



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 28, 2010

Date: January 21, 2010
Case No.: **2009.1103C**
Project Address: **690 Stanyan Street**
Zoning: Haight Street Neighborhood Commercial District
Haight Alcohol Restricted Subdistrict
40-X and 50-X Height and Bulk Districts
Block/Lot: 1228/005 & 006
Project Sponsor: Whole Foods Market
5980 Horton Street, Suite 200
Emeryville, CA 94608
Staff Contact: Jonas P. Ionin – (415) 558-6309
jonas.ionin@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project seeks to establish a new formula retail grocery store (dba Whole Foods Market) with the ability to operate 24 hours per day on the adjacent lots of 690 Stanyan Street (Assessor's Block 1228, Lots 005 & 006), pursuant to Planning Code Sections 303, 703.4, and 719.27, within the Haight Street Neighborhood Commercial District, Haight Alcohol Restricted Subdistrict and a 40-X and 50-X Height and Bulk District.

The proposed use is a formula retail business, Whole Foods Market, with more than 280 stores throughout the United States, Canada, and the United Kingdom. According to the Whole Foods Market Mission Statement, they "are committed to helping take care of the world around us, and our active support of organic farming and sustainable agriculture helps protect our planet. And while we assist our global neighbors through our Whole Planet Foundation's micro-lending operations, we also step out the back door of each of our stores to support food banks, sponsor neighborhood events and donate to local non-profit groups." ¹ In accordance with their mission statement, Whole Foods Market has expressed a commitment to becoming a part of the Haight Street community.

A previous Planned Unit Development (PUD), Case No. 2006.0460C, was authorized by the Planning Commission, Motion No. 17733, on October 23, 2008, to demolish the vacant grocery store, surface parking lot and general advertising signs; and develop a four-story mixed use building (62 residential units consisting of 26 studio units, 20 one-bedroom units, 15 two-bedroom units, and one three-bedroom unit over ground-floor formula retail d.b.a. Whole Foods, and mezzanine) with a 178-space subterranean

¹ "Whole Foods Market"; <http://www.wholefoodsmarket.com/company/index.php> accessed 2/5/2009

parking garage. The owners of the subject property have modified the scope of their project and limited it to a replacement grocery store with no building expansion.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located at 690 Stanyan Street, northeast corner of Haight Street within the Haight Street Neighborhood Commercial District. The approximately 34,400 square foot site consists of a vacant grocery store (formerly occupied by a one-story plus mezzanine, 24-foot tall Cala Foods Grocery), a 42 space 15,000 square foot temporary surface parking lot and two general advertising signs located at the northern edge of the property. The adjacent parcels (larger than half an acre) sloping upward from Stanyan Street east along Haight Street, are located on the northeast corner of Stanyan and Haight Streets, Block 1228, Lots 005 & 006. The grocery store has not been in operation since June of 2006.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Haight Street NCD is located in the Haight-Ashbury neighborhood, extending along Haight Street between Stanyan and Central Avenue, including a portion of Stanyan Street between Haight and Beulah Streets at the eastern entrance to Golden Gate Park. The shopping area provides convenience goods and services to the local residents as well as comparison shopping goods and services to a larger market area. The district is frequented by users of Golden Gate Park (directly across the street from the subject site) and others for its eating, drinking and entertainment places. Numerous housing units establish the district's mixed residential-commercial character. Commercial buildings without housing are typically one- and two-stories while mixed use and/or wholly residential buildings are typically three- to four-stories tall, within the Haight Street NCD and its adjacent districts. The adjacent parcel to the north is developed with a three-story residential building, while the adjacent parcel to the east is developed with a single-story commercial building. The surrounding zoning is primarily Haight Street NCD and RH-2.

ENVIRONMENTAL REVIEW STATUS

The Planning Department issued an addendum (Case No. 2009.1103E) to the Environmental Impact Report (SCH No. 2007072026) prepared for the previous project (Case No. 2006.0460E) on December 23, 2009. The Planning Commission, certified the Final Environmental Impact Report at a duly noticed public hearing on October 23, 2008, in compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, Public Resources Code Sections 21000 *et seq.*, and Chapter 31 of the San Francisco Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 8, 2010	January 8, 2010	20 days
Posted Notice	20 days	January 8, 2010	January 8, 2010	20 days
Mailed Notice	20 days	January 8, 2010	January 8, 2010	20 days

PUBLIC COMMENT

- The Department has received several correspondences (via, standard mail, email and phone) in support of the proposal and is not aware of any opposition to this project. One correspondence

(email) submitted in regard to the proposal expressed concern over loading and staging of loading trucks on the surrounding streets. A condition of approval has been included to prevent any staging of loading vehicles off-site.

ISSUES AND OTHER CONSIDERATIONS

- The proposed formula retail grocery store would replace a previous formula retail grocery store that last occupied the site in a similar configuration, size, and shape.
- The Subject Property is well served by public transit and is at the western entrance to the Haight Street commercial corridor.
- The existing commercial space contains approximately 23,060 gross square-feet of floor area, and the proposed tenant improvements would not increase the gross floor area.
- The parking and freight loading would remain in the existing configuration and quantity as the previous grocery store use.
- With respect to an application for a formula retail use as defined in Section 703.3 of the Planning Code, the Planning Commission shall consider the following additional findings:
 - The existing concentrations of formula retail uses within the NC District;
 - The availability of other similar retail uses within the NC District;
 - The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the NC District;
 - The existing retail vacancy rates within the NC District;
 - The existing mix of Citywide-servicing retail uses and neighborhood-servicing retail uses within the NC District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a formula retail use with extended hours of operation (24 hours) in the Haight Street NCD.

BASIS FOR RECOMMENDATION

The Department believes that this Project is Necessary and Desirable for the following reasons:

- The Project is a neighborhood-servicing use and would fill a need vacated by the closure of the previous grocery market.
- Grocery stores are typically formula retail in nature. The proposed Whole Foods Market would occupy a space vacated by the previous formula retail grocer Cala Foods.
- There are no other operating businesses along this corridor that would be considered a similar type of business; however, there are small independent markets in the area.
- This Project will create entry-level employment opportunities and approximately 150 employment opportunities.

- The District is well served by transit and there are no proposed changes to the existing parking or loading layout.
- The proposed Project meets all applicable requirements of the Planning Code and on balance, is consistent with the General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion with CEQA Findings and MMRP

Parcel Map

Sanborn Map

Zoning Map

Aerial Photographs

Project Sponsor Submittal

Reduced Plans

JPI: G:\Documents\ICU's\Executive Summaries\690 Stanyan St - Whole Foods only.exe

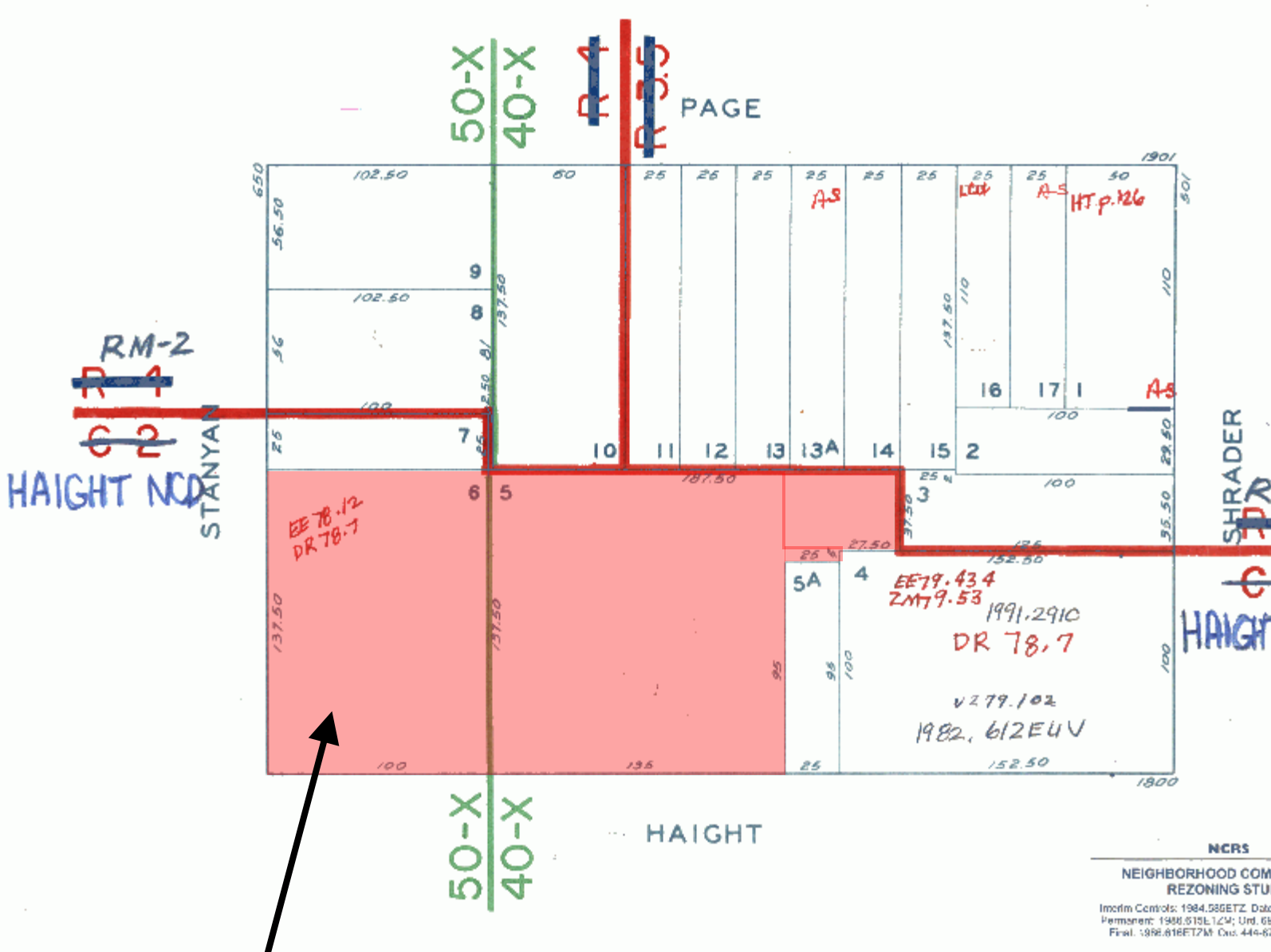
Exhibit Checklist

- | | |
|--|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> CEQA Findings & MMRP | <input 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 type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

JPI
Planner's Initials

Parcel Map

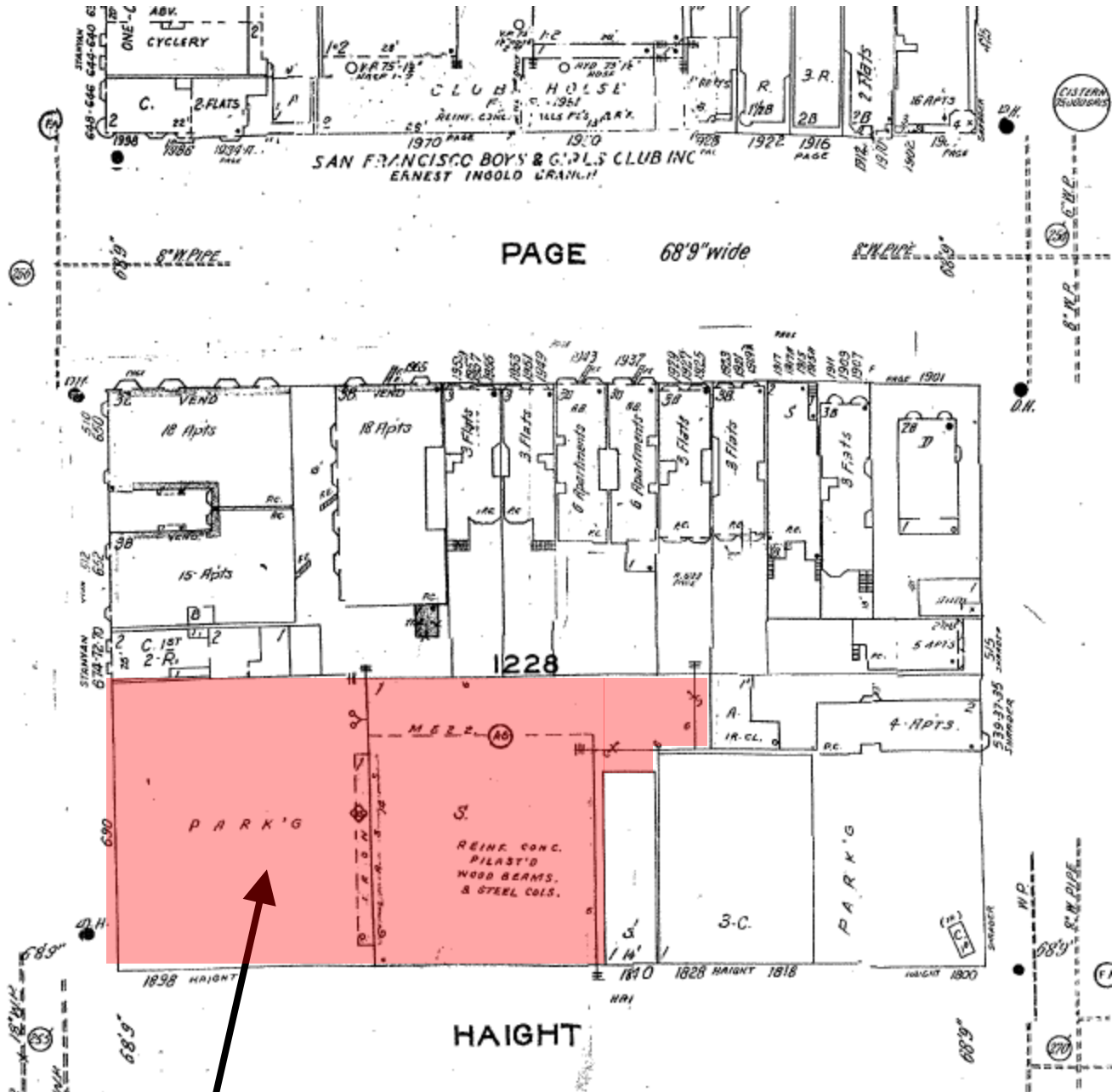


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2009.1103C
 Whole Foods Market
 690 Stanyan Street

Sanborn Map*



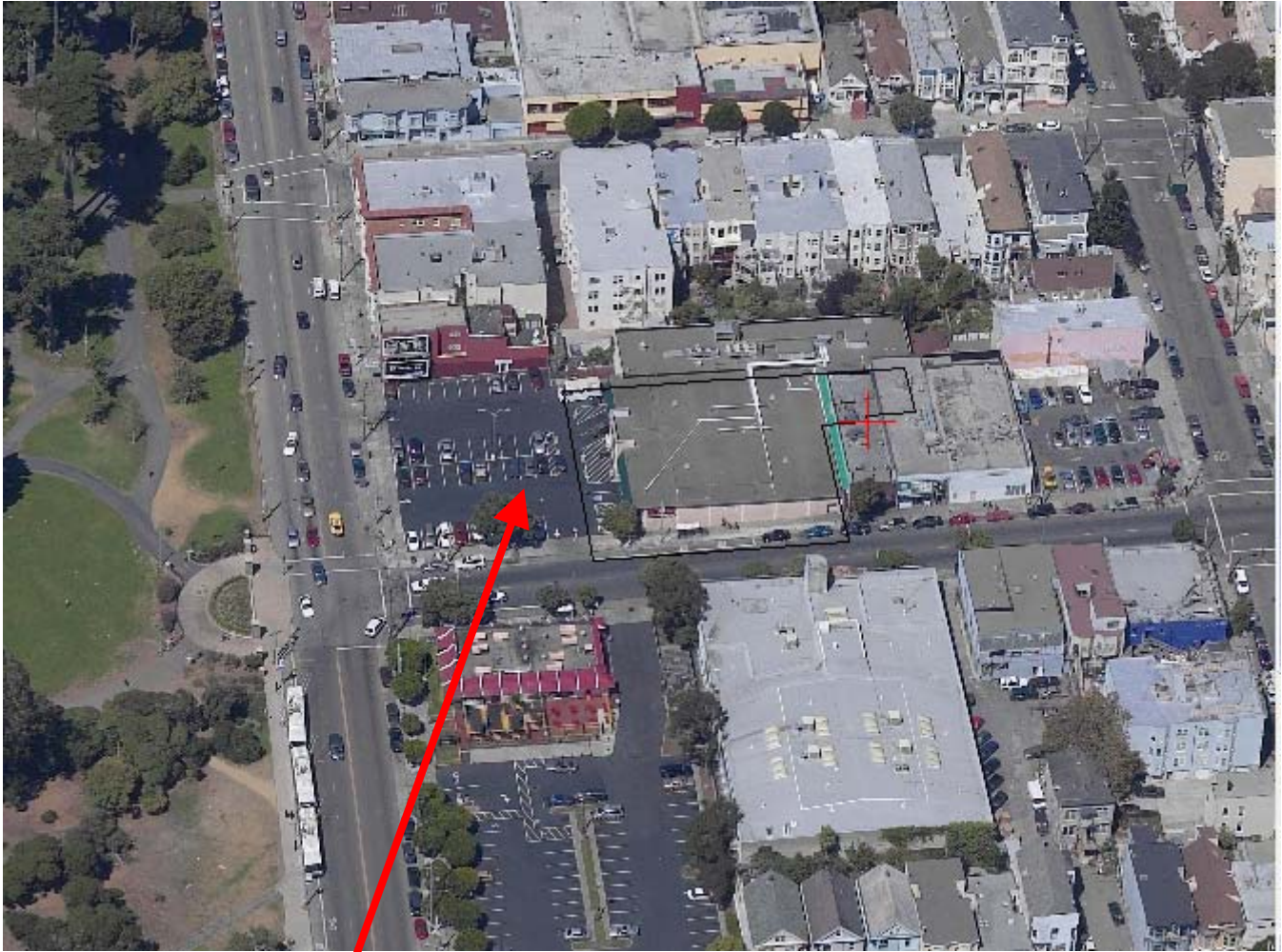
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2009.1103C
 Whole Foods Market
 690 Stanyan Street

Aerial Photo

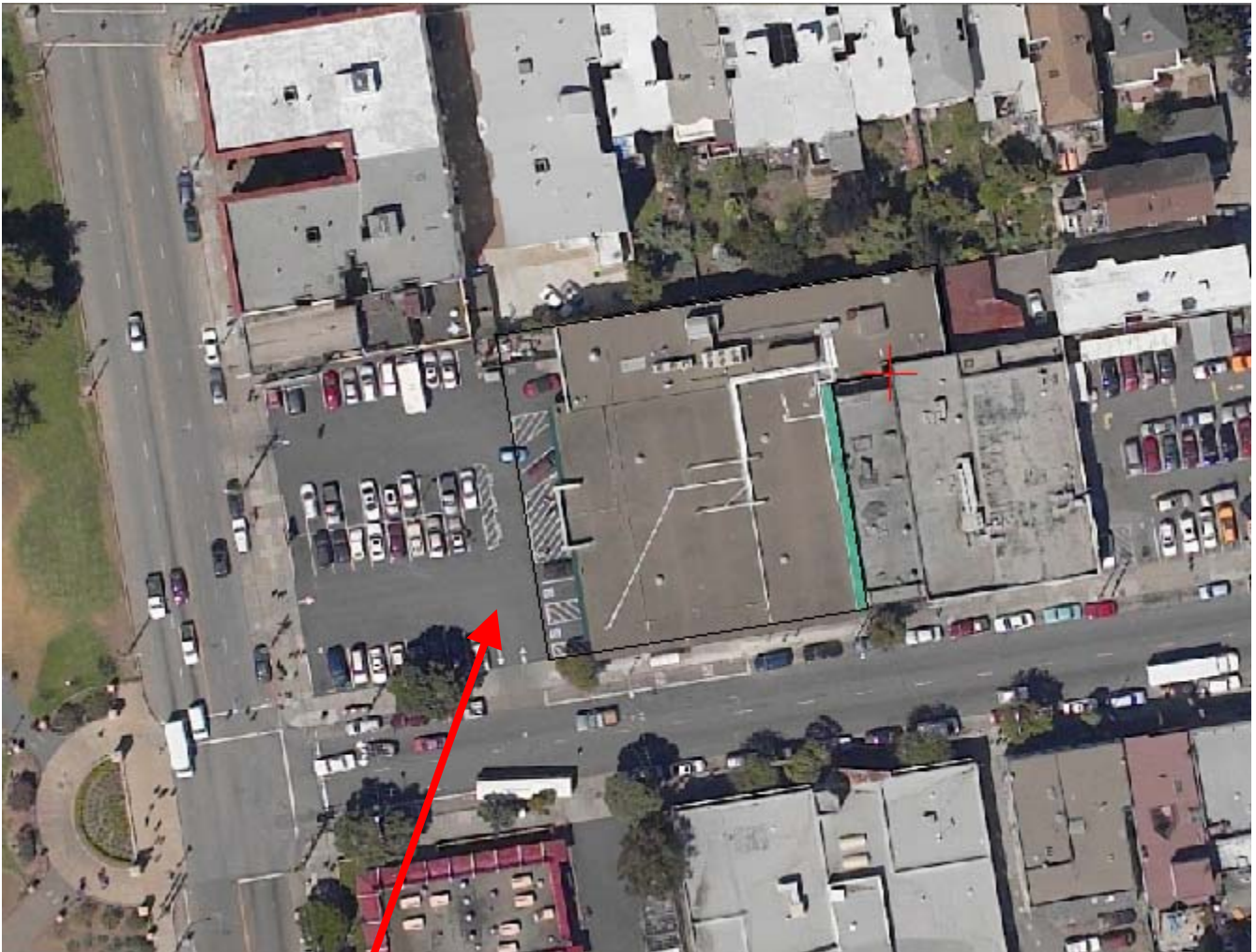


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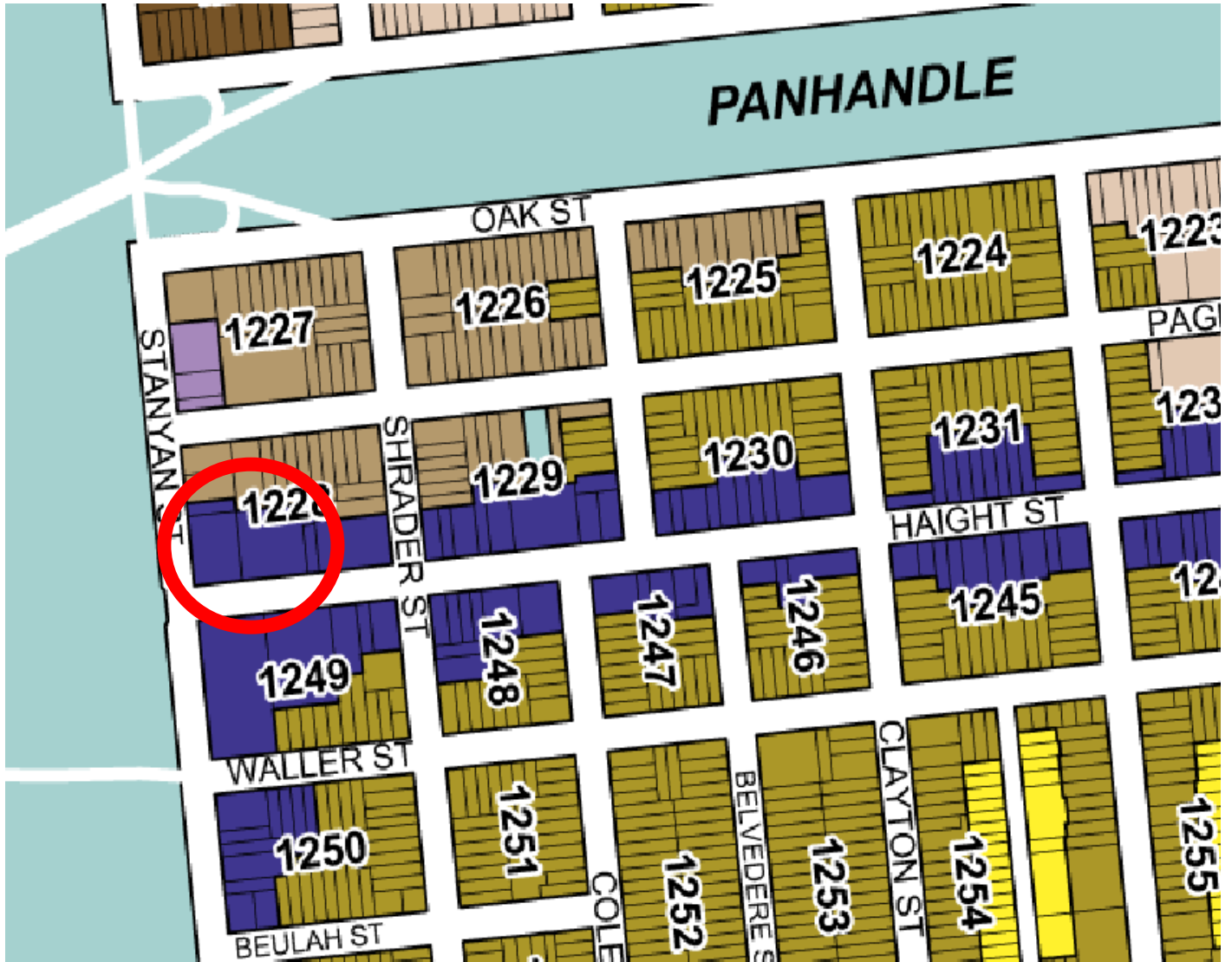


SUBJECT PROPERTY



Conditional Use Authorization
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Whole Foods Market
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Zoning Map



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-O(SD)

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 Authorization
 Case Number 2009.1103C
 Whole Foods Market
 690 Stanyan Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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Planning Commission DRAFT Motion

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ADOPTING FINDINGS RELATED TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 703.4 AND 719.27 OF THE PLANNING CODE TO ALLOW A “FORMULA RETAIL USE”, (D.B.A. WHOLE FOODS MARKET) TO OPERATE 24 HOURS PER DAY, WITHIN THE HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT, HAIGHT ALCOHOL RESTRICTED SUBDISTRICT AND 40-X AND 50-X HEIGHT AND BULK DISTRICT; AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM.

PREAMBLE

On November 25, 2009, Mr. Andrew Junius of Reuben & Junius, LLP, on behalf of Whole Foods Market, (hereinafter “Project Sponsor”) filed an application (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for Conditional Use Authorization on the adjacent parcels at 690 Stanyan Street, Lots 005 and 006 in Assessor’s Block 1228 (hereinafter “Property”), to allow a “Formula Retail Use,” (D.B.A Whole Foods Market) with the ability to operate 24 hours per day, in the Haight Street Neighborhood Commercial District, Haight Alcohol Restricted Subdistrict and 40-X & 50-X Height and Bulk District, in general conformity with plans filed with the Application and labeled “Exhibit B” (hereinafter “Project”).

On January 28, 2010, the San Francisco Planning Commission (Hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.1103C. Conditional Use Authorization is required for the establishment of a Formula Retail Use as defined Section 703.4 of the Planning Code in any Neighborhood Commercial District identified in Article 7 of the Planning Code and hours of operation between 2 A.M. and 6 A.M., pursuant to Section 719.27 of the Planning Code in the Haight Street NCD.

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (hereinafter "CEQA"), the Planning Department of the City and County of San Francisco (hereinafter "Department") issued an addendum (Case No. 2009.1103E) to the Environmental Impact Report (SCH No. 2007072026) prepared for the previous project (Case No. 2006.0460E) on December 23, 2009. The Planning Commission, certified the Final Environmental Impact Report at a duly noticed public hearing on October 23, 2008, in compliance with California Environmental Quality Act (CEQA), the State CEQA Guidelines, Public Resources Code Sections 21000 *et seq.*, and Chapter 31 of the San Francisco Administrative Code. The Commission has reviewed and concurs with said determination.

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 applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2009.1103C, subject to the conditions contained in "EXHIBIT A" of this motion, attached hereto and incorporated herein by reference thereto, 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.

Site Description and Present Use. The Project Site is located at 690 Stanyan Street, northeast corner of Haight Street within the Haight Street Neighborhood Commercial District. The approximately 34,400 square foot site consists of a vacant grocery store (formerly occupied by a one-story plus mezzanine, 24-foot tall Cala Foods Grocery), a 42 space 15,000 square foot temporary surface parking lot and two general advertising signs located at the northern edge of the property. The adjacent parcels (larger than half an acre) sloping upward from Stanyan Street east along Haight Street, are located on the northeast corner of Stanyan and Haight Streets, Block 1228, Lots 005 & 006. The grocery store has not been in operation since June of 2006.

Surrounding Properties and Neighborhood. The Haight Street NCD is located in the Haight-Ashbury neighborhood, extending along Haight Street between Stanyan and Central Avenue, including a portion of Stanyan Street between Haight and Beulah Streets at the eastern entrance

to Golden Gate Park. The shopping area provides convenience goods and services to the local residents as well as comparison shopping goods and services to a larger market area. The district is frequented by users of Golden Gate Park (directly across the street from the subject site) and others for its eating, drinking and entertainment places. Numerous housing units establish the district's mixed residential-commercial character. Commercial buildings without housing are typically one- and two-stories while mixed use and/or wholly residential buildings are typically three- to four-stories tall, within the Haight Street NCD and its adjacent districts. The adjacent parcel to the north is developed with a three-story residential building, while the adjacent parcel to the east is developed with a single-story commercial building. The surrounding zoning is primarily Haight Street NCD and RH-2.

Project Description. The Project seeks to establish a new formula retail grocery store (dba Whole Foods Market) with the ability to operate 24 hours per day on the adjacent lots of 690 Stanyan Street (Assessor's Block 1228, Lots 005 & 006), pursuant to Planning Code Sections 303, 703.4, and 719.27, within the Haight Street Neighborhood Commercial District, Haight Alcohol Restricted Subdistrict and a 40-X and 50-X Height and Bulk District.

The proposed use is a formula retail business, Whole Foods Market, with more than 280 stores throughout the United States, Canada, and the United Kingdom. According to the Whole Foods Market Mission Statement, they "are committed to helping take care of the world around us, and our active support of organic farming and sustainable agriculture helps protect our planet. And while we assist our global neighbors through our Whole Planet Foundation's micro-lending operations, we also step out the back door of each of our stores to support food banks, sponsor neighborhood events and donate to local non-profit groups." ¹ In accordance with their mission statement, Whole Foods Market has expressed a commitment to becoming a part of the Haight Street community.

A previous Planned Unit Development (PUD), Case No. 2006.0460C, was authorized by the Planning Commission, Motion No. 17733, on October 23, 2008, to demolish the vacant grocery store, surface parking lot and general advertising signs; and develop a four-story mixed use building (62 residential units consisting of 26 studio units, 20 one-bedroom units, 15 two-bedroom units, and one three-bedroom unit over ground-floor formula retail d.b.a. Whole Foods, and mezzanine) with a 178-space subterranean parking garage. The owners of the subject property have reduced the scope of the project and limited it to a replacement grocery store with no building expansion. In recognition of this prior approval, the Commission expressly finds that this approval for the Whole Foods does not invalidate or supersede the previous authorization for a mixed-use development pursuant to the terms and conditions of Motion No. 17733, set to expire on October 23, 2011.

2. **Public Comment.** The Department has received several correspondences (via standard mail, email and phone) in support of the proposal and is not aware of any opposition to this project. The Project Sponsor has attended a number of community meetings, and done outreach along Haight Street. One correspondence (email) submitted in regard to the proposal expressed

¹ "Whole Foods Market"; <http://www.wholefoodsmarket.com/company/index.php> accessed 2/5/2009

concern over loading and staging of loading trucks on the surrounding streets. A condition of approval has been included to prevent any staging of loading vehicles off-site.

3. **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 Sections 703.3 and 703.4 defines a formula retail use and requires Conditional Use Authorization from the Planning Commission for all new formula retail uses within all Neighborhood Commercial Districts.

The proposed Whole Foods Market has been identified as a formula retail use. There are over 280 Whole Foods Markets throughout the United States, Canada, and the United Kingdom, and they all contain a standardized array of merchandise, facades, décor and color schemes, apparel, signage, and trademarks.

- B. **Hours of Operation.** Planning Code Section 719.27 requires conditional use authorization for commercial uses to operate between the hours of 2 A.M. and 6 A.M..

Many full-service grocery stores provide operating hours to accommodate the needs of populations that do not assume traditional hours of operation or are simply in need of grocery items outside “standard” business hours. The retail grocery store has requested authorization to be open 24 hours a day to allow operational and seasonal flexibility. There is no requirement that they be open 24 hours.

- C. **Haight Street Alcohol RUSD.** Planning Code Section 781.9 prohibits new establishments from the sale of alcohol for on-site and off-site consumption in the Haight-Ashbury neighborhood. However, pursuant to Section 790.55 general grocery stores over 10,000 gross square feet with a gross floor area devoted to alcoholic beverages within the accessory use limits set forth in Section 703.2(b)(1)(c) prohibited by Section 781.9 et.al. are exempt.

As a new full-service grocery store, replacing the former Cala Foods Market, the new grocery store will provide a full range of food products and convenience items, including the continued sale of alcoholic beverages for consumption off-site, consistent with guidelines outlined in Section 790.55.

- D. **Parking.** For “other retail uses”, Section 151 of the Planning Code requires one off-street parking space for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet.

The proposed commercial space will contain approximately 15,000 square-feet of occupied floor area, and the Project will retain the existing 42 off-street parking spaces that are located at the front of the property. Pursuant to Section 151 of the Planning Code 30 off-street parking spaces are required and pursuant to Section 204.5 of the Planning Code, up to 150% of the required amount may be added as accessory parking. Therefore, the proposal complies with the off-street parking schedule of the Planning Code.

- E. **Loading.** One off-street freight-loading space is required for the Project, pursuant to Planning Code Section 152.

The existing structure provides one off-street freight loading space. The proposed tenant will retain this existing space, and is thus in compliance with Planning Code Section 152.

- F. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

4. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the General Plan. 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 project as proposed, at the size and intensity contemplated and at the proposed location, will provide development that is necessary and desirable for, and compatible with, the neighborhood or the community because:

The proposed project will be the same use as a previous formula retail grocery store, it will be located within the same building envelope, within approximately the same square footage, and will be a development that is necessary and desirable for the Haight Street community. By reverting this property to a large retail grocery store, the Haight Street neighborhood is provided with a necessary amenity that has not been in operation since June of 2006.

- 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 size and shape of the Subject Property are compatible with the existing pattern of development in the area, in that the Project does not propose exterior alterations that will significantly affect the size, shape or arrangement of structures on the lot.

- 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 proposed commercial space will contain approximately 15,000 square-feet of occupied floor area, and the Project will retain the existing 42 off-street parking spaces that are located at the front of the property. The existing off-street loading space will also be retained. Furthermore, the subject location is well served by public transit. MUNI lines within a one block radius include: the N Judah, 7, 33, 37, 43, and 71; within a five block radius they also include: the 5, 6, 21, and N Judah.

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

The proposed use – by the nature of the business – should not produce noxious or offensive emissions such as noise, glare, dust and odor.

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

The Conditional Use Application for a formula retail use does not include any changes to the existing parking and loading areas, or service areas. However, the Project Sponsor has stated that Whole Foods Market will improve the aesthetics of the Site by adding landscaping, new signage identifying the grocery store and some modifications to lighting may occur.

- v. 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 all relevant requirements and standards of the Planning Code and is consistent with Objectives and Policies of the General Plan as detailed below.

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

The Project is consistent with the stated purposed of Haight Street NCD in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods.

- 5. **Section 303 (i).** With respect to an application for a formula retail use as defined in Planning Code Section 703.3, whenever a conditional use permit is required, the Planning Commission shall consider the following criteria, in addition to the criteria set forth in Section 303(c). The Project is found to be consistent with the criteria of Planning Code Section 303(i) in that:

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

The Haight Street NCD, which extends from Central Avenue to Stanyan Street, is a diverse commercial district that provides convenience goods and services to local residents, while also providing some comparison shopping, a host of eating and drinking establishments, and entertainment. What is noteworthy and charming about Haight Street is that there are very few formula retail establishments, giving Haight Street a very strong sense of individuality and uniqueness. The proposed retail operator for the new full-service grocery store, Whole Foods Market, while technically fitting the definition of formula retail, expresses the features that define formula retail in a low key manner. Given that there are very few formula retail uses on Haight Street, allowing a formula retail full-service grocery store to locate on Haight Street would not be detrimental to the diverse commercial character of Haight Street, particularly since Whole Foods, or similarly comparable operator, replaces a prior formula retail grocer – Cala Foods.

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

With the closing of Cala Foods, Haight Street lost its only major grocer/supermarket. Not having a supermarket on Haight Street has resulted in hardship and inconvenience to Haight-Ashbury residents, requiring that residents travel greater distances to other commercial districts for their grocery and sundry shopping requirements. The closing of Cala Foods has also resulted in a “dead activity zone” on Haight Street. A new full-service grocery store on Haight Street would be the only such use in this commercial district and would result in environmental benefits stemming from area residents not having to drive and/or travel greater distances to other commercial areas for their convenience shopping needs.

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

The proposal is to occupy the vacated retail grocery store structure on the Subject Property. Whole Foods Market plans to remodel the interior space and exterior façade (moving the main entrance closer to Haight Street and adding glazing along the Haight and Stanyan Street facades), thus preserving and improving the existing architectural and aesthetic character of the Neighborhood Commercial District. No expansion of the building is proposed under this Application.

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

The Haight Street NCD enjoys a relatively low commercial vacancy rate due to the popularity of this district. However, the project site has not had a permanent commercial tenant since June of 2006. The vacant status of the site serves to diminish the attractiveness of Haight Street as a retail destination. Allowing a formula retail grocer to reoccupy this site will restore and strengthen retail vitality along Haight Street, while substantially expanding convenience shopping opportunities for Haight-Ashbury residents.

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

The Haight Street NCD does attract both a citywide and regional clientele and consequently has retail outlets, eating and drinking establishment and entertainment venues that compete for commercial space at the expense of neighborhood serving retailers. The proposed grocery store, although a formula retailer, serves to bring balance and much needed convenience goods to local Haight-Ashbury residents.

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

COMMERCE AND INDUSTRY

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 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

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

The Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The Project will provide benefits to the community by allowing the tenant improvements to the neighborhood's only large grocery store. The former tenant vacated in June of 2006 leaving the building vacant for an extended period of time. This commercial space would be difficult to rent due to its existing configuration and size to anyone other than a formula retail grocery store. Therefore, the proposal is consistent with the area's commercial land use plan.

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 re-activate commercial activity at this Site.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

Whole Foods Market will provide employment opportunities for unskilled and semi-skilled workers. Whole Foods Market has stated that they intend to hire local residents. The store will create approximately 150 employment opportunities.

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.

The Project would result in the re-activation of a neighborhood-serving retail grocery store, at a critical location. There are no other large grocery stores in the immediate neighborhood south of the panhandle and thus this grocery store provides diversity of goods and services available to the Haight Street NCD.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPEMTN AND IMPROVING THE ENVIRONMENT.

Policy 2.2:

Reduce pollution, noise and energy consumption.

The Project will re-activate a neighborhood-serving use on Haight Street, allowing residents to walk, bicycle, or take public transit to their local grocery store.

OBJECTIVE 35:

URBAN DESIGN

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.6:

Make centers of activity more prominent through design of street features and by other means.

Policy 1.7:

Recognize the natural boundaries of districts, and promote connections between districts.

The vacated retail grocery store building shell at the Subject Property is a prominent site that marks the western entrance to the Haight Street Neighborhood Commercial District and the eastern entrance into Golden Gate Park. Allowing a grocer recognized worldwide will only enhance the connection between two San Francisco attractions.

7. **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 Project will result in the opportunity to enhance local employment opportunities, and increase foot traffic along the commercial corridor that will benefit the surrounding neighborhood-serving retail.

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

This Project will maintain the existing neighborhood character in that it will reoccupy and improve a previously vacated grocery store with a new grocer that will serve the local community.

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

No affordable housing is impacted as a result of this Project.

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

The Project Site is at the corner of Stanyan and Haight Streets, and is well served by public transit. There is no proposed change of use at this Site, as the previously existing formula retail grocery store will be replaced with a formula retail grocery store of the same size and in the same general configuration on the lot. The existing parking exceeds the amount required and meets the loading requirement. The Project Sponsor has expressed intent to hire local residents as employees, which will also help to reduce demand on MUNI and minimize vehicular traffic and parking congestion at and around the Subject Property.

- 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 proposal will displace a temporary surface parking lot that was created as an interim use during the entitlement process. The new grocery store will enhance future opportunities for resident employment. The store will employ approximately 150 "team members."

- 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 safety requirements of the San Francisco Building Code; therefore, this Project will not impact the existing structure's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

No landmark or historic building occupies the Project Site. Further, no significant alterations are proposed for the exterior of the building.

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

The Project is approximately 24-feet tall and will, therefore, have no negative impact on existing parks and open spaces. The Project does not have an impact on any open spaces.

- 8. 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.
- 9. The Commission hereby finds that approval of the Conditional Use authorization is Necessary and Desirable, and would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, 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. 2009.1103C** subject to the following conditions attached hereto as "EXHIBIT A", which is incorporated herein by reference as though fully set forth. The Commission made findings under the California Environmental Quality Act, Public Resources Code Sections 21000 *et seq.* (CEQA), as set forth in "EXHIBIT C" to this Motion on January 28, 2010. EXHIBIT C is hereby incorporated by reference as though fully set forth herein. Additionally, the Commission hereby adopts the Mitigation Monitoring and Reporting Program (MMRP), and Monitoring Program for Improvement Measures, attached as EXHIBIT 1 to EXHIBIT C, and incorporates such MMRP and Monitoring Program for Improvement Measures by reference as though fully set forth herein.

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. 17826. 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 January 28, 2010

Linda D. Avery

Commission Secretary

AYES: N/A

NAYS: N/A

ABSENT: N/A

ADOPTED: January 28, 2010

EXHIBIT A

CONDITIONS OF APPROVAL

Authorization

1. This authorization is for a Conditional Use to establish a new formula retail grocery store (dba Whole Foods Market) with the ability to operate 24 hours per day, on the adjacent lots of 690 Stanyan Street (Assessor's Block 1228, Lots 005 & 006), pursuant to Planning Code Sections 303, 703.4, and 719.27, within the Haight Street Neighborhood Commercial District, Haight Alcohol Restricted Subdistrict and 40-X and 50-X Height and Bulk District, in general conformance with plans filed with the Application as received on January 20, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2009.1103C, reviewed and approved by the Commission on January 28, 2010.
2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a Notice of Special Restrictions with the Office of the Recorder of the City and County of San Francisco for the premises (Assessor's Block 1228, Lots 005 and 006), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.

Design & Maintenance

3. The Project Sponsor shall continue to work on developing refined architectural and landscaping plans subject to Planning Department review and approval.
4. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
5. The Project Sponsor shall maintain an attractive storefront providing visibility of the grocery store interior through the storefront windows. Street-facing windows shall not be blocked by displays or other obstacles in order to allow for visual connection between the street and the store interior. Highly reflective glass, tinted glass, or mirror glass shall not be applied on any area of the façade.
6. The operator shall maintain the entrances to the building and all sidewalks abutting the Subject Property – on Stanyan and Haight Streets – in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrances and abutting sidewalks at least once each week.
7. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.

Parking & Traffic

8. Semi-trailer loading shall not occur during the night and peak traffic hours, defined as: 7 A.M. to 9:00 A.M. AND 3:30 P.M. to 6:30 P.M. Monday thru Friday; AND 11 A.M. to 2:00 P.M. Saturday thru Sunday; AND 11:00 P.M. to 4:00 A.M. Monday thru Sunday; and may only occur outside of those nighttime and peak traffic hours.
9. Loading dock personnel shall be stationed on Stanyan Street whenever delivery vehicles accessing the loading dock require traffic lanes to be blocked, in the north bound and/or south bound direction, to assist truck maneuvering and manage traffic flow.
10. Loading dock staging shall be prohibited from Stanyan Street as well as adjacent and surrounding streets, and deliveries by large trucks associated with the grocery store shall be scheduled such that queuing off-site is unnecessary.
11. The Project Sponsor shall work with SFMTA and the Planning Department one year from the date the grocery store opens to determine if left turn restrictions into and out of the parking garage are warranted. If left turn restrictions from Stanyan Street and onto Stanyan Street are restricted the grocery store operator shall prepare and distribute to customers leaflets regarding turn restrictions and route options to mitigate impacts to surrounding residential streets.
12. The Project Sponsor shall work with SFMTA to develop traffic calming measures and install pedestrian warning devices such as blinking lights in the crosswalks across Stanyan Street to alert motorists of pedestrians crossing and lights and/or alarms at garage entrances to alert pedestrians of motorists exiting.
13. The project shall provide bicycle parking spaces on-site.

Monitoring & Violation

14. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
15. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
16. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.

Performance

17. This Authorization does not invalidate or supersede the previous authorization for a mixed-use development pursuant to the terms and conditions of Motion No. 17733, set to expire on October 23, 2011.
18. The Planning Commission may, in a public hearing, consider the revocation of this conditional use authorization if a site or building permit has not been issued within three (3) years of the date of the Motion approving the project. 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 thenceforth diligently to completion. The Commission may also consider revoking this conditional use authorization if a permit for the project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.
19. This authorization shall be extended for up to two years 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 City, State or Federal agency or by any appeal of the issuance of such permit(s).

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS OF THE SAN FRANCISCO PLANNING COMMISSION FOR THE MODIFIED 690 STANYAN STREET PROJECT

The San Francisco Planning Commission (hereinafter "Commission") hereby ADOPTS THESE FINDINGS pursuant to the California Environmental Quality Act, Public Resources Code Sections 21000 *et seq.*, ("CEQA"), for an Addendum to the Final Environmental Impact Report ("FEIR"), identified as case file No. 2009.1103E, for the proposed retail use at 690 Stanyan Street (hereinafter "Modified Project"). In determining to approve the Project, the Commission makes and adopts the following findings of fact and adopts the following evaluation and recommendations regarding mitigation measures with respect to the Project, both as previously approved (see Motion No. 17733) and as modified as described herein, in light of substantial evidence in the whole record of prior and current Project proceedings, including but not limited to, the FEIR and pursuant to the requirements of CEQA, particularly Sections 21081 and 21081.5, 14 California Code of Regulations Sections 15000 *et seq.* (the "CEQA Guidelines"), particularly Sections 15091 through 15093, and Chapter 31 of the San Francisco Administrative Code.

I. INTRODUCTION AND PROJECT DESCRIPTION

This document is organized as follows:

Section I provides a description of the Modified Project, the environmental review process for the Modified Project, and a description and the location of records.

Section II provides a description of the Planning Commission actions to be taken.

Section III identifies potentially significant impacts associated with the Project as previously approved that are avoided or reduced to less-than-significant levels and makes findings regarding Mitigation Measures. **EXHIBIT 1**, the MMRP and Monitoring Program for Improvement Measures, attached hereto, contains the Mitigation Monitoring and Reporting Program ("MMRP") as revised to address the specifics of the Modified Project, including the full text of the mitigation measures. It also contains the text of and a monitoring program for improvements measures that reduce impacts for the less-than-significant impacts. With the implementation of mitigation measures, all significant impacts will be avoided or reduced to a less-than-significant level.

A. Project Description

The project site is at 690 Stanyan Street, on the corner of Stanyan Street and Haight Street, in the Haight Ashbury neighborhood. It lies on Assessor's Block 1228, Lots 005 and 006, which has an approximate area of 34,406 square feet (sf), or about 0.79 acres.

The project site is occupied by a one-story with mezzanine, 19,000 square foot vacant commercial building, formerly occupied by Cala Foods, and a surface for pay 42-space parking lot. The site also has two general advertising bill-boards.

The Project seeks to establish a new formula retail grocery store (dba Whole Foods Market) with the ability to operate 24 hours per day on the adjacent lots of 690 Stanyan Street (Assessor's Block 1228, Lots 005 & 006), pursuant to Planning Code Sections 303, 703.4, and 719.27, within the Haight Street Neighborhood Commercial District, Haight Alcohol Restricted Subdistrict and a 40-X and 50-X Height and Bulk District.

The proposed use is a formula retail business, Whole Foods Market, with more than 280 stores throughout the United States, Canada, and the United Kingdom. According to the Whole Foods Market Mission Statement, they "are committed to helping take care of the world around us, and our active support of organic farming and sustainable agriculture helps protect our planet. And while we assist our global neighbors through our Whole Planet Foundation's micro-lending operations, we also step out the back door of each of our stores to support food banks, sponsor neighborhood events and donate to local non-profit groups." ² In accordance with their mission statement, Whole Foods Market has expressed a commitment to becoming a part of the Haight Street community.

A previous Planned Unit Development (PUD), Case No. 2006.0460C, was authorized by the Planning Commission, Motion No. 17733, on October 23, 2008, to demolish the vacant grocery store, surface parking lot and general advertising signs; and develop a four-story mixed use building (62 residential units consisting of 26 studio units, 20 one-bedroom units, 15 two-bedroom units, and one three-bedroom unit over ground-floor formula retail d.b.a. Whole Foods, and mezzanine) with a 178-space subterranean parking garage. The owners of the subject property have reduced the scope of the project and limited it to a replacement grocery store with no building expansion. In recognition of this prior approval, the Commission expressly finds that this approval for the Whole Foods does not invalidate or supersede the previous authorization for a mixed-use development pursuant to the terms and conditions of Motion No. 17733, set to expire on October 23, 2011.

The project site is located in the Haight Street Neighborhood Commercial District (NCD) Planning Code Section 719.1, and a 40-X and 50-X Height & Bulk District within the Haight Ashbury neighborhood. The intent of the Haight Street NCD district is to protect the existing building scale and promote new mixed-use development which is in character with adjacent buildings. The Haight Street NCD also strives to maintain the balanced mix and variety of neighborhood-serving commercial uses.

Existing land uses in the immediate vicinity of the project site include primarily ground floor commercial uses along Haight Street with one to three additional floors of residential use at upper floors. Golden Gate Park is immediately west of the project site and a "McDonalds" fast food franchise is directly across

² "Whole Foods Market"; <http://www.wholefoodsmarket.com/company/index.php> accessed 2/5/2009

Haight Street to the south. The broader area surrounding this site is principally one to four-story residential. The project site is served by several MUNI bus lines that run on Haight Street.

The proposed project would require Conditional Use Approval by the Planning Commission; issuance of building permits by the Department of Building Inspection (DBI); and issuance of street improvement permits by Department of Public Works (DPW) for street tree planting.

B. Environmental Review

On January 19, 2008, the Planning Department prepared and published a Draft Environmental Impact Report ("DEIR"). The Planning Commission held a duly noticed public hearing on the DEIR on February 28, 2008, at which opportunity for public comment was given. Public comment was received on the DEIR both at the public hearing on the DEIR and in writing.

The Planning Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR, prepared revisions to the text of the DEIR, and published the Comments and Responses on October 1, 2008.

The Planning Commission certified a Final Environmental Impact Report (FEIR) for the Project on October 23, 2008 and the motion to certify the FEIR was appealed to the Board of Supervisors. On November 18, 2008 the Board of Supervisors denied the appeal and affirmed the Planning Commission's certification of the FEIR. Since that time, the project sponsor has submitted a revised application for a change of use at the project site as described previously in Section A.

CEQA Guidelines Section 15164 provides for the use of an addendum to document the basis for a lead agency's decision not to require a Subsequent or Supplemental EIR for a project that is already adequately covered in an existing certified EIR. The lead agency's decision to use an addendum must be supported by substantial evidence that the conditions that would trigger the preparation of a Subsequent EIR, as provided in CEQA Guidelines Section 15162, are not present.

C. Description and Location of Records

The findings for the Modified Project incorporate the findings for the previously approved project by reference are based on substantial evidence in the record before the Planning Commission. These findings are based on the information contained in the FEIR, as supplemented by information provided by the applicant, consultants, and interested parties, and reasonable inferences drawn from such information, identified below. The record for this Project is located at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, California. The Planning Department is the custodian of these documents and materials.

For the purposes of CEQA and these findings, the record before this Commission includes, without limitation, the following:

1. All application materials and supporting documents submitted by the Project Sponsor;
2. The 690 Stanyan Street Project FEIR, including the Draft EIR, comments received on the Draft EIR, Responses to Comments, staff initiated text changes, and all appendices;
3. Addendum to the FEIR;

4. The Mitigation Monitoring and Reporting Program for the 690 Stanyan Street Modified Project, as revised to address potential environmental effects of the Modified Project;
5. All meeting agendas, minutes and reports to the Planning Commission and other Boards and Commission reports, correspondence, references and material kept in the ordinary course of business associated with the public planning process for the Project; and
6. All relevant staff, and public reports and memoranda kept in the ordinary course of business providing substantial evidence to support these findings, and the EIR, including attachments, appendices and references kept in the ordinary course of business.

II. PLANNING COMMISSION ACTIONS

The Planning Commission is considering various actions (“Actions”), in furtherance of the Project, which include the following:

- a) Adoption of these CEQA Findings, mitigation measures, and a mitigation monitoring and reporting program.
- b) Approval of a Conditional Use authorization to allow a formula retail use with extended hours of operation (24 hours) in the Haight Street NCD, pursuant to Planning Code Sections 303, 703.4 and 719.27.

III. POTENTIALLY SIGNIFICANT IMPACTS THAT ARE AVOIDED OR REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL AND FINDINGS REGARDING MITIGATION MEASURES

The potentially significant impacts of the project that will be mitigated to a less-than-significant level through implementation of mitigation measures include impacts to archeological resources, construction air quality, hazardous soil, and hazardous building materials.

Of the topics listed above, the Initial Study identified mitigation measures related to archeological resources (Mitigation Measure 1, Archeology Monitoring, FEIR Appendix A, pp. 67-70), air quality (Mitigation Measure 2, Construction Air Quality, Appendix A, FEIR p. 71, and hazards (Mitigation Measures 3 and 4, Construction Air Quality and Other Hazardous Building Materials, Appendix A, FEIR pp. 71-73). As the modified project would no longer entail soils-disturbing activities, the Planning Department finds that FEIR Mitigation Measures 1 (related to archeological monitoring) and 3 (related to contaminated soils and groundwater testing) are no longer required, because the modified project would avoid potential effects related to archeological resources and potential exposure to hazardous materials in both the soil and groundwater. The potential for the presence of other hazardous building materials (such as asbestos and lead-based paint) and polychlorinated biphenyl (PCBs) are addressed through the building permit regulations and FEIR Mitigation Measure 4. The Initial Study, including the significance conclusions reached therein, remains applicable to the modified project and with exception of the specific mitigation measures (Mitigation Measures 1 and 3) listed above. Mitigation Measures 2 and 4 would still be applied to the modified project, as appropriate.

The Project Sponsor has agreed to implement all mitigation measures identified in the FEIR addendum, and the Commission has imposed those mitigation measures as conditions of approval. The Commission hereby adopts the Mitigation Monitoring and Reporting Program, as required by CEQA Section 21081.6. The Mitigation Monitoring and Reporting Program is attached hereto as **EXHIBIT 1**, the MMRP and Monitoring Program for Improvement Measures, and incorporated herein by reference. The purpose of this Mitigation Monitoring and Reporting Program is to ensure that the responsible official or entity carries out each measure. The full text of each mitigation measures as set forth in the FEIR addendum is contained in Exhibit 1. In addition, Exhibit 1 includes the text of and a monitoring program for six improvement measures that the FEIR addendum identified as measures that would reduce impacts that were not significant. The required mitigation measures and improvement measures are fully enforceable and are included as conditions of approval in the Planning Commission's Planning Code Section 303 proceeding or will be enforced through inclusion as conditions of approval in any building permits issued for the Project by the San Francisco Department of Building Inspection or other permits issued by the Department of Public Works.

With the required mitigation measures, all potential project impacts would be avoided or reduced to a less-than-significant level.

As authorized by CEQA Section 21081 and CEQA Guidelines Section 15091, 15092, and 15093, based on substantial evidence in the whole record of this proceeding, the City finds that all of the changes or alterations to the Project listed herein have been required in, or incorporated into, the project to mitigate or avoid the potentially significant environmental impacts listed herein, as identified in the FEIR, that these mitigation measures will be effective to reduce or avoid the potentially significant impacts as described in the FEIR, and these mitigation measures are feasible to implement and are within the responsibility and jurisdiction of the City and County of San Francisco to implement or enforce.

The 690 Stanyan Street Project with mitigation, would reduce all impacts to a less than significant level. Consequently the Planning Commission finds that this project will not have a significant effect on the environment.

Accordingly, pursuant to Section 21067 of CEQA and Sections 15040, 15081, and 15082 of the State CEQA Guidelines, the Commission finds that the proposed project would NOT result in an impact that cannot be avoided if the proposed project is implemented.

IV. CONCLUSION

The environmental effects of the 690 Stanyan Street Modified Project are analyzed in sufficient detail to allow the FEIR and its addendum to fully satisfy CEQA. All potential significant impacts would be reduced to a less than significant level with the implementation of the mitigation measures discussed in section IV above and included in the FEIR and the attached Mitigation Monitoring and Reporting Program (EXHIBIT 1).

EXHIBIT 1

MITIGATION AND MONITORING REPORTING PROGRAM FOR THE 690 STANYAN STREET MODIFIED PROJECT

EXHIBIT 1

MMRP AND MONITORING PROGRAM FOR IMPROVEMENT MEASURES

2009.1103E – 690 Stanyan Street Project
 (addendum to Case No. 2006.0460E)
 Motion No.:
 Page 1

Mitigation Measures	MONITORING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES:					
1. CONSTRUCTION AIR QUALITY					
Consistent with the BAAQMD's dust control measures, the project sponsor shall require the construction contractor(s) to cover stockpiles of soil, sand and other such material on-site and during hauling; and sweep surrounding streets during these periods at least once per day to reduce particulate emissions. Ordinance No. 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. The project sponsor shall require the construction contractor(s) to obtain reclaimed water from the Clean Water Program for this purpose.	Project sponsor	During construction	Spray site where necessary, cover materials, and sweep area. Use reclaimed water where feasible.	Contractor shall prepare daily field reports on non-potable water spraying and compliance of other activities for construction manager. Provide the Departments of Public Works, Building Inspection and Planning with monthly reports during construction period.	During construction. Considered complete upon receipt of final monitoring report at completion of construction.
The project sponsor shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.	Project sponsor	During construction	Prohibit idling, conduct maintenance programs, and use equipment that will minimize exhaust emissions.	Contractor and Project sponsor's construction manager	Throughout the construction period. Considered complete upon receipt of final monitoring report at completion of construction.

EXHIBIT 1

MMRP AND MONITORING PROGRAM FOR IMPROVEMENT MEASURES

2009.1103E – 690 Stanyan Street Project
 (addendum to Case No. 2006.0460E)
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Mitigation Measures	MONITORING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
<p>2. OTHER HAZARDOUS BUILDING MATERIALS (PCBS, MERCURY, LEAD AND OTHERS)</p> <p>The project sponsor would ensure that pre-construction building surveys for PCB- and mercury-containing equipment (including elevator equipment), hydraulic oils, fluorescent lights, lead, mercury and other potentially toxic building materials are performed prior to the start of renovation. Any hazardous building materials so discovered would be abated according to federal, state, and local laws and regulations.</p>	Project sponsor	Prior to issuance of building permit	Completion of building surveys for hazardous materials	Department of Public Health	Considered complete upon issuance of building permit

EXHIBIT 1

MMRP AND MONITORING PROGRAM FOR IMPROVEMENT MEASURES

2009.1103E – 690 Stanyan Street Project
 (addendum to Case No. 2006.0460E)
 Motion No.:
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Improvement Measures	MONITORING PROGRAM				
	Responsibility for Implementation	Schedule	Action	Monitoring/Reporting Responsibility	Monitoring Schedule
1. LOADING					
As an improvement measure to reduce the potential for delivery vehicles to double-park on Haight or Stanyan Streets, the project sponsor would provide an on-site employee to coordinate loading for the supermarket use to manage the delivery demand, provide assistance for truck maneuvers into and out of the off-street loading area, and coordinate trash collection activities.	Project Sponsor	Prior to opening of grocery store for ongoing implementation	Project sponsor or grocery tenant to hire or designate employee.	Planning Department Northwest Quadrant	Prior to completion of construction
As an improvement measures to ensure that 60-foot trucks turning into and out of the loading area do not encroach into the southbound travel lanes, about 23 feet of curb space to the north of the project site would be designated with a "No Parking" red curb restriction. This red curb zone would result in the loss of one on-street parking space. The red curb restriction would need to be approved by the Board of Supervisors at a public hearing through the MTA. The project sponsor should apply for the zone at the start of construction, so that the legislation phase is completed and new curb regulations implemented prior to the proposed project's opening.	Project Sponsor	During project construction	Apply to MTA for establishment of No Parking zone	MTA; File report with Planning Department, Northwest Quadrant	Initiate at start of building construction; establish prior to completion of construction

EXHIBIT 1

MMRP AND MONITORING PROGRAM FOR IMPROVEMENT MEASURES

2009.1103E – 690 Stanyan Street Project
 (addendum to Case No. 2006.0460E)
 Motion No.:
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Improvement Measures	MONITORING PROGRAM				
	Responsibility for Implementation	Schedule	Action	Monitoring/Reporting Responsibility	Monitoring Schedule
2. PARKING					
As improvement measures to reduce the effect of the parking shortfall for the supermarket use, the following improvement measures have been identified:					
<ul style="list-style-type: none"> To ensure that parking spaces are available for shopping patrons, employees would be required to park off-site, and Whole Foods Market could provide incentives to employees to encourage use of transit, such as pre-tax transit pass purchase options. 	Project Sponsor/ grocery tenant	Ongoing	Parking requirements and initiation of a pre-tax transit pass program or other incentive(s)	Planning Department Northwest Quadrant	Prior to opening of grocery store
<ul style="list-style-type: none"> To reduce the number of employees that drive to work, Whole Foods Market would recruit employees from the neighborhood. 	Project Sponsor/ grocery tenant	Ongoing	Local recruitment efforts (e.g. ads in neighborhood papers)	N/A	N/A
<ul style="list-style-type: none"> The website for the Whole Foods Market would include information on transit access to the project site. 	Grocery tenant	Ongoing	Website update	Planning Department Northwest Quadrant	Prior to opening of grocery store
<ul style="list-style-type: none"> To accommodate peak parking demand, the potential for shared parking opportunities with the McDonalds restaurant directly to the south of the project site would be explored. 	Project sponsor/ grocery tenant	If warranted as indicated by monitoring	Negotiate with property owner	Planning Department Northwest Quadrant; MTA	As needed
3. CONSTRUCTION					
Any construction traffic occurring between 7:00 and 9:00 a.m. or between 3:30 and 6:00 p.m. would coincide with	Project sponsor	During project	Include limitations	DBI	Building Permit

EXHIBIT 1

MMRP AND MONITORING PROGRAM FOR IMPROVEMENT MEASURES

2009.1103E – 690 Stanyan Street Project
 (addendum to Case No. 2006.0460E)
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Improvement Measures	MONITORING PROGRAM				
	Responsibility for Implementation	Schedule	Action	Monitoring/Reporting Responsibility	Monitoring Schedule
peak hour traffic and would temporarily impede traffic and transit flow, although it would not be considered a significant impact. An improvement measure limiting truck movements to the hours between 9:00 a.m. and 3:30 p.m. (or other times, if approved by MTA) would minimize disruption of the general traffic flow on adjacent streets during the a.m. and p.m. peak periods.		construction	on truck movements in building permit conditions		issuance
The project sponsor and construction contractor(s) would meet with the Traffic Engineering Division of MTA, the Fire Department, Muni, the Planning Department and other City agencies to determine feasible measures to reduce traffic congestion, including potential transit disruption and pedestrian circulation effects during construction of the project.	Project sponsor and named Departments	During project construction	Coordination efforts and identification of measures	Named Departments	Building Permit issuance
The construction contractor should encourage construction crews and subcontractors to use transit and to carpool to the project site. Construction contractors could identify locations for parking for construction workers, either within the construction zone, or, if necessary, at a nearby off-street location with transport provided between the parking location and the worksite.					

REUBEN & JUNIUS_{LLP}

January 20, 2010

VIA MESSENGER

Mr. Ron Miguel, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: Whole Foods – 690 Stanyan Street
Planning Department Case No. 2009.1103C
Hearing Date: January 28, 2010
Our File No.: 5987.03**

Dear President Miguel and Commissioners:

This office represents Whole Foods, the sponsor for the proposed Whole Foods grocery store (“Project” or “Whole Foods”) to be located at 690 Stanyan Street, at the corner of Haight and Stanyan Streets.

Every neighborhood needs a grocery store. Since the closing of Cala Foods in June 2006, the Haight district has been without a full-service grocery store. This Project will change that. The Project team has met with many neighborhood groups and neighbors. The neighborhood overwhelmingly supports Whole Foods.

The primary approval required for this Project is a conditional use authorization for formula retail. Whole Foods is also requesting that it be allowed to operate 24 hours a day, giving the store flexibility with respect to evening hours to accommodate both the neighborhood generally, as well as seasonal demand. The proposal will not alter or modify the existing structure, nor will it expand the building envelope, in any manner. The existing 42 parking spaces will be retained in the existing condition.

A site plan and elevations for the proposed store are included in your packet, along with photos of existing site conditions.

A. Benefits of the Project

Benefits of the Project will include:

- Bringing back a local grocery store for Haight district residents.
- Creation of new construction jobs during store construction.
- Bringing back grocery store jobs – as many as 150 new jobs at this store.
- Generation of new economic activity and production of business tax revenue to the City.
- Re-activating a corner that has been vacant and underutilized since the closing of Cala Foods in 2006.

B. Compliance with Conditional Use Criteria for Formula Retail

The proposed Project meets and exceeds the requirements necessary to grant a conditional use authorization for formula retail.

The proposed Whole Foods store will occupy the site of the former Cala Foods. By retaining the existing structure, the building retains the existing architectural and aesthetic character of the neighborhood, and improves the building considerably with new façade treatments, new windows and new signage.

Whole Foods intends for this to be a neighborhood-servicing store, rather than a Citywide-destination store. At the same time, Whole Foods recognizes the unique role the tenant at this Project Site plays in the neighborhood. As one of the largest lots and uses in the district, this site can be an “anchor” for the district, drawing substantial business that will provide secondary customers for the other neighborhood-serving stores along the Haight Street corridor.

Whole Foods believes it will attract the customers needed to maintain not only its business, but also to provide secondary customers that will retain the vitality of Haight Street. The importance of this symbiotic relationship between businesses has never been more important than in today’s market conditions. Retailers are struggling in all areas of the City. A larger use

like Whole Foods will bring more people to the street, all of whom are potential customers for the other retailers on Haight and Stanyan Streets.

Many people have noted that grocery stores assist in helping smaller businesses such as these attract customers.¹ San Francisco has recognized the importance of grocery stores to its neighborhoods, especially in light of at least two grocery stores in the City closing their doors in recent years.² The Board of Supervisors has even previously introduced legislation to exempt grocery stores from the formula retail requirements of the San Francisco Planning Code, which is the subject of this application, noting the lack of grocery stores within the City.³ Whole Foods looks forward to working closely with other businesses in the district to maintain and improve the neighborhood shopping experience on Haight Street.

C. Providing Access to Good Jobs

Whole Foods also looks forward to being a strong source of good jobs in the community.⁴ For 12 years in a row, Fortune magazine has named Whole Foods one of the top 100 companies for which to work. Whole Foods entry-level employees in San Francisco start at approximately 15 percent above the San Francisco minimum wage, and receive health care benefits and paid sick leave.

D. Construction and Operation

Whole Foods wants to move quickly to get the store open. Assuming project approval by the Commission, Whole Foods plans to file for a building permit as soon as possible, and hopes to open the store by the end of the year.

¹ Lisa Feldstein, Planetizen, *Diminutive Offerings from a Grocery Store Giant: Will They Fill the Grocery Store Gap?* 1 (2007) (Available at: <http://www.planetizen.com/node/23078>); Healthy Food Retailing: Developing New Grocery Stores (Available at: <http://www.policylink.org/EDTK/HealthyFoodRetailing/NewStores.html#2>) (*PolicyLink Grocery Store Study*).

² Pia Sarkar, *Victims of Vacancies: As it Closes 37 Stores, Albertson's Leaves Region with Barren Buildings*, San Francisco Chronicle, July 11, 2006.

³ Charlie Goodyear, *Plan to Exempt Big Grocers from Chain Limits: Supervisor Contends Ballot Measure will Exacerbate Shortage*, San Francisco Chronicle, August 16, 2006.

⁴ Research indicates that grocery stores are a strong source of jobs. (See *PolicyLink Grocery Store Study*).

Whole Foods will also work to minimize construction impacts on the community. Whole Foods will work closely with surrounding neighbors to minimize inconveniences.

E. Community Outreach

Whole Foods has done extensive community outreach during December and January, leading up to this hearing. The Whole Foods team met with the Haight Area Improvement Association (HAIA), the Cole Valley Improvement Association (CVIA), the Haight Ashbury Neighborhood Council (HANC) and the Buena Vista Neighborhood Association (BVNA). At each of the meetings Whole Foods representatives presented the Project and answered questions about store construction and operation. The outreach team also walked Haight Street to talk with members of the community.

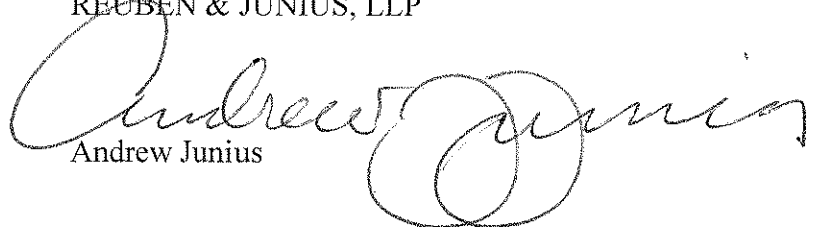
A more detailed review of the outreach effort is attached to this letter.

F. Conclusion

This project requires a conditional use for formula retail. It provides substantial benefits to the City by maintaining a grocery store in this neighborhood, provides an anchor tenant to the district and numerous construction- and long-term jobs. Planning staff is recommending approval of the requested authorization. The neighborhood is very supportive and anxious for the store to open as quickly as possible. For all of these reasons and those listed in the application, we respectfully request this Commission grant this conditional use authorization for this Project.

Very truly yours,

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Mr. Ron Miguel, President
San Francisco Planning Department
January 20, 2010
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cc: Commissioner Michael Antonini
Commissioner Gwyneth Borden
Commissioner William Lee
Commissioner Kathrin Moore
Commissioner Christina Olague
Commissioner Hisashi Sugaya
John Rahaim - Planning Director
Larry Badiner - Zoning Administrator
Linda Avery - Commission Secretary
Jonas Ionin - Planning Department
Glen Moon - Whole Foods

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Memorandum

To: Ron Miguel, President, San Francisco Planning Commission
Christina R. Olague, Vice-President
Michael Antonini, Commissioner
Gwyneth Borden, Commissioner
William L. Lee, Commissioner
Kathrin Moore, Commissioner
Hisashi Sugaya, Commissioner

From: Nicole Watt, Community Liaison, Whole Foods Market CA

Date: January 19, 2010

Subject: 690 Stanyan Street - Community Outreach

Until October, I had been a resident of the Upper Haight and Panhandle communities for many years. While living in both neighborhoods, I constantly wished for a nearby grocery store after Cala closed. I became the community liaison for the Haight Street Whole Foods location in December 2009. Since then, I have spent quite a bit of time in the Upper Haight community talking to people and taking note of their questions and support.

Community Meetings

Our Whole Foods team attended the **Haight Area Improvement Association** holiday party on December 16. This was a chance to meet HAIA informally, and talk to people about their feelings toward Whole Foods in their neighborhood. I got to mingle for about a half hour, during which time I met David, who will be starting the Farmers' Market in the Haight. He was supportive, and we talked about how well the Noe Valley Farmers' Market does, and how Whole Foods donates some of their parking area to the market. After awarding Haight stores for their holiday décor, Ted Loewenberg introduced us to the attendees. In his introduction, he talked about how excited the whole neighborhood is to finally have a full service grocery store. The room of about 25 individuals applauded. He stated that there will be a full meeting on January 6th to talk about the possibility of a Whole Foods, although he knows that no HAIA members have adverse issues with Whole Foods.

On January 4th, the Whole Foods team went to the **Cole Valley Improvement Association** meeting. This meeting was also positive. There were no negative comments, only questions about how soon we would be able to open. The meeting was brief, but we answered

questions about store hours, truck delivery hours and locations, and hiring within the community. Carole expressed support as she let us out the door.

On January 6th the team attended the **Haight Area Improvement Association** meeting at the Urban School. At this meeting, we gave a Powerpoint presentation about what the store would look like, with comparison photos of Noe Valley, Santa Cruz, and Capitola. This meeting was also entirely positive, with Glen answering questions about odor, loading, parking, construction, and employment opportunities. At this meeting, people were quite interested in how soon we would be open. On our way out, a resident said it couldn't be soon enough to clean up that block and have a grocery store. Also, Joan Downey can't wait for us to be part of the Cole Valley community fair.

Our team attended the **Haight Ashbury Neighborhood Council** meeting at the Page St. public library on January 14th. Attendees at this meeting asked the most questions. However, on the way out, almost everyone there approached us to tell us that even though they have questions, they are still supportive of Whole Foods moving into that location. One member suggested that we flatten McDonald's to make more parking spaces, or at least see if we can use some of their unused spaces for overflow parking. Another resident, who had been very vocal and inquisitive about noise levels in the morning, ended the evening by stating, "You'll be in my backyard. Thank you for this conversation, I now welcome you." Bruce Wolfe, president of HANC, told us he supports the project, he just wants to make sure we organize parking and traffic very well. He also told us about HANC's famous recycling program, and wants to partner with Whole Foods in some regard once we open.

At the HANC meeting, Dmitri, the owner of the Haight Street Market said he was supportive of Whole Foods moving into the neighborhood, the area "needs something besides another head shop." He just wanted to make sure we were supportive of small farmers. Our team told him we pay small farmers a premium for produce, and that he could contact us for more information about Whole Foods buying practices.

Street Walk Outreach

I also went into the neighborhood, into shops along Haight to talk to the people who work and own businesses on the street. The following is a quick summary of who I met and what they said:

Bruce Smith – Robert's Hardware – "The area needs a grocery store, my customers are always complaining that there is no full service grocery store anywhere close by. When I hear customers talk about Whole Foods coming in, it's a good thing."

Tony – manager, Red Victorian – said he liked Whole Foods, just hoped we didn't put in a large café that would take away from his. I told him this store would be small, and although it would have coffee, it would not have the seating, the historical draw, or ambiance of the Red Victorian.

Shalom – manager, Boys and Girls Club – said the parents of the kids at the Club are very supportive of cleaning up the corner for the safety of their children a block away. Said she her co-workers can't wait to be able to go eat the salad bar for lunch. Also said she knows WFM partners with the community for classes and donations, and said she hoped the Club could perhaps work with us in either of those ways.

Monica Awerbuch – asst. mgr, John Fluevog – said she is our biggest supporter. She'd like us there ASAP. This whole area needs a grocery store closer than Trader Joe's or Andronico's. This community especially needs a full service grocery store. Parking here is already a mess, so there may as well be something beneficial there. Thinks it's great that we are open until 10 – thinks that will add safety to the neighborhood. Most businesses close between 7 and 8, so the street gets dangerous and deserted after 8. Having Whole Foods open until 10 will be wonderful. It will also give the people who don't get off work until 9 to have a chance to get food before going home at night.

Jim – employee, John Fluevog – frequents the salad bar at the other stores, can't wait for our store to open.

Another employee, John Fluevog – “Did you say there's going to be a Whole Foods across the street? That's great, I love the salad bar!”

Claudia – Red Vic Theater – well, it'll be a bummer to lose the parking lot across the street for our theater customers. I'll be at the salad bar often, though – it'll be healthy and convenient.

Rob – resident, Haight/Clayton – I love the little market at this end, and I'll always go there first because it's closest to my house. But I can't wait to be able to get a roasted chicken, or eat from the food bars. There is nothing like that around here, unless you go all the way to Baker and Divisadero, and that place is way more expensive!

Neda's Flowers said they were too busy to talk, as did the Reverie Café in Cole Valley.

Joseph Altman, former Bay Café host – completely supports Whole Foods in the neighborhood. Would like Whole Foods Haight to participate in his event – People's Picnic in the Panhandle.

Conclusion

In general, I have not encountered any resistance to Whole Foods moving into the existing building at 690 Stanyan. Many people had questions, but our project manager, Glen Moon, answered most of them during our various community meetings. If he or I could not answer a question, we made sure to respond via email. We also made sure to leave ample business cards everywhere we went in case people thought of concerns later. People are concerned about parking and traffic flow, there is no doubt. However, they would like to work with us to see us resolve those issues. We heard many general comments that a Whole Foods at the corner will help to clean up Haight Street. I believe that the Haight community is very supportive of our project.

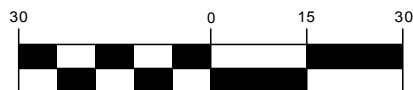


NOTES:

- 1) THIS PLAN IS INTENDED TO BE USED FOR CONCEPTUAL SITE PLANNING PURPOSES ONLY. AN EXISTING CONDITIONS SURVEY SHOULD BE COMPLETED.
- 2) EXISTING CONDITIONS INFORMATION BASED ON THE EXISTING ELEVATIONS, SECTIONS AND SITE PLAN PROVIDED BY BOTTINOGRUND ARCHITECTS.
- 3) AERIAL IMAGE OBTAINED FROM © 2009 GOOGLE- IMAGERY



GRAPHIC SCALE



(IN FEET)

No.	Appd	Date

DATE: JANUARY 14, 2010
 SCALE: AS SHOWN
 DESIGNED BY: GY/GMM
 DRAWN BY: GY
 APPROVED BY: GMM
 PROJECT NO: 2446
 FILE NO: 2446_CONDITIONAL USE

**WHOLE FOODS
 MARKET**
 690 STANYAN STREET
 SAN FRANCISCO, CA

**AEI APPLIEDORE
 ENGINEERING**
 177 CORPORATE DRIVE
 PORTSMOUTH, NEW HAMPSHIRE 03801
 (603) 433-8818
 aei@appledoreeng.com

EXISTING LAYOUT



STANYAN STREET

EXISTING CURB CUT (TO REMAIN)

EXISTING CURB CUT (TO REMAIN)

42 SPACES

PROPOSED RECEIVING AREA WITH FENCE ENCLOSURE

PROPOSED BIKE RACK

PROPOSED ACCESSIBLE RAMP

EXISTING CURB CUT (TO REMAIN)

EXISTING BUS STOP

HAIGHT STREET

WHOLE FOODS MARKET

- NOTES:
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(IN FEET)

No.	Appd	Date

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 SCALE: AS SHOWN
 DESIGNED BY: GY/GMM
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 APPROVED BY: GMM
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WHOLE FOODS MARKET
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CONDITIONAL USE PLAN

1 OF 1



Views of Project Site from Stanyan Street facing east





Views of Project Site from corner of Haight and Stanyan Streets facing northeast





Views of Project Site from Haight Street facing northeast and northwest

