

RESOLUTION NO. 53-2007

*No Motion to Adopt
(Resolution not adopted)*

**DETERMINING THAT A FORMULA RETAIL USE PROPOSED BY
99¢ ONLY STORES FOR 1336 POST STREET IS CONSISTENT WITH
THE WESTERN ADDITION A-2 REDEVELOPMENT PLAN, AS
IMPLEMENTED BY THE AGENCY'S FORMULA RETAIL POLICY;
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2**

BASIS FOR RESOLUTION

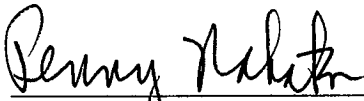
1. On October 3, 2006, the Commission adopted a Formula Retail Policy for specific commercial zones in the Western Addition Redevelopment Project Area A-2 ("Project Area") which contains procedures to promote consistency of formula retail uses with the goals of the Redevelopment Plan for the Project Area ("Redevelopment Plan"). The Formula Retail Policy defines formula retail uses, and establishes a process for notice and a request for Commission review of any new formula retail use that is proposed within the applicable neighborhood commercial areas of the Project Area.
2. In December 2006, Agency staff received a proposal from 99¢ Only Stores, a deep-discount retailer ("Formula Retailer"), to construct tenant improvements and open a store in a vacant space at 1336 Post Street, formerly occupied by a grocery store. After review of the Formula Retailer's retail operation, Agency staff concluded that the proposal met the definition of a "formula retail use" and determined that the process for notice and public review would apply.
3. In accordance with the Formula Retail Policy, notice of the proposed formula retail use and opportunity to request Commission review was provided to the surrounding neighborhood, the Western Addition Citizens Advisory Committee's ("WACAC") mailing list and other interested parties for a 30-day period, during which the Agency received numerous requests for a public hearing. The proposed formula retail use was also presented to the Japantown Task Force ("JTF") and the WACAC by the Formula Retailer, and no action was required or taken by these groups.
4. In preparation for the public hearing, Agency staff reviewed the retail uses of the neighborhood and analyzed the proposal based upon the five factors for consideration of formula retail uses as identified in the Agency's Formula Retail Policy and presented its recommendations in its written and oral staff reports.
5. Agency staff recommends a finding that the proposed formula retail use at 1336 Post Street be determined to be consistent with the Redevelopment Plan, based on the factors identified in the memorandum and other comments and information presented at the public hearing.

6. The addition of the proposed formula retail use to the 1336 Post Street property is exempt from the California Environmental Quality Act ("CEQA"), since such use entails the reuse of an existing retail space and therefore falls within the Class 1 Categorical Exemption for existing facilities contained in Section 15301 of the State CEQA Guidelines.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that, based on the comments and information presented, it is determined that the formula retail use proposed by 99¢ Only Stores for 1336 Post Street is consistent with the Western Addition A-2 Redevelopment Plan, as implemented by the Agency's Formula Retail Policy.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel

for