



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 6, 2013

Date: May 30, 2013
Case No.: **2011.0477CV**
Project Address: **1900 19TH AVENUE**
Zoning: NC-1 Neighborhood Commercial Cluster District
40-X Height and Bulk District
Block/Lot: 2116/028 and 2055/ 019A
Project Sponsor: Holly Grzywacz
LandMark Retail Group
5850 Canoga Avenue, Suite 650
Woodland Hills, CA 91367
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Disapproval**

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PROJECT DESCRIPTION

The project proposes to establish a Formula Retail pharmacy store (d.b.a. CVS) and expand the retail space within the existing building from 14,667 square feet to 16,366 square feet. The hours of operation for the store would be 6 A.M. to 2 A.M. The project would expand the ground floor of the building into the space currently occupied by the loading dock to increase the floor area by 1,699 square feet to provide 15,918 square feet of space on the ground floor. The off-street loading area would be replaced by an on-street loading area along Ortega Street. The interior floor area of the second floor would be reduced by 407 square feet to 2,002 square feet and would be used only for elevator, circulation, and stairways. The parking area would be increased from 13,833 square feet to 14,240 square feet and the lot would be restriped to standard sized parking spaces. The number of rooftop parking spaces would be reduced from 38 to 31. The main entrance to the store would be from Ortega Street or by elevator from the roof top parking.

CVS proposes to use the parking lot across Ortega Street for accessory parking. This lot would also be used as a maneuvering and turn around area for vehicles making deliveries to CVS. The use of the lot in this fashion would eliminate the need for delivery vehicles, including tractor-trailer vehicles to circulate through the neighborhood to return to 19th Avenue. CVS would make minor aesthetic improvements to the lot as part of this proposed use.

The CVS retail pharmacy store would sell prescription and over-the-counter drugs, health and beauty products, photo finishing, seasonal merchandise, greeting cards and limited convenience grocery items. CVS intends to obtain a type-20 off-sale beer and wine license. The proposed hours of operation would be from 6:00 A.M. to 2:00 A.M. within the NC-1 Neighborhood Commercial Cluster District and 40-X Height and Bulk District.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of 19th Avenue, on the southwest corner of the intersection with Ortega Street, Block 2116, Lot 028. The property is 16,250 square feet in area and is occupied by a 32,160 square foot two-story commercial building with rooftop parking. The building is two-stories on the east side and one-story on the west side. The building has 16,682 square feet of interior space and 15,749 square feet of parking and loading areas. The ground floor consists of 14,272 square feet of interior floor area with an approximately 1,916 square foot covered loading dock. The second floor consists of 2,409 square feet of interior office and storage space and 13,833 square feet of uncovered parking. The property has been used in the distant past as an automobile dealership and between 1984 and 2009, it was used for a Post Office by the US Postal Service. The building is currently vacant.

The project also includes a second parcel on the north side of Ortega Street, Block 2055, Lot 019A across Ortega Street from the first parcel. This parcel is 4,500 square feet in area and is occupied by a parking lot. This lot has been used for parking for the Project Site across Ortega Street for the past 50 years.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the western border of the Inner Sunset neighborhood. The site is surrounded by mostly single-family residential dwellings in RH-1 (Residential House One Family) Districts. Residential lots fronting on 19th Avenue frontage are within RH-2 (Residential House Two Family) Districts. The parcels across Ortega Street are occupied by an automobile service station (d.b.a Chevron), the parking lot that is part of the project, a mixed use building with 4 dwelling units and ground floor retail and a one-story retail building. The parcel across 19th Avenue from the Project Site is occupied by the Lycee Francais School. The remaining neighborhood on the east side of 19th Avenue is also developed as mostly single-family residential units in RH-1 Districts with lots fronting on 19th Avenue frontage in RH-2 Districts. The Project Site is within ¼ mile of the large Neighborhood Commercial corridor along Noriega Street.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|-----------------|----------------------|--------------------|---------------|
| Classified News Ad | 20 days | May 17, 2013 | May 15, 2013 | 22 days |
| Posted Notice | 20 days | May 17, 2013 | May 17, 2013 | 20 days |
| Mailed Notice | 10 days | May 27, 2013 | May 16, 2013 | 21 days |

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- To date, the Department has received three phone calls and seventeen letters and e-mails from the public in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The size and intensity of the proposed use are out of scale with the small neighborhood commercial district in which it is located. The use would foreclose any opportunity for locally owned neighborhood oriented uses to be developed in the district.
- The Noriega Street commercial district is located less than ¼ mile from the Project Site. This district includes four other pharmacies that are located a few blocks away from the Project Site on Noriega Street at 22nd, 25th, and 26th Avenues and can adequately serve the residents of the neighborhood with pharmacy services.
- The project is not well served by transit with only the 28 bus line operating on 19th Avenue offering the only transit access to the Project Site. Most employees and customers not living in the immediate area would need to drive private automobiles to the project.
- The proposed parking and loading arrangements would create congestion on the block of Ortega Street between 19th and 18th Avenues. The ingress and egress from the rooftop parking area is only wide enough for one car at a time so queuing on the street would cause congestion and safety concerns.
- The project would not be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The building is a warehouse type building with very little visibility into the space from the exterior. The project would not improve the visibility into the store and would not create attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.
- The project would lead to an over concentration of formula retail use in this District. The CVS store would occupy over 45% of the retail frontage and over 55% of the land area in this small NC-1 District. A use of this size would dominate the small neighborhood commercial cluster and would eliminate the opportunity for locally owned neighborhood serving retail uses to locate in the district.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a 16,366 square foot Formula Retail pharmacy store (d.b.a. CVS Pharmacy) with hours of operation from 6 A.M. to 2 A.M. pursuant to Planning Code Sections 303, 121.2, 710.21, 703.4 and 710.27 within the NC-1 Neighborhood Commercial Cluster District and 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The size and intensity of the proposed use are out of scale with the small neighborhood commercial district in which it is located.
- Four other pharmacies are located a few blocks away from the Project Site on Noriega Street.
- The project is not well served by transit and most employees and customers not living in the immediate area would need to drive private automobiles to the project.
- The ingress and egress from the rooftop parking area is only wide enough for one car at a time so queuing on the street would cause congestion and safety concerns.
- The project does not meet all applicable requirements of the Planning Code.
- The project would not improve the visibility into the store and would not create attractive, clearly defined, pedestrian-oriented street frontages compatible with the buildings and uses in Neighborhood Commercial Districts.
- The project would lead to an over concentration of formula retail use in this District.

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| RECOMMENDATION: Disapproval |
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Site Photograph
Context Photographs
Aerial Photographs
Reduced Plans

Attachment 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 type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

_____ RC _____

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 121.2, 710.21, NONRESIDENTIAL USE SIZE, 703.4, FORMULA RETAIL AND 710.27, HOURS OF OPERATION, OF THE PLANNING CODE TO ALLOW A 16,366 SQUARE FOOT, FORMULA RETAIL ESTABLISHMENT, D.B.A. CVS PHARMACY STORE, TO BE DEVELOPED IN THE EXISTING BUILDING WITHIN THE NC-1 NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT AND 40-X HEIGHT AND BULK DISTRICT

PREAMBLE

On December 15, 2011 Holly Grzywacz (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Sections 303, 121.2, 710.21, 703.4 and 710.27 of the Planning Code to allow a 16,366 square foot formula retail establishment (d.b.a CVS Pharmacy) to be developed within an existing building within the NC-1 Neighborhood Commercial Cluster District, and 40-X Height and Bulk District.

On June 6, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0477CV.

The project is categorically exempt as a Class 32 exemption under CEQA Guidelines.

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 disapproves the Conditional Use requested in Application No. 2011.0477CV, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the west side of 19th Avenue, on the southwest corner of the intersection with Ortega Street, Block 2116, Lot 028. The property is 16,250 square feet in area and is occupied by a 32,160 square foot two-story commercial building with rooftop parking. The building is two-stories on the east side and one-story on the west side. The building has 16,682 square feet of interior space and 15,749 square feet of parking and loading areas. The ground floor consists of 14,272 square feet of interior floor area with an approximately 1,916 square foot covered loading dock. The second floor consists of 2,409 square feet of interior office and storage space and 13,833 square feet of uncovered parking. The property has been used in the distant past as an automobile dealership and between 1984 and 2009, it was used for a Post Office by the US Postal Service. The building is currently vacant.

The project also includes a second parcel on the north side of Ortega Street, Block 2055, Lot 019A across Ortega Street from the first parcel. This parcel is 4,500 square feet in area and is occupied by a parking lot. This lot has been used for parking for the Project Site across Ortega Street for the past 50 years.

3. **Surrounding Properties and Neighborhood.** The project site is located on the western border of the Inner Sunset neighborhood. The site is surrounded by mostly single-family residential dwellings in RH-1 (Residential House One Family) Districts. Residential lots fronting on 19th Avenue frontage are within RH-2 (Residential House Two Family) Districts. The parcels across Ortega Street are occupied by an automobile service station (d.b.a Chevron), the parking lot that is part of the project, a mixed use building with 4 dwelling units and ground floor retail and a one-story retail building. The parcel across 19th Avenue from the Project Site is occupied by the Lycee Francais School. The remaining neighborhood on the east side of 19th Avenue is also developed as mostly single-family residential units in RH-1 Districts with lots fronting on 19th Avenue frontage in RH-2 Districts. The Project Site is within ¼ mile of the large Neighborhood Commercial corridor along Noriega Street.

4. **Project Description.** The project proposes to establish a Formula Retail pharmacy store (d.b.a. CVS) and expand the retail space within the existing building from 14,667 square feet to 16,366 square feet. The hours of operation for the store would be 6 A.M. to 2 A.M. The project would expand the ground floor of the building into the space currently occupied by the loading dock to increase the floor area by 1,699 square feet to provide 15,918 square feet of space on the ground floor. The off-street loading area would be replaced by an on-street loading area along Ortega Street. The interior floor area of the second floor would be reduced by 407 square feet to 2,002 square feet and would be used only for elevator, circulation, and stairways. The parking area would be increased from 13,833 square feet to 14,240 square feet and the lot would be restriped to standard sized parking spaces. The number of rooftop parking spaces would be reduced from 38 to 31. The main entrance to the store would be from Ortega Street or by elevator from the roof top parking.

CVS proposes to use the parking lot across Ortega Street for accessory parking. This lot would also be used as a maneuvering and turn around area for vehicles making deliveries to CVS. The use of the lot in this fashion would eliminate the need for delivery vehicles, including tractor-trailer vehicles to circulate through the neighborhood to return to 19th Avenue. CVS would make minor aesthetic improvements to the lot as part of this proposed use.

The CVS retail pharmacy store would sell prescription and over-the-counter drugs, health and beauty products, photo finishing, seasonal merchandise, greeting cards and limited convenience grocery items. CVS intends to obtain a type-20 off-sale beer and wine license. The proposed hours of operation would be from 6:00 A.M. to 2:00 A.M. within the NC-1 Neighborhood Commercial Cluster District and 40-X Height and Bulk District.

5. **Public Comment.** To date, the Department has received three phone calls and seventeen letters and e-mails from the public in opposition to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use Size Limits.** Planning Code Section 121.2 states that a Conditional Use Authorization is required for nonresidential uses within this District that exceed 2,999 square feet. The proposed use size is approximately 10,048 square feet. In addition to the criteria set forth in Section 303(c) as set forth, the project is consistent with the following criteria set forth in Section 121.2.
 - i. **The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.**

The proposed CVS pharmacy store would occupy the entire existing building and expand the ground floor of the building into the space currently occupied by the loading dock to increase the floor area by 1,699 square feet to provide 15,918 square feet of space on the ground floor. The CVS store would occupy over 45% of the retail frontage and over 55% of the land area in this small NC-1 District. A use of this size would dominate the small neighborhood commercial cluster and

would eliminate the opportunity for locally owned neighborhood serving retail uses to locate in the district.

- ii. **The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.**

The proposed CVS pharmacy store would provide convenience retail and pharmacy services to serve the neighborhood surrounding the site, however, the size and intensity of the use would, of necessity, draw customers from a wider area to the site and the neighborhood. The subject NC-1 district is very small and intended to provide close to home convenience good to the immediate neighborhood. The neighborhood is well served for other neighborhood-serving businesses, including pharmacies, by the NC-2 district along Noriega Street, less than a ¼ mile from the Project Site.

- iii. **The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.**

The existing building on the Project Site is extremely large for this District and is not broken up into discrete sections on the ground floor to provide appropriately sized retail frontage. The project would do nothing to relieve the 125 feet of building wall along 19th Avenue. The project proposes to fill in the existing loading area along Ortega, eliminating the existing articulation of the building to present a continuous frontage 140 feet long. The building is a warehouse type building with very little visibility into the space from the exterior. The project would not improve the visibility into the store and would not create attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.

- B. **Formula Retail.** Planning Code Section 703.3 states that a Conditional Use Authorization is required for Retail Uses within this District. The proposed use, CVS Pharmacy, is a national chain establishment with more than eleven stores Section 303(i) requires that, with respect to an application for Conditional Use authorization for formula retail use, the Planning Commission shall consider the following criteria:

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

The proposed CVS pharmacy store would occupy the entire existing building and expand the ground floor of the building into the space currently occupied by the loading dock to increase the floor area by 1,699 square feet to provide 15,918 square feet of space on the ground floor. The CVS store would occupy over 45% of the retail frontage and over 55% of the land area in this small NC-1 District. A use of this size would dominate the small neighborhood commercial cluster and would eliminate the opportunity for locally owned neighborhood serving retail uses to locate in the district.

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

No pharmacy stores are located within this small NC-1 District. The Noriega Street commercial district is located less than ¼ mile from the Project Site. This district includes four other pharmacies that are located a few blocks away from the Project Site on Noriega Street at 22nd, 25th, and 26th Avenues.

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

The existing building on the Project Site is extremely large for this District and is not broken up into discrete sections on the ground floor to provide appropriately sized retail frontage. The project would do nothing to relieve the 125 feet of building wall along 19th Avenue. The project proposes to fill in the existing loading area along Ortega, eliminating the existing articulation of the building to present a continuous frontage 140 feet long. The building is a warehouse type building with very little visibility into the space from the exterior. The project would not improve the visibility into the store and would not create attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.

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

The subject property is the only vacant storefront in this NC-1 district and presents the only opportunity for new locally owned, neighborhood-serving businesses.

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

The existing retail uses in the district includes a gas station with a repair garage and two retail sale stores. The vacant building on the Project Site comprises the remaining building in the district. The Project Site is within ¼ mile of the large neighborhood commercial district that extends eight blocks along Noriega Street from 19th Avenue to 27th Avenue. This district features a full array of neighborhood serving uses including four pharmacy stores.

- C. Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any

decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building façade.

The subject building is considered a legal nonconforming structure and as such is not required to comply with the requirements of Section 145.1 however, a consideration of the effect of the project on the street frontages is appropriate. The subject commercial space has approximately 125-feet of frontage on 19th Avenue and approximately 140 feet of frontage on Ortega Street. The project, including a 27.5-foot wide lot across Ortega Street from the building that would be used for parking occupies over 45% of the retail frontage in the district. The project would not be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The project proposes to fill in the existing loading area along Ortega to present a continuous frontage 140 feet long. The building is a warehouse type building with very little visibility into the space from the exterior. The project would not improve the visibility into the store and would not create attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.

- D. **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.

CVS is proposing a corporate signage package typical of other CVS stores in San Francisco and elsewhere.

- E. **Parking.** Section 151.1 requires one 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, plus one for each 250 square feet of occupied floor area in excess of 20,000 for the proposed retail use

The 16,366 square-foot project is required to provide 28 off-street parking spaces. Modification to the building would reduce the rooftop parking from 38 to 31 spaces. The parking lot across Ortega from the building would provide 10 additional spaces. The total 41 off-street parking spaces proposed by the sponsor comply with the parking requirements of the Planning Code.

- F. **Loading.** Section 152 of the Planning Code establishes off-street loading requirements for Districts other than other than C-3, Eastern Neighborhoods Mixed Use Districts, or South of Market Mixed Use Districts.

The property is currently served by an off-street loading area off Ortega Street. The loading area was designed for loading the small vehicles used by postal carriers during their rounds. The loading area is not of an appropriate size location and orientation to the street to serve the loading needs of the Project Sponsor. The project would fill in the existing loading area to expand the retail space in the building.

The Sponsor is proposing to have on-street loading and to use the parking lot across Ortega Street for larger vehicles to turn around and return to 19th Avenue. The proposed loading arrangement does not comply with the Planning Code and requires a Variance from the off-street loading requirement.

- G. **Hours of Operation.** Section 733.27 of the Planning Code principally permits hours of operation between 6:00 A.M. and 11:00 P.M. and allows hours between 11:00 P.M. and 2:00 A.M. with Conditional Use authorization.

The project is proposing hours of operation from 6:00 A.M. to 2:00 A.M. The proposed hours of operation are not appropriate for this small cluster of Neighborhood Commercial property. Extending hours of operation until 2:00 A.M. would create a late night activity center on the edge of the neighborhood and could lead to disruptive activities and traffic in the neighborhood that would not be welcomed by area residents. The good intentions of the sponsor would not be a sufficient deterrent to people wishing to purchase alcoholic beverages late in the evening and loitering about the neighborhood to the detriment of the neighbors.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The project is not necessary or desirable because the size and intensity of the proposed use are out of scale with the small neighborhood commercial district in which it is located. The use is formula retail and would foreclose any opportunity for locally owned neighborhood oriented uses to be developed in the district. The use would not comply with the loading requirements of the Planning Code and the proposed use of the parking lot across the street would only heighten the impact of the use on the neighborhood by removing another parcel from the potential to be used for a locally owned neighborhood serving use.

The Noriega Street commercial district is located less than ¼ mile from the Project Site. This district includes four other pharmacies that are located a few blocks away from the Project Site on Noriega Street at 22nd, 25th, and 26th Avenues and can adequately serve the residents of the neighborhood with pharmacy services.

- 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 proposed CVS pharmacy store would occupy the entire existing building and expand the ground floor of the building into the space currently occupied by the loading dock to increase the floor area by 1,699 square feet to provide 15,918 square feet of space on the ground floor. The CVS store would occupy over 45% of the retail frontage and over 55% of the land area in this small NC-1 District. A use of this size would dominate the small neighborhood commercial cluster and would eliminate the opportunity for locally owned neighborhood serving retail uses to locate in the district.

- 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 16,366 square-foot project is required to provide 33 off-street parking spaces. Modification to the building would reduce the rooftop parking from 38 to 31 spaces. The parking lot across Ortega from the building would provide 10 additional spaces. The total 41 off-street parking spaces proposed by the sponsor comply with the parking requirements of the Planning Code.

The property is currently served by an off-street loading area off Ortega Street. The loading area was designed for loading the small vehicles used by postal carriers during their rounds. The loading area is not on an appropriate size location and orientation to the street to serve the loading needs of the Project Sponsor. The project would fill in the existing loading area to expand the retail space in the building. The Sponsor is proposing to have loading from the street side and to use the parking lot across Ortega Street for larger vehicles to turn around and return to 19th Avenue.

The proposed parking and loading arrangements would create congestion on the block of Ortega Street between 19th and 18th Avenues. The ingress and egress from the rooftop parking area is only wide enough for one car at a time so queuing on the street would cause congestion and safety concerns.

The project is not well served by transit with only the 28 bus line operating on 19th Avenue offering the only transit access to the Project Site. Most employees and customers not living in the immediate area would need to drive private automobiles to the project.

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

The project consists of a retail pharmacy store and is not expected to emit noxious or offensive emissions such as noise, dust, glare, or odor.

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

The subject commercial space has approximately 125-feet of frontage on 19th Avenue and approximately 140 feet of frontage on Ortega Street. The project, including a 27.5-foot wide lot across Ortega Street from the building that would be used for parking occupies over 45% of the retail frontage in the district. The project would not be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The project proposes to fill in the existing loading area along Ortega to present a continuous frontage 140 feet long. The building is a warehouse type building with very little visibility into the space from the exterior. The project would not improve the visibility into the store and would not create attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.

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

The project would not provide off-street loading in compliance with the Planning Code. The project is not consistent with the standards for street frontage in Neighborhood Commercial Districts, would not improve the visibility into the store, and would not create attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts. The project would not advance the Objectives and Policies of the General Plan as detailed below.

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

The proposed project is in consistent with the stated purposed of NC-1 Neighborhood Commercial Cluster District. NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development. The proposed CVS would dominate the small NC-1 District at 19th Avenue and Ortega Street, occupying over 45% of the retail frontage and over 55% of the land area in the District. The proposed hours of operation until 2:00 a.m. and proposed sale of alcoholic beverages are not conducive to the quiet setting of the surrounding neighborhood. The intensity of the use is not suited to the size of the district and its

location on the edge of the quiet residential neighborhood. The lack of an off-street loading area will place additional burdens on the neighborhood beyond what would be anticipated in this small commercial cluster.

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT, AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The project is not well served by transit with only the 28 bus line operating on 19th Avenue offering the only transit access to the Project Site. Most employees and customers not living in the immediate area would need to drive private automobiles to the project. Other bus lines are located within ¼ mile of the project serving the larger and more intensive neighborhood commercial district on Noriega Street.

OBJECTIVE 35:

MEET SHORT-TERM PARKING NEEDS IN NEIGHBORHOOD COMMERCIAL SHOPPING DISTRICTS CONSISTENT WITH THE PRESERVATION OF A DESIRABLE ENVIRONMENT FOR PEDESTRIANS AND RESIDENTS.

The 16,366 square-foot project is required to provide 28 off-street parking spaces. Modification to the building would reduce the rooftop parking from 38 to 31 spaces. The parking lot across Ortega from the building would provide 10 additional spaces. The total 41 off-street parking spaces proposed by the sponsor comply with the parking requirements of the Planning Code.

The property is currently served by an off-street loading area off Ortega Street. The loading area was designed for loading the small vehicles used by postal carriers during their rounds. The loading area is not on an appropriate size, location, and orientation to the street to serve the loading needs of the Project Sponsor. The project would fill in the existing loading area to expand the retail space in the building. The Sponsor is proposing to have loading from the street side and to use the parking lot across Ortega Street for larger vehicles to turn around and return to 19th Avenue.

The proposed parking and loading arrangements would create congestion on the block of Ortega Street between 19th and 18th Avenues. The ingress and egress from the rooftop parking area is only wide enough for one car at a time so queuing on the street would cause congestion and safety concerns.

URBAN DESIGN ELEMENT

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 1.8

Increase the visibility of major destination areas and other points of orientation.

The subject building is considered a legal nonconforming structure and as such is not required to comply with the requirements of Section 145.1 however, a consideration of the effect of the project on the street frontages is appropriate. The subject commercial space has approximately 125-feet of frontage on 19th Avenue and approximately 140 feet of frontage on Ortega Street. The project, including a 27.5-foot wide lot across Ortega Street from the building that would be used for parking occupies over 45% of the retail frontage in the district. The project would not be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The project proposes to fill in the existing loading area along Ortega to present a continuous frontage 140 feet long. The building is a warehouse type building with very little visibility into the space from the exterior. The project would not improve the visibility into the store and would not create attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.5

Relate the height of buildings to important attributes of the city pattern and to the heights and character of existing development.

The project's two-story retail space is not consistent with other retail development in the district. The project is also out of scale with the smaller, fine-grained pattern of development in the neighborhood.

COMMERCE ELEMENT

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, which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3

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

The proposed CVS pharmacy store would occupy the entire existing building and expand the ground floor of the building into the space currently occupied by the loading dock to increase the floor area by 1,699 square feet to provide 15,918 square feet of space on the ground floor. The CVS store would occupy over 45% of the retail frontage and over 55% of the land area in this small NC-1 District. A use of this size would dominate the small neighborhood commercial cluster and would eliminate the opportunity for locally owned neighborhood serving retail uses to locate in the district.

The proposed CVS pharmacy store would provide convenience retail and pharmacy services to serve the neighborhood surrounding the site, however, the size and intensity of the use would, of necessity, draw customers from a wider area to the site and the neighborhood. The subject NC-1 district is very small and intended to provide close to home convenience good to the immediate neighborhood. The neighborhood is well served for other neighborhood-serving businesses, including pharmacies, by the NC-2 district along Noriega Street, less than a ¼ mile from the Project Site.

The existing building on the Project Site is extremely large for this District and is not up into discrete sections on the ground floor to provide appropriately sized retail frontage. The project would do nothing to relieve the 125 feet of building wall along 19th Avenue. The project proposes to fill in the existing loading area along Ortega, eliminating the existing articulation of the building to present a continuous frontage 140 feet long. The building is a warehouse type building with very little visibility into the space from the exterior. The project would not improve the visibility into the store and would not create attractive, clearly defined street frontages that are pedestrian-oriented, fine-grained, and which are appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.

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

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

The proposed CVS pharmacy store would occupy the entire existing building and expand the ground floor of the building into the space currently occupied by the loading dock to increase the floor area by 1,699 square feet to provide 15,918 square feet of space on the ground floor. The CVS store would occupy over 45% of the retail frontage and over 55% of the land area in this small NC-1 District. A use of this size would dominate the small neighborhood commercial cluster and would eliminate the opportunity for locally owned neighborhood serving retail uses to locate in the district.

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

The project proposes a retail pharmacy store use and would occupy a vacant retail space in an existing retail building. The scale of the project, a 16,366 square foot retail use with extended hours has the potential to alter the character of the neighborhood, by significantly increasing the intensity of commercial activity, creating a business that can be expected to generate a large number of automobile trips, and to increase activity in the neighborhood after midnight and into the early morning hours changing the character of both the small neighborhood commercial cluster in which the project is located and the quiet residential neighborhood surrounding the site. The proposed use would dominate this small cluster of commercial uses occupying over 55.7% of the land area of the district.

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

The project would have no effect on housing, as it is a retail pharmacy store occupying an existing vacant commercial space.

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

The project is not well served by transit with only the 28 bus line operating on 19th Avenue offering the only transit access to the Project Site. Most employees and customers not living in the immediate area would need to drive private automobiles to the project. The proposed parking and loading arrangements would create congestion on the block of Ortega Street between 19th and 18th Avenues. The ingress and egress from the rooftop parking area is only wide enough for one car at a time so queuing on the street would cause congestion and safety concerns.

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

The project proposes no office use. The project would develop a new retail pharmacy store in a vacant building.

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

The project is designed and would be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal would improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The project would have no negative affect on existing parks and open spaces. The project does not have an effect on open spaces.

10. The Project is not consistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.
11. The Commission hereby finds that disapproval of the Conditional Use authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the 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 **DISAPPROVES Conditional Use Application No. 2011.0477CV.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal the disapproval of this Conditional Use application to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. 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 May 16, 2013.

Jonas P. Ionin
Acting Commission Secretary

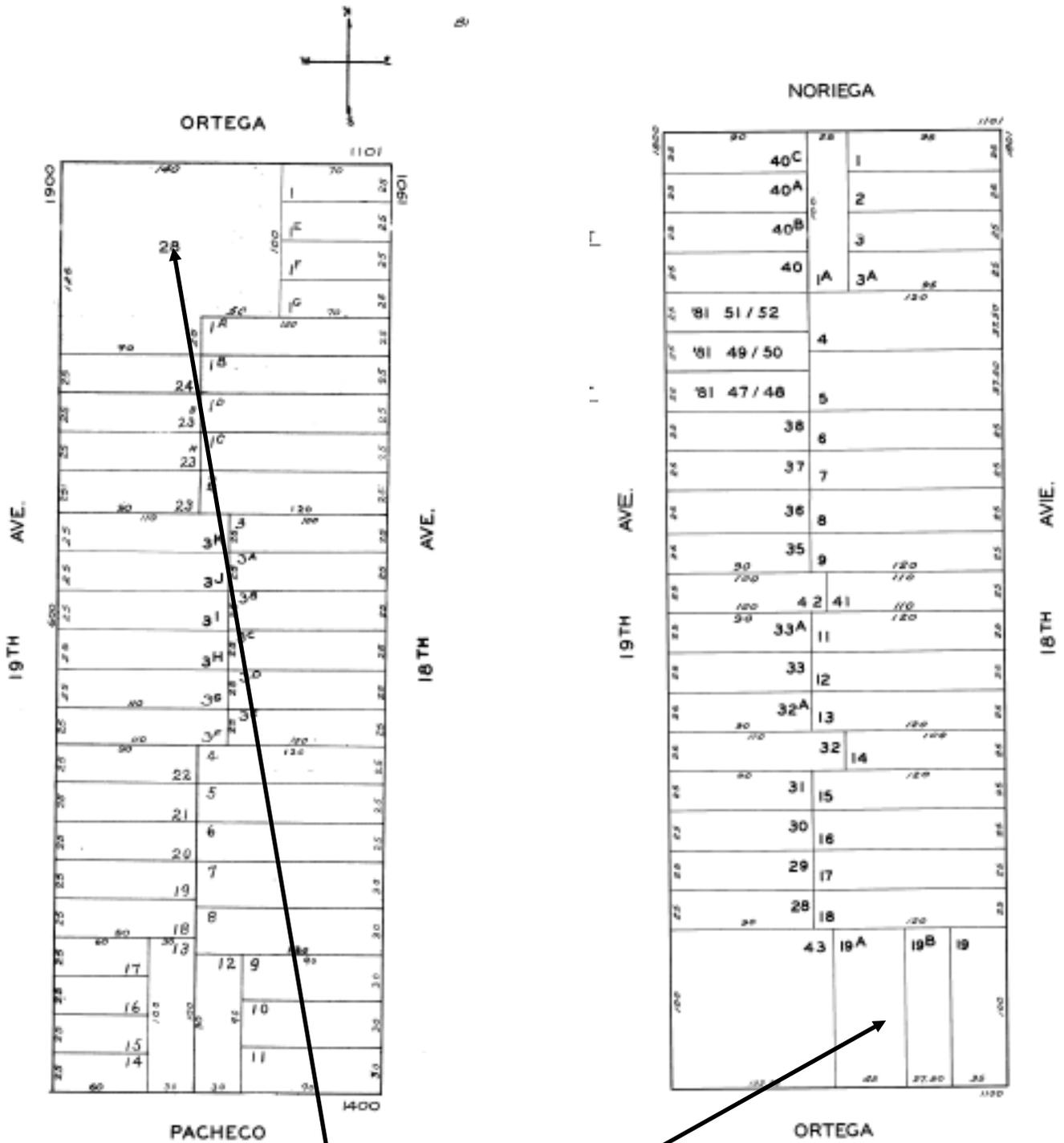
AYES:

NAYS:

ABSENT:

ADOPTED: May 16, 2013

Parcel Map

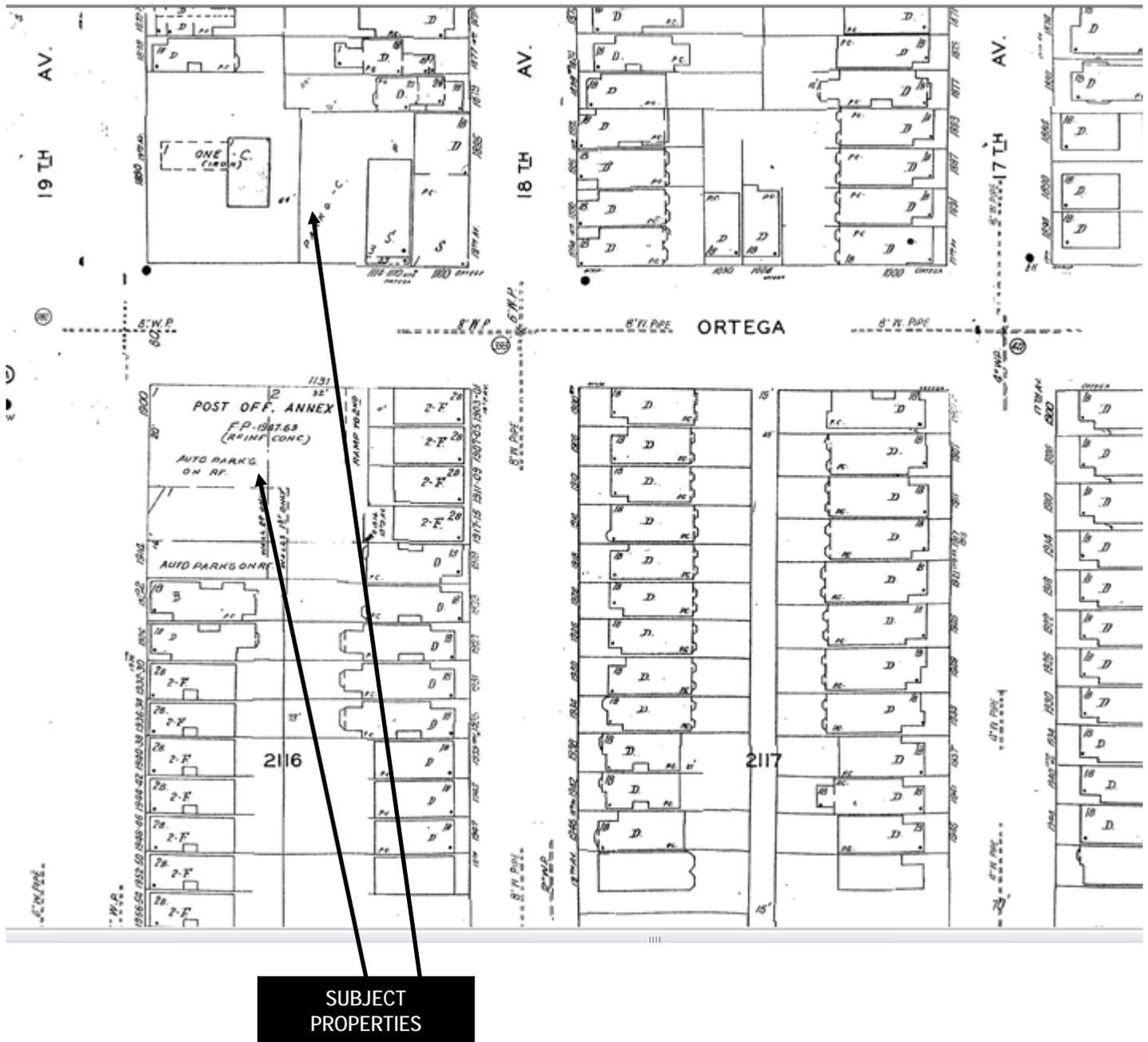


SUBJECT PROPERTIES

Conditional Use Authorization
 Case Number 2011.0477CV
 CVS
 1900 19th Avenue



Sanborn Map*



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



Conditional Use Authorization
Case Number 2011.0477CV
CVS
1900 19th Avenue

Zoning Map

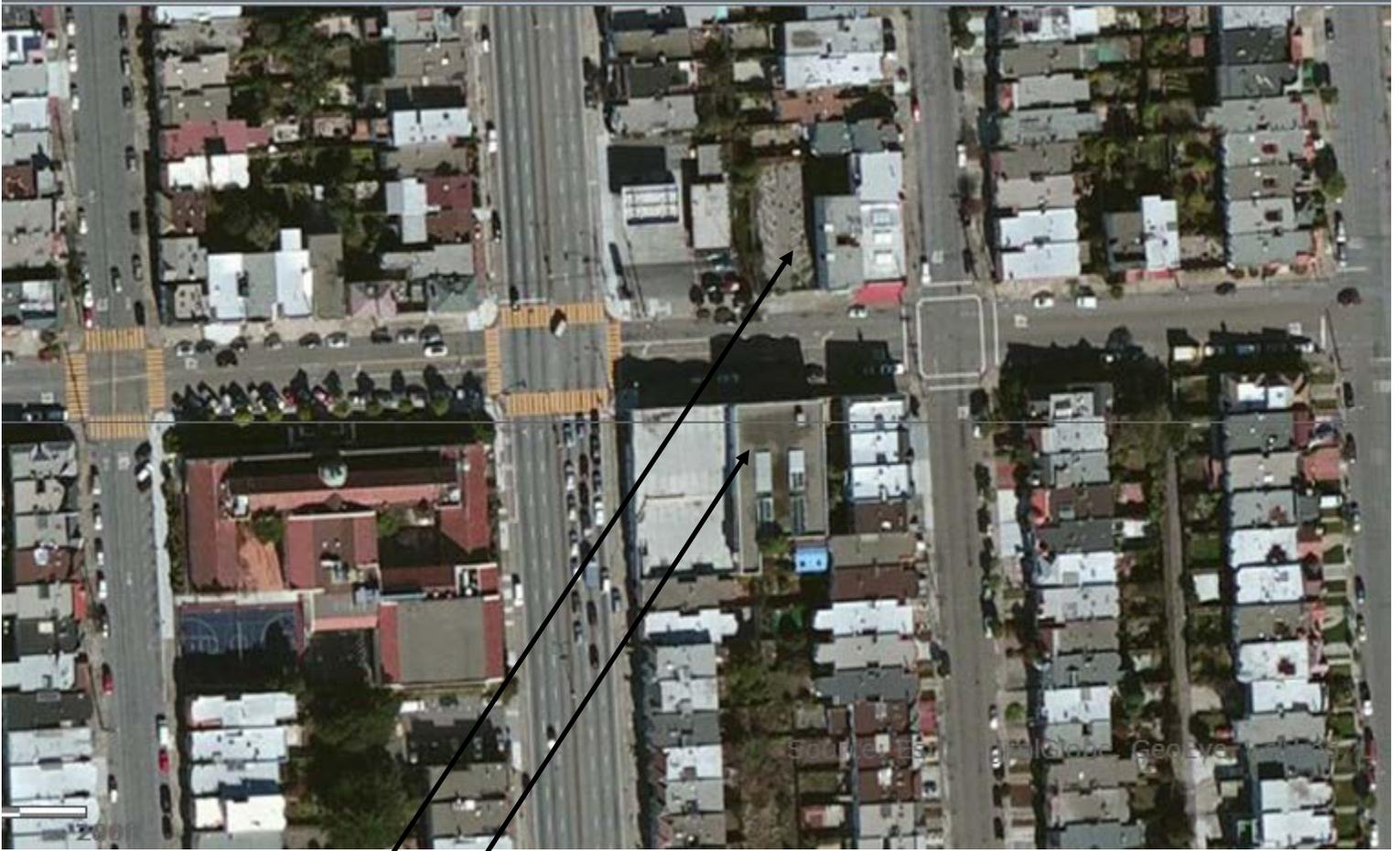


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.0477CV
CVS
1900 19th Avenue

Aerial Photo



SUBJECT
PROPERTIES



Conditional Use Authorization
Case Number 2011.0477CV
CVS
1900 19th Avenue

Site Photo



Angled shot looking SE across intersection Ortega & 19th

Conditional Use Authorization
Case Number 2011.0477CV
CVS
1900 19th Avenue

Site Photo



Looking SW across Ortega at N elev of bldg

Context Photos



Looking S on 19th Ave



Looking N on 19th Ave from E side of street

Conditional Use Authorization
Case Number 2012.1004CV
CVS
1900 19th Avenue

Context Photos



Conditional Use Authorization
Case Number 2011.0477CV
CVS
1900 19th Avenue

REUBEN, JUNIUS & ROSE, LLP

May 28, 2013

President Rodney Fong
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

**Re: CVS Pharmacy – 1900 19th Avenue
Planning Case No. 2011.0477CV
Hearing Date: June 6, 2013
Our File No.: 6483.15**

Dear President Fong and Commissioners:

This office represents the project sponsor for the proposed CVS Pharmacy located at the corner of 19th and Ortega. We urge the Commission to approve this project for the following reasons:

- **No Walkable Retail In This Neighborhood.** Unlike many neighborhood commercial districts in San Francisco, this area is significantly underserved by walkable neighborhood commercial services. The project would significantly increase the access to convenient pharmacy, healthcare products and services, and everyday needs items available to residents in the immediate vicinity. The closest retail services are on the west side of 19th Avenue, making it both dangerous and inconvenient to reach for pedestrians to the east and south of the proposed project site.
- **The NC-1 Zoning Is Not Working.** The project is located in an NC-1 Zoning District (Neighborhood Commercial Cluster District). Such districts are supposed to “serve as local neighborhood shopping districts, providing convenience, retail goods and services for the immediately surrounding neighborhoods...” (Planning Code Section 710.1). In this case, the NC-1 District provides virtually no services for the surrounding neighborhood. The district consists of only the two corners of the intersection of 19th and Ortega. On the north side of the street is a gas station, a framing and design store and T&S Trading Company. On the south side is the project site, vacant since 2009. This NC-1 District provides virtually no services whatsoever to the neighborhood at large.
- **The Building Is A “White Elephant.”** Built as an auto show room and operated for the last 20 years by the USPS as a sorting facility, the building requires significant

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin
Sheryl Reuben¹ | David Silverman | Thomas Tunny | Jay F. Drake | John Kevlin
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1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

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investment in structural upgrades to improve safety and to make the building usable. A national retailer is likely the only type of business that is capable of financing such repairs to a building like this and because of the larger size of the space and challenged configuration, there are a limited number of tenant options for the building.

- **New Construction Not Likely.** The project site is not a prime residential site. Located on busy 19th Avenue, and not in a particularly transit rich portion of the City, the project site is not a prime residential site. Its highest and best use is almost certainly a neighborhood serving convenience retailer such as the one proposed. The property owner explored a possible redevelopment but due to concerns raised by the community with additional traffic, increasing the height of the current structure which impacts view corridors, and the cost of such a project, the owner affirmed that such a project is not feasible.
- **Necessary and Desirable.** The fundamental finding that must be made for the Commission to grant a Conditional Use authorization is that the proposed use be “necessary and desirable.” The proposed store clearly meets that threshold in that this is an underserved neighborhood with no walkable retail, and the building is becoming a neighborhood blight. The project is both necessary and desirable.
- **Support for Store.** As of the date of this letter, the Project has generated significant support from the surrounding neighbors, who are excited to see this vacant building turn into a neighborhood serving retailer.

The project team has worked with the Planning Department and addressed concerns related to loading and the routing of trucks to avoid residential streets, clarified the size of the space which be limited to 11,500 square feet of retail, and modified the exterior of the building. While we were unable to come to agreement with Planning Department staff as to whether this is an appropriate location for a formula retail use at this location, the project team is ready to continue to work with staff on store design going forward.

The Sponsor respectfully requests that the Planning Commission grant conditional use authorization to allow the Project to proceed. The Sponsor is also requesting a variance from the Zoning Administrator, in order to use a new on-street loading space on Ortega Street in lieu of a required off-street loading space.

A. Surrounding Area Conditions – Limited Services For Residents

The Property is located at the southeast corner of 19th Avenue and Ortega Street in the Inner Sunset neighborhood, and within a small NC-1 (“Neighborhood Commercial, Cluster”) Zoning District. Although neighborhood commercial districts typically provide convenience

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and retail goods and services to the surrounding residential community, the Property's NC-1 District extends for only one block along Ortega Street between 18th and 19th Avenues and contains only three operating retail businesses: a Chevron gas station, a trading company dealing primarily in tools and electronics, and a custom framing store. The remainder of the surrounding neighborhood is characterized by residential uses. The residents on the east side of 19th Avenue have virtually no commercial and retail services available to residents as compared with the rest of the City.

The Property is located approximately one block south of the Noriega Street NCT District along 19th Avenue. However, the vast majority of neighborhood-serving retail services provided in this district can only be accessed by crossing 19th Avenue, a highly-trafficked six-lane highway that handles commuter traffic between Marin and San Manteo counties. This major roadway is not a safe or convenient street to cross for pedestrians, and therefore creates a significant physical and psychological boundary between the neighborhoods on either side of it. Moreover, the closest retail pharmacy or grocery store accessible to pedestrians along the east side of 19th Avenue is more than a half of a mile south of the Property on Taraval Street.

B. Project Description

The existing building at the Property has sat vacant since 2009. It was last occupied by the United States Postal Service, and is not currently configured to be easily occupied by a tenant. This dated building cannot be easily re-tenanted without major alterations.

Changes to Building

The Project would establish a CVS Pharmacy at the building's ground floor, and would remodel the interior and exterior of the existing building. The ground floor would be expanded into a space currently occupied by a loading dock, which was modified by the USPS to fit its specific needs and is not suitable for use by CVS nor safe to continue to utilize for parking and loading. The configuration of the loading dock does not permit for a vehicle or truck to maneuver and turn around to exit the area onto Ortega. Instead a truck would have to back into the space or out onto Ortega in close proximity to 19th Avenue which could lead to conflict with cars from north bound 19th Avenue turning onto Ortega at the same time. A new standard-sized on-street loading space would be created on Ortega Street and the curb cuts for the loading area will be modified as curb, gutter, and sidewalk. A new main entrance would be established on Ortega Street in a small space formerly occupied by part of the loading dock. This ground floor expansion would increase the interior space by 1,699 square feet in order to create a buffer away from 19th Avenue to encourage safe pedestrian access to the store.

The second floor of the existing building would also be remodeled. The interior usable space at this level would consist solely of an elevator, circulation and stairway areas. The existing parking area would be restriped, reducing the on-site spaces from 38 to 31. The changes to the parking configuration allow for improved vehicular circulation. An existing parking lot on the north side of Ortega Street, directly across from the property, would be used by CVS for a small amount of accessory parking and the maneuvering and turnaround of vehicles making deliveries to the Property, to avoid trucks routing through the residential neighborhood.

Design

The Project would also **significantly improve the aesthetic quality of the existing building**. The design of the building would be modernized, with attractive materials being incorporated into the façade along 19th Avenue and Ortega Streets. Windows would be added to both frontages, making the building significantly more pleasant and inviting to pedestrians. New signage would be installed that is in keeping with the aesthetic character of the surrounding neighborhood and which is unique to this location with modified materials rather than standard plastic channel letters and halo lighting. In addition, by virtue of occupying the building with an active retail use, the site would be maintained free of garbage and graffiti, creating a safer and more secure appearance. The existing loading area is a covered area that invites vandalism, loitering, and homeless encampments. The CVS proposal eliminates this area, bringing the store front to the corner of the property, eliminating a nuisance area.

The Project Sponsor worked with the Planning Department to develop a design that was unique to this location and fit within the context of the surrounding row house style residential buildings surrounding the project site. By breaking up the façade along both 19th Avenue and Ortega the scale of the building aligns better with the smaller structures surrounding the property. Special attention was given to the design to avoid increasing the height of the building envelope in the redesign due to the feedback from the area residents that were concerned with obstructing views. The design of the signage for this location is also unique, offering material and lighting solutions that are not standard to a prototypical store located in any suburban community.

Hours of Operation

The CVS pharmacy and store would sell prescription drugs, over-the-counter drugs, beauty products and cosmetics, photo finishing, seasonal merchandise, greeting cards, and convenience foods. The Project Sponsor is also seeking conditional use authorization for hours between 11:00 p.m. and 2:00 a.m., in order to give it flexibility to provide the maximum convenience possible to the local neighborhood. However, CVS sets its hours of operation based upon the demands of the neighborhood. If there is adequate demand for

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CVS operation between 11:00 p.m. and 2:00 a.m., it would like to provide its customers that service.

C. Benefits of the Project

This Project is desirable and compatible with the neighborhood and would be an asset to the City as a whole. The Project would offer numerous benefits, including:

- **Renovating and Re-Activating the Existing Retail Space.** The existing building has been vacant since 2009, and notwithstanding the efforts of the current owner, has fallen into a state of disrepair. The owner regularly must deal with graffiti along 19th Avenue and significant amounts of garbage left in its unused loading dock area. The existing building has no apparent use to the casual passerby. The Project would reactivate this corner lot by remodeling the building and providing a new neighborhood-serving CVS pharmacy and store. The Project would create an attractive new façade along 19th Avenue and Ortega Streets. CVS would of course also maintain the Property free of graffiti and garbage, creating a safer and more secure appearance that encourages greater foot traffic to the area.
- **Increasing Neighborhood-Serving Retail Services.** The Property is located in the Inner Sunset neighborhood, which is primarily characterized by residential uses. The Property's NC-1 District extends for only one block along Ortega Street between 18th and 19th Avenues, and offers no convenience goods or retailers beyond a frame shop and small hardware store. The closest retail pharmacy or grocery store accessible to pedestrians on the east side of 19th Avenue is more than a half of a mile south of the Property on Taraval Street. Providing a CVS retail pharmacy store at this site would increase the retail services available to local residents, without requiring them to cross the busy 19th Avenue thoroughfare, drive, or walk a significant distance. The Sponsor intends to obtain a PCN approval from the Board of Supervisors to permit a type-20 off-sale beer and wine license from the California ABC; offering safe and convenient access from a company that takes policies and responsibility of beer and wine sales seriously.
- **Establishing a Local Pharmacy for Area Residents.** The Project would establish a CVS pharmacy in a neighborhood that is need of a local area pharmacy. The closest pharmacy to the Property on the east side of 19th Avenue is in a Safeway located more than a half mile to the south. The closest CVS to the Property is approximately 1.4 miles away (located in Twin Peaks and accessible only by vehicle), and the next closest Walgreens is approximately 0.4 miles away, located across 19th Avenue. Providing a CVS pharmacy at the Property would reduce the need for residents to drive to pick up their prescriptions and other common necessities. In addition,

parking and traffic are significant problems in the neighborhood, so any reduction in local automobile trips would be a benefit.

- **Increased Competition.** There is only one pharmacy within a ½ mile radius from the site, offering a similar mix of retail goods, which is the Walgreens noted above (located at 1750 Noriega St.). Residents have few nearby options for their convenience goods shopping and even fewer pharmacy options. The project would provide additional choices in pharmacy and everyday needs goods, yielding more competition and great availability of goods and services.
- **Improving Neighborhood Safety.** Currently, many neighborhood residents who live on the east side of 19th Avenue must either drive to obtain their prescriptions and other daily necessities, walk more than one half of a mile, or cross 19th Avenue on foot. 19th Avenue is a busy six-lane thoroughfare – Highway 1 – that handles commuter traffic between Marin and San Mateo counties and poses a significant physical and psychological barrier to residents who consider crossing the street. Crossing this major roadway on foot is also potentially dangerous to pedestrians. Locating a CVS pharmacy and store on the east side of 19th Avenue would give local residents a safer option, allowing them to avoid crossing a major street in order to obtain prescriptions and daily necessities.
- **Generating of Construction Jobs.** The Project would entail extensive interior and exterior remodeling of an existing 32,431 square-foot building, resulting in new construction jobs.
- **Generating Permanent Jobs for San Francisco Residents.** The new CVS retail pharmacy store would create **up to 25 new jobs in the City, including entry-level positions, management, pharmacy assistants, pharmacists, and 6 to 8 new full-time positions.** CVS looks forward to being a strong source of good jobs in the community. CVS wages and benefits programs are developed specifically for each individual location and are very competitive, taking into account area wages of direct competitors, union wage salaries, and other geographical market factors. CVS is committed to filing its new positions with local hires, and would work with the Mayor's Office of Economic and Workforce Development to identify qualified local candidates and post signs at the Property advertising the available positions.

D. Compliance with Conditional Use Criteria for Formula Retail, Use Size, and Hours of Operation

This Project would meet and exceed the requirements necessary to grant the requested conditional use authorization for a formula retail use, a use size greater than 2,999 square feet, and to allow maximum hours of operation from 6:00 a.m. to 2:00 a.m.

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The Project would provide a desirable new retail pharmacy store in a largely residential neighborhood with a high demand for pharmacy services. CVS would predominantly serve the surrounding neighborhood, rather than the City generally, and it is anticipated that the majority of its shoppers would live in the immediate area.

The building CVS proposes to occupy has been vacant since 2009. It was last occupied by USPS, and is not currently configured to be easily occupied by a new tenant. The building is an eyesore, and being vacant makes it very difficult to maintain and keep clean.

CVS is one of the few potential retail tenants that could use a space of this size and has the means to make significant improvements necessary to make it usable as a retail building. The previous use, a USPS postal annex (a “public use” under the Planning Code) is only permitted on the Property with conditional use authorization. The use before that – an automobile dealership – is no longer permitted at the Property. Converting this commercial building into a retail use would bring the Property into greater conformity with the current NC-1 zoning and would be a more appropriate use for the building and the surrounding neighborhood. In addition, the Project would not increase the height of physical envelope of the existing building, and would create a coherent façade that fits in with the aesthetic character of the surrounding neighborhood.

There are no other formula retail uses in the surrounding NC-1 District, and the only other formula retail use within a half a mile is a Walgreens located approximately 0.4 miles away, across 19th Avenue. There is no real concentration of formula retail in the area, and the addition of a single additional formula retail use would not create an overconcentration of such uses. There are only three pharmacies within a half a mile of the Property, and all are located on the opposite side of 19th Avenue, which is not a particularly safe or convenient street to cross and therefore creates a physical and psychological boundary between the neighborhoods on either side of it. The CVS pharmacy and store would provide a convenient, walkable location to residents in its immediate vicinity, especially those on the east side of 19th Avenue.

E. Renovation and Operation

CVS wants to move quickly to get the store open and reactivate this vacant street corner. Assuming the project is approved by the Commission, CVS plans to file for a building permit as soon as possible and hopes to open the store by the Spring of 2014, and hopefully sooner.

The Project is not expected to have any construction impacts on the surrounding neighborhood, since the construction involved would consist of only internal and external renovations to an existing building and adding signage. CVS would also work to minimize

construction impact on the community and would work closely with surrounding neighbors to minimize inconveniences. There is sufficient space on site for parking of construction vehicles, material storage, and construction activities within the building envelope and on the rooftop parking area. Pedestrian and vehicular safety plans will be coordinated prior to any work required by the Department of Public Works for the addition of street trees and repairs to the site walk surrounding the building.

F. Community Outreach

Since early 2011, CVS has proactively engaged the immediate Inner Sunset community to discuss evolving plans for the proposed CVS pharmacy store. In May 2011, the Sponsor hosted an open house at Le Lycee Francais Auditorium to discuss the project and answer questions concerning design, hours of operation, alcohol sales, signage, parking, and other areas of interest to the community. Outreach materials and flyers are attached as **Exhibit A**, along with copies of the list of addresses mailed to.

In November 2011, a postcard update was sent to the immediate neighbors of the Property, regarding minor pre-construction work completed by the building owner and soliciting any comments or concerns. In March 2012, a second open house was hosted for the neighborhood, to update the community on the project status. Subsequently, in May 2012 the sponsor sent a mailer to 650 nearby residents, highlighting the most recent project design and providing notification of the upcoming Planning Commission hearing.

As a result of its extensive community outreach efforts and willingness to address the interests of the surrounding community, the project has broad support from the neighborhood. In December 2012, the Sponsor collected signatures from thirteen of the Property's neighboring merchants, expressing their support for the CVS. These merchants include direct neighbors Steve Bernzweig of Bernsweig Framing and Lynn How of T&S Trading Company, both located directly across the street.

The Project team has also received significant positive responses from the May 2012 mailer. The comments from residents include statements like the following:

- "It will be great to have this business at this corner!" (Barbara Stolle, Pacheco Street)
- "Great Idea!!!" (Claudie M. Parsons, 20th Avenue)
- "Yes! Finally!! Thank you!!" (Katherine Woo, 19th Avenue)
- "Great News. Looking forward to Grand Opening!!!" (Chester T. Goong, 17th Avenue)

The largest neighbor is Lycee Francais La Perouse, located directly across 19th Avenue. Project outreach over the past two years included numerous communications with various staff members at the Lycee Francais. One of the first outreach meetings was held at the Lycee auditorium.

Attached as **Exhibit B** is a summary of all communications between BergDavis Public Affairs and the Lycee Francais La Perouse, the support signatures from thirteen neighborhood merchants, as well as the support cards from surrounding neighbors¹.

G. Conclusion

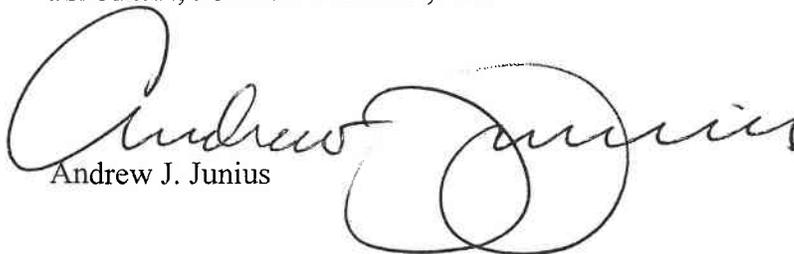
A CVS pharmacy and store at this location would provide substantial benefits for the City by occupying, modernizing and re-activating a large commercial space that has been vacant since 2009 and has become a neighborhood white elephant.

The Project would establish a desirable new pharmacy and retail store serving area residents, in an area that has a virtually no neighborhood retail services. In addition, locating a CVS on the east side of 19th Avenue would improve pedestrian safety conditions and encourage residents in this community to walk to obtain their convenience goods and pharmacy needs, reducing the need for residents to drive to a pharmacy or corner retailer.

The neighborhood is supportive, and has been involved throughout the planning process. For all of the reasons set forth above, we respectfully request that the Commission grant the conditional use authorization for this Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP


Andrew J. Junius

Enclosures

cc: Vice-President Cindy Wu

¹ We note that there are no community groups near this Project to give an endorsement.

President Fong and Commissioners

May 28, 2013

Page 10

Commissioner Michael Antonini
Commissioner Gwyneth Borden
Commissioner Rich Hillis
Commissioner Kathrin Moore
Commissioner Bill Sugaya
Jonas P. Ionin – Acting Commission Secretary
John Rahaim – Planning Director
Scott Sanchez – Zoning Administrator
Rick Crawford – Project Planner
Stephen LaBonge – CVS
Holly Grzywacz – Landmark Retail Group
Ron Greenspan
Melinda Sarjupur, Reuben, Junius & Rose, LLP

One Bush Street, Suite 600
San Francisco, CA 94104

tel: 415-567-9000
fax: 415-399-9480

REUBEN, JUNIUS & ROSE.LLP

www.reubentlaw.com



CVS Realty Co.

Please join us at an Open House to discuss the proposed location of a new CVS Pharmacy at 1199 Ortega Street, the vacant site at the corner of 19th and Ortega that used to be a US Postal Service distribution center. At this meeting, we will discuss our operational plans and introduce our vision for this location. We will also ask for your input as we prepare to submit for City approvals. We look forward to meeting you.

When: Wednesday, May 11 at 6 pm

Where: Le Lycee Francais Auditorium, 1201 Ortega (across 19th Avenue from the proposed site)

In order to make this meeting a success, please send any comments or questions in advance of the meeting to CVSPharmacySF@gmail.com. We will make every effort to respond to emails directly and will also provide responses to all questions raised at the meeting on May 11th. To RSVP, request translations services or for more information contact Luis Cuadra at 415-788-1000 ext. 207 or email at CVSPharmacySF@gmail.com.

我們誠邀您參加討論關於計畫在Ortega街

1199號開一家新的CVS藥店的家庭招待會。擬定的店址位於19號大道和Ortega街拐角處的空地上，這裏原來曾是美國郵政局的配送中心。在這次會議上，我們將討論我們的運營計畫，介紹我們對這個地點的願景，以及徵求你們的意見，以便我們準備相關材料，提交市政府批准。歡迎各位屆時光臨

時間：5月11日（星期三）下午6點

地點：Ortega 街1201號Le Lycee Francais Auditorium（擬定店址所在19號大道的對面）

為使本次會議取得圓滿成功，請在會前將您的意見或問題通過電子郵件發送到CVSPharmacySF@gmail.com。我們將儘量直接回復每份電子郵件，並在5月11日的會議上就所有問題提供答復。如需回信、要求翻譯服務或提供更詳細的資訊，請撥打電話415-788-1000轉分機 207聯繫Luis Cuadra，或發送電子到CVSPharmacySF@gmail.com。



Dear Neighbors,

Please join us for an open house for our proposed new CVS Pharmacy on the southeast corner of 19th Avenue and Ortega Street. At the open house we will provide schedule updates and other details since our last meeting on May 11, 2011, and answer any outstanding questions. We look forward to meeting you!

When: Monday, March 19th 6PM

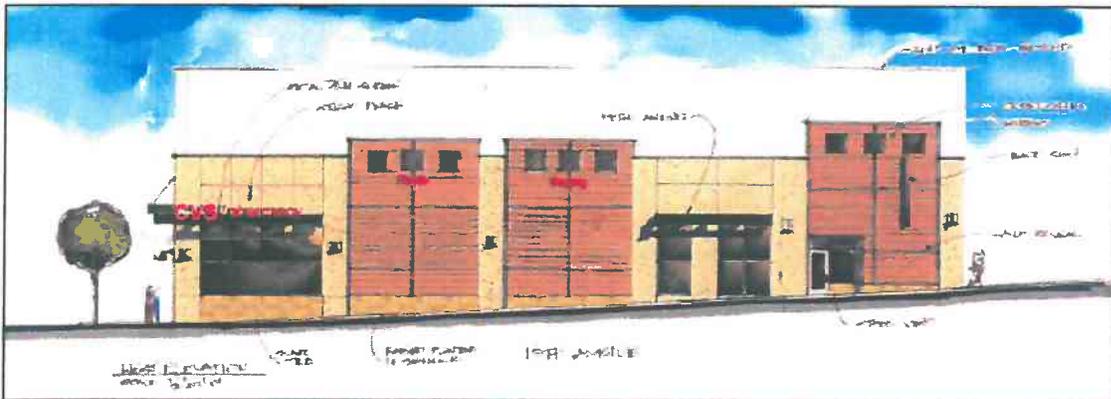
Where: Congregation Ner Tamid Chapel, 1250 Quintara Street (at 22nd Ave)

For more information or to request a translator contact:

Taylor Jordan

(415) 788-1000 x200

tjordan@bergdavis.com



各位鄰居：

CVS新藥房即將開業。歡迎參加位於19街和 Ortega 路東南交口舉辦的招待會。在這次招待會上，我們將會提供從2011年5月11日上一次招待會以來有關日程的最新資訊以及其他詳細情況。我們還將回答任何現有問題。我們期待各位光臨！

時間：3月19日星期一下午6點

地點：Ner Tamid教會禮拜堂，1250 Quintara 街（22路）

如需更多資訊或者要求提供翻譯，請聯絡：

Taylor Jordan

(415) 788-1000 x200

tjordan@bergdavis.com



March 8th, 2012

Dear Resident,

You will soon receive an invitation to an update meeting regarding plans for a CVS Pharmacy on the southeast corner of Ortega Street and 19th Avenue. The meeting will be on March 19th, 6PM, at Congregation Ner Tamid, 1250 Quintara Street. Of course, you are welcome to attend the event to speak with representatives from CVS about the project.

Because you live directly behind the project we wanted to contact you individually to address initial concerns about new construction design. We want to assure you that current designs for the incorporated rooftop parking will *not* add height or detract from existing views. Further details and renderings will be available at the open house.

If you have any other concerns or questions, please contact Taylor Jordan at (415) 298-6007 or tjordan@bergdavis.com.

Best,

Holly Grzywacz
Chief Operating Officer,
Director of Development
LandMark Retail Group



Dear Neighbor,

You may have noticed some activity on the site of our proposed CVS/pharmacy at 19th Avenue and Ortega Street. Since our last community meeting in May, we have been conducting some pre-construction work in preparation for bringing the best possible CVS/pharmacy to your Inner Sunset neighborhood.

As we prepare for the next phase of the project, we remain available and happy to answer any questions. We look forward to joining your community, and appreciate your patience! Please send comments or inquiries to Taylor Jordan at tjordan@bergdavis.com or (415) 788-1000 x200.

Sincerely,
Lauren Wooding
Project Manager
LandMark Retail Group

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

| | | | | | | |
|------|------|--------------------------|---------------------|-----------------|----|------------|
| 2056 | 019 | OCCUPANT | 1226A ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 | 020 | KAN WAN LEE ETAL | 2587 27TH AV | SAN FRANCISCO | CA | 94116-2909 |
| 2056 | 020 | OCCUPANT | 1230 ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 | 020 | OCCUPANT | 1230A ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 | 020A | KARPENKO TRS | 1599 35TH AV | SAN FRANCISCO | CA | 94122-3118 |
| 2056 | 020A | OCCUPANT | 1234 ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 | 020B | TING TRS | 1766 26TH AV | SAN FRANCISCO | CA | 94122-4316 |
| 2056 | 020B | OCCUPANT | 1236 ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 | 022 | M & J CHIU | 226 VIOLET RD | HERCULES | CA | 94547-1027 |
| 2056 | 022 | OCCUPANT | 1878 20TH AV | SAN FRANCISCO | CA | 94122-4404 |
| 2056 | 039 | OSBALDO ROMERO | 1861 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 | 040 | ROMERO & FLAD | 1863 19TH AV #1863 | SAN FRANCISCO | CA | 94122-4511 |
| 2115 | 002 | LYCEE FRANCAIS LAPEROUSE | 765 ASHBURY ST | SAN FRANCISCO | CA | 94117-4013 |
| 2115 | 003 | LYCEE FRANCAIS LAPEROUSE | 765 ASHBURY ST | SAN FRANCISCO | CA | 94117-4013 |
| 2115 | 004 | LYCEE FRANCAIS LAPEROUSE | 1201 ORTEGA ST | SAN FRANCISCO | CA | 94122-4411 |
| 2115 | 004 | OCCUPANT | 1943 19TH AV | SAN FRANCISCO | CA | 94116-1251 |
| 2115 | 005 | V & S GRINGAUZ | 1947 19TH AV | SAN FRANCISCO | CA | 94116-1251 |
| 2115 | 006 | VICTORIA LYUBER | 1951 19TH AV | SAN FRANCISCO | CA | 94116-1251 |
| 2115 | 006 | OCCUPANT | 1951A 19TH AV | SAN FRANCISCO | CA | 94116-1251 |
| 2115 | 007 | JASON THAI | 1955 19TH AV | SAN FRANCISCO | CA | 94116-1251 |
| 2115 | 007 | OCCUPANT | 1955A 19TH AV | SAN FRANCISCO | CA | 94116-1251 |
| 2115 | 008 | GUANG ZE LI ETAL | 1959 19TH AV | SAN FRANCISCO | CA | 94116-1251 |
| 2115 | 009 | HW WU ETAL | 1963 19TH AV | SAN FRANCISCO | CA | 94116-1251 |
| 2115 | 030 | RAYMOND & VIVIAN CHIANG | 1952 20TH AV | SAN FRANCISCO | CA | 94116-1201 |
| 2115 | 031 | LAU & SAU | 1948 20TH AV | SAN FRANCISCO | CA | 94116-1201 |
| 2115 | 031 | OCCUPANT | 1948A 20TH AV | SAN FRANCISCO | CA | 94116-1201 |
| 2115 | 032 | TERRENCE HOWARD TRS | 1944 20TH AV | SAN FRANCISCO | CA | 94116-1201 |
| 2115 | 033 | CHIARA DIACHKOFF | 1960 20TH AV | SAN FRANCISCO | CA | 94116-1201 |
| 2115 | 033 | OCCUPANT | 1940 20TH AV | SAN FRANCISCO | CA | 94116-1201 |
| 2115 | 034 | FUNG CHUI | 1936 20TH AV | SAN FRANCISCO | CA | 94116-1201 |
| 2115 | 035 | LYCEE FRANCAIS LAPEROUSE | 765 ASHBURY ST | SAN FRANCISCO | CA | 94117-4013 |
| 2115 | 035 | OCCUPANT | 1932 20TH AV | SAN FRANCISCO | CA | 94116-1201 |
| 2115 | 036 | LYCEE FRANCAIS LAPEROUSE | 765 ASHBURY ST | SAN FRANCISCO | CA | 94117-4013 |
| 2115 | 037 | LYCEE FRANCAIS LAPEROUSE | 765 ASHBURY ST | SAN FRANCISCO | CA | 94117-4013 |
| 2115 | 037 | OCCUPANT | 1201 ORTEGA ST | SAN FRANCISCO | CA | 94122-4411 |
| 2116 | 001 | VIVIAN KAO ETAL | 2712 BURLINGAME AVE | BURLINGAME | CA | 94010 |
| 2116 | 001 | OCCUPANT | 1901 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001 | OCCUPANT | 1903 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001A | TORU & GRACE TAKATANI | 1919 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001B | CHIN-SHENG MIAO | 1923 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001C | CHRISTOPHER TRS | 1931 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001D | YELENA KOTLYAR | PO BOX 471435 | SAN FRANCISCO | CA | 94147-1435 |
| 2116 | 001D | OCCUPANT | 1927 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001E | GMAC MTG LLC | 1100 VIRGINIA DR | FORT WASHINGTON | PA | 19034-3204 |
| 2116 | 001E | OCCUPANT | 1905 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001E | OCCUPANT | 1907 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001F | MAY YEE | 1909 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001F | OCCUPANT | 1911 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001G | MARY FLYNN | 1915 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 001G | OCCUPANT | 1917 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 002 | LAHL TRS | 1935 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 003 | YAP-MUI LIM | 1939 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 003A | TERRY TAM | 47 W VIEW AV | SAN FRANCISCO | CA | 94134-1017 |
| 2116 | 003A | OCCUPANT | 1943 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 003B | QUANG VAN LIEU ETAL | 363 12TH AV #3 | SAN FRANCISCO | CA | 94118-2108 |
| 2116 | 003B | OCCUPANT | 1947 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 003C | MARCELLA & ALLAN YEE | 1951 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 003D | BERNICE JULIANO | 1995 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 003D | OCCUPANT | 1955 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 003E | ROBERT & SHEILA LEE | 1959 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 003F | YU CHEN | 1958 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003G | SHIRLEY TAM TRS | 1954 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003G | OCCUPANT | 1956 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003H | ONORIO TRUJILLO TRS | 390 STARLIGHT CT | PARADISE | CA | 95969-5762 |
| 2116 | 003H | OCCUPANT | 1950 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003H | OCCUPANT | 1952 19TH AV | SAN FRANCISCO | CA | 94116-1250 |

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

| BLOCK LOT | OWNER | OADDR | CITY | STATE | ZIP |
|-----------|------------------------------|----------------------|-----------------|-------|------------|
| 0001 001 | RADIUS SERVICES NO. 2116028W | 1900 19TH AVE | REUBEN | 11 | 0419 |
| 0001 002 | | | | | |
| 0001 003 | RADIUS SERVICES | 1221 HARRISON ST #18 | SAN FRANCISCO | CA | 94103 |
| 0001 004 | REUBEN & JUNIUS | 1 BUSH ST #600 | SAN FRANCISCO | CA | 94104 |
| 0001 005 | | | | | |
| 2054 011B | RUSSELL YUEN | 1801 17TH AV | SAN FRANCISCO | CA | 94122-4503 |
| 2054 011C | STEPHEN MUNDSCHAU ETAL | 1000 ORTEGA ST | SAN FRANCISCO | CA | 94122-4518 |
| 2054 011C | OCCUPANT | 1000A ORTEGA ST | SAN FRANCISCO | CA | 94122-4518 |
| 2054 012 | TEOFILO & THELMA ZERNA | 1024 ORTEGA ST | SAN FRANCISCO | CA | 94122-4518 |
| 2054 012A | ALICE HARRINGTON | 1030 ORTEGA ST | SAN FRANCISCO | CA | 94122-4518 |
| 2054 013 | CHEN XI WEN | 1894 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 013A | SAMSON & MICHELLE TAM | 1890 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 013A | OCCUPANT | 1890A 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 014 | JOESUF & HALIM | 1886 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 014A | DEJONG TRS | 1882 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 015 | KLARA BEZVERKH TRS | 1878 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 015 | OCCUPANT | 1878A 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 016 | BASSI TRS | 634 40TH AV | SAN FRANCISCO | CA | 94121-2525 |
| 2054 016 | OCCUPANT | 1874 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 017 | SERGIO & CATHERINE CHIN | 1870 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2054 018 | PATRICK & ELEANOR LOUIE | 1866 18TH AV | SAN FRANCISCO | CA | 94122-4508 |
| 2055 014 | RYAN NIER | 1863 18TH AV | SAN FRANCISCO | CA | 94122-4507 |
| 2055 015 | PAUL WONG | 1867 18TH AV | SAN FRANCISCO | CA | 94122-4507 |
| 2055 016 | WAI & DONNA WONG | 1871 18TH AV | SAN FRANCISCO | CA | 94122-4507 |
| 2055 016 | OCCUPANT | 1871B 18TH AV | SAN FRANCISCO | CA | 94122-4507 |
| 2055 017 | RONAN SHOULDICE | 1877 18TH AV | SAN FRANCISCO | CA | 94122-4507 |
| 2055 018 | HIDEKI & TAKAKO MAKIYAMA | 1879 18TH AV | SAN FRANCISCO | CA | 94122-4507 |
| 2055 018 | OCCUPANT | 1879A 18TH AV | SAN FRANCISCO | CA | 94122-4507 |
| 2055 019 | BERNZWEIG TRS | 750 RIVERA ST | SAN FRANCISCO | CA | 94116-1860 |
| 2055 019 | OCCUPANT | 1100 ORTEGA ST | SAN FRANCISCO | CA | 94122-4520 |
| 2055 019 | OCCUPANT | 1685 18TH AV | SAN FRANCISCO | CA | 94122-4520 |
| 2055 019A | RONALD GREENSPAN TRS | PO BOX 1177 | RANCHO SANTA FE | CA | 92067-1177 |
| 2055 019B | J & W WOO | 4790 GEARY BL | SAN FRANCISCO | CA | 94118-2909 |
| 2055 019B | OCCUPANT | 1110 ORTEGA ST | SAN FRANCISCO | CA | 94122 |
| 2055 019B | OCCUPANT | 1114 ORTEGA ST #1 | SAN FRANCISCO | CA | 94122 |
| 2055 019B | OCCUPANT | 1114 ORTEGA ST #2 | SAN FRANCISCO | CA | 94122 |
| 2055 019B | OCCUPANT | 1114 ORTEGA ST #3 | SAN FRANCISCO | CA | 94122 |
| 2055 019B | OCCUPANT | 1114 ORTEGA ST #4 | SAN FRANCISCO | CA | 94122 |
| 2055 028 | CHEVRON USA INC | PO BOX 285 | HOUSTON | TX | 77001-0285 |
| 2055 029 | HAU TRS | 2053 47TH AV | SAN FRANCISCO | CA | 94116-1048 |
| 2055 029 | OCCUPANT | 1878 19TH AV | SAN FRANCISCO | CA | 94122-4512 |
| 2055 030 | YUK WA WONG | 1872 19TH AV | SAN FRANCISCO | CA | 94122-4512 |
| 2055 030 | OCCUPANT | 1870 19TH AV | SAN FRANCISCO | CA | 94122-4512 |
| 2055 031 | WONG TRS | 1866 19TH AV | SAN FRANCISCO | CA | 94122-4512 |
| 2055 031 | OCCUPANT | 1868 19TH AV | SAN FRANCISCO | CA | 94122-4512 |
| 2055 032 | LING YE | 1852 19TH AV | SAN FRANCISCO | CA | 94122-4512 |
| 2055 043 | B & W AUTOMOTIVE INC | 1890 19TH AV | SAN FRANCISCO | CA | 94122 |
| 2056 015 | EVERNEASE MCKNIGHT | 17 DELLBROOK AV | SAN FRANCISCO | CA | 94131-1206 |
| 2056 016 | OCCUPANT | 1867 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 015 | OCCUPANT | 1869 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 015A | TUNG LAU | 1871 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 015A | OCCUPANT | 1871A 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 016 | E & M FONG | 1875 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 016 | OCCUPANT | 1877 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 016A | LAI WAH CHAN | 1879 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 016A | OCCUPANT | 1879A 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 017 | FRANK & JENNY LOW | 1883 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 017A | YEE YOUNG TRS | 1887 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 018 | WAH SHUN KWAN ETAL | 1891 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 018 | OCCUPANT | 1891A 19TH AV | SAN FRANCISCO | CA | 94122-4511 |
| 2056 018A | QI TANG | 1200 ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 018A | OCCUPANT | 1202 ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 018B | RICHARD LEUNG | 1210 ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 018B | OCCUPANT | 1212 ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |
| 2056 019 | WONG & ZHOU | 1226 ORTEGA ST | SAN FRANCISCO | CA | 94122-4412 |

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| | | | | | | |
|------|------|-----------------------|--------------------------|-----------------|-------|------------|
| 2116 | 003I | ERIC & JENNIFER LAI | 1946 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003I | OCCUPANT | 1948 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003J | ANNE & ALICE TANG | 4646 CALIFORNIA ST #3 | SAN FRANCISCO | CA | 94118-1226 |
| 2116 | 003J | OCCUPANT | 1942 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003J | OCCUPANT | 1944 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003K | WU & LUI | 1938 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 003K | OCCUPANT | 1940 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 004 | H & J HOWELL | 1963 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 005 | TANIA CHENG | 1967 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 006 | DAVID & WENDY CHEUNG | 1971 18TH AV | SAN FRANCISCO | CA | 94116-1247 |
| 2116 | 020 | ZHANG & GUAN | 1670 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 021 | HELEN & MELODY CHUN | 1966 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 022 | KATHERINE CHAN ETAL | 1962 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 023 | YVONNE CHEUNG | 1438 27TH AV | SAN FRANCISCO | CA | 94122-3226 |
| 2116 | 023 | OCCUPANT | 1934 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 023 | OCCUPANT | 1936 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 023A | OHSAN MADANYAN | 8343 N THYME WAY | FRESNO | CA | 93720-4921 |
| 2116 | 023A | OCCUPANT | 1930 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 023A | OCCUPANT | 1932 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 023B | PETER & AMY LUI | 1926 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 024 | KENNETH SHUM | 1922 19TH AV | SAN FRANCISCO | CA | 94116-1250 |
| 2116 | 028 | RONALD GREENSPAN TRS | PO BOX 1177 | RANCHO SANTA FE | CA | 92067-1177 |
| 2116 | 028 | OCCUPANT | 1900 18TH AV | SAN FRANCISCO | CA | 94116 |
| 2117 | 001 | LAM WONG TRS | 1901 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 001A | BACHWON & JUNGHI SONG | 1907 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 001C | KAREN JOHNSTON | 1911 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 001D | LUCKY FUNG | 1917 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 001E | J & H CERLETTI | 1000 GOVERNOR DEMPSEY DR | SANTA FE | NM | 87601-1046 |
| 2117 | 001E | OCCUPANT | 1921 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 001F | KINSON & EMILY WONG | 245 MORAGA ST | SAN FRANCISCO | CA | 94122-4712 |
| 2117 | 001F | OCCUPANT | 1926 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 001G | JOSEPH DALPRA TRS | 1929 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 001H | TAKESHI NAKAYOSHI TRS | 1933 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 002 | PETER VESTEL | 1937 17TH AV | SAN FRANCISCO | CA | 94116-1243 |
| 2117 | 022 | WORNOR TRS | 129 PALM AV | SAN FRANCISCO | CA | 94118-2515 |
| 2117 | 022 | OCCUPANT | 1958 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 023 | MAI YUEN TRS | 1954 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 024 | LAURENCE LIU | 1950 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 025 | E & B 1 LLC | 534 ORTEGA ST | SAN FRANCISCO | CA | 94122-4624 |
| 2117 | 025 | OCCUPANT | 1946 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 026 | STEVEN JOVES | 1942 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 027 | STERLING TRS | 762 WILDWOOD LN | PALO ALTO | CA | 94303-3119 |
| 2117 | 027 | OCCUPANT | 1938 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 028 | GONG MANALO TRS | 1934 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 028 | HASTINGS TRS | 1930 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 030 | ROSE & HARRY TAN | 82 DANBURY CT | ALAMO | CA | 94507-1743 |
| 2117 | 030 | OCCUPANT | 1926 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 031 | VAYN TRS | 1922 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 032 | LEI & NG | 1918 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 033 | EDWIN WOO TRS | 1914 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 034 | TIAN-QIANG SUN | 1910 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 035 | N & H ISHIMOTO | 1906 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 2117 | 036 | BI CHEN TRS | 882 42ND AV | SAN FRANCISCO | CA | 94121-3325 |
| 2117 | 036 | OCCUPANT | 1900 18TH AV | SAN FRANCISCO | CA | 94116-1246 |
| 9999 | 999 | | | | | |



BergDavis Public Affairs

May 23, 2013

Dear President Fong and Planning Commissioners,

Since early 2011, BergDavis Public Affairs and CVS/pharmacy have engaged the immediate Inner Sunset community on evolving plans for a new CVS/pharmacy at 1199 Ortega Street/1900 19th Avenue, the long-vacant former Post Office Distribution Center. The following is a brief timeline summary of our communications with the community and our neighbor directly across 19th Avenue, the Lycee Francais La Perouse.

A. Community Outreach

2011

April 2011 – In late April we sent invitations to the community, asking neighbors within 300 feet to attend an informational open house for the project. Contact information was provided. Copies of the mailers and mailing Lists are attached as **Exhibit A** to the Reuben, Junius & Rose brief.

May 2011 – In early May we hosted the project open house at the Lycee Francais, directly across the street from the project, where approximately 15 neighbors were in attendance. The meeting lasted about an hour, and project sponsors answered questions about design, hours of operation, alcohol sales, signage, parking, etc.

November 2011 – In November an update postcard was sent to immediate neighbors regarding minor pre-construction work that was happening on-site, assuring the community that they would remain looped into the project as it moved forward. The same mailing list was utilized for this outreach. Contact information was provided.

2012

February 2012 – Due to the delays in the approval of the CEQA exemption and the closure of the haz-mat work completed by the property owner, we decided to reach out to the community for a second meeting and project update. In February we sent invitations to for a second community meeting, asking neighbors within 300 feet to attend an update open house for the project. Contact information was provided.

March 2012 – In March we hosted a second open house for the neighborhood at Congregation Ner Tamid. Project plans had not changed since our first community meeting, so this meeting was simply an update. One supportive neighbor attended the meeting, noting that her neighbors had provided her with their questions but

did not feel it was necessary to attend themselves. Contact information was provided in the invitation that was sent out to the community.

December 2012 – This past December we spoke with neighboring businesses about the project and collected signatures from thirteen supportive merchants, including both immediate neighboring businesses. A copy of the signed merchant petition is attached to this memo.

2013

May 2013 – In anticipation of a June Planning Commission hearing, we sent out a mailer to 650 nearby residents highlighting the newest project design (which had evolved from our last community meeting) and letting people know that the project will finally be reviewed by the Planning Commission in early June. Contact information was provided. To date, we have collected over 30 support cards from these residents, demonstrating that nearby residents are aware of the project. Copies of support cards are attached to this memo.

In summary, BergDavis Public Affairs and CVS/pharmacy contacted the surrounding neighbors by mail on four separate occasions and hosted two separate open houses over a two year period. We have also spoken directly with all neighboring businesses about the project, providing contact information in case of any future questions or concerns.

B. Lycee Francais Outreach

Project outreach over the past two years has also included numerous communications with various staff members at the Lycee Francais La Perouse, located across the street from the project at 1201 Ortega Street. Below is a summary of all communications between BergDavis Public Affairs on behalf of CVS/pharmacy and the Lycee Francais La Perouse. Copies of communications are also attached to this memo.

Through multiple points of contact at the Lycee Francais over two years' time, including multiple invitations to several community meetings, BergDavis has been in regular contact with school officials in regards to plans for a CVS/pharmacy at 1199 Ortega Street.

As shown in the attached correspondence, all CVS project outreach to the neighborhood (open house invitations, updates, etc.) have all been sent to no less than six different points of contact associated with the Lycee Francaise La Perouse.

2011

April 2011 – In April, BergDavis (BDPA) made arrangements with the Lycee to conduct a community meeting for the CVS project in the auditorium of the school. *Please see rental agreement from 4/25/2011, prepared by Lycee Francais Facility manager Eric Parker for a "CVS Community Meeting".*

Later that month, invitations to attend the community meeting were sent to the community, including the Lycee Francais. Project contact information was provided.

May 2011 – In early May CVS hosted the project open house at the Lycee Francais.

November 2011 – In November an update postcard was sent to immediate neighbors, including the Lycee Francais. Project contact information was provided.

2012

February 2012 – In February BDPA began making arrangements for a second open house for the neighborhood, since the project had not moved forward with the original timeline.

BDPA attempted to utilize the Lycee Francais auditorium for this second meeting. In their attempts, they made a physical visit to the premises to speak with staff about a second meeting.

On 2/23/2012, BDPA contacted Blanche Crabe, Director of Finance and Operations at Lycee Francais La Perouse to arrange for a CVS community meeting on the campus.

March 2012 – On 3/1/2012, BDPA contacted Marc Rossano, Proviseur/Head of the Lycee Francais La Perouse to arrange for a CVS community meeting on the campus.

In March, CVS sent out invitations to the community meeting at Congregation Ner Tamid, including to the Lycee Francais La Perouse. Project contact information was provided.

2013

May 2013 – In anticipation of a June Planning Commission hearing, BDPA sent out a mailer to 650 nearby residents (and the Lycee Francais) letting people know that the project will finally be reviewed by the Planning Commission in early June. Project contact information was again provided.

On 5/15/2013, BDPA also sent a private email to Ben Orillon, Chief Administrative Officer at Lycee Francais, reminding him of the project's history and asking if the Lycee had any outstanding questions.

In summary, BergDavis Public Affairs and CVS/pharmacy have communicated with the Lycee Francais La Perouse no less than nine separate times with at least five separate contacts over a two year period.

Sincerely,

Evette Davis
BergDavis Public Affairs

Taylor Jordan
BergDavis Public Affairs



LYCEE FRANCAIS LA PEROUSE FAX / TELECOPIE

| | |
|---------------------------------------|----------------|
| Date | <u>4/13/11</u> |
| Number of pages including cover sheet | <u>11</u> |

| | |
|----------------------------------|------------------------|
| A l'attention de / Attention of: | <u>Kevin SEBASTIEN</u> |
| Phone: | |
| Fax: | <u>415-768-0123</u> |

| | |
|-----------------------|-----------------------|
| De la part de / from: | |
| Phone | <u>(415) 661-5232</u> |
| Fax: | <u>(415) 661-0246</u> |

REMARKS:

Urgent For your review Reply ASAP Please comment



**LYCÉE FRANÇAIS LA PÉROUSE
FACILITIES RENTAL APPLICATION**

Date 5,11,2011

CVS Community Meeting 5,11,2011 5:30pm - 8:30 pm
Event Name Event Date/Times

Berg Davis 415-788-1000 ext 206 fax 415-788-0123

Organization Kevin Schwaba Work Phone/Fax 415-225-2012
Contact Name Telephone/Cell

KSchwaba@bergdavis.com www.bergdavis.com
Email Website

150 Post Street, Suite 740, San Francisco, CA 94108
Address

Description of Event/Purpose (include dates and times for all rehearsals, estimated attendance, and if alcohol will be served)

Community meeting for the proposal of the new CVS Pharmacy across the street from the school they will be using the auditorium from 5:30pm till 8:30 pm.

We hope to have access to A/V equipment.

Notes/Questions:

Acceptance of this event does not constitute approval. As an authorized representative or sponsor of the above organization, I have read and agree to all policies, guidelines and rules governing the use of the LFLP facilities and services. Please fax/email this form to:

Eric Parker
Lycée Français La Pérouse
1201 Ortega Street
San Francisco, CA 94122

Fax: 415-661-0246
eparker@lelycee.org
Phone: 415-828-6950

BergDavis Public Affairs

Fax

Date: 04/25/2011

To: Eric Parker, Facility Manager

Company: Lycee Francals - La Perouse

Fax Number: 415-661-0246

From: Kevin Schwaba

Regarding: Contract for CVS Community Mtg on 5/11/2011

Pages to Follow: Signature and Information for Rental Policy

We are still working to obtain the Insurance information. We should have it shortly and will promptly send it your way.

This facsimile transmission is intended only for the use of the addressee named above and may contain information that is privileged and confidential. Please forward directly to the addressee.

Lenore ElKarou

From: Blanche Crabe [bcrabe@LeLycee.org]
Sent: Monday, February 27, 2012 11:14 AM
To: Taylor Jordan
Subject: RE: Community Meeting

Hello Jordan,
Sorry but the school does not make its premises available for private functions.
I hope you will find another solution to your problem.

Best regards,
Blanche Crabé
Director of Finance and Operations
Lycée Français La Pérouse
1201 Ortega Street
San Francisco, CA 94122
(415) 661 5232 x 1701
www.lelycee.org

From: Taylor Jordan [<mailto:TJordan@bergdavis.com>]
Sent: Thursday, February 23, 2012 2:41 PM
To: Blanche Crabe
Subject: Community Meeting

Hello Blanche,

My name is Taylor Jordan and I am helping CVS bring a new store to the neighborhood at Ortega and 19th. We would like to hold an informational community meeting at the Lycee Francias due to is convenient proximity to the site.

In the past we have used your auditorium. We do not expect this meeting to be particularly large (20-30 people), so with that in mind do you have any smaller spaces available either March 15th or March 21st-22nd? Finally, what are the rental costs for these rooms?

Best,

Taylor Jordan
BergDavis Public Affairs
150 Post St., Suite 740
San Francisco, CA 94108
415.788.1000 x200

Lenore ElKarou

From: Marc Rossano [mrossano@LeLycee.org]
Sent: Tuesday, March 06, 2012 6:47 PM
To: Taylor Jordan
Subject: RE: Auditorium

Hi,

I just want to confirm as Mrs Crabé (DFO) already told you that the Lycée Francais does not rent the Auditorium for private functions.

Regards

Marc ROSSANO
Proviseur/Head
Lycée français La Pérouse
1201 Ortega Street
San Francisco, CA 94122
+1 415 661 5232

From: Taylor Jordan [mailto:TJordan@bergdavis.com]
Sent: Thursday, March 01, 2012 4:41 PM
To: Marc Rossano
Subject: Auditorium

Bonjour, Principal Rossano,

My name is Taylor Jordan and I am working with CVS in their efforts to bring a store to the abandoned post office across from Le Lycee Francais La Perouse. Today, I spoke in person with Nicola at your front desk, who remembers our community meeting last year, which we held in your auditorium.

In consideration to your neighbors, we would like to hold an informational update meeting on the project. Nicola directed me to you for information on scheduling for the same space. He also gave me Eric Parker's contact info for a tour of the facility, etc.

What is the price for using the auditorium in the evening for 2 hours? Also, what availability is there for March 19th, 21st or 22nd?

Thank you so much for your time!

Best,

Taylor Jordan
BergDavis Public Affairs
150 Post St., Suite 740
San Francisco, CA 94108
415.788.1000 x200

Lenore ElKarou

From: Taylor Jordan [TJordan@bergdavis.com]
Sent: Wednesday, May 15, 2013 3:14 PM
To: borillon@LeLycee.org
Subject: CVS at 19th and Ortega

Bonjour Monsieur Orillon,

As you probably know, over the last two years CVS/pharmacy has been working towards bringing a new location to what is currently the abandoned post office across from the Lycee Francais de San Francisco, Ortega.

After several design iterations, the project will finally be going in front of the Planning Commission for approval on June 6th.

In preparation for this, we are following up with immediate neighbors (such as yourself) to see if there are any outstanding issues or questions. Over the past two years we have had several open houses for the project, with the most recent one yielding only one attendee – a neighbor who was simply anxious for the space to be finally occupied.

Again, please let me know if you have any questions.

Best,

Taylor Jordan
BergDavis Public Affairs
150 Post St., Suite 740
San Francisco, CA 94108
415.788.1000 x200

www.bergdavis.com



Email to Lycee – May 24, 2013

From: Holly Grzywacz

> Sent: Friday, May 24, 2013 2:45 PM

> To: 'CharlesPicasso@aol.com<mailto:CharlesPicasso@aol.com>';
'csg@platinumadvisors.com<mailto:csg@platinumadvisors.com>'

> Cc: Evette Davis; 'LaBonge, Stephen'

> Subject: CVS - 1900 19th Ave. (Planning Case No. 2011.0477CV)

>

> Charles and Chris,

>

> Thank you for your time yesterday afternoon, and for making yourselves readily available to discuss the CVS/pharmacy project at 1199 Ortega/1900 19th Avenue. We strive to bring quality projects to communities where there is a need for pharmaceuticals, health care products, and daily needs items and we pride ourselves on being part of the community we serve. To that end, we are committed to addressing any concerns that you might have and we will make ourselves available any day next week to work through any issues. Our project team has blocked out Friday, May 31st to meet with the key representatives from the Lycee as you indicated that Fridays are typically best for your group.

>

> Attached you will find project plans and a general overview information that has been shared with the community and is presented in our Conditional Use application. Please feel free to share this information with your school community. Additionally, I will provide a list of age restricted products (those items which require the purchaser to be 18 years or older) per your request, once I have the current list from operations.

>

> Without any previous knowledge of project concerns from the administration of the Lycee Francais; we have made special considerations for this store because of the close proximity to the school.

>

> First, we designed the layout to move the entrance to the store away from the traffic of 19th Avenue by shifting the entrance east on Ortega Street where it will be much safer for customers entering and existing the store. We have also created a design which eliminates the dangerous covered parking and loading dock area at the corner of the building. This not only eliminates a dark area currently used as a homeless encampment and for loitering, but also improves vehicular circulation on the streets. The elimination of the loading and parking means that there will no longer be cars backing up onto Ortega very close to 19th Ave. where it could be cause for accidents on an already busy intersection. This loading and parking area was used by both the previous USPS service for their delivery trucks but also by the auto dealership before but has been eliminated to enhance safety. Finally, this change improves the aesthetics of the building, bringing the façade to the corner and enhancing the pedestrian experience with an open design.

>

> We also understand the importance of proper controls for the sale of beer and wine specific to this location as it relates to the school. Provided in the attachment you will find a summary of CVS' alcohol training programs as well as their corporate policies which include a commitment not to sale typical nuisance products such as individual large volume beers. In addition, all wine bottles at this location will be security capped which further insures that beer and wine will not be accessible to the underage students of the Lycee. All check-outs are

Email to Lycee – May 24, 2013

equipped with point of sale computer systems that prompt the employee to require a photo-ID and enter an appropriate birth date before the purchase of any age-restricted product including beer and wine can be purchased.

>

> We are happy to discuss additional considerations with you as regarding the sale of beer and wine at this location during the PCN approval process which is a separate approval from the current CU application to be heard at the June 6th Planning Commission Hearing.

>

> In our discussions yesterday, the key concern raised appeared to be that of the existing traffic on 19th Ave and the impacts to your students' safety. CVS is a neighborhood serving business and this store is anticipated to serve the community immediately surrounding the store and particularly those to the south and east of the site who are completely without any services. While the community of the Lycee could also benefit from the new store, we understand the concerns with pedestrians crossing 19th Avenue and would fully support a school policy to prohibit students from crossing 19th Avenue unaccompanied, in order to eliminate concern for students crossing heavy traffic.

>

> It is our priority to work with you to address these issues and due to the time constraints with your school community leaving for the summer and with the impending hearing on June 6, we will make ourselves available for calls and meetings next week. Please let me know when you would like to schedule additional time to address any questions from your board, administration, and school community.

>

> Thank you again, we look forward to working together to bring a quality new CVS/pharmacy to the blighted corner of 19th and Ortega.

>

>

> Sincerely,

>

> Holly CJ Grzywacz
> Chief Operating Officer,
> Director of Development
> LandMark Retail Group

>

> hgrzywacz@landmarkretailgroup.com<mailto:hgrzywacz@landmarkretailgroup.com>

>

> 5850 Canoga Ave., Suite 650
> Woodland Hills, CA 91360

>

> 818 880-4400
> 805 587-5232 cell
> 818 880-4422 fax

Emails from Owner Ron Greenspan to Lycee

From: rg [<mailto:rong@ix.netcom.com>]
Sent: Wednesday, February 20, 2013 11:46 AM
To: 'Eric Parker'
Subject: RE: Ron Greenspan's Request

Thanks Eric. I look forward to hearing from Mr. Orrlion.

From: Eric Parker [<mailto:eparker@LeLycee.org>]
Sent: Wednesday, February 20, 2013 11:10 AM
To: rg
Subject: RE: Ron Greenspan's Request

sorry its taku=ing me so long to get back to you but i have been told i can not adress this issue I forwarded your request to Benjamin Orrlion who is in cahрге about the same

From: rg [rong@ix.netcom.com]
Sent: Tuesday, February 12, 2013 3:31 PM
To: Eric Parker
Subject: Ron Greenspan's Request

Hi Eric,

I left a voice message for you a few minutes ago regarding my request that the Board of the school agree to allow you to attend the Planning Commission Meeting in support of their approval of a CVS drugstore across the street.

Please let me know if there are any issues or questions, but as we discussed I would be most appreciative if you would come to the meeting on my behalf, so the building does not continue to remain vacant as a blight on the neighborhood.

Sincerely,

Ron Greenspan
619-993-7722

Name: William Lee

Street: 1973 20th Avenue

City: San Francisco Zip: 94116

Day Phone: 415-307-1101

Work Phone: _____

Email Address: billleesfca@hotmail.com

Comments: _____

I can't wait to have CVS/Pharmacy in my neighborhood.

Yes! I support a new CVS/pharmacy at 19th and Ortega!

By filling out this form you agree to receive updates about this project

Name: Jenny Fang

Street: 2042 18th Ave

City: San Francisco Zip: 94116

Day Phone: _____

Work Phone: _____

Email Address: _____

Comments: _____

Yes. We support the CVS/pharmacy

Yes! I support a new CVS/pharmacy at 19th and Ortega!

By filling out this form you agree to receive updates about this project

Name: Patricia Keon

Street: 1982 18th Ave.

City: San Francisco Zip: 94116

Day Phone: 415-759-5054

Work Phone: _____

Email Address: patsgoerwi@earthlink.net

Comments: _____

This would be a godsend

Yes! I support a new CVS/pharmacy at 19th and Ortega!

By filling out this form you agree to receive updates about this project

Name: Hong Li Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 934 Ortega St.

City: San Francisco Zip: CA 94122

Day Phone: 415-566-302

Work Phone: _____

Email Address: benlihn@gmail.com

Comments: I really support this project, and I hope it to be there soon.

By filling out this form you agree to receive updates about this project

Name: Betha Fischer Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1854 20th Ave.

City: S.F. Ca. Zip: 94122

Day Phone: 667-5398

Work Phone: _____

Email Address: _____

Comments: I would be nice to have CVS in the sunset district GREEN SPAN?

By filling out this form you agree to receive updates about this project

Name: Tanya Dzhibrailova Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1980-215th Ave

City: S.F. CA Zip: 94116

Day Phone: 415-531-6779

Work Phone: 415-426-3252

Email Address: tanya@zephyrusf.com

Comments: Great. more! full support!

By filling out this form you agree to receive updates about this project

Name: KATHERINE WOOD

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 10TH AVENUE

City: SF Zip: 94116

Day Phone: (415) 291-7921

Work Phone:

Email Address:

Comments:

YES! FINALLY!! THANK YOU!!!

By filling out this form you agree to receive updates about this project

Name: Chester T. Goong

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1949-17th Avenue

City: S.F. Zip: 94116

Day Phone: 415-213-5641

Work Phone:

Email Address: cgoong@yahoo.com

Comments:

Great News. Looking forward to Grand Opening!!!

By filling out this form you agree to receive updates about this project

Name: SARA KEYAK

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1345 ORTEGA ST.

City: SAN FRANCISCO Zip: CA

Day Phone: 415-731-0348

Work Phone:

Email Address:

Comments:

I support a new CVS pharmacy at 19th & Ortega.

By filling out this form you agree to receive updates about this project

Name: KAM LAU Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 203BB 19th Ave

City: San Francisco Zip: 94116

Day Phone: / /

Work Phone: / /

Email Address: / /

Comments:

Go for it

By filling out this form you agree to receive updates about this project

Name: BARBARA STOLLE Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1626 PACHECO STREET

City: SAN FRANCISCO Zip: 94116

Day Phone: 415-681-2639

Work Phone: / /

Email Address: bmaga@comcast.net

Comments:

Will be great to have this business at this corner!

By filling out this form you agree to receive updates about this project

Name: LADDIE M. PARSONS Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1957 20th AVENUE

City: SAN FRANCISCO Zip: 94116

Day Phone: (415) 564 4905

Work Phone: SAME

Email Address: / /

Comments:

GREAT IDEA!!!

By filling out this form you agree to receive updates about this project

Name: MITCHELL WUNSH

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1952 19TH AVE

City: SF Zip: CA 94116

Day Phone: 415

Work Phone:

Email Address:

Comments:

Looking forward to it! Discourage parking on 19TH AVE.

By filling out this form you agree to receive updates about this project

Name: Robert Mitchell

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1637 Pacheco St.

City: San Francisco Zip: 94116

Day Phone: (415) 661-6269

Work Phone: N/A

Email Address:

Comments:

I like it.

By filling out this form you agree to receive updates about this project

Name: ALBERT GEE

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1933 - 20TH AVE

City: SAN FRANCISCO, CA Zip: 94116

Day Phone: 415-731-5117

Work Phone: N/A

Email Address: N/A

Comments: IT WOULD BE CONVENIENT

By filling out this form you agree to receive updates about this project

Name: MICHAEL WONG

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1021 NORIEGA STREET

City: SAN FRANCISCO Zip: 94122

Day Phone:

Work Phone:

Email Address: jawa2001@hotmail.com

Comments: Great

By filling out this form you agree to receive updates about this project

Name: WAI M. CHUN

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1880 17TH AVE

City: S.F. CA Zip: 94122

Day Phone:

Work Phone:

Email Address:

Comments:

By filling out this form you agree to receive updates about this project

Name: DON & BETTY

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 853 ORTEGA ST

City: SAN FRANCISCO, CA Zip: 94122

Day Phone: 415-566-7187

Work Phone: RETIRED

Email Address:

Comments:

By filling out this form you agree to receive updates about this project

Name: ERIC FISHER

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 927 ORTEGA ST.

City: SAN FRANCISCO Zip: 94122

Day Phone: 415-244-7147

Work Phone: 415-925-4970

Email Address:

Comments:

DONT MOVE THE MAIL BOXES TOO FAR AWAY!

By filling out this form you agree to receive updates about this project

Name: G. H. TAYLOR

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1642, TVE

City: S F 94122 Zip:

Day Phone:

Work Phone:

Email Address:

Comments:

By filling out this form you agree to receive updates about this project

Name: SEMYON LINETSKY

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1960 21ST AVE

City: SAN FRANCISCO Zip: 94116

Day Phone: 415-664-6427

Work Phone:

Email Address:

Comments:

By filling out this form you agree to receive updates about this project

Name: Ed Chow

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1867-17th Ave

City: SF Zip: 94122

Day Phone: _____

Work Phone: _____

Email Address: _____

Comments:
Yes I support. Updates about this project by mail only.

By filling out this form you agree to receive updates about this project

Name: Simon Lally

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1900 18th Ave

City: S.F. CA Zip: 94116

Day Phone: 415. 994. 3199

Work Phone: 415. 999. 9690

Email Address: LindseyLally@hotmail.com

Comments:

By filling out this form you agree to receive updates about this project

Name: Mari Lally

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1854 18th Ave

City: SF Zip: CA 94116

Day Phone: _____

Work Phone: _____

Email Address: _____

Comments:

By filling out this form you agree to receive updates about this project

Name: _____

Street: _____

City: _____ Zip: _____

Day Phone: _____

Work Phone: _____

Email Address: S_GUAN@YAHOO.COM

Comments:

Please be considered and take action to prevent homeless people and loitering and littering in the neighborhood

Yes! I support a new CVS/pharmacy at 19th and Ortega!

By filling out this form you agree to receive updates about this project

Name: We: Pei

Street: 1948 16th Ave

City: San Francisco Zip: 94116

Day Phone: _____

Work Phone: _____

Email Address: _____

Comments:

Yes! I support a new CVS/pharmacy at 19th and Ortega!

By filling out this form you agree to receive updates about this project

Name: Chiu Ming Woo

Street: 1984 21st Ave.

City: San Francisco Zip: 94116

Day Phone: _____

Work Phone: _____

Email Address: _____

Comments:

Yes! I support a new CVS/pharmacy at 19th and Ortega!

By filling out this form you agree to receive updates about this project

Name: Ortha Splingard

Street: 1831-16th Ave.

City: San Francisco Zip: 94122

Day Phone: 415 242-0116

Work Phone: " " "

Email Address: _____

Comments:

By filling out this form you agree to receive updates about this project

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Name: Sarah Bouface

Street: 1914 22ND Avenue

City: San Francisco Zip: 94116

Day Phone: -

Work Phone: -

Email Address: -

Comments:

By filling out this form you agree to receive updates about this project

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Name: Kim Orr

Street: 1779 18th Ave.

City: San Francisco Zip: 94122

Day Phone: ~~_____~~

Work Phone: -

Email Address: kim.orr@hotmail.com

Comments:

By filling out this form you agree to receive updates about this project

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Name: _____

Street: _____

City: _____

Day Phone: _____

Work Phone: _____

Email Address: _____

Comments:

Empty rectangular box for comments.

By filling out this form you agree to receive updates about this project

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Name: Bernice Juliano

Street: 1955-18th Ave.

City: San Francisco Zip: 94116

Day Phone: 564-8387

Work Phone: _____

Email Address: _____

Comments:

Empty rectangular box for comments.

By filling out this form you agree to receive updates about this project

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Name: DORIS OSENDA

Street: 1926-23rd Ave

City: S.F. Zip: 94116

Day Phone: 564-6760

Work Phone: _____

Email Address: _____

Comments:

Empty rectangular box for comments.

By filling out this form you agree to receive updates about this project

Yes! I support a new CVS/pharmacy at 19th and Ortega!

Name: ALBERT PURA

Yes! I support a new
CVS/pharmacy at
19th and Ortega!

Street: 1849 16th Avenue

City: San Francisco Zip: 94122

Day Phone: 415-566-9830

Work Phone: _____

Email Address: albert.pura@gmail.com

Comments:

By filling out this form you agree to receive updates about this project

Dear Planning Commission,

As a business operator/neighbor within the Noriega/Ortega merchant corridor, I support a new CVS Pharmacy at the abandoned post office at 19th Avenue and Ortega Street. This new location will contribute to the vibrancy and convenience of our neighborhood retail community.



| Name | Business | Address | Email |
|---------------------|------------------------|------------------|---|
| Steve Bernzweig | Bernzweig Framing | 1100 Ortega St | |
| Lynndee How | Tops Trading | 1110 Ortega St. | Assurance of better Traffic flow + Parking Condition. |
| Elias S. Hernandez | (977) Ave Cobarrun | 1800 19th Ave. | |
| Vonny Oxi | April Co. | 1788 - 19th Ave. | |
| Arturo M. Velazquez | Pennzoil 10 Minute Oil | 1799 19th St | |
| Founders Realty | 1248 Noriega St | SE CA 94122 | |
| Bicky Chua | LCBC (USA) NA | 1250 Noriega St | |
| Jane Ho | JR | 1322 Noriega St | |
| Yan Lu | YAN'S FASHION STORE | 1324 NORIEGA ST. | AT, CA 94122 |

Dear Planning Commission,

As a business operator/neighbor within the Noriega/Ortega merchant corridor, I support a new CVS Pharmacy at the abandoned post office at 19th Avenue and Ortega Street. This new location will contribute to the vibrancy and convenience of our neighborhood retail community.



| Name | Business | Address | Email |
|-----------------|----------------|-----------------|-----------------|
| Hee Jung JIM | PINE | 1330 NORIEGA | |
| May Py | Dental office | 1331 Noriega | |
| CHRISTINA CHANG | EAST WEST BANK | 1301 NORIEGA ST | |
| Margaret Lee | The Harvest | Bookstore | 1239 Noriega St |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

CVS/PHARMACY

1900 19th Ave.
SAN FRANCISCO, CA

DEVELOPER:

LANDMARK RETAIL GROUP

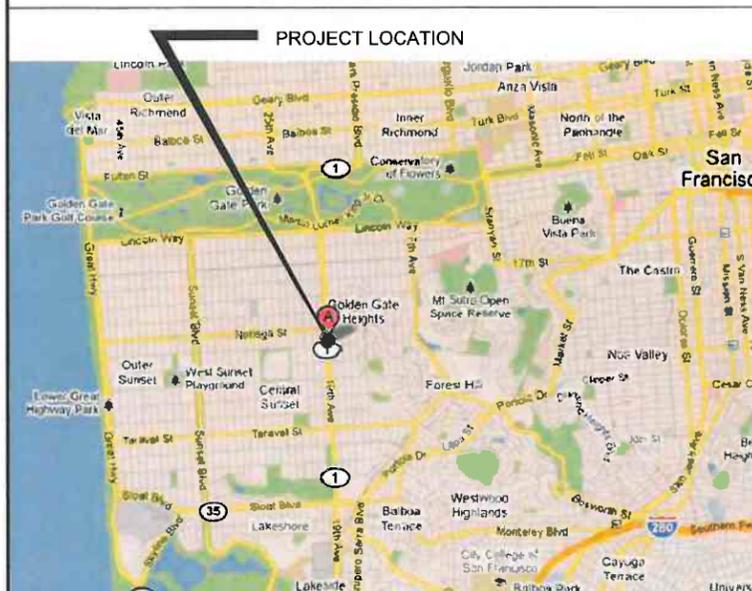
5850 CANOGA AVENUE
WOODLAND HILLS, CA 91367
(818) 880-4400

ARCHITECT:

ARCHITECTURAL DIMENSIONS

300 FRANK H. OGAWA PLAZA, SUITE 375
OAKLAND, CALIFORNIA 94612
TEL: (510) 463-8300, FAX: (510) 463-8395

VICINITY MAP



DRAWING INDEX

- DR-1 COVER SHEET
- DR-2 EXISTING SITE PLAN
- DR-3 PROPOSED SITE PLAN
- DR-4 1ST FLOOR PLAN - EXISTING / DEMO
- DR-5 2ND FLOOR PLAN - EXISTING / DEMO
- DR-6A 1ST FLOOR PLAN - PROPOSED GROSS FLOOR AREA
- DR-6B 1ST FLOOR PLAN - PROPOSED OCCUPIED FLOOR AREA - RETAIL
- DR-7A 2ND FLOOR PLAN - PROPOSED GROSS FLOOR AREA
- DR-7B 2ND FLOOR PLAN - PROPOSED OCCUPIED FLOOR AREA - RETAIL
- DR-8 ELEVATIONS - EXISTING / DEMO
- DR-9D PROPOSED IMPROVEMENTS FOR (E) PARKING LOT
- DR-10 BUILDING SECTIONS - PROPOSED

SUBMITTED TO:

CITY OF SAN FRANCISCO
PLANNING DEPARTMENT

FOR:

Environmental Review and Conditional Use Authorization

ARCHITECTURAL
DIMENSIONS

300 Frank H. Ogawa Plaza Ste. 375
Oakland, CA 94612
TEL. 510.463.8300 • FAX. 510.463.8395



PROJECT INFO.

CVS/PHARMACY #05131
1900 19TH AVENUE
SAN FRANCISCO, CA

JOB NO.
LMD05
DATE
05/10/13

DRAWING NO.
DR-1

PROJECT SUMMARY

| | |
|---------------------------------------|---------------|
| SITE AREA | 16,242 S.F. |
| PROPOSED BUILDING AREA - GROSS | |
| FIRST FLOOR: | 15,918 SQ.FT. |
| SECOND FLOOR: | 2,002 SQ.FT. |
| TOTAL BUILDING AREA | 17,920 SQ.FT. |

| | |
|--|---------------|
| PROPOSED BUILDING AREA - OCCUPIED | |
| FIRST FLOOR: | 11,939 SQ.FT. |
| SECOND FLOOR: | 1,558 SQ.FT. |
| TOTAL BUILDING AREA | 13,497 SQ.FT. |

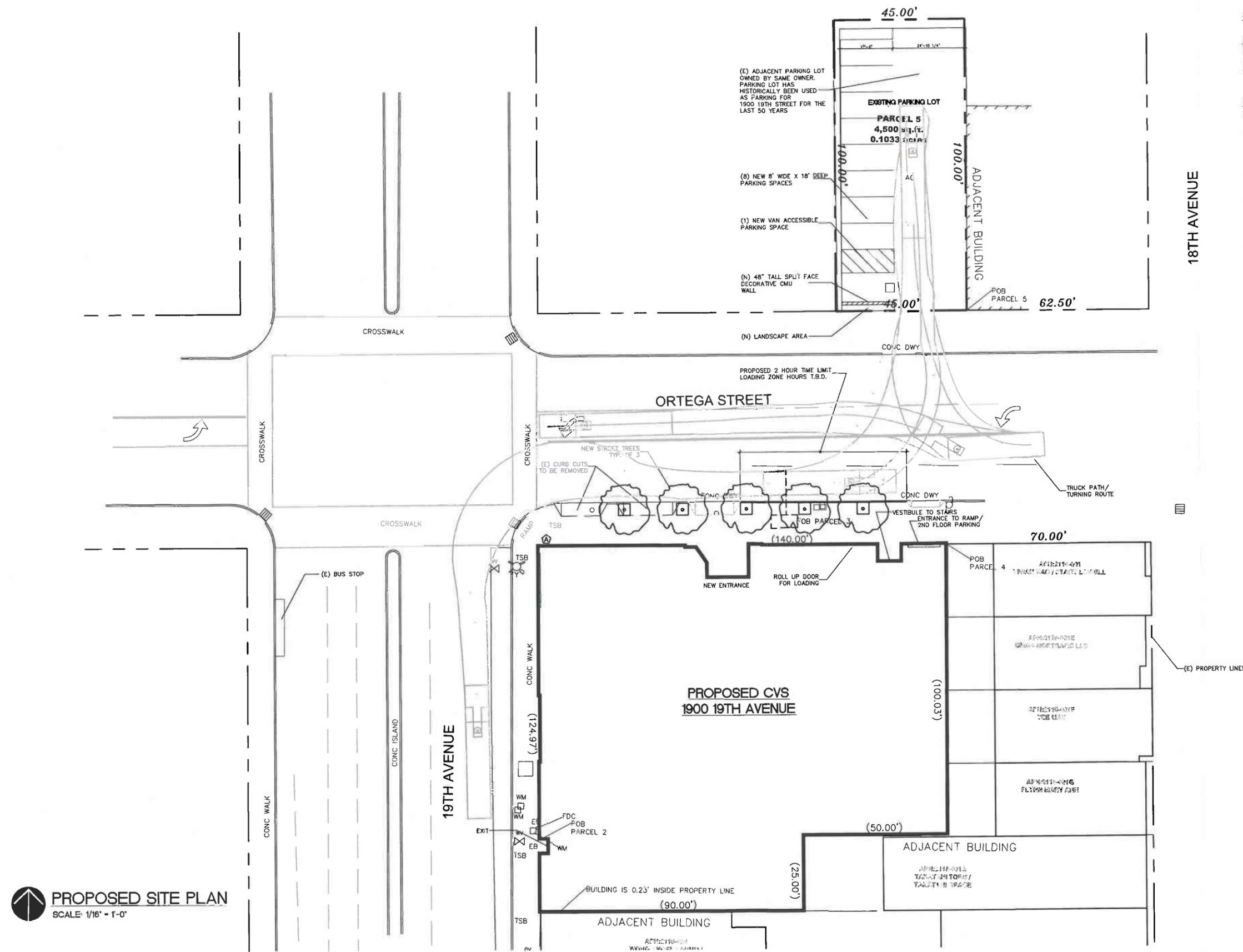
| | |
|-----------------------|---|
| (E) ZONING | = NC-1 (NEIGHBORHOOD COMMERCIAL CENTER) |
| BUILDING HEIGHT | = ± 38'-0" (EXISTING) |
| PROPOSED BLDG. HEIGHT | = ± 38'-0" NO GREATER THAN EXISTING |

PARKING SUMMARY

ONE (1) PARKING SPACE FOR EACH FIVE HUNDRED (500) SQUARE FEET OF OCCUPIED FLOOR AREA.

| | |
|-----------|-------------------------|
| REQUIRED: | = 13,497 SF / 500 |
| | = 27 |
| ALLOWED: | 27 X (150%) = 41 SPACES |

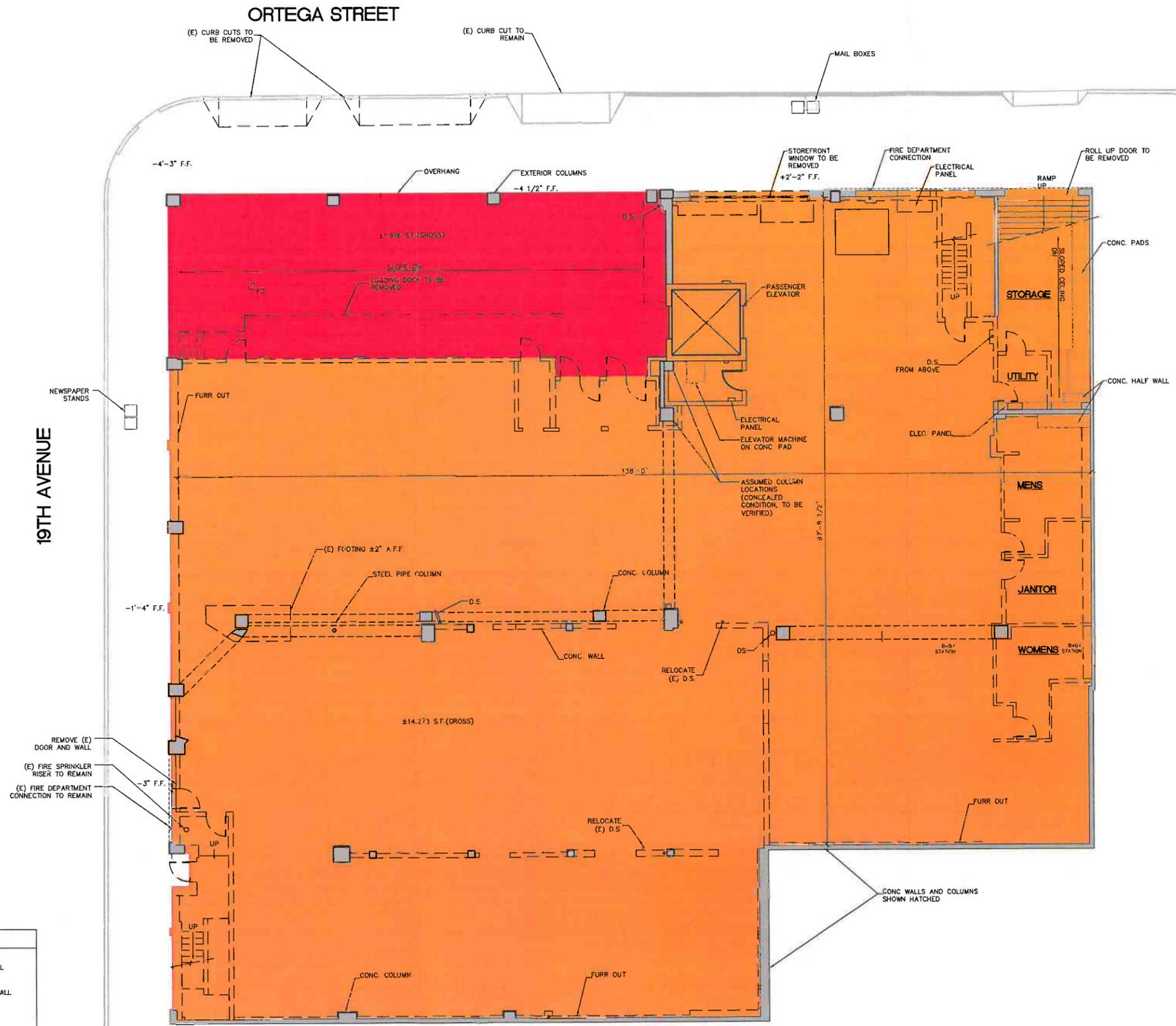
| | |
|---|---------------|
| PROVIDED: | |
| ROOF PARKING | = 29 |
| ACCESSIBLE | = 1 |
| VAN ACCESSIBLE | = 2 |
| PROVIDED ON ADJACENT PARCEL ACROSS ORTEGA | = 8 |
| TOTAL PARKING PROVIDED | = 40 < 41: ok |



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

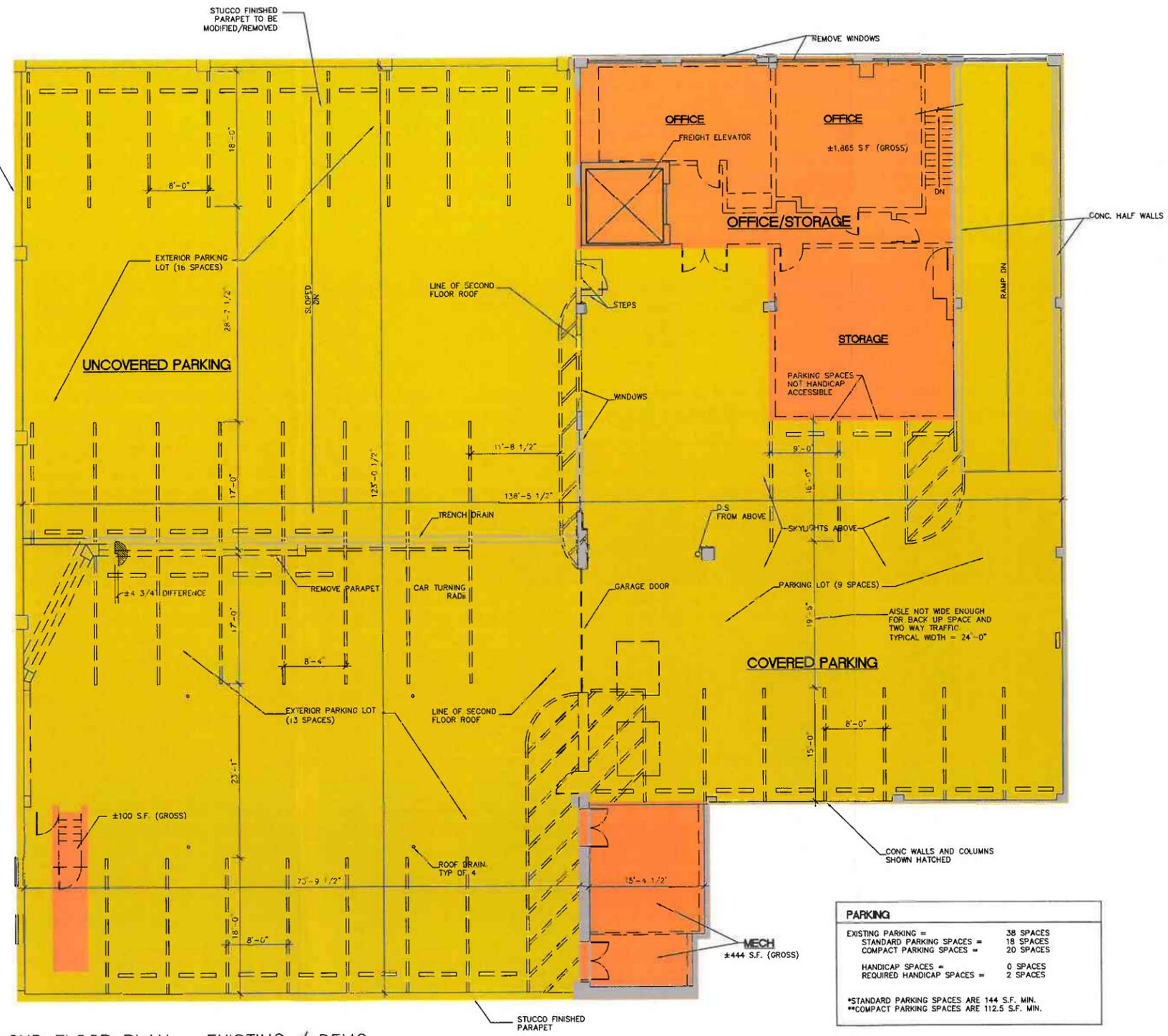
AREA CALCULATIONS SUMMARY

| | FIRST FLOOR | SECOND FLOOR | TOTAL |
|-----------------------|---------------------|---------------------|---------------------|
| EXISTING | | | |
| GROSS FLOOR AREA | ±14,273 S.F. | ±2,409 S.F. | ±16,682 S.F. |
| PARKING AREA | 0 S.F. | ±13,833 S.F. | ±13,833 S.F. |
| LOADING AREA | ±1,916 S.F. | 0 S.F. | ±1,916 S.F. |
| BUILDING TOTAL | ±16,189 S.F. | ±16,242 S.F. | ±32,431 S.F. |
| PROPOSED | | | |
| GROSS FLOOR AREA | ±15,918 S.F. | ±2002 S.F. | ±17,920 S.F. |
| PARKING AREA | 0 S.F. | ±14,240 S.F. | ±14,240 S.F. |
| BUILDING TOTAL | ±15,918 S.F. | ±16,242 S.F. | ±32,160 S.F. |



ORTEGA STREET

19TH AVENUE



NOTE:
ALL WALLS & COLUMNS TO REMAIN U.N.O.

AREA CALCULATIONS

(E) GROSS FLOOR AREA AT SECOND FLOOR: 1,865 S.F.
 (E) OFFICE/STORAGE 444 S.F.
 (E) MECHANICAL 100 S.F.
 (E) STAIRWELL 100 S.F.
 (E) TOTAL GROSS FLOOR AREA: ±2,409 S.F.

(E) PARKING AREA SECOND FLOOR: ±13,833 S.F.

AREA LEGEND

(E) GROSS FLOOR AREA
 (E) PARKING AREA

LEGEND

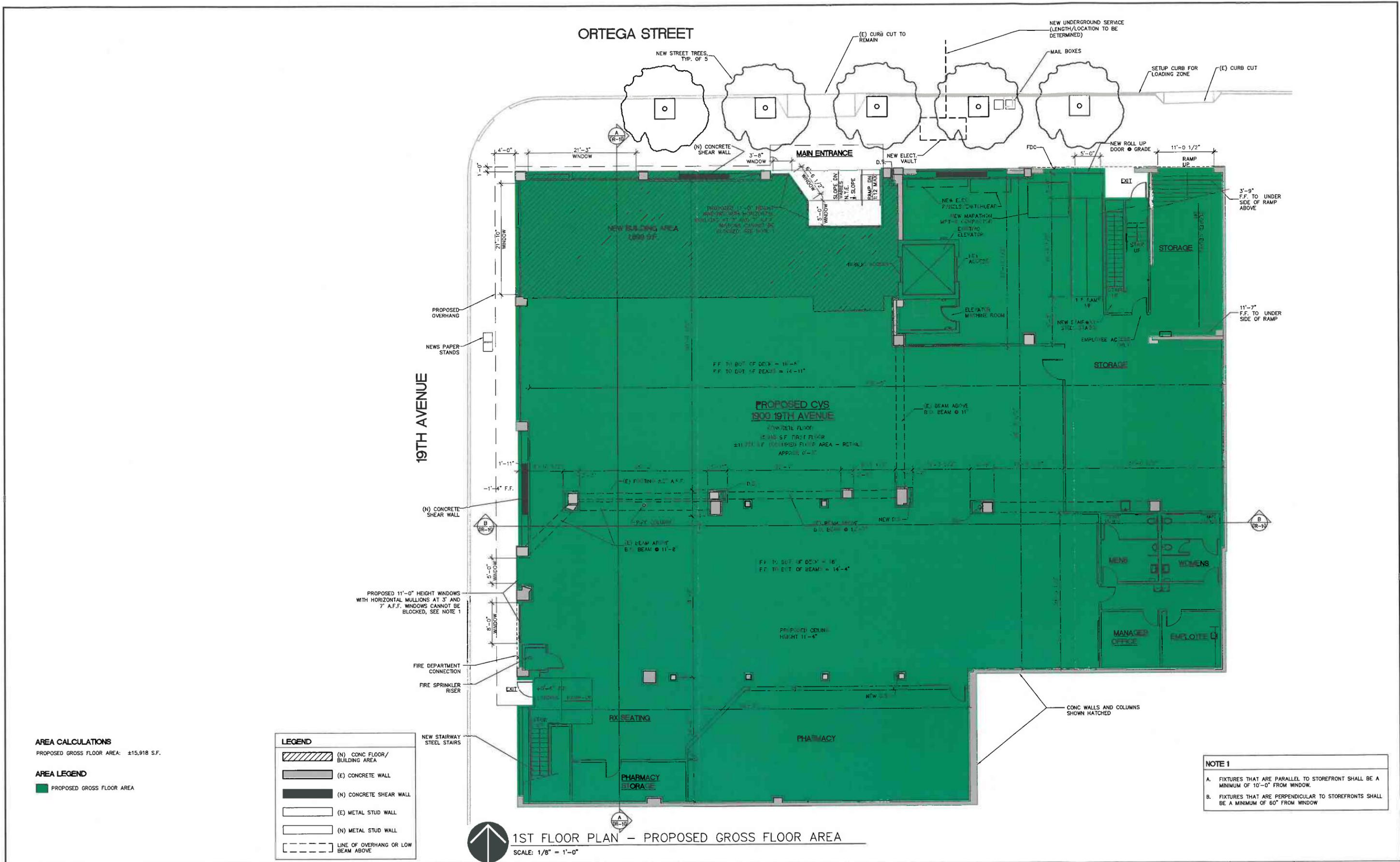
(E) CONCRETE WALL
 (E) METAL STUD WALL
 SKYLIGHTS, OVERHANG ABOVE
 DEMO



2ND FLOOR PLAN - EXISTING / DEMO

SCALE: 1/8" = 1'-0"

| PARKING | |
|--|-----------|
| EXISTING PARKING = | 38 SPACES |
| STANDARD PARKING SPACES = | 18 SPACES |
| COMPACT PARKING SPACES = | 20 SPACES |
| HANDICAP SPACES = | 0 SPACES |
| REQUIRED HANDICAP SPACES = | 2 SPACES |
| *STANDARD PARKING SPACES ARE 144 S.F. MIN. | |
| **COMPACT PARKING SPACES ARE 112.5 S.F. MIN. | |



AREA CALCULATIONS
 PROPOSED GROSS FLOOR AREA: ±15,918 S.F.

AREA LEGEND
 ■ PROPOSED GROSS FLOOR AREA

| LEGEND | |
|--------|---------------------------------------|
| | (N) CONC FLOOR/ BUILDING AREA |
| | (E) CONCRETE WALL |
| | (N) CONCRETE SHEAR WALL |
| | (E) METAL STUD WALL |
| | (N) METAL STUD WALL |
| | LINE OF OVERHANG OR LOW BEAM ABOVE |

NOTE 1
 A. FIXTURES THAT ARE PARALLEL TO STOREFRONT SHALL BE A MINIMUM OF 10'-0" FROM WINDOW.
 B. FIXTURES THAT ARE PERPENDICULAR TO STOREFRONTS SHALL BE A MINIMUM OF 60" FROM WINDOW

1ST FLOOR PLAN - PROPOSED GROSS FLOOR AREA
 SCALE: 1/8" = 1'-0"

PROJECT INFO.

CVS/PHARMACY #05131
 1900 19TH AVENUE
 SAN FRANCISCO, CA

| | |
|--------------------------|-----------------------------|
| JOB NO. LMD05 | DRAWING NO. DR-6A |
| DATE. 06/10/13 | |

**ARCHITECTURAL
 DIMENSIONS**

300 Frank H. Ogawa Plaza Ste. 375
 Oakland, CA 94612
 TEL. 510.463.8300 • FAX. 510.463.8395



ORTEGA STREET



AREA CALCULATIONS
 PROPOSED GROSS FLOOR AREA: 2,002 S.F.
 PROPOSED PARKING AREA: 14,240 S.F.
 TOTAL GROSS AREA: 16,242 S.F.

AREA LEGEND
 [Green Box] PROPOSED GROSS FLOOR AREA
 [Yellow Box] PROPOSED PARKING AREA

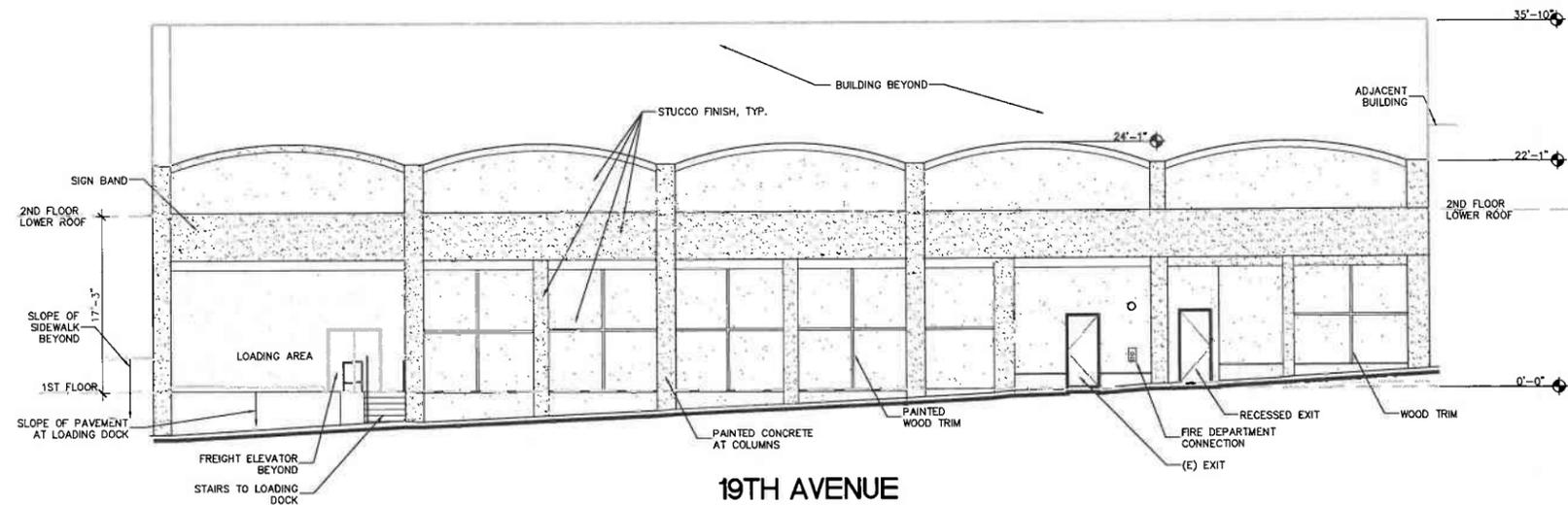
| LEGEND | |
|--------------|--------------------------------------|
| [Grey Box] | (E) CONCRETE WALL |
| [White Box] | (E) METAL STUD WALL |
| [White Box] | (N) METAL STUD WALL |
| [Dashed Box] | LINE OF WALL, SKYLIGHT OR ROOF ABOVE |

2ND FLOOR PLAN - PROPOSED GROSS FLOOR AREA
 SCALE: 1/8" = 1'-0"

PARKING
 (E) PARKING = 38 SPACES
 (N) PARKING = 31 STANDARD SPACES (>144 S.F.)
 NOTE:
 (E) 38 PARKING SPACES WERE UTILIZED BY POST OFFICE TRUCKS AND EMPLOYEES' POST OFFICE TRUCK BACK UP CLEARANCES ARE NOT STANDARD AND THERE WERE NO HANDICAP SPACES PROVIDED. 7 SPACES WERE LOST, BOTH IN ORDER TO ACHIEVE STANDARD STALL DIMENSIONS WITH THE PROPER BACK UP DISTANCE AND TO PROVIDE 2 REQUIRED HANDICAP STALLS



1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"



2 WEST ELEVATION - EXISTING
1/8" = 1'-0"

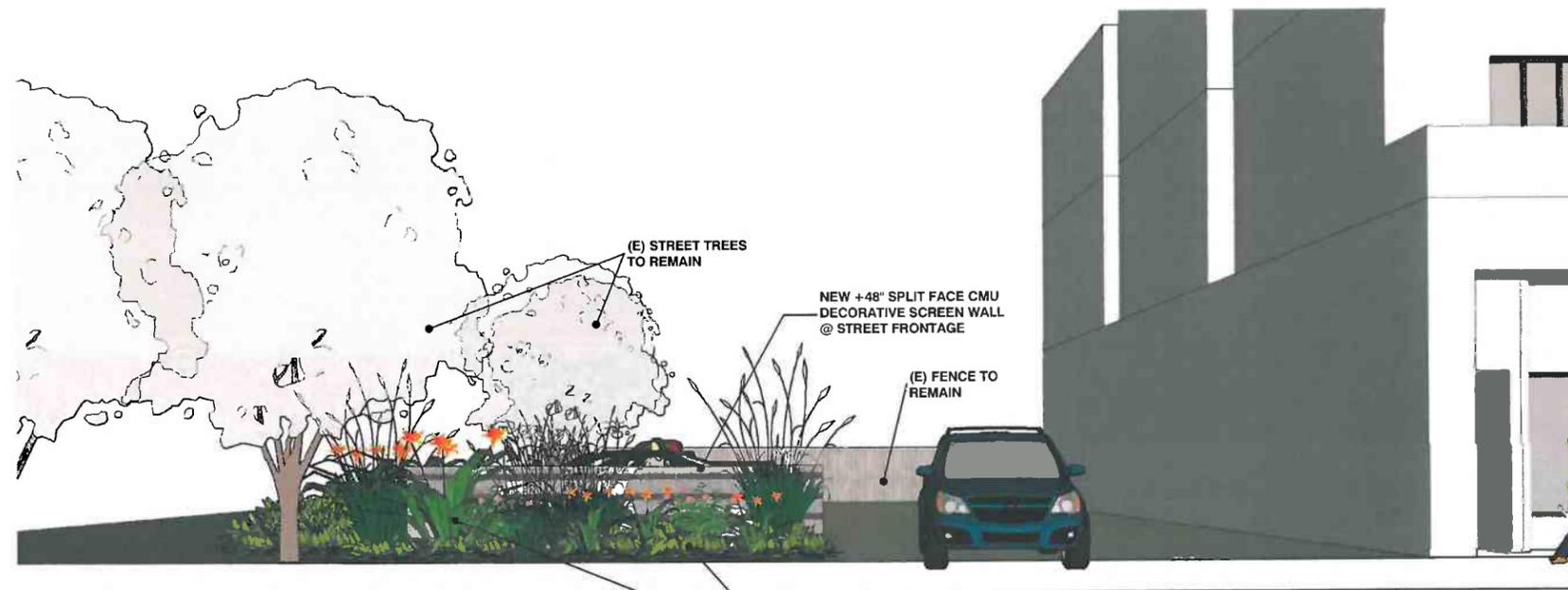


(E) LANDSCAPING AT ADJACENT PROPERTY TO REMAIN

(E) STREET TREES TO REMAIN

NEW LANDSCAPE PLANTERS AND DECORATIVE LANDSCAPING

PARKING VIEW @ CVS FRONT ENTRANCE



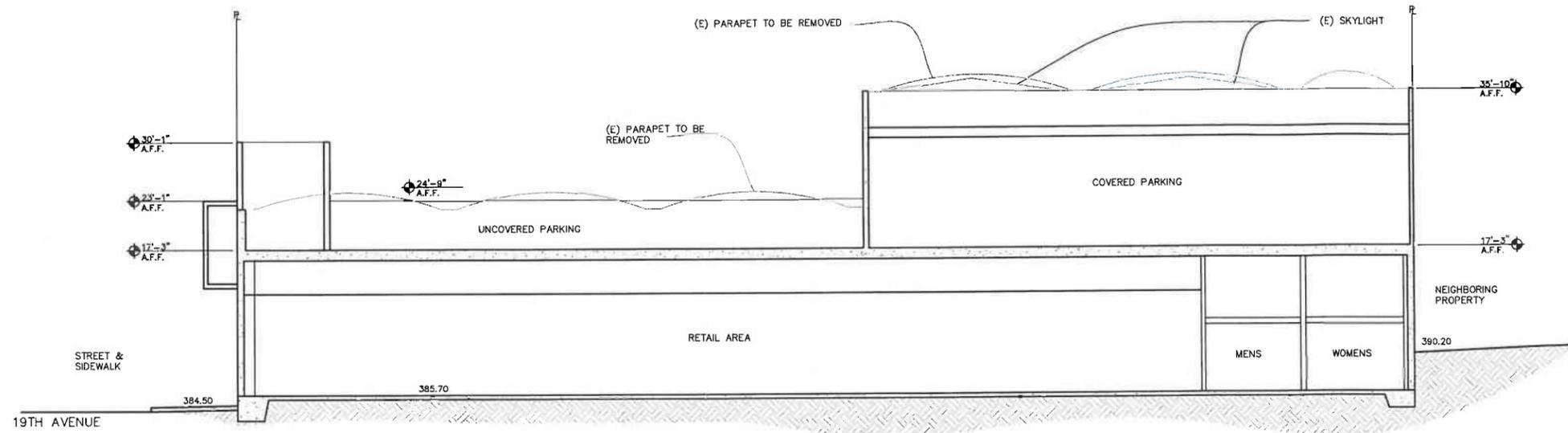
(E) STREET TREES TO REMAIN

NEW +48" SPLIT FACE CMU DECORATIVE SCREEN WALL @ STREET FRONTAGE

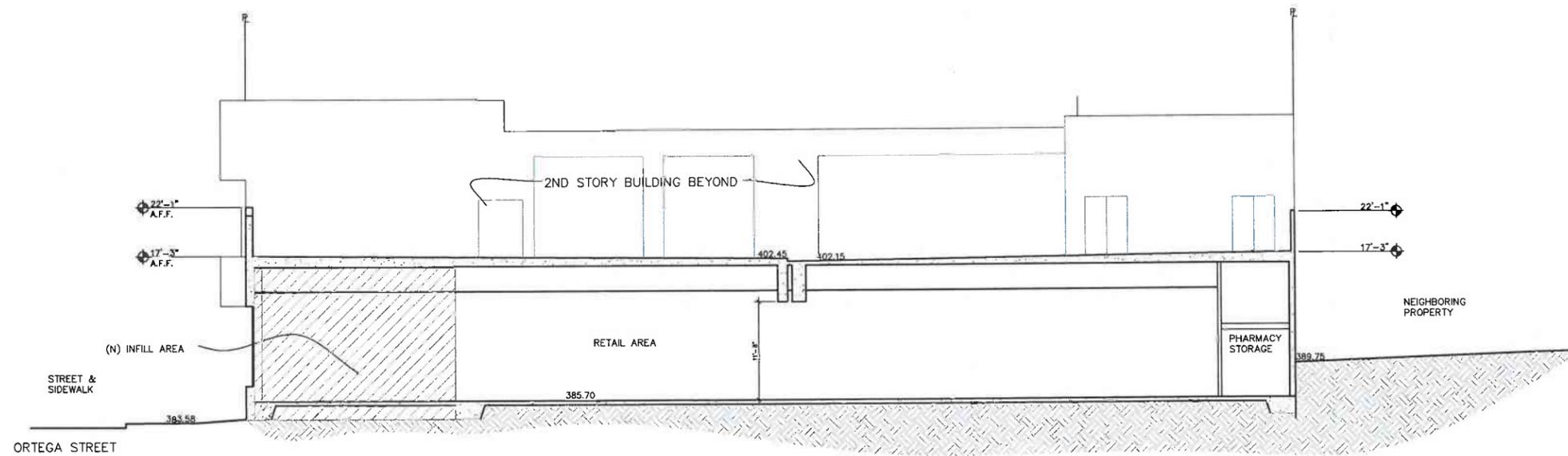
(E) FENCE TO REMAIN

NEW LANDSCAPE PLANTERS AND DECORATIVE LANDSCAPING

PARKING FRONT VIEW



BUILDING SECTION B-B
SCALE: 1/8"=1'-0"



BUILDING SECTION A-A
SCALE: 1/8"=1'-0"



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
CVS/pharmacy
STORE #58335

Address:
**1199 ORTEGA ST,
SAN FRANCISCO, CA
94122**

Account Manager:
Patti Shoglund

Designer:
ALFREDO ZAVALZA 3.50

Scale: **AS NOTED**

Design No.: **10-10-3207-07**

Date: **10.19.10**

Reg. No.:

Revisions:
R2 AZ 11.10.10 (1.00) Modify bldg facade, Sign A to single line, add beauty, enlarge blade sign
R3 AZ 11.12.10 (.50) Add "Beauty" & "Photo" to North elev. Raise sign B.
R4 AZ 05.08.13 (2.50) Update plot plan and elevations. Update blade sign layout.
R5 AZ 05.22.13 (2.00) Change signs to halo lit with backer panels
R6 AZ 05.23.13 (.50) Remove ancillary signs & increase Sign A to 30"
R7 AZ 05.28.13 (2.50) Add perspective views and 2nd option

• APPROVALS •

FOR JOB CHECK DATE

Acct. Mgr.

FOR CONSTRUCTION DATE

Acct. Mgr.

Design

Production

FOR INSTALL ONLY DATE

Acct. Mgr.

Page: **03** Of: **17**

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Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

NOTE:
50SQ.FT. PER ELEVATION ALLOWED BY CODE



1 NORTH ELEVATION (ORTEGA STREET)
SCALE: 1/16" = 1'-0"

NOTE:
50SQ.FT. PER ELEVATION ALLOWED BY CODE



2 WEST ELEVATION (19TH AVENUE)
SCALE: 1/16" = 1'-0"



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Acct. Mgr.

FOR CONSTRUCTION _____ **DATE**

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Design

Production

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1 NORTH ELEVATION (ORTEGA STREET)
SCALE: N.T.S.



2 WEST ELEVATION (19TH AVENUE)
SCALE: N.T.S.



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1700 West Anaheim Street
Long Beach, California
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www.superiorsigns.com

Project:
CVS/pharmacy
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Designer:
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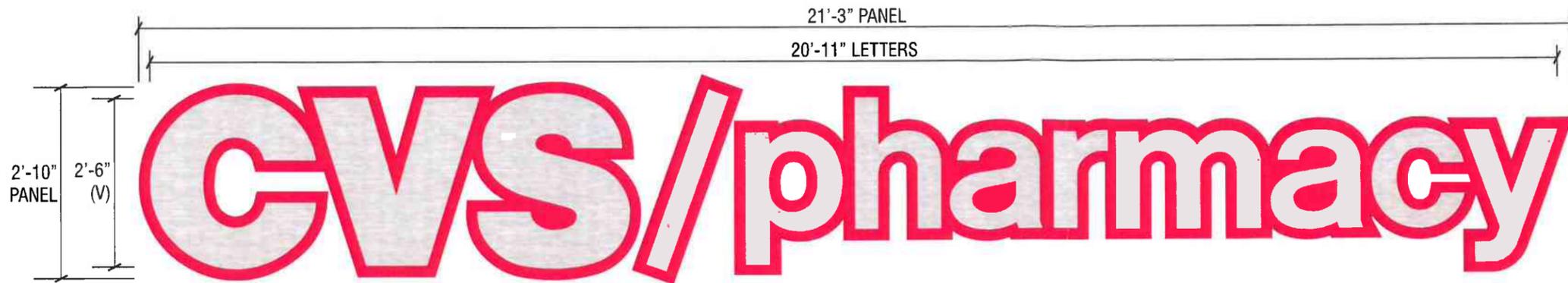


ROOF TOP PARKING

ORTEGA STREET

19TH AVENUE

1 AERIAL VIEW (ORTEGA STREET & 19TH AVENUE)
SCALE: N.T.S.



- A1** SIGN ELEVATION / REVERSE HALO-LIT CHANNEL LETTERS ON EXPOSED BACKGROUND PANEL
- A2** QUANTITY: TWO (2) UNITS REQUIRED

SQ.FT. = 52.21
SCALE: 1/2" = 1'-0"

1 SIDE VIEW
SCALE: 1/2" = 1'-0"

SPECIFICATIONS:

"CVS/pharmacy":

- FACES: .125" THICK BRUSHED ALUMINUM WITH LIGHT HORIZONTAL GRAIN
- RETURNS: 3" DEEP .063" THICK BRUSHED ALUMINUM WITH LIGHT GRAIN
- BACKS: CLEAR LEXAN FOR SPILL OF HALO LIGHT
- ILLUMINATION: GE TETRA MAX RED L.E.D.'S
- SPACERS: 1 1/2" LONG SPACERS PAINTED TO MATCH #2793 RED PLEX

BACKGROUND PANEL:

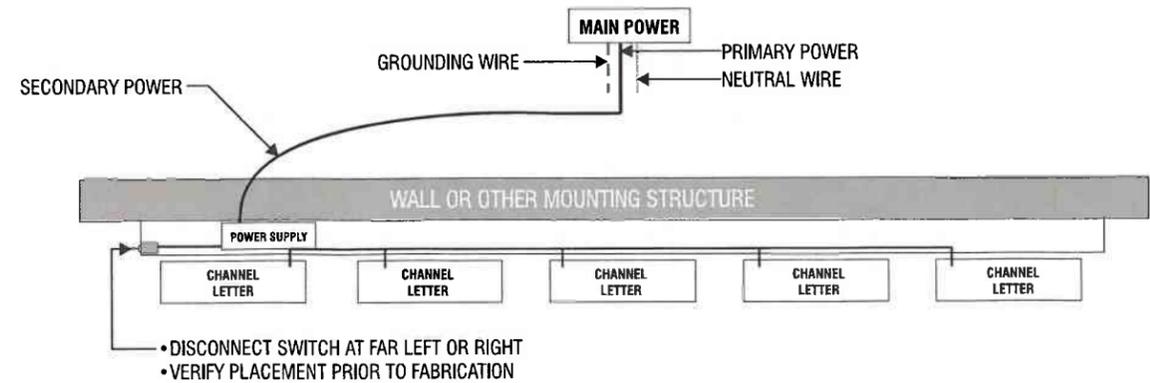
- FACE: .125" THICK ALUMINUM PAINTED TO MATCH #2793 RED PLEX
- RETURNS: 2" DEEP .063" THICK ALUMINUM PAINTED TO MATCH #2793 RED PLEX

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

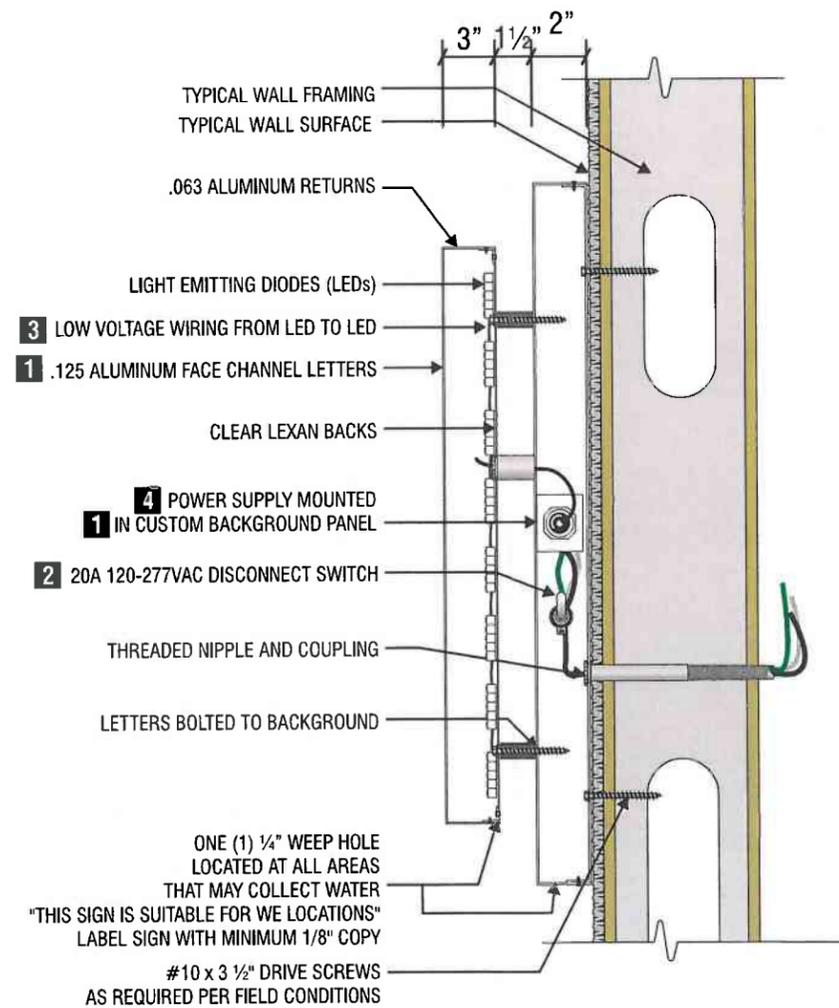
| ITEM # | DESCRIPTION |
|--------|--|
| 1 | CHANNEL LETTERS ON BACKGROUND PANEL |
| 2 | DISCONNECT SWITCH |
| 3 | CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED) |
| 4 | POWER SUPPLY |

Note to All Contractors

120 Sign Voltage
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. All wall penetrations to be sealed with UL Listed silicone sealant.



2 LETTER LAYOUT - PLAN VIEW
NOT TO SCALE



1 TYPICAL SECTION DETAIL
SCALE: NTS

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Facsimile: 562.435.1867
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R4 AZ 05.08.13 (2.50) Update plot plan and elevations. Update blade sign layout.
R5 AZ 05.22.13 (2.00) Change signs to halo lit with backer panels
R6 AZ 05.23.13 (.50) Remove ancillary signs & increase Sign A to 30"
R7 AZ 05.28.13 (2.50) Add perspective views and 2nd option

APPROVALS

| FOR JOB CHECK | DATE |
|------------------|------|
| Acct. Mgr. | |
| FOR CONSTRUCTION | DATE |
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| Design | |
| Production | |
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1 **LOOKING SW AT N ELEVATION ALONG ORTEGA**
SCALE: N.T.S.



2 **LEFT HALF OF NORTH ELEVATION ALONG ORTEGA ST**
SCALE: N.T.S.



3 **RIGHT HALF OF N ELEVATION ALONG ORTEGA ST**
SCALE: N.T.S.



4 **LOOKING S ON 19TH AVE ALONG W ELEVATION**
SCALE: N.T.S.



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Facsimile: 562.435.1867
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STORE #58335

Address:
**1199 ORTEGA ST,
SAN FRANCISCO, CA
94122**

Account Manager:
Patti Skoglund

Designer:
ALFREDO ZAVALZA 3.50

Scale: **AS NOTED**

Design No.: **10-10-3207-07**

Date: **10.19.10**

Reg. No.:

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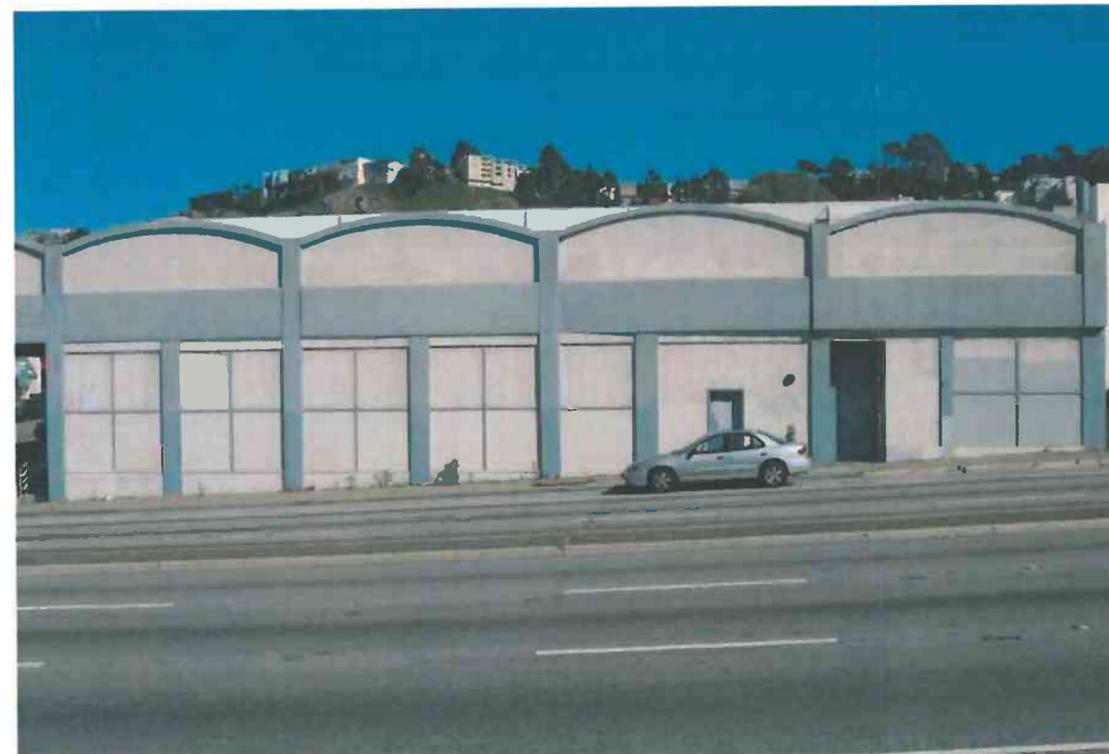
5 ANGLED SHOT LOOKING SE ACROSS INTERSECTION ORTEGA & 19TH
SCALE: N.T.S.



6 LOOKING E AT W ELEVATION FROM ACROSS 19TH AVE
SCALE: N.T.S.



7 LOOKING E AT W ELEVATION FROM ACROSS 19TH AVE (LT HALF)
SCALE: N.T.S.



8 LOOKING E AT W ELEVATION FROM ACROSS 19TH (RT HALF)
SCALE: N.T.S.



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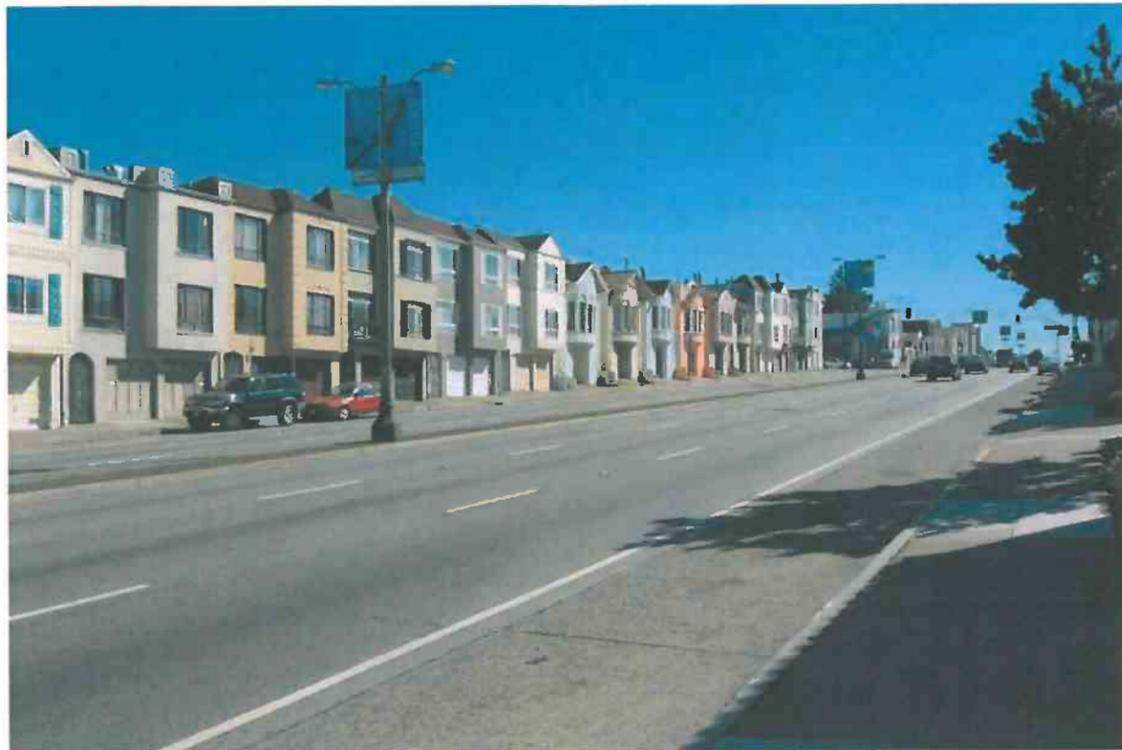
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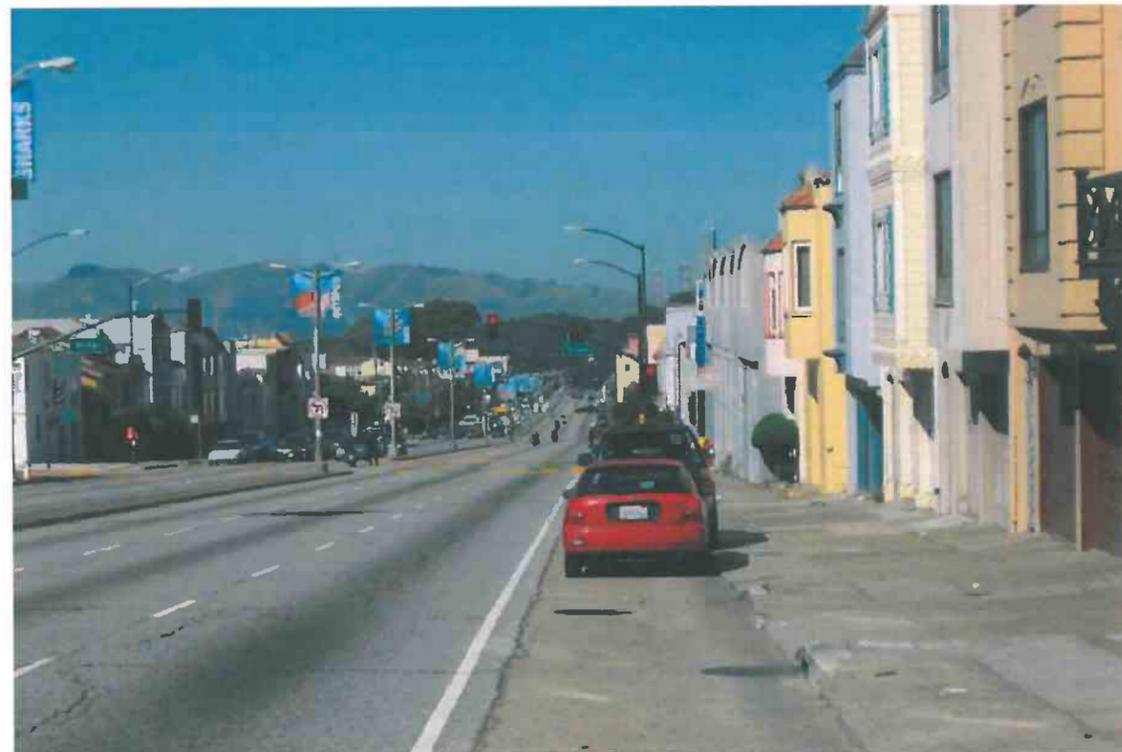
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9 **LOOKING S ON 19TH AVE**
SCALE: N.T.S.



10 **LOOKING N ON 19TH AVE FROM W SIDE OF ST**
SCALE: N.T.S.



11 **LOOKING N ON 19TH AVE FROM E SIDE OF STREET**
SCALE: N.T.S.



12 **CARPORT OR FOYER AT NW CORNER OF SITE**
SCALE: N.T.S.



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13 **LOOKING S ON 19TH AVE FROM E SIDE OF STREET**
SCALE: N.T.S.



14 **LOOKING W ON ORTEGA ON S SIDE OF STREET**
SCALE: N.T.S.



15 **LOOKING SW ACROSS ORTEGA AT N ELEV OF BLDG**
SCALE: N.T.S.



16 **LOOKING SE ACROSS INTERSECTION AT NW CORNER OF BLDG**
SCALE: N.T.S.



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