20th Ave & 21st Ave)

New World Market — Not a Full Service Grocer/Market
5641 Geary Blvd (between 20th Ave & 21st Ave)

Gastronom Russian Deli — Not a Full Service Grocer/Market
5801 Geary Blvd (corner of 22nd Ave)

Thom's Natural Foods — Not a Full Service Grocer/Market
5843 Geary Blvd (between 22nd Ave & 23rd Ave)

Liberty Market — Not a Full Service Grocer/Market
5851 Geary Blvd (between 22nd Ave & 23rd Ave)

Seakor European Delicatessen — Not a Full Service Grocer/Market
5957 Geary Blvd (between 23rd Ave & 24th Ave)

Hollywood Market, Liquor & Deli — Convenience Store
6142 Geary Blvd (between 25th Ave & 26th Ave)

Formula Retail Markets:

7 Eleven — Convenience Store
5100 Geary Blvd (between 15th and 16th Ave)

Vacant Storefronts:

5050 Geary Blvd
5138 Geary Blvd
5211 Geary Blvd
5411 Geary Blvd
5438 Geary Blvd
5628 Geary Blvd
5715 Geary Blvd
5812 Geary Blvd

RON & RUTH MIGUEL

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23 May 2013

Richard Peterson, Jr.
Goodyear-Peterson
100 Pine St., Suite 1525
San Francisco, CA 94111

RE: Grocery Outlet – Geary Blvd.

Dear Mr. Peterson:

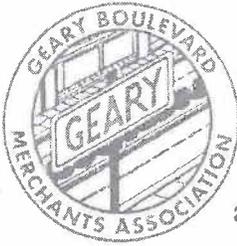
It was a pleasure speaking with you again this morning. I'm pleased that the Grocery Outlet project proposed for Geary Blvd. near 27th Ave. is moving along and will be on the Planning Commission calendar shortly. My wife and I were both raised in the Richmond District; our business was within a couple blocks of this site; and during my 16-year tenure as President of the Planning Association for the Richmond [PAR] I joined with the Geary Blvd. Merchants Assn. in promoting businesses in our district which increased the quality of life for this residential neighborhood. Grocery stores are essential to the health of this major Neighborhood Commercial District.

As we discussed, the first grocery market on this site was occupied by Littleman Markets and followed by Cala. Both of these purveyors were greatly appreciated by the neighborhood and the now vacant store has been of great concern. Although there are a number of small grocers and fruit-and-vegetable establishments in the area, the only full-service grocer left from Arguello Blvd. west is Safeway – a small one at 7th Ave. near Fulton St. and one at Ocean Beach. Considering the size of the Richmond District, this is totally unacceptable. I haven't noted Fresh & Easy at 34th Ave. & Clement St. as it is my understanding that the chain's future is very much in doubt.

Please let me know if I can be of assistance to the project as it moves forward.

Sincerely,

Ron Miguel



greater
Geary
boulevard
merchants
& property owners
association

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COMMITTEE TO SAVE

GEARY BOULEVARD
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SAN FRANCISCO, CA 94121
www.savegearyblvd.com

May 23, 2013

San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: Proposed Grocery Outlet – 6333 Geary Boulevard

Honorable Commissioners:

The Geary Boulevard Merchants Association writes to express its enthusiasm for the proposed Grocery Outlet location in the former Cala / Delano site at 6333 Geary Boulevard. Over the course of the last few months the GGBMA has been consulted about this exciting, important local business opportunity and we wholeheartedly support it and hope that you will approve. The economic activity will bring much needed life to this stretch of Geary Boulevard which we are confident will also benefit all local businesses.

In advance, thank you for your consideration.

Yours sincerely,

David Heller

Andy Thornley
806 24th Avenue
San Francisco, CA 94121

May 15, 2013

Commission President Rodney Fong
Members of the Commission
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

RE: Proposed Grocery Outlet – 6333 Geary Boulevard

Dear President Fong & Commissioners:

I am writing in support of the proposed Grocery Outlet on Geary Boulevard which is seeking a Conditional Use Permit from the Planning Commission.

Although I was aware of the Project generally, I became familiar with it after a recent Planning Association for the Richmond community meeting at which a representative of the retailer made a presentation and took questions and comments from the community. As you are aware, with the recent closing of Fresh & Easy in the neighborhood and the long-shuttered Delano/Cala market, the Richmond district is in need of more grocery options, especially those offering affordable products suitable for working-class families. Based on their success elsewhere, I am confident that Grocery Outlet will be a successful business, as well as a good corporate citizen.

On this last point, I want you to know that at the community meeting referenced above I pointed out that there should be ample and appropriate bicycle parking at the site, to which the representative expressed agreement, after which he asked me for my contact information. The next day I received a call from a senior official of the company and I shared with him my hopes in this regard. Subsequently, I provided specifications for ideal bicycle parking racks, spacing, placement, manufacturers, etc. which I am confident will be included in their final design, providing a significant benefit to the neighborhood and the growing number of my neighbors who shop by bicycle.

I was very impressed with Grocery Outlet's outreach, initiative and follow-up, as well as their commitment to San Francisco values and to being a good neighbor. As such, I encourage your approval of this permit.

Sincerely,

A handwritten signature in black ink, appearing to read "A.P. T. Z." with a stylized flourish at the end.

Andy Thornley