



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use & Variance

HEARING DATE: JUNE 26, 2014

*Date:* June 19, 2014  
*Case No.:* **2011.0477CV**  
*Project Address:* **1900 19<sup>TH</sup> 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:* Doug Vu – (415) 575-9120  
[Doug.Vu@sfgov.org](mailto:Doug.Vu@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 303, 703.4 and 710.21, to alter the existing commercial building at the ground floor by adding 1,238 sq. ft. of floor area, to establish a 17,920 gross sq. ft. formula retail pharmacy store (d.b.a. CVS Pharmacy) that includes 32 parking spaces on the roof of the building that are accessed by a one-way ramp on Ortega Street, and utilize a vacant parking lot across the street for eight additional spaces.

The CVS Pharmacy and retail store will sell prescription and over-the-counter drugs, health and beauty products, photo finishing, seasonal merchandise, greeting cards and limited convenience grocery items. A small area within the store will serve as "Minute Clinic" that will provide vaccinations, preventative care and other non-emergency services through a staff of nurse practitioners and physician's assistants. The proposed hours of operation for the entire store will be from 7 a.m. to 11 p.m. daily, and the store will not sell alcohol or tobacco products.

The proposed Project was scheduled for consideration at the Commission's June 6, 2013 regular hearing, at which the Department was prepared to recommend disapproval of the Project. However, consideration of the Project was continued to September 2013, then to November 2013, and again to an unspecified future date at the request of the Project Sponsor so that the Project could be revised to address the issues and considerations identified by the Department and concerned neighbors.

### SITE DESCRIPTION AND PRESENT USE

The Project is located at the southeast corner of 19<sup>th</sup> Avenue and Ortega Street within a Neighborhood Commercial, Cluster (NC-1) District and a 40-X Height and Bulk District. Per Assessors records, the

16,250 sq. ft. rectangular lot measures 140' x 125' and is developed with a 23,872 sq. ft., two-story commercial building. The building has 16,682 sq. ft. of gross floor area and 15,749 sq. ft. of parking and loading areas. The ground floor consists of 14,273 sq. ft. of interior floor area and a 1,916 sq. ft. covered loading dock. The second floor is limited to the east side of the building that includes 2,409 sq. ft. of office and storage space and 13,833 sq. ft. of uncovered parking. The property was originally used as an automobile dealership, and was altered and converted in 1984 to a post office and US Postal Service distribution and sorting facility until 2009, after which it became and currently remains vacant. The project also includes a second lot on the north side of Ortega Street across from the existing building. This 4,500 sq. ft. rectangular parcel measures 45' x 100' and has been used as a parking lot for the primary property for the past 50 years.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project includes two of the six parcels that comprise an NC-1 District along the western border of the Inner Sunset neighborhood, and is intended to serve the local area by providing convenience retail goods and services for the immediately surrounding neighborhoods, primarily during daytime hours. The other four parcels within this NC-1 District include an automobile gas station (d.b.a. Chevron), a mixed-use residential and commercial building, a framing and gallery store, and a two-family dwelling. Land uses adjacent to this district are primarily single-family dwellings in RH-1 (Residential House, One Family) Districts, and two-family dwellings in RH-2 (Residential House, Two Family) Districts along 19th Avenue. The Lycee Francais School is located on the east side of 19<sup>th</sup> Avenue, and is surrounded primarily by single-family dwellings in RH-1 Districts and two-family dwellings in RH-2 Districts along the 19<sup>th</sup> Avenue corridor. The Project is also located approximately one block south of the eastern terminus of the Noriega Street Neighborhood Commercial District (NCD) and five blocks north of the Taraval Street NCD, which both provide a broader selection of goods, services, and especially restaurants for the residents of the Outer Sunset District.

Adjacent to the Project is 19th Avenue, which is a major arterial that serves as a cross-town thoroughfare whose primary function is to link districts within the city and to distribute traffic from and to the freeways. This arterial is of citywide significance, and has varying capacity depending on the travel demand for the specific direction and time of day.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	June 6, 2014	June 4, 2014	22 days
Posted Notice	20 days	June 6, 2014	June 5, 2014	21 days
Mailed Notice	20 days	June 6, 2014	June 5, 2014	21 days

## **PUBLIC COMMENT**

- To date, the Department has received nineteen e-mails and letters from the public including the Lycee Francais School and Walk San Francisco, and a petition with 29 signatures expressing concerns and/or opposition to the Project. These correspondences identify concerns regarding the size and scale of the proposed use, traffic congestion, pedestrian safety, and the negative impacts of formula retail on local businesses. The Department has also received a petition supporting the Project that is signed by 84 individuals.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Department previously expressed concern the proposed Project in 2013 would not be improve the building to 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 Sponsor has revised the Project to include new storefront windows and additional glazing at both facades that are more than 60 percent of the street frontage, in addition to other architectural elements that would improve visibility into the store, activate the street, create attractive and clearly defined street frontages that are pedestrian-oriented and are appropriate and compatible with the buildings and uses in NC-1 District.
- The Department previously expressed concern that the proposed parking and loading arrangements would create congestion on the block of Ortega Street between 19<sup>th</sup> and 18<sup>th</sup> Avenues because the rooftop parking area is only wide enough for one vehicle at a time, which would potentially lead to queuing on the street and cause congestion. On May 29, 2014, the Sponsor submitted a Pedestrian Circulation and Operations Assessment prepared by AECOM that indicated a complete driveway movement would take approximately ten seconds to complete, and that any queues that may develop would not exceed one vehicle and would dissipate quickly.
- Pursuant to Pedestrian Circulation and Operations Assessment prepared by AECOM, the peak hour with the highest observed pedestrian traffic is between 3:00 p.m. and 4:00 p.m. during the weekday afternoon period, and the Project is anticipated to generate 46 vehicle-trips during the weekday a.m. peak hour and 122 vehicle-trips during the weekday p.m. peak hour. The proposed 40 parking spaces will sufficiently accommodate parking demand and will not contribute to traffic congestion.
- Although the size and intensity of the proposed Project is generally out of scale with a typical NC-1 District, it will utilize an existing building that was constructed prior to the current zoning designation. The Project would not foreclose any opportunity for locally owned neighborhood-serving uses to be established at the Property because the building has been vacant since 2009 despite being available for occupancy.
- The NC-1 District in which this project is located consists of only six total parcels, and the remaining four parcels include an automobile gas station (d.b.a. Chevron), a mixed-use residential and commercial building, a framing and gallery store, and a two-family dwelling. These six parcels combined have a total linear street frontage of 770', and the proposed CVS Pharmacy will occupy 265' of this frontage. Although this represents 34% of the District's total

frontage, the CVS Pharmacy will be the only formula retail use. Pursuant to Section 303(i)(2), the automobile gas station (d.b.a. Chevron) is not considered a formula retail use.

- Walgreens and Safeway are two nearby pharmacy retail stores that are generally equal in size to, and provide a similar mix of retail goods and services as the proposed Project. The Walgreens and Safeway stores are all located on Noriega and Taraval Streets, with the nearest Walgreens 0.5 miles away, and the nearest Safeway 0.7 miles away from the proposed CVS Pharmacy store.
- The proposed CVS Pharmacy store will be open from 7 a.m. to 11 p.m. daily, and will not sell alcohol or tobacco products.
- The Project requires a Variance from Planning Code Section 152 that requires one off-street loading space.

## **REQUIRED COMMISSION ACTION**

In order for the Project to proceed, the Commission must grant Conditional Use authorization to add 1,238 sq. ft. of floor area to the existing building, allow the establishment of a 17,920 gross sq. ft. formula retail pharmacy (d.b.a. CVS Pharmacy), and a parking lot on a separate parcel within an NC-1 District, pursuant to Planning Code Sections 121.2, 303, 703.4 and 710.21.

## **BASIS FOR RECOMMENDATION**

- The Project will not displace an existing tenant, will occupy a building that has been vacant since 2009, and will contribute to the vitality of the neighborhood.
- There are no similar neighborhood-serving uses within the subject NC-1 District, and the Project will be the only formula retail use.
- The Project will significantly improve the exterior of the building and will be compatible with the existing architectural and aesthetic character of the neighborhood.
- The nearest similarly sized pharmacy retail store is located 0.5 miles away, west of 19<sup>th</sup> Avenue.
- The Project will create approximately 25 jobs for San Francisco residents.
- The Project is desirable for, and compatible with the surrounding neighborhood.
- The existing sidewalks, crosswalks and street corners have substantial capacity to accommodate pedestrian traffic and the Project will include the installation of signage to discourage jaywalking.
- The Project will include the signalization of the one-way ramp to the rooftop parking lot and signage to indicate parking availability to reduce potential traffic congestion.
- The Project anticipates receiving one large corporate delivery truck per week and up to seven smaller delivery trucks from vendors. These trucks will utilize the proposed on-street loading

space that would result in the net loss of only one on-street parking space if two of the existing unused curb cuts are removed and converted to parking spaces.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

- Block Book Map
- Sanborn Map
- Zoning Map
- Environmental Determination
- Aerial Photographs
- Site Photographs
- Pedestrian Circulation and Operations Assessment
- Public Correspondence
- Project Sponsor Submittal dated 6/18/2014, including:
  - Public Outreach Materials
  - Correspondence in Support
  - 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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photos               | <input type="checkbox"/> Community Meeting Notice   |
| <input type="checkbox"/> Context Photos                         | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos                 |   |

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

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DV  
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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## Planning Commission Draft Motion

HEARING DATE: JUNE 26, 2014

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*Staff Contact:* Doug Vu – (415) 575-9120  
[Doug.Vu@sfgov.org](mailto:Doug.Vu@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.2, 303, 703.4 AND 710.21 OF THE PLANNING CODE, TO ALLOW THE ALTERATION OF THE EXISTING COMMERCIAL BUILDING BY ADDING 1,238 SQUARE FEET OF FLOOR AREA, ESTABLISH A 17,920 GROSS SQUARE FOOT FORMULA RETAIL PHARMACY STORE (D.B.A. CVS PHARMACY) THAT INCLUDES 32 PARKING SPACES ON THE ROOF OF THE BUILDING, AND UTILIZE A VACANT PARKING LOT ACROSS ORTEGA STREET FOR EIGHT ADDITIONAL SPACES WITHIN AN NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) DISTRICT AND A 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 121.2, 303, 710.21, 703.4 and 710.27 of the Planning Code to allow the establishment of a 16,366 square foot formula retail establishment (d.b.a CVS Pharmacy) in an existing building with proposed alterations within the NC-1 Neighborhood Commercial, Cluster District, and 40-X Height and Bulk District.

On June 6, 2013, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0477CV and continued the item to a future date at the request of the Project Sponsor.

On March 6, 2014, the Project Sponsor amended the application with the Planning Department for Conditional Use Authorization under Planning Code Sections 121.2, 303, 703.4 and 710.21 to alter the existing commercial building by adding 1,238 sq. ft. of floor area, establish a 17,920 gross sq. ft. formula retail pharmacy store (d.b.a. CVS Pharmacy) that includes 32 parking spaces on the roof of the building, and utilize a vacant parking lot across the street for eight additional parking spaces within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District.

On June 26, 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2011.0477CV.

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

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 Sponsor, Department staff, and other interested parties.

**MOVED**, that the Commission hereby approves 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 at the southeast corner of 19<sup>th</sup> Avenue and Ortega Street within a Neighborhood Commercial, Cluster (NC-1) District and a 40-X Height and Bulk District. Per Assessors records, the 16,250 sq. ft. rectangular lot measures 140' x 125' and is developed with a 23,872 sq. ft., two-story commercial building. The building has 16,682 sq. ft. of gross floor area and 15,749 sq. ft. of parking and loading areas. The ground floor consists of 14,273 sq. ft. of interior floor area and a 1,916 sq. ft. covered loading dock. The second floor is limited to the east side of the building that includes 2,409 sq. ft. of office and storage space and 13,833 sq. ft. of uncovered parking. The property was originally used as an automobile dealership, and was altered and converted in 1984 to a post office and US Postal Service distribution and sorting facility until 2009, after which it became and currently remains vacant. The project also includes a second lot on the north side of Ortega Street across from the existing building. This 4,500 sq. ft. rectangular parcel measures 45' x 100' and has been used as a parking lot for the primary property for the past 50 years.

- 3. Surrounding Properties and Neighborhood.** The Project includes two of the six parcels that comprise an NC-1 District along the western border of the Inner Sunset neighborhood, and is intended to serve the local area by providing convenience retail goods and services for the immediately surrounding neighborhoods, primarily during daytime hours. The other four parcels within this NC-1 District include an automobile gas station (d.b.a. Chevron), a mixed-use residential and commercial building, a framing and gallery store, and a two-family dwelling. Land uses adjacent to this district are primarily single-family dwellings in RH-1 (Residential House, One Family) Districts, and two-family dwellings in RH-2 (Residential House, Two Family) Districts along 19<sup>th</sup> Avenue. The Lycee Francais School is located on the east side of 19<sup>th</sup> Avenue, and is surrounded primarily by single-family dwellings in RH-1 Districts and two-family dwellings in RH-2 Districts along the 19<sup>th</sup> Avenue corridor. The Project is also located approximately one block south of the eastern terminus of the Noriega Street Neighborhood Commercial District (NCD) and five blocks north of the Taraval Street NCD, which both provide a broader selection of goods, services, and especially restaurants for the residents of the Outer Sunset District.

Adjacent to the Project is 19<sup>th</sup> Avenue, which is a major arterial that serves as a cross-town thoroughfare whose primary function is to link districts within the city and to distribute traffic from and to the freeways. This arterial is of citywide significance, and has varying capacity depending on the travel demand for the specific direction and time of day.

- 4. Project Description.** The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 303, 703.4 and 710.21, to alter the existing commercial building at the ground floor by adding 1,238 sq. ft. of floor area, to establish a 17,920 gross sq. ft. formula retail pharmacy store (d.b.a. CVS Pharmacy) that includes 32 parking spaces on the roof of the building that are accessed by a one-way ramp on Ortega Street, and utilize a vacant parking lot across the street for eight additional spaces.

The Pharmacy and retail store will sell prescription and over-the-counter drugs, health and beauty products, photo finishing, seasonal merchandise, greeting cards and limited convenience grocery items. A small area within the store will serve as "Minute Clinic" that will provide vaccinations, preventative care and other non-emergency services through a staff of nurse practitioners and physician's assistants. The proposed hours of operation for the entire store will be from 7 a.m. to 11 p.m. daily, and the store will not sell alcohol or tobacco products.

The proposed Project was scheduled for consideration at the Commission's June 6, 2013 regular hearing, at which the Department was prepared to recommend disapproval of the Project. However, consideration of the Project was continued to September 2013, then to November 2013, and again to an unspecified future date at the request of the Project Sponsor so that the Project could be revised to address the issues and considerations identified by the Department and concerned neighbors.

- 5. Public Comment.** The Department has received nineteen e-mails and letters from the public including the Lycee Francais School and Walk San Francisco, and a petition with 29 signatures expressing concerns and/or opposition to the Project. These correspondences identify concerns

regarding the size and scale of the proposed use, traffic congestion, pedestrian safety, and the negative impacts of formula retail on local businesses. The Department has also received a petition supporting the Project that is signed by 84 individuals.

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 17,920 gross square feet. In addition to the criteria set forth in Section 303(c), 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 Property was originally established as an automobile dealership and was subsequently altered and converted to a post office and US Postal Service sorting and distribution facility in 1984. Since the US Postal Service vacated the property in 2009, the building has remained vacant without any neighborhood-serving uses seeking establishment. Although the proposed CVS Pharmacy would be approximately 17,920 gross sq. ft. in area and be the largest use within the subject NC-1 District, it will occupy an existing building and will not significantly increase the intensity of activity when the previous uses occupied the property. Additionally, the CVS Pharmacy store will not impact other similar neighborhood-serving businesses in the area.*

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 will occupy the entire existing building and include an additional 1,238 sq. ft. by filling in the area currently occupied by three existing loading platforms that served the US Postal Service and a reducing floor area at the second story. The new 17,920 sq. ft. retail space is the most appropriate use of the building, which has not been occupied since 2009. The new CVS Pharmacy will include significant alterations that will activate the ground floor, create an attractive and desirable retail frontage for the neglected building, and provide a neighborhood-serving use for residents east of 19<sup>th</sup> Avenue. This size of retail space is necessary for CVS Pharmacy to provide the typical variety of products and services expected by its customers.*

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 proposed CVS Pharmacy will occupy a previously constructed building that will be enlarged by 1,238 sq. ft. within the existing footprint of the building. Although the Subject Property is a large single use for a typical NC-1 District, the building will be significantly altered through the incorporation of additional windows that will activate the area, the introduction of architectural elements and new materials that will provide visual relief and interest, and the planting of new*

*street trees and landscaping that will soften the building's appearance and provide a pedestrian friendly environment along this segment of the busy 19<sup>th</sup> Avenue corridor.*

B. **Formula Retail.** Planning Code Section 703.3 states that a Conditional Use Authorization is required for Retail Uses within this District. The proposed CVS Pharmacy is a national chain establishment with more than eleven stores and 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 NC-1 District in which this project is located consists of only six total parcels, and the remaining four parcels include an automobile gas station (d.b.a. Chevron), a mixed-use residential and commercial building, a framing and gallery store, and a two-family dwelling. These six parcels combined have a total linear street frontage of 770', and the proposed CVS Pharmacy will occupy 265' of this frontage. Although this represents 34% of the District's total frontage, the CVS Pharmacy will be the only formula retail use.*

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

*There are no other similar retail uses within this NC-1 District, which only consists of six parcels. Walgreens and Safeway are two nearby pharmacy retail stores that are generally equal in size to, and provide a similar mix of retail goods and services as the proposed CVS Pharmacy. The Walgreens and Safeway stores are all located on Noriega and Taraval Streets, with the nearest Walgreens 0.5 miles away, and the nearest Safeway 0.7 miles away from the proposed CVS Pharmacy store. Although there are three additional specialty pharmacies located along Noriega Street (d.b.a. North East Medical Services, Greenhouse Pharmacy, and Golden Gate Pharmacy), these businesses do not offer a selection of health and beauty products, photo finishing, seasonal merchandise, greeting cards and limited convenience grocery similar to CVS Pharmacy, Walgreens and Safeway.*

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

*The buildings within this NC-1 District were constructed between 1936 and 1964, with no defined architectural pattern or aesthetic character. The surrounding RH-1 and RH-2 residential neighborhoods were constructed primarily between the 1920s and 1940s and are largely comprised of Mediterranean Revival and Contractor Modern homes that are one to three stories in height. The proposed CVS Pharmacy will occupy a previously constructed building that will be enlarged by 1,238 sq. ft. within the existing footprint of the building, and the entire structure will be significantly altered through the incorporation of additional windows that will activate the area, the introduction of architectural elements and new materials that will provide visual relief and interest, and the planting of new street trees and landscaping that will soften the building's*

*appearance and provide a pedestrian friendly environment along this segment of the busy 19<sup>th</sup> Avenue corridor.*

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

*Only six parcels comprise this NC-1 District, and the Subject Property is the only parcel that is vacant. However, due to the size of this parcel and the amount of street frontage it possesses, the calculated vacancy rate is 34%, which is the same percentage as the concentration of formula retail uses if the CVS Pharmacy is established.*

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

*Since NC-1 Districts are generally intended only to serve the local area by providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours, the existing mix of neighborhood-serving retail uses in this particular NC-1 District is limited to an automobile gas station (d.b.a. Chevron), a mixed-use building with a ground floor commercial storefront that sells miscellaneous goods, and a framing and gallery store. The proposed CVS Pharmacy will provide a neighborhood-serving retail use that would serve primarily residents east of 19<sup>th</sup> Avenue.*

C. **Street Trees.** Planning Code Section 138.1 requires one 24-inch box size street tree for every 20 feet of frontage of the property along each street or publicly accessible rights-of-way directly fronting the property when constructing a new building.

*The Property has 125' of frontage along 19<sup>th</sup> Avenue, 140' of frontage along Ortega Street, and the Project is required to provide thirteen street trees along the street or publicly accessible rights-of-way. If the Department of Public Works Bureau of Urban Forestry determines that any of these required trees cannot be planted on-site, the Sponsor will be required to pay in-lieu fees for the number of those trees so they may be planted elsewhere in the City.*

D. **Accessory Parking.** Planning Code Section 151 requires one off-street parking space for every 500 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

*The Project includes 14,170 sq. ft. of occupied floor area that requires 28 off-street parking spaces. The Project proposes a total of 40 spaces, 31 of which will be provided on the roof of the building and nine will be provided in a parking lot that is directly across the store on the north side of Ortega Street. This off-site parking lot requires a Conditional Use Authorization, and is described below.*

E. **Parking Lot.** Planning Code Section 156 requires a parking lot for the parking of two or more automobiles which adjoins a lot in any R District, or which faces a lot in any R District across a street or alley, be screened from view \*except at driveways necessary for ingress and egress) by a solid fence, a solid wall, or a compact evergreen hedge, not less than four feet in height.

*The proposed parking lot that is accessed from Ortega Street will be improved with a decorative wall that is four feet in height to meet this requirement, in addition to the planting of landscaping.*

- F. **Signage.** Any newly proposed signage will be subject to the review and approval of the Planning Department.

*The Planning Department will collaborate closely with the Sponsor to develop a sign program that is consistent with Section 606 and aesthetically compatible with the surrounding neighborhood.*

- F. **Off-Street Loading.** Planning Code Section 152 requires one off-street loading space for retail stores that have between 10,001 and 60,000 sq. ft. of gross floor area.

*The Property is currently served by an off-street loading area near the intersection of 19<sup>th</sup> Avenue and Ortega Street. This loading area was designed specifically for small vans 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, and will be filled in to expand the floor area of the building. The Project does propose the required off-street loading space and requests a variance to allow an on-street loading zone adjacent to the store on Ortega Street.*

- G. **Hours of Operation.** Planning Code Section 710.27 principally permits hours of operation between 6 a.m. and 11 p.m., daily, and requires Conditional Use Authorization for hours of operation between 11 p.m. and 2 a.m.

*The Project proposes hours of operation between 7 a.m. and 11 p.m., which is principally permitted.*

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 necessary and desirable because the new retail pharmacy will occupy a building that has remained vacant for over five years, and will also be extensively remodeled to be aesthetically attractive and compatible with the neighborhood. The Project will activate the existing NC-1 District, provide adequate parking facilities, and will provide job opportunities for up to 25 local residents. There are no other similar retail uses within the subject NC-1 District and the location of the nearest similar retail use is approximately 0.5 miles away on the west side of 19<sup>th</sup> Avenue. The new retail pharmacy will have standard hours of operation from 7 a.m. to 11 p.m. and will not sell alcohol and tobacco products.*

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

that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

*The height and bulk of the existing building will remain unchanged and will not negatively alter the character of the neighborhood. The proposed improvements include filling in a 1,238 sq. ft. area within the existing footprint of the building, renovating the exterior façade to include more windows, interesting architectural elements and attractive cladding materials, and planting new street trees and landscaping.*

- 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;

*Traffic conditions will remain substantially unaltered because the number of new trips that will be generated by replacing the previous post office and US Postal service facility with a retail pharmacy store is estimated to be 122 trips during the weekday p.m. peak hour. Pursuant to the May 29, 2014 Pedestrian Circulation and Operations Assessment submitted by the Sponsor, the existing pedestrian facilities have substantial capacity to accommodate the additional pedestrian traffic, and the parking demand of approximately 49 parking spaces will be accommodated by the proposed 40 spaces and will not generate parking demand that will significantly affect adjacent roadway operations.*

*The Project anticipates receiving one large corporate delivery truck per week for a period of 45 minutes to one hour, and approximately seven smaller delivery trucks from vendors for a period of ten to fifteen minutes each. These trucks will utilize the proposed on-street loading space that would result in the net loss of only one on-street parking space if two of the existing unused curb cuts are removed and converted to parking spaces. The loading zone could also be restricted to designated delivery hours and utilized as standard on-street parking outside the designated times to mitigate any traffic congestion.*

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

*The Project includes a 17,920 gross sq. ft. (14,170 occupiable sq. ft.) retail pharmacy store that is not expected to emit noxious or offensive emissions such as noise, dust, glare and odor. The Sponsor will work with the Planning Department to include a sign program that would be attractive and appropriate for the neighborhood.*

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

*The Project will include the planting of thirteen new street trees and landscaping and screening for the proposed parking lot on Ortega Street. Any replacement lighting and new signage will be*

*reviewed by the Planning Department to ensure compatibility with the neighborhood and compliance with Planning Code Section 606.*

- 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 is requesting a variance from the off-street loading requirement of the Code, but complies with all other relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

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

*The Project is consistent with the stated purpose of Neighborhood Commercial, Cluster (NC-1) Districts in that the proposed commercial use is located at the ground floor, will provide a compatible retail pharmacy store for the immediately surrounding neighborhoods. The CVS Pharmacy would primarily serve the surrounding neighborhood, rather than the city or the Bay Area region, and it is anticipated the majority of its customers will reside in the Inner Sunset neighborhood east of 19<sup>th</sup> Avenue. The Project will occupy an existing building and will not be increased beyond the building's existing footprint. The existing pedestrian facilities in the area have substantial capacity to accommodate the additional pedestrian traffic, and the parking demand will be accommodated by the proposed parking areas and will not generate parking demand that will significantly affect adjacent roadway operations.*

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

## COMMERCE AND INDUSTRY 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 that has substantial undesirable consequences that cannot be mitigated.

#### **Policy 1.2:**

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

#### **Policy 1.3:**

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

*The proposed Project will provide substantial net benefits with negligible undesirable consequences to the residents of the Inner and Outer Sunset neighborhoods because the new retail pharmacy will occupy a building that has remained vacant for over five years, and will also be extensively remodeled to be aesthetically attractive and compatible with the neighborhood. The Project will activate the existing NC-1 District, provide adequate parking facilities, and will provide job opportunities for up to 25 local residents. The new retail pharmacy will have standard hours of operation from 7 a.m. to 11 p.m. and will not sell alcohol and tobacco products. Traffic conditions will remain substantially unaltered because the number of new trips that will be generated by the Project will be minimal and not affect adjacent roadway operations, and noise generated by the Project will not exceed levels determined to be appropriate by the Police Code and Planning Code.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*Approval of the Project will utilize a large building that has been vacant for over five years without a viable tenant. The proposed CVS Pharmacy is an ideal tenant because it needs this amount of square footage to provide the goods and services that are consistent with other CVS locations. The establishment of this retail pharmacy will activate an area that has been underutilized for several years and include significant improvements to the property to help retain the existing commercial uses in the District and attract new ones as well.*

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 Project will not displace an existing neighborhood-serving retail use and will provide opportunities for up to 25 new jobs for residents of San Francisco.*

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

*The neighborhood character is comprised of an automobile gas station and two retail storefronts adjacent to the Property, and a private school on the opposite side of 19<sup>th</sup> Avenue. Aside from these uses, the neighborhood is predominantly developed with one to three-story single-family and two-*

*family dwellings. The new pharmacy retail store will occupy an existing building that will be substantially renovated and improved to complement and protect the existing housing and neighborhood character. In addition, traffic conditions will remain substantially unaltered because the number of new trips that will be generated by the pharmacy retail store will be minimal and will not affect adjacent roadway operations with the proposed parking facilities. Furthermore, the new store will not sell alcohol and tobacco products, thereby avoiding related potential nuisances and further proliferation of alcohol sales in the local area. The Project will preserve the economic diversity of the Inner and Outer Sunset neighborhoods by providing a neighborhood-serving use that currently does not exist in the immediate area.*

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

*No housing would be removed for this Project.*

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

*Traffic conditions will remain substantially unaltered because the number of new trips that will be generated by replacing the previous post office and US Postal service facility with a retail pharmacy store is estimated to be 122 trips during the weekday p.m. peak hour. Pursuant to the May 29, 2014 Pedestrian Circulation and Operations Assessment submitted by the Sponsor, the parking demand of approximately 49 parking spaces will be accommodated by the proposed 40 spaces and will not generate parking demand that will significantly affect adjacent roadway operations or impede MUNI transit service, as the 28 Bus is the only line that travels along 19<sup>th</sup> Avenue.*

*The Project anticipates receiving one large corporate delivery truck per week for a period of 45 minutes to one hour, and approximately smaller delivery trucks from vendors for a period of ten to fifteen minutes each. These trucks will utilize the proposed on-street loading space that would result in the net loss of only one on-street parking space if two of the existing unused curb cuts are removed and converted to parking spaces. The loading zone could also be restricted to designated delivery hours and utilized as standard on-street parking outside the designated times to mitigate any traffic congestion associate with queuing and circulation.*

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

*The Project will not displace any industrial and service sector uses.*

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

*The Project will be designed and constructed to comply with all required seismic and life safety codes in order to achieve the possible preparedness to protect against injury and loss of life in the event of an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The commercial building that is proposed for renovation is not a landmark or historic building.*

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

*The Project will renovate and occupy an existing building and will have no negative impact on existing parks and open spaces.*

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

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2011.0477CV** as submitted on December 15, 2011, and amended on March 6, 2014.

**APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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 June 26, 2014.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED: June 26, 2014

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a Conditional Use, pursuant to Planning Code Sections 121.2, 157, 303, 703.4 and 710.21, to alter the existing commercial building at the ground floor by adding 1,238 sq. ft. of floor area, establish a 17,920 gross sq. ft. formula retail pharmacy store (d.b.a. CVS Pharmacy) that includes 31 parking spaces on the roof of the building, and convert a vacant parcel across the street to a parking lot located at 1900 19<sup>th</sup> Avenue (Block 2116, Lot 028 and Block 2055, Lot 019A) within an NC-1 Neighborhood Commercial, Cluster Zoning District and a 40-X Height and Bulk District, subject to Conditions of Approval reviewed and approved by the Commission on June 26, 2014 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **RECORDATION OF CONDITIONS OF APPROVAL**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the Conditions of Approval contained herein and reviewed and approved by the Planning Commission on June 26, 2014 under Motion No XXXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### DESIGN

**Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and

compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

**Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the

Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## **PARKING AND TRAFFIC**

**Bicycle Parking** . Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than **two** Class 1 and six Class 2 bicycle parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Parking Requirement.** Pursuant to Planning Code Section 151, the Project shall provide at least 28 independently accessible off-street parking spaces.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## **PROVISIONS**

**Transit Impact Development Fee.** Pursuant to Planning Code Section 411, the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## **MONITORING**

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project

Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## **OPERATION**

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

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

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

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

**Hours of Operation.** The hours of operation for the use shall be 7:00 a.m. to 11:00 p.m., daily.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Automobile Queuing.** It shall be the responsibility of the Owner/Operator of the use to ensure that recurring vehicle queues do not occur on the public right-of-way. A vehicle queue is defined as one or more vehicles blocking any portion of any public street, alley or sidewalk for a consecutive period of three minutes or longer, or for more than five percent (5%) of any 60-minute period, on a daily or weekly basis. Recurring queues could be caused by customer demand for access and egress to the rooftop parking area exceeding the capacity of the facility, vehicle conflicts with high volumes of pedestrians on the sidewalk, or a combination of these or other factors.

If a recurring queue occurs, the owner/operator of the retail store shall employ abatement methods as needed to abate the queue. Appropriate abatement methods will vary depending on the characteristics and causes of the recurring queue.

If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department shall notify the Property Owner in writing. The Owner/Operator shall hire a transportation consultant from the Planning Department's list of qualified transportation consultants to evaluate the conditions at the site for no less than seven days. The consultant shall submit a report to the Department for review. The Department shall determine whether or not a recurring queue does exist, and shall notify the Owner/Operator of the determination in writing.

If the Department determines that a recurring queue does exist, upon notification, the Owner/Operator shall have 90 days from the date of the written determination to abate the queue. If after 90 days the Department determines that a recurring queue is still present, the use shall be considered in violation of this Condition of Approval, and the Department may assess penalties and pursue enforcement actions per the Planning Code sections 176 and 176.1.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map



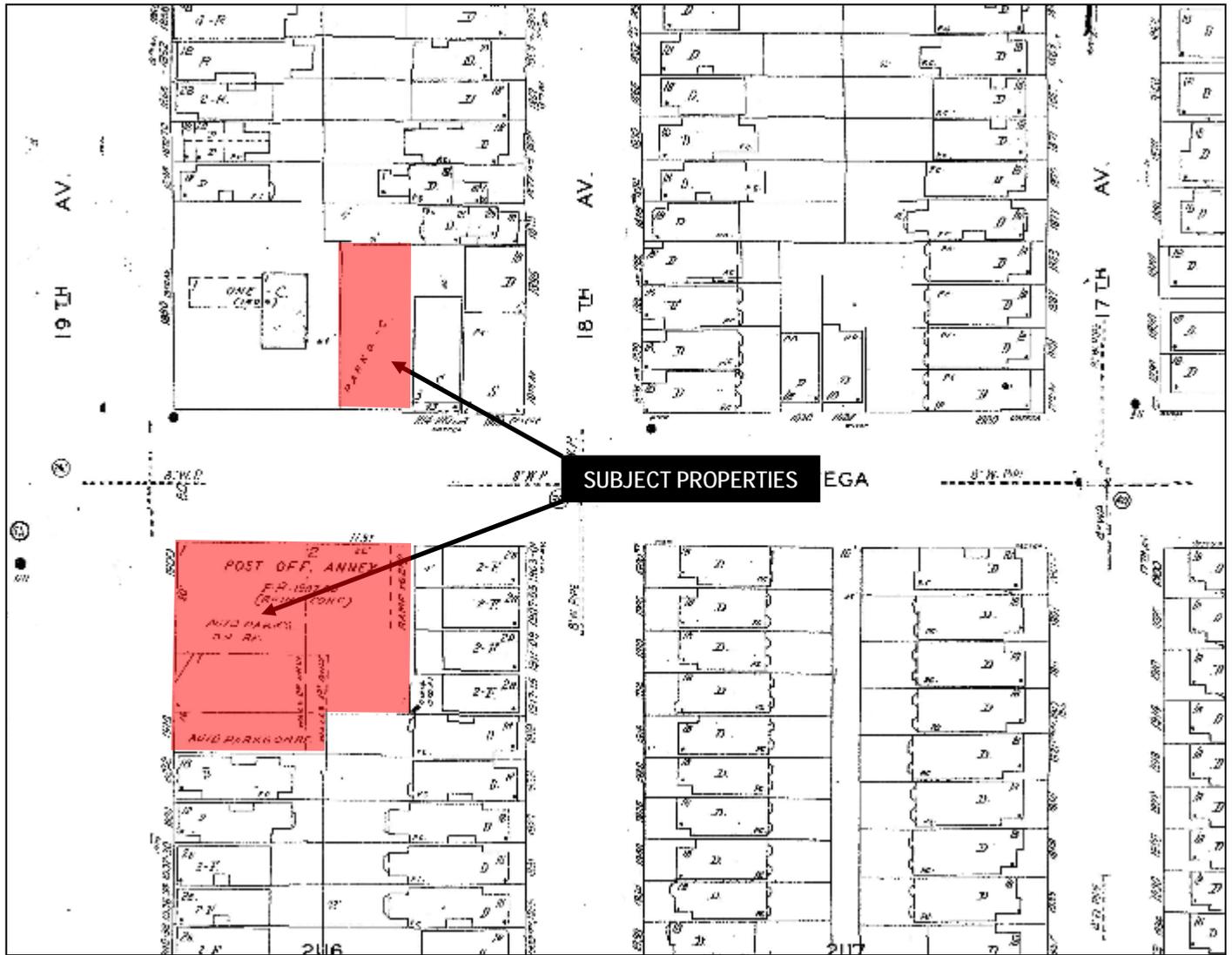
Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Parcel Map



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Sanborn Map\*

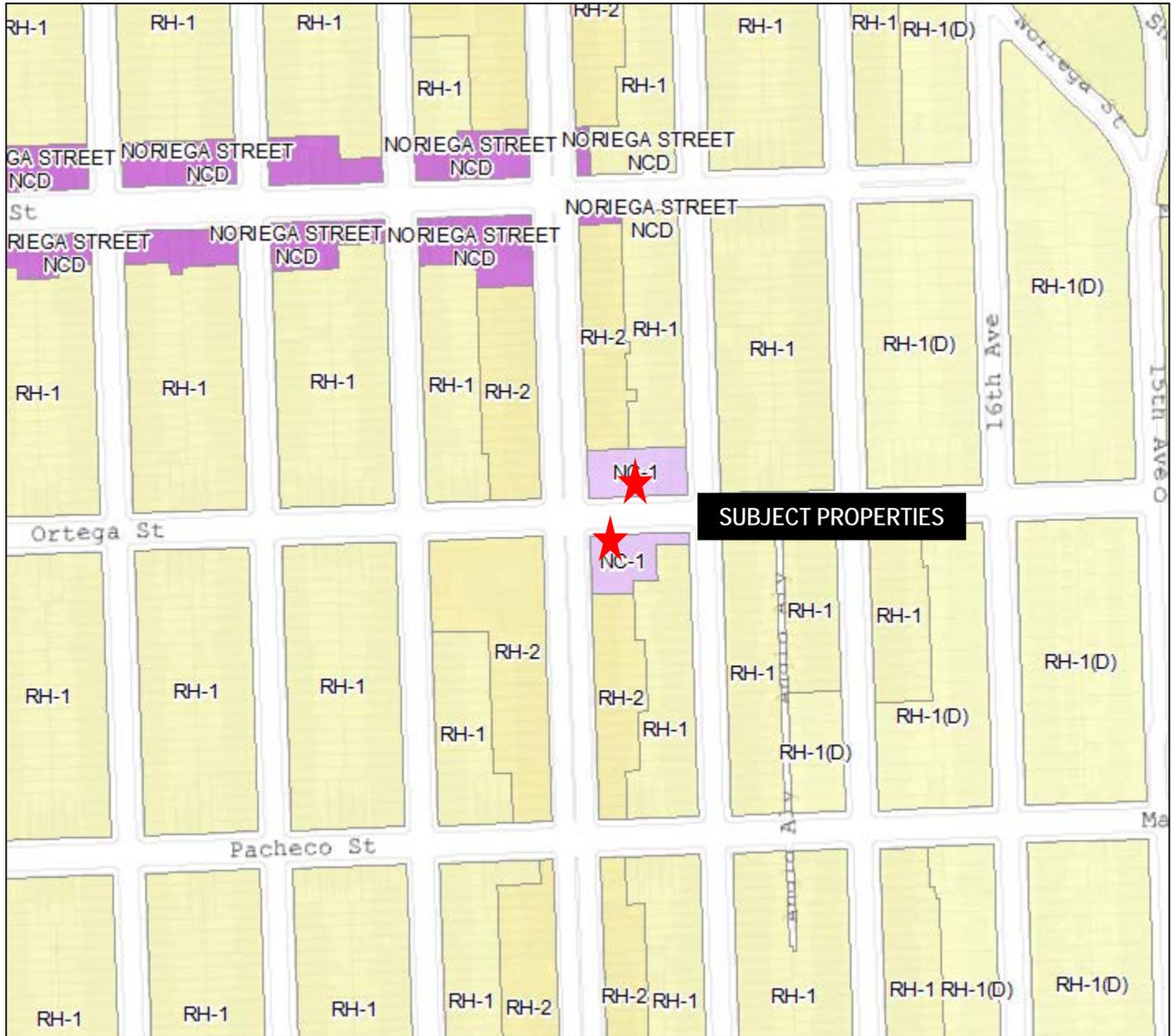


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

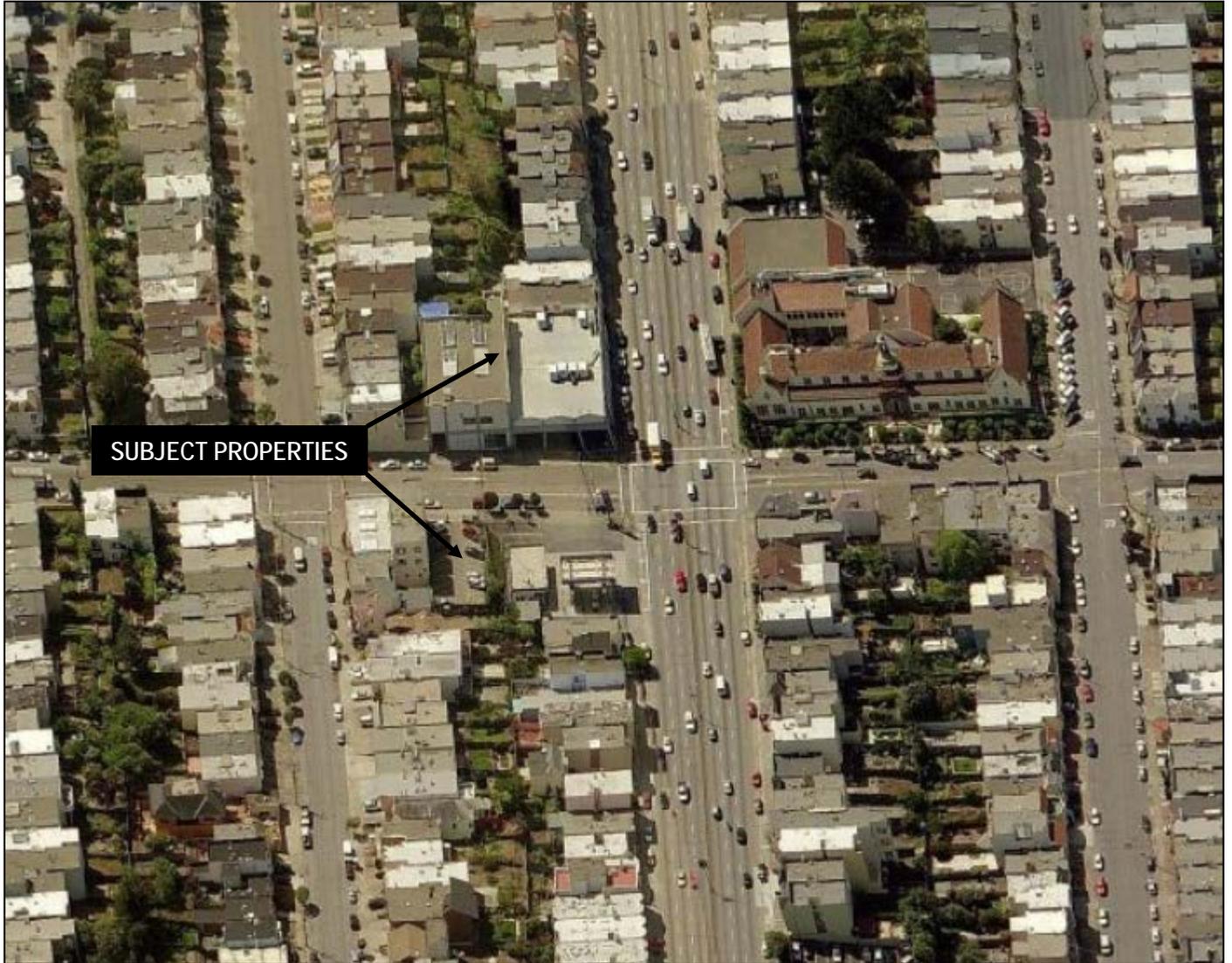
# Zoning Map



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Aerial Photo

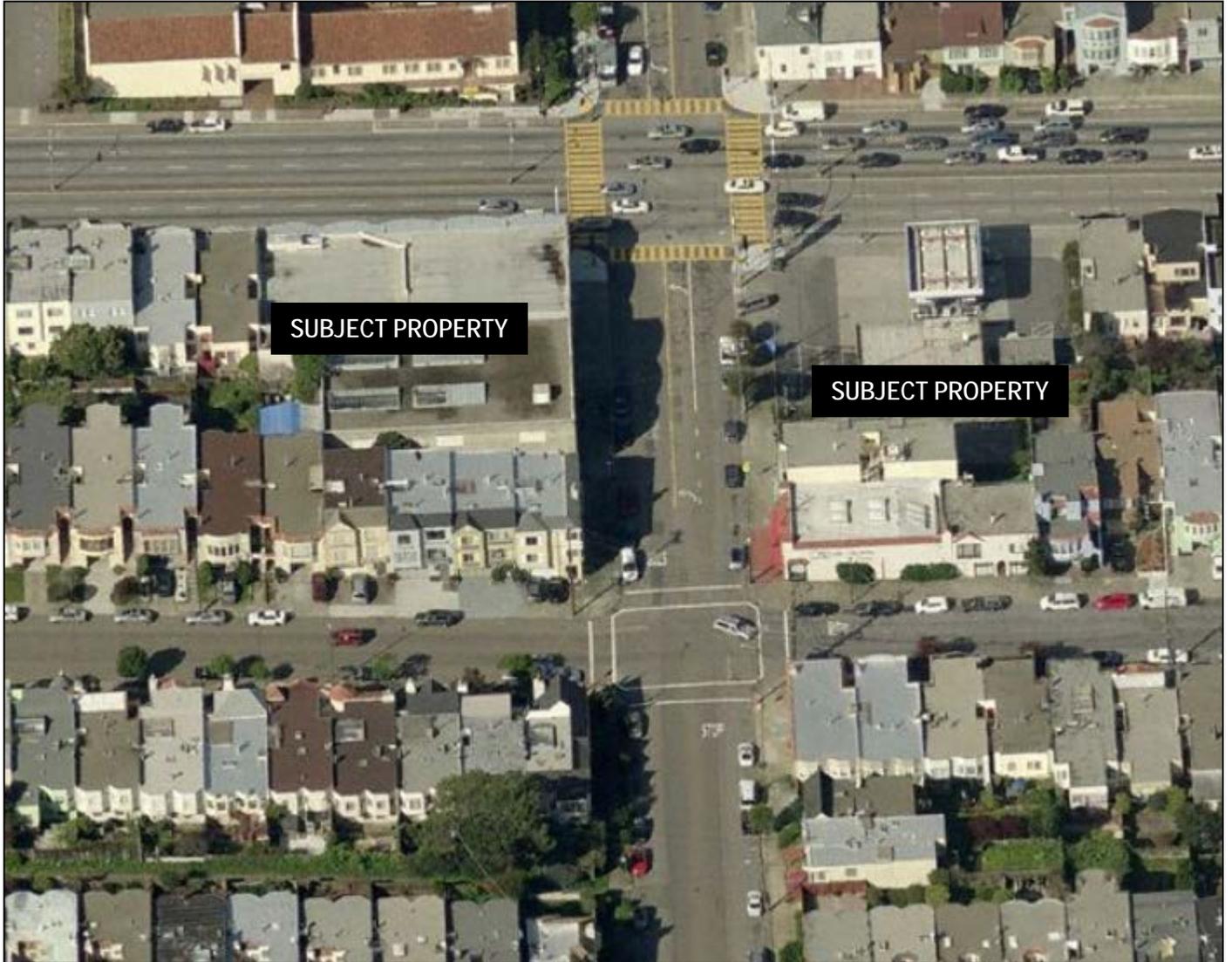
view facing south



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Aerial Photo

view facing west



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Aerial Photo

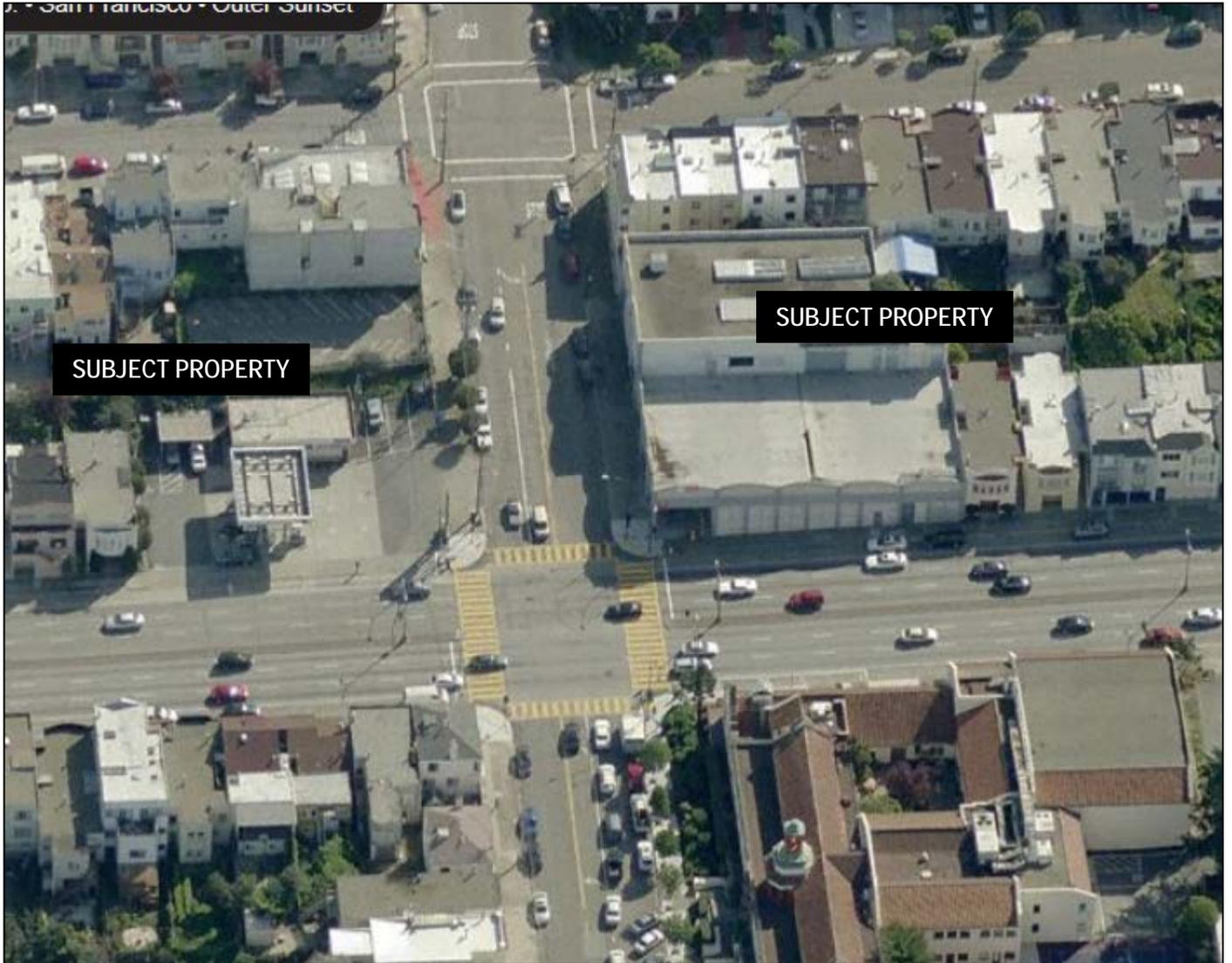
view facing north



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Aerial Photo

view facing east



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Site Photo

## View from 19<sup>th</sup> Avenue



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Site Photo

## View from Ortega Street



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Site Photo

## View from Ortega Street



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

# Site Photo

## View from Ortega Street



Conditional Use Authorization  
Case Number 2011.0477CV  
Formula Retail Pharmacy Store  
1900 19<sup>th</sup> Avenue

## Memorandum

To	Andrew J. Junius Reuben, Junius & Rose LLP	Pages	33
CC			
Subject	CVS Store 5131 — Pedestrian Circulation and Operations Assessment (Final)		
From	Tim Erney, AICP / PTP Anthony Mangonon Penelope Amuyunzu		
Date	May 29, 2014		

This memorandum summarizes AECOM's assessment of pedestrian circulation and operations for the proposed CVS/pharmacy at 1900 19th Avenue in San Francisco, herein referred to as the "Project". This analysis includes an overview of the project description, an evaluation of pedestrian access and circulation conditions, an estimation of the expected travel demand generated by the Project, and an assessment of off-street parking and loading demand and supply.

### Project Description

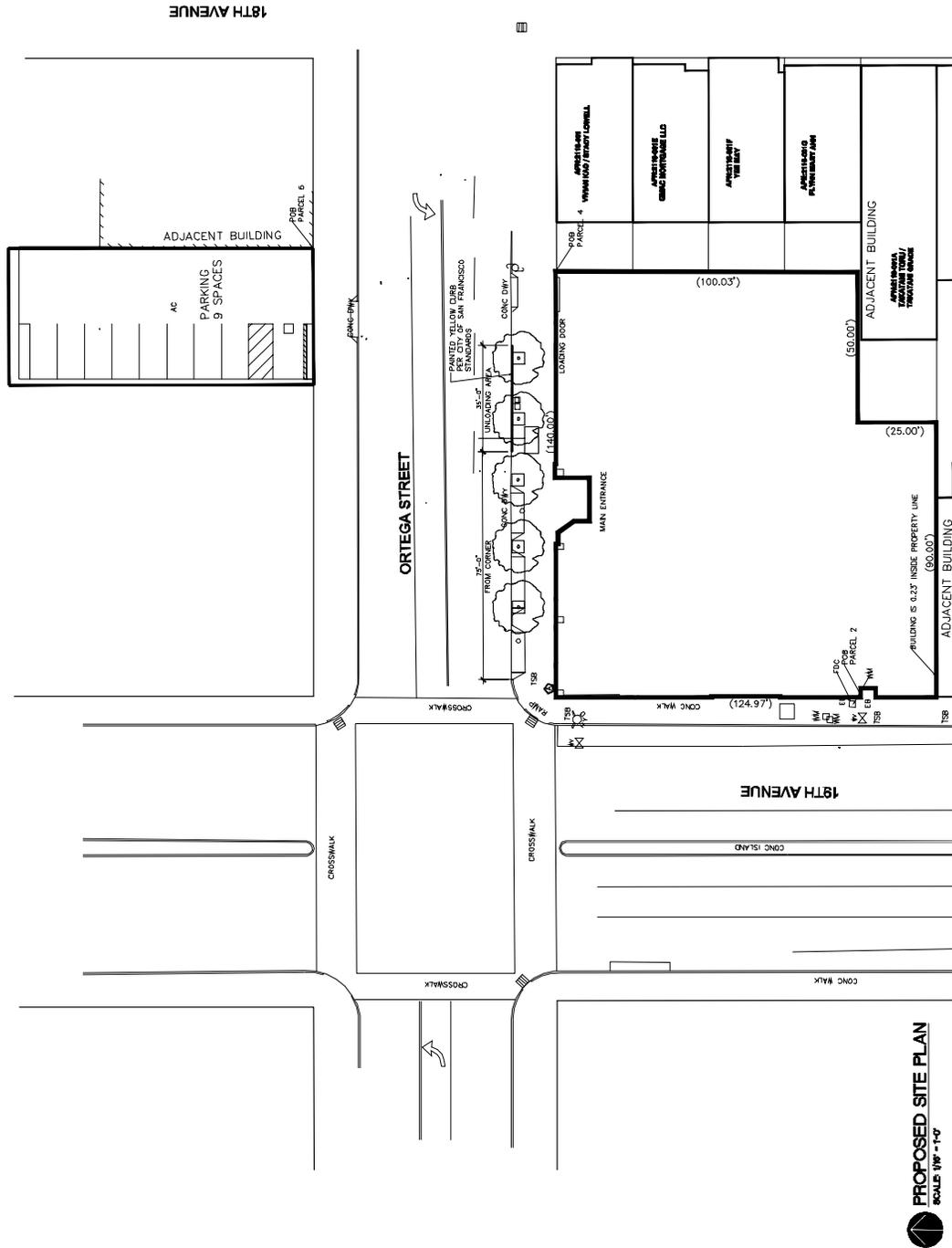
The Project is located on the southeast corner of the 19th Avenue / Ortega Street intersection. The site was previously used as an office and logistics facility for the United States Postal Service but is currently inactive. The Project would consist of renovating the existing two-story structure into a retail use with a total occupied building area of 14,107 square feet, comprising 12,612 square feet of retail area on the first floor and 1,558 square feet on the second floor. The Project site plan is illustrated in Figure 1.

The Project would provide 40 parking spaces in two off-street parking facilities: a roof-top parking lot consisting of 29 standard spaces and two Americans with Disabilities Act (ADA) compliant spaces (including one van accessible space) and an off-street surface lot located on the north side of Ortega Street consisting of eight standard spaces and one van accessible space.

### Vehicular / Parking Access

Vehicular access for the Project's roof-top parking lot would be provided at the garage entrance located on the south side of Ortega Street. The Project proposes to retain the one-lane driveway to the building's rooftop level, which will provide both vehicular ingress and egress for the roof-top parking lot. Vehicular movement at both the roof-top and street-level entry and exit points of the driveway would be controlled by a signal, which will allow one movement of traffic at a time. The surface parking lot would be accessed by vehicles via a curb cut located on the north side of Ortega Street.

Figure 1: Project Site Plan



### Pedestrian Access

Pedestrian access to the building would be provided via the main entrance located on the south side of Ortega Street. The Project would construct new walls along the north and east faces of the existing building (this space is currently covered, open-air off-street parking and loading) and plant street trees along the Ortega Street side of the building.

### Loading Access

The Project proposes to utilize Ortega Street to provide loading access for trucks and other vehicles making deliveries to the Project site. The Project would convert the existing three on-street parking spaces located on the south side of Ortega Street adjacent to the building into a commercial loading zone (yellow zone) for use by all service and delivery vehicles. Goods will be delivered to the store via the easternmost of the three existing curb cuts along the south side of Ortega Street about 45 feet to the east of the intersection with 19th Avenue. After completing deliveries, trucks would return to 19th Avenue by heading east on Ortega Street and turning onto 18th Avenue, looping north to Noriega Street or south to Pacheco Street to return to 19th Avenue.

### Pedestrian Conditions Assessment

AECOM evaluated current pedestrian conditions in the vicinity of the site, focusing on the intersection of 19th Avenue / Ortega Street, as well as the expected effects to pedestrian conditions as a result of the proposed Project. To the extent that the Project proposes to reuse an existing building and site, some concerns related to pedestrian operations may be attributable primarily to conditions unrelated to the Project. As a result, in so much as the Project does not employ design features that would tangibly impact pedestrian safety, such as architectural elements or landscaping that obscure the visibility of pedestrians, the Project's negative effects on pedestrian conditions are expected to be negligible. While the Project would add vehicular traffic, including trucks, to surrounding streets and intersections, an increase in vehicular traffic volumes, in and of itself, would not necessarily constitute a negative effect on pedestrian conditions.

Issues surrounding pedestrian circulation and operations are discussed in further detail below. Potential improvements should pedestrian conditions become a concern are included in the "Recommendations and Potential Improvement Measures" section of this document.

### Existing Pedestrian Activity

AECOM conducted pedestrian counts and observations at the intersection of 19th Avenue / Ortega Street during peak activity levels at the nearby Lycée Français de San Francisco, a private middle and high school serving grades 6 through 12 located at 1201 Ortega Street at the southwest corner of the intersection. The school was identified by community members as a major generator of pedestrian traffic and concerns were raised about potential effects to students as a result of the proposed CVS/pharmacy.

The observations were conducted in the morning (7:45 AM to 8:45 AM) and afternoon (2:45 PM to 4:15 PM) on a typical weekday while school was in session (Tuesday, December 10, 2013). Counts were conducted at all four intersection crosswalks and along the two sidewalks adjacent to the Project site (east side of 19th Avenue and south side of Ortega Street). The pedestrian volumes observed at these locations are summarized in Table 1 and included in Appendix B. Photographs of existing pedestrian conditions are included in Appendix C.

Table 1: Pedestrian Count Summary

Location	Pedestrian Counts			
	Weekday AM Peak Hour	Weekday PM Peak Hour		
	7:45 – 8:45	2:45 – 3:45	3:00 – 4:00	3:15 – 4:15
<b>Crosswalk</b>				
North	20	31	56	49
South	16	40	46	36
East	20	35	42	28
West	17	19	47	42
<b>Sidewalk</b>				
Ortega Street (south side)	12	12	14	15
19th Avenue (east side)	12	7	6	5

Source: AECOM, 2013.

As shown in Table 1, the peak hour—defined as the four consecutive 15-minute periods with the highest observed pedestrian traffic—was determined to be between 3:00 PM and 4:00 PM during the weekday afternoon period. Generally, the selected crosswalks and sidewalks did not experience heavy pedestrian activity levels during the observation periods, although the observations confirmed that students walking to and from the school constituted a substantial portion of the pedestrian volumes at this intersection during these periods. The highest observed 15-minute period for pedestrian activity was between 3:45 PM and 3:59 PM during the weekday PM period.

Pedestrian volumes were higher during the afternoon observation period than during the morning observation period and consisted of students crossing 19th Avenue to patronize the nearby Chevron Gas Station located at 1890 19th Avenue (northeast corner of 19th Avenue / Ortega Street) and to the northbound bus stop located on 19th Avenue adjacent to the Chevron Gas station. Other pedestrian activity during this time included students walking into the surrounding neighborhood, presumably to homes in the vicinity or to vehicles parked on surrounding streets.

Pedestrian volumes during the morning observation period was substantially lower than during the afternoon observation period because some students arrive at the school by public transit from the north, alighting at the southbound far-side bus stop at the intersection and avoiding use of any of the crosswalks

at the intersection. Other students arriving in vehicles were observed to be dropped-off on Ortega Street west of the 19th Avenue / Ortega Street intersection. Observations indicated frequent double-parking as the students alighted vehicles, but this section of Ortega Street is generally wide enough to support the existing drop-off activities without substantial impacts to traffic flow.

During both the morning and afternoon observation periods, a crossing guard with a handheld STOP sign, employed by the school, was present for 15- to 30-minute intervals at the southwest corner of the 19th Avenue / Ortega Street intersection to assist students crossing the street and hold right-turn vehicles.

#### Potential Concerns

Based on the field observations, AECOM did not identify any new major concerns related to pedestrian operations which might be specifically intensified by the proposed CVS/pharmacy. Potential concerns are discussed in more detail in each of the following sub-sections.

#### Increased Pedestrian Activity

The Project, being primarily a neighborhood-serving retail use, is expected to increase levels of pedestrian activity in the surrounding area. An increase in pedestrian volumes, in and of itself, would not constitute a negative effect on pedestrian conditions—based on surveys of existing pedestrian activity at the site, as summarized in Table 1, existing pedestrian facilities such as sidewalks, crosswalks, and street corners have substantial capacity to accommodate additional pedestrian traffic. Furthermore, increased pedestrian activity is generally considered a positive benefit for neighborhoods for a variety of reasons, and the Project would include streetscape improvements such as new street trees to enhance the pedestrian realm.

An existing safety concern cited by community members was jaywalking activity by students crossing Ortega Avenue just west of 19th Avenue after being dropped-off in the morning observation period. However, this represents an existing safety concern unrelated to the Project. While the proposed CVS/pharmacy would be expected to add some additional traffic to neighborhood streets, including this section of Ortega Street, speeding was not observed to be a major concern at this location due to the close intersection spacing between 18th Avenue and 19th Avenue. Most drivers proceeding through this section of Ortega Street were observed to drive at relatively slow speeds, theoretically reducing the risk for vehicle–pedestrian collisions compared to streets with higher average speeds.

The location of the Project's second off-street parking facility on a mid-block parcel across the street from the store may also potentially increase the likelihood of jaywalking among store customers, particularly when compared against a situation where the two parcels in question are developed independently. Specifically, some store customers parking in this lot may find it more convenient to jaywalk instead of walking to either 18th Street or 19th Street to cross at a marked crosswalk. While overall traffic volumes and speeds on this segment of Ortega Street are generally low (there is an all-way stop sign at the adjacent intersection with 18th Avenue), AECOM recommends installing signage near the parking lot and store entrances to discourage jaywalking.

#### Increased Right Turn-on-Red Activity

In general, a major source of pedestrian safety concern at intersections comes from right turn-on-red (RTOR) movements by vehicles, as drivers frequently focus only on incoming traffic as they wait for an adequate gap to make their turn, failing to realize that the signal may have already changed and to check whether or not the crosswalks are still unoccupied before starting their turn.

Field observations did not indicate any substantial RTOR activity taking place currently—most traffic along 19th Avenue is through traffic, while RTOR movements from Ortega Avenue are effectively limited given the high volumes of traffic along 19th Avenue. While the CVS/pharmacy could be expected to increase traffic on some RTOR movements at the intersection, the magnitude of the increase is not expected to be substantial enough to constitute a significant concern on its own. In particular, the effects of any additional RTOR movements from Ortega Street as a result of the CVS/pharmacy would be partially mitigated due to the traffic volumes along 19th Avenue, which actively discourage RTOR attempts.

#### Other Concerns

Somewhat similar to right turn-on-red activity, some other concerns related to pedestrian conditions such as traffic speeds along 19th Avenue and pedestrian crossing times across 19th Avenue are already present currently and would not represent a fundamental change to the existing environment caused by the proposed CVS/pharmacy. Although a small number of students and other pedestrians were observed to not activate the push buttons<sup>(1)</sup> at this location or consciously crossed the intersection knowing that they would be unable to complete the crossing, overall compliance with the push buttons was high.

#### Travel Demand Estimation

In order to further assess the impacts of the Project's vehicular traffic on existing and potential conflicts with pedestrians, AECOM estimated the Project's travel demand and evaluated the effect of vehicular circulation on pedestrian conditions. Travel demand refers to the new vehicle, transit, pedestrian, and other trips that would be generated by a proposed project. For the purposes of this analysis, an estimation of the Project's travel demand for the weekday morning (AM) and evening (PM) peak hours and the corresponding weekday midday and evening parking demand was determined. The peak hour is defined as the four consecutive 15-minute periods with the highest traffic volume during the AM peak period (7:00 AM to 9:00

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<sup>(1)</sup> Push buttons are used in the actuation of pedestrian phases at intersections and consist of physical "buttons" or similar detection devices that a pedestrian activates to call the pedestrian phase for the desired crosswalk. The buttons are usually located at the street corners of intersections, either affixed to the signal mast or on separate stanchions.

AM) and PM peak period (4:00 PM to 6:00 PM). The travel demand for the Project includes trips made by employees and customers of the proposed retail use. The technical memorandum CVS Store 5131 Travel Demand Methodology (Submittal 1) dated June 1, 2011 (hereafter referred to as the "Travel Demand Memo"), included as Appendix A to this technical memorandum, summarizes the travel demand estimates and data collection efforts previously conducted by AECOM.

The Travel Demand Memo summarizes doorway counts conducted at a similar use to the proposed CVS/pharmacy and compares this data against travel demand estimates based on two methodologies: the San Francisco Planning Department's Transportation Impact Analysis for Environmental Review (October 2002), commonly referred to as the "SF Guidelines", and the Institute of Transportation Engineers (ITE) Trip Generation (8th Edition), an industry-accepted source for land use-based trip generation rates. It was determined that the ITE Trip Generation (8th Edition) travel demand results presented the most accurate representation of trip generation rates for the Project when compared against the doorway counts at the existing similar use, and as such these trip generation rates have been applied to the travel demand estimation for this memorandum.

Table 2 summarizes the estimated travel demand based on ITE Trip Generation (8th Edition) rates for the proposed 14,170 square feet of occupied retail use. Overall, the Project is anticipated to generate 46 vehicle-trips during the weekday AM peak hour and 122 vehicle-trips during the weekday PM peak hour.

Table 2: Estimated Vehicle-Trips

Use	Vehicle-Trips					
	Weekday AM Peak Hour			Weekday PM Peak Hour		
	In	Out	Total	In	Out	Total
Proposed CVS/pharmacy	27	19	46	61	61	122

Source: ITE Trip Generation, 8th Edition, 2010; AECOM, 2014.

#### Off-Street Parking Assessment

##### Parking Demand and Supply

The Project is not expected to generate a parking demand in excess of the proposed supply of off-street parking spaces.

Parking demand consists of both long-term demand (employees) and short-term demand (customers). For retail uses, the long-term parking demand is calculated using the expected number of employees (estimated using standard employee densities provided in the SF Guidelines for various land uses) and applying the mode split and average vehicle occupancy from the trip generation calculations. Short-term retail parking demand is calculated using estimated customer vehicle-trips and parking turnover rates provided in the SF Guidelines).

Table 3 presents the weekday parking demand for the proposed CVS/pharmacy. Overall, the Project would result in a midday parking demand of approximately 49 spaces and an evening parking demand of 44 spaces. The City of San Francisco Planning Code requires retail uses like the proposed CVS/pharmacy to provide one off-street parking space for each 500 square feet of occupied floor area up to 20,000 square feet, resulting in a minimum requirement for 29 parking spaces.

Table 3: Project Parking Demand

Time Period	Retail Use		Total
	Short-Term	Long-Term	
Weekday Midday	25	24	49
Weekday Evening	25	19	44

Source: SF Guidelines, 2002; AECOM, 2014.

The proposed CVS/pharmacy would provide 40 parking spaces, which would not meet the estimated demand based on the SF Guidelines but would be consistent with Planning Code requirements. However, information provided by the Project Applicant indicates that the store would have a total of 25 employees, spread out across all shifts over the course of the day. As a result, the long-term parking demand would likely be far less than the numbers cited in Table 3. Should parking supply for employees become a concern, additional measures such as transportation demand management (TDM) programs could encourage employees to use alternative modes of travel to reach the store, further reducing the long-term parking demand.

#### Vehicular / Parking Access

Based on the proposed design for the Project's vehicular access and parking facilities, vehicle queues along adjacent streets are not anticipated to be a concern for the site. While a single-lane driveway as proposed by the Project can create a potential for traffic conflicts between ingress and egress, it is expected that the estimated vehicular traffic flows (as summarized in Table 2) could be handled safely and adequately with the proposed signal device. Given that a complete driveway movement would take approximately less than ten seconds, it is unlikely that queues along Ortega Street east of 19th Avenue for inbound vehicles attempting to enter the Project's roof-top parking area would be a regular occurrence. Queues that would develop could temporarily disrupt traffic flow, but would not exceed one vehicle and would dissipate quickly. Queues at the top of the ramp for vehicles attempting to exit the parking area would be entirely contained within the site and would not affect traffic conditions along Ortega Street.

#### Off-Street Freight Loading Assessment

##### Loading Demand

The Project is not expected to generate a freight loading demand in excess of the proposed supply of off-street freight loading spaces.

Loading demand consists of the number of delivery and service vehicle-trips generated by a project, and is typically estimated based on the size of each land use and a truck trip generation rate (specific to each land use). The number of loading spaces necessary to accommodate this demand is based on the anticipated hours of operation, turnover of loading spaces, and an hourly distribution of trips. The information and rates used in the loading demand analysis are usually obtained from the SF Guidelines. Table 4 presents the weekday daily delivery / service vehicle trips and average hour / peak hour loading demand for the proposed CVS/pharmacy based on information contained in the SF Guidelines.

As shown in Table 4, the SF Guidelines estimates that the Project would generate approximately three delivery / service vehicle trips per day, which would result in a demand for 0.2 loading spaces during the peak hour of loading demand.

Table 4: Project Loading Demand

Land Use	Delivery / Service Vehicle-Trips per Day	Loading Space Demand	
		Average Hour	Peak Hour
Retail	3.2	0.1	0.2
Total	3.2	0.1	0.2

Source: SF Guidelines, 2002; AECOM, 2014.

Specifically, the Project Applicant expects to receive one large corporate delivery truck making one delivery per week; the truck is expected to park on Ortega Street during off-loading for approximately 45 minutes to one hour. In addition to the corporate delivery, the Project Applicant also expects approximately five to seven other deliveries a week from specific vendors (e.g., Pepsi UPS, etc.), each taking approximately 10 to 15 minutes to complete.

Currently, the exact delivery schedule has not been decided and is open to community input to determine the day and time of least impact to community members. While information provided by the Project Applicant indicates that goods deliveries would only constitute about six to eight trucks a week (including one corporate delivery with a large truck), it is likely that the store would still require other periodic or unscheduled service vehicle needs not related to deliveries, such as building maintenance and operations. However, the peak hour demand would still be less than one space, and could be accommodated with the proposed on-street loading space along Ortega Street.

Based on City of San Francisco Planning Code requirements, the proposed CVS/pharmacy is required to provide one off-street loading space. The store would not fully satisfy Planning Code requirements, as it would provide only one-street loading space, requiring the removal of approximately three informal on-street parking spaces. As indicated previously, however, these spaces are located in what appear to be a white zone, and the store could provide two new parking spaces (with some minor time restrictions to accommodate truck movements) by converting two of the existing curb cuts, resulting in a net loss of only

one space. In addition, the proposed loading supply is still expected to be sufficient to accommodate the estimated peak hour loading demand of 0.2 spaces, and any disruptions to traffic operations within the vicinity of the Project are expected to be minor and temporary.

#### Loading Access

As mentioned previously, the Project would provide a commercial loading zone on the south side of Ortega Street by converting three existing on-street parking spaces. Specifically, these three parking spaces are located within a former white (passenger loading only) zone. Field surveys during the weekday AM and PM peak periods did not find any passenger loading activities taking place in this zone—instead, the three spaces in question were observed to be treated by drivers similar to standard, non-restricted on-street parking. AECOM recommends that this loading zone only be applicable during designated delivery hours which have yet to be determined by the store pending community input on the hours of least impact; outside of these hours, the zone could be used as standard on-street parking.

There are three existing curb cuts on the Ortega Street frontage of the Project site, the easternmost of which would be required to provide access to the rooftop parking garage and facilitate goods deliveries into the store. If desired, the other two curb cuts could be removed and converted into two additional on-street parking spaces, resulting in the net loss of only one on-street parking space. Large trucks serving the store would require these two spaces to safely negotiate the right turn from northbound 19th Avenue onto Ortega Street. However, any potential conflict between vehicles in these spaces could be minimized through implementation of time restrictions, similar to those for the commercial loading zone.

Overall, negative effects related to loading activities are expected to be negligible. The proposed departure route via 18th Avenue is not expected to cause any material negative effects to the surrounding neighborhood. Given the current vehicular and pedestrian traffic levels along Ortega Avenue and the expected frequency of loading activities at the proposed CVS/pharmacy, disruptions to the conditions or function of other modes, including walking, as a result of truck maneuvers is expected to be minor assuming that delivery schedules can be coordinated to minimize impacts to the surrounding community.

#### Recommendations and Potential Improvement Measures

##### Pedestrian Safety

As stated previously, AECOM recommends the installation of signage near the parking lot and store entrances to discourage jaywalking between the surface parking lot and store.

While the Project is not expected to result in any major pedestrian operational concerns, many simple improvements can be implemented now to help improve existing pedestrian concerns unrelated to the proposed CVS/pharmacy. One example is programming pedestrian phases at the intersection of 19th Avenue / Ortega Street to operate on recall mode (pedestrian phases provided each signal cycle, regardless of whether or not the push button has been activated) instead of actuation (pedestrian phases provided only when the buttons are pushed) during the morning and afternoon periods to ensure adequate crossing time

for students. Placing pedestrian phases across Ortega Street on recall would also reinforce pedestrian priority over turning vehicles, as some drivers may construe a “red hand” for an adjacent, unactivated crosswalk as an excuse to avoid slowing down to safer speeds when making their right turns. Some pedestrians also fail to activate the push button, whether consciously or unconsciously, and programming pedestrian phases on recall mode would provide these pedestrians with the added safety benefit of the “walk” sign. Another relatively simple improvement would involve constructing median bulbs along 19th Avenue to provide a better refuge for pedestrians who may get stranded in the middle when attempting to cross.

#### Vehicular / Parking Access

Should the Project generate vehicle queues that begin to materially affect traffic conditions along Ortega Street, AECOM recommends installation of a “parking full / available” sign at the base of the ramp up to the roof-top parking lot to inform incoming drivers of parking availability and minimize unnecessary use of the parking ramp. These drivers would still have the option of the street-level surface lot on the opposite side of Ortega Street.

As stated previously, the SF Guidelines appears to over-estimate the expected long-term (employee) parking demand for the Project. Should parking supply for employees become a concern, additional measures such as transportation demand management (TDM) programs could encourage employees to use alternative modes of travel to reach the store, substantially reducing the long-term parking demand further.

#### Conclusion

Observations of current pedestrian activity at the Project location determined that the potential for conflict between CVS/pharmacy traffic and pedestrians, especially with regards to students of Lycée Français de San Francisco, is generally minimal. Signage should be installed at the entrances to the surface parking lot and store to discourage jaywalking, while a series of other potential measures are available should concerns be raised regarding the Project’s effects on pedestrian safety or the surrounding neighborhood.

The proposed site design is anticipated to be sufficient to support the expected pedestrian and vehicular activity at the Project. The availability of two off-street parking lots will provide vehicles with multiple access points to the Project site. While the proposed parking supply will not be sufficient to meet the estimated demand based on the SF Guidelines, the supply is compliant with the Planning Code requirements and information furnished by the Project Applicant indicates that long-term (employee) parking demand is anticipated to be far less than estimated by the SF Guidelines.

Based on the delivery schedule provided by the Project Applicant and the estimated loading demand based on the SF Guidelines, the proposed loading supply would be sufficient to meet the needs of the CVS/pharmacy. In addition, the store plans to schedule its weekly corporate delivery during a period of least community impact to minimize any potential conflicts and safety concerns for the surrounding community.

Appendix A  
Travel Demand Memo

## Memorandum

To	Lauren Wooding, LandMark Retail Group	Pages	5
CC			
Subject	CVS Store 5131 Travel Demand Methodology (Submittal 1)		
From	Anthony Mangonon Tim Erney, AICP/PTP		
Date	June 1, 2011		

This memorandum summarizes the travel demand estimates and data collection efforts for CVS Store 5131, proposed for the southeast corner of the 19th Avenue / Ortega Avenue intersection in San Francisco, California. This memorandum covers Task 1b, Task 1c, Task 1e, and parts of Task 1f as detailed in the Proposal for Transportation Planning Services for CVS Store 5131 (dated May 4, 2011) submitted by AECOM.

### Existing Conditions

Existing traffic counts were conducted at the two adjacent intersections (19th Avenue / Ortega Street and 18th Avenue / Ortega Street) on Wednesday, May 11, 2011. Based on the traffic counts at the 19th Avenue / Ortega Street intersection, approximately 2,300 vehicles were observed on the northbound (19th Avenue) approach, 2,200 vehicles on the southbound (19th Avenue) approach, 300 vehicles on the eastbound (Ortega Avenue) approach, and 100 vehicles on the westbound (Ortega Avenue) approach during the weekday AM peak hour. During the weekday PM peak hour, 2,500 vehicles were observed on the northbound (19th Avenue) approach, 2,600 vehicles on the southbound (19th Avenue) approach, and 200 vehicles each on the eastbound and westbound (Ortega Avenue) approaches. Based on the traffic counts at the 18th Avenue / Ortega Street intersection, traffic on approaches at this intersection varies between 100 to 200 vehicles during the weekday AM and PM peak hours.

Upon receipt of the official signal timing plans and striping plans from San Francisco Municipal Transportation Agency (SFMTA), AECOM will determine the existing intersection operating conditions and estimate the ability of the intersections to accommodate the travel demand of the project.

### Existing Uses

The existing site is currently inactive; however, the previous use on the site was an office and logistics facility for the U.S. Postal Service. The Institute of Transportation Engineers' (ITE) *Trip Generation* (8th Edition) rates for "General Office" were utilized to estimate the vehicle-trips generated by the previous use. **Table 1** summarizes the estimated vehicle-trip generation for the previous use on the site.

**Table 1: Previous Existing Use Travel Demand**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour		
	In	Out	Total	In	Out	Total
General Office	22	3	25	4	20	24

Source: ITE *Trip Generation*, 8th Edition, 2010; AECOM, 2011.

**Trip Generation**

The travel demand for the Project includes trips made by employees and customers of the proposed retail uses. Typically, weekday daily and PM peak hour trip generation rates are obtained from the *SF Guidelines*, the travel demand estimation methodology typically used for development projects in San Francisco. For the Project, the closest land use category is “General Retail.” Since the *SF Guidelines* only provide trip generation rates for the weekday PM peak hour, rates for the weekday AM peak hour are usually derived through a comparison of the ITE *Trip Generation* (8th Edition) AM peak hour rates versus PM peak hour rates. For the Project, the “Pharmacy / Drugstore Without a Drive-Through Window” use was used, and the ratio of AM peak hour trips to PM peak hour trips was applied to the weekday PM peak hour *SF Guidelines* rates.

Given the size and type of store, it is expected that the “General Retail” *SF Guidelines* trip generation rates may potentially over- or under-estimate the travel demand potential of the store. As a result, doorway counts at the Walgreens store located at 3001 Taraval Street (southwest corner of 40th Avenue / Taraval Street) in San Francisco were conducted to determine the appropriateness of the *SF Guidelines*. This Walgreens store is a similarly-sized pharmacy / drugstore in the same general area (Sunset District) of San Francisco. The store is similarly situated next to a major transit corridor (Taraval Street / 19th Avenue), but in a mostly residential environment with limited nearby commercial uses. Like the proposed CVS/pharmacy, this store provides off-street parking. These factors allow for a simple one-to-one comparison of the existing Walgreens store against travel demand estimates for the proposed CVS store.

**Table 2** summarizes the vehicle-trip and person-trip generation for the 15,880 square feet of retail use in the proposed CVS store, utilizing the *SF Guidelines* rates and also the standard ITE *Trip Generation* (8th Edition) rates. Vehicle-trips represent the expected number of vehicles entering / exiting the store, while person-trips represent the expected number of total persons entering / exiting the store, including those persons travelling by vehicle, transit, walking, or bicycle. Vehicle-trip estimates were also developed using the ITE rates to allow for comparison with the doorway counts and *SF Guidelines* vehicle-trip estimates. The vehicle-trips counted at the Walgreens store represent the number of vehicles that were observed entering / exiting the store parking lot or adjacent on-street parking whose drivers and passengers entered / exited the store, while the person-trips represent the total number of people that were observed entering / exiting the store.

As shown in **Table 2**, during the weekday AM peak hour, the *SF Guidelines* provides a good estimate of vehicle-trips but under-estimates person-trips. Conversely, during the weekday PM peak hour, the *SF Guidelines* under-estimates both vehicle-trips and person-trips. The ITE rates over-estimate vehicle-trips during the weekday AM peak hour, but slightly under-estimate vehicle-trips during the weekday PM peak hour. As this table indicates, the standard *SF Guidelines* methodology would not provide an accurate representation of the trip generation for the Project, and additional information would be needed.

**Table 2: 3001 Taraval Street Doorway Counts and Proposed CVS Travel Demand**

Land Use	Weekday AM Peak Hour						Weekday PM Peak Hour					
	Vehicle-Trips			Person-Trips			Vehicle-Trips			Person-Trips		
	In	Out	Tot.	In	Out	Tot.	In	Out	Tot.	In	Out	Tot.
Doorway Counts												
Walgreens <sup>(1)</sup>	14	18	32	76	69	145	85	65	150	151	123	274
Proposed CVS Travel Demand												
<i>SF Guidelines</i>	18	16	34	42	39	82	42	46	88	103	112	215
ITE	30	21	51	--	--	--	67	67	134	--	--	--

Source: ITE *Trip Generation*, 8th Edition, 2010; *SF Guidelines*, 2002; AECOM, 2011.

Note:

<sup>(1)</sup> Doorway counts conducted at Walgreens store on Wednesday May 18, 2011 from 8:00 AM to 9:00 AM and 5:00 PM to 6:00 PM.

An estimate of net-new travel demand based on ITE vehicle-trips for the previous existing and proposed use is summarized in **Table 3**.

**Table 3: Net-New Vehicle-Trips**

Use	Vehicle-Trips					
	Weekday AM Peak Hour			Weekday PM Peak Hour		
	In	Out	Total	In	Out	Total
Proposed CVS	30	21	51	67	67	134
Previous Existing Use	22	3	25	4	20	24
<b>Net-New Trips</b>	<b>8</b>	<b>18</b>	<b>26</b>	<b>63</b>	<b>47</b>	<b>110</b>

Source: ITE *Trip Generation*, 8th Edition, 2010; *SF Guidelines*, 2002; AECOM, 2011.

Note:

<sup>(1)</sup> Doorway counts conducted at Walgreens store on Wednesday May 18, 2011 from 8:00 AM to 9:00 AM and 5:00 PM to 6:00 PM.

As shown in **Table 3**, based on the ITE rates the proposed CVS store is expected to generate more trips than the previous use during both the weekday AM and PM peak hours.

### Parking Demand

Parking demand consists of both long-term demand (employees) and short-term demand (customers). For retail uses, the long-term parking demand is calculated using the estimated number of employees and applying the mode split and average vehicle occupancy from the trip generation calculations. The number of employees is based on the *SF Guidelines* employee density for "General Retail", which is 350 square feet per employee. This comes out to 45 employees for the CVS store. Short-term retail parking demand is calculated using estimated customer vehicle trips and an average daily parking turnover rate of 16.5 vehicles per space daily (the CVS store is expected to have a higher parking turnover than the 5.5 vehicles per space daily for "General Retail" under the *SF Guidelines*).

**Table 4** presents the weekday parking demand for the CVS store. Overall, the CVS store would result in a midday parking demand of approximately 55 spaces and an evening parking demand of 49 spaces.

**Table 4: CVS Store Parking Demand**

Time Period	Retail Use		Total
	Short-Term	Long-Term	
Weekday Midday	28	27	55
Weekday Evening	28	21	49

Source: *SF Guidelines*, 2002; AECOM, 2011.

Based on City of San Francisco *Planning Code* requirements, the proposed CVS store would be required to provide 32 parking spaces. However, the store proposes only 31 parking spaces, falling one space short of the required supply of off-street parking. The proposed supply would fall short 24 spaces of accommodating the estimated weekday midday parking demand, and fall short 18 spaces of accommodating the weekday evening demand as summarized in **Table 4**.

However, the long-term parking demand (i.e., employees) is a conservative estimate that could be refined in the future with additional information regarding the CVS store’s total workforce and shift schedule.

Parking observations conducted at the Walgreens store, which has an off-street parking supply of 25 spaces, indicate that off-street parking was approximately 30% utilized during the weekday AM peak hour and 80% utilized during the weekday PM peak hour. General on-street parking (approximately 15 spaces along the 40th Avenue and Taraval Street frontages of the store) was fully utilized during both weekday peak hours.

**Loading Demand**

Loading demand consists of the number of delivery and service vehicle-trips generated by a project. The number of daily delivery / service vehicle trips is estimated based on the size of each land use and a truck trip generation rate (specific to each land use). The number of loading spaces necessary to accommodate this demand is based on the anticipated hours of operation, turnover of loading spaces, and an hourly distribution of trips. The information and rates used in the loading demand analysis were obtained from the *SF Guidelines* for the proposed land uses.

**Table 5** presents the weekday daily delivery / service vehicle trips and average hour / peak hour loading space demand for the proposed CVS store. As shown in **Table 5**, the Project would generate 3.5 delivery / service vehicle trips per day, which would result in a demand for 0.2 loading spaces during an average hour and 0.2 loading spaces during the peak hour of loading demand.

**Table 5: Project Loading Demand**

Land Use	Delivery / Service Vehicle-Trips per Day	Loading Space Demand	
		Average Hour	Peak Hour
Retail	3.5	0.2	0.2
<b>Total</b>	<b>3.5</b>	<b>0.2</b>	<b>0.2</b>

Source: *SF Guidelines*, 2002; AECOM, 2011.

Based on City of San Francisco *Planning Code* requirements, the proposed CVS store is required to provide one off-street loading space. The store proposes one loading space, but located on-street, and would therefore not meet *Planning Code* requirements. However, the on-street loading space would not result in the removal of existing on-street parking, as there are no existing on-street parking spaces along the Ortega Street frontage of the site. Vehicular and pedestrian traffic along Ortega Avenue is also relatively low, and on-street loading is not expected to cause disruptions to other modes. In addition, the CVS store would generate demand for less than one space during the average hour and peak hour, so the proposed supply of one loading space would be sufficient to accommodate the demand as summarized in **Table 5**.

**Summary**

The *SF Guidelines* provides a good estimate of vehicle-trips but under-estimates person-trips during the weekday AM peak hour, and under-estimates both vehicle-trips and person-trips during the weekday PM peak hour. The ITE rates over-estimate vehicle-trips during the weekday AM peak hour, but slightly under-estimate vehicle-trips during the weekday PM peak hour. Based on ITE rates, the CVS store is expected to generate more vehicle-trips than the previous use on the site during both the weekday AM and PM peak hours.

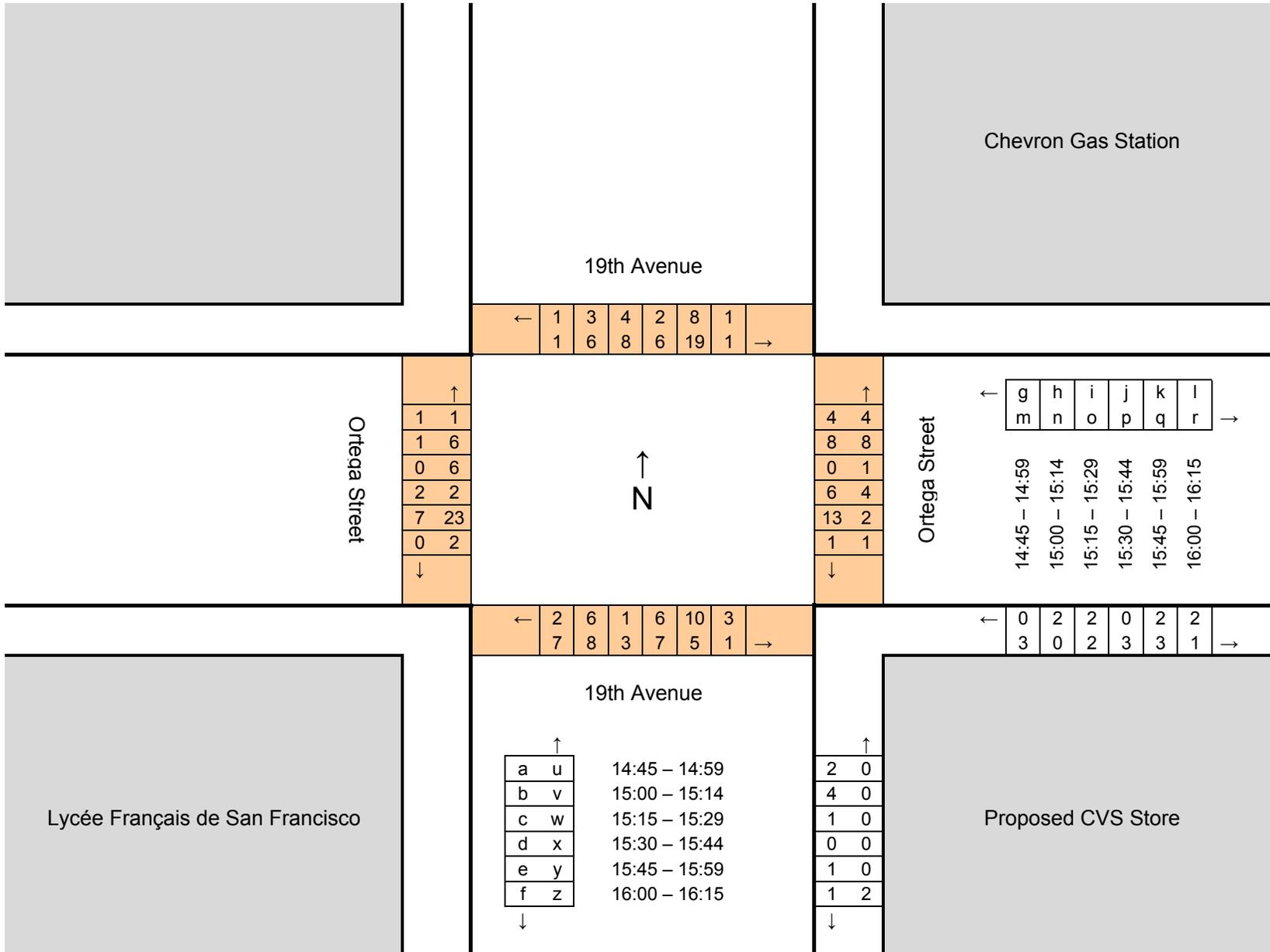
According to San Francisco *Planning Code* requirements, the CVS store would fall short one space of the required supply of off-street parking. The proposed supply would fall short 24 spaces of accommodating the estimated weekday midday parking demand and fall short 18 spaces of accommodating the weekday evening demand. The proposed CVS store would provide one on-street loading space, which meet *Planning Code* requirements and be sufficient to accommodate the average hour and peak hour demand. Since the *Planning Code* requires off-street spaces, however, the proposed on-street loading space would not be compliant. However, as there is no existing on-street parking provided along the Ortega Street frontage of the Project site, and vehicular and pedestrian traffic along Ortega Avenue is low, on-street loading is not expected to cause disruptions to other modes.

## Appendix B

### Pedestrian Counts



Tuesday, December 10, 2013  
 Weekday PM period (14:45 – 16:14)



## Appendix C

### Existing Pedestrian Conditions

Project frontage (west side along 19th Avenue)



Project frontage (north side along Ortega Street)



View midblock from Project site, facing proposed surface parking lot



Pedestrian activity in south crosswalk at 19th Avenue / Ortega Street during the morning period



Drop-off activities (near-side of school) during the morning period



Drop-off activities (far-side of school) during the morning period, with school staff crossing mid-block



Pick-up activities (near-side of school) during the afternoon period



Students crossing mid-block to parked vehicle during afternoon period



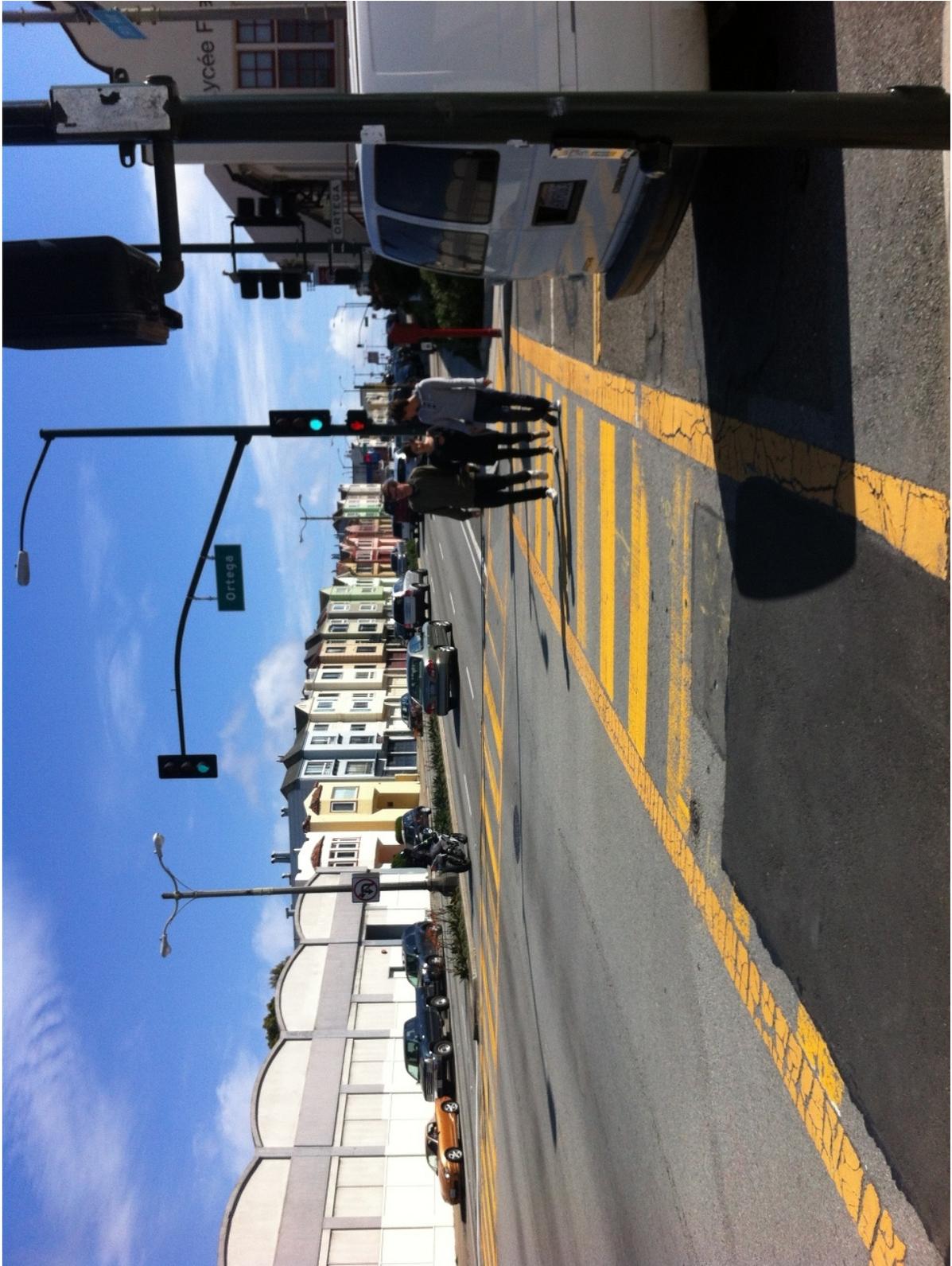
Student crossing in north crosswalk at 19th Avenue / Ortega Street without activating push button



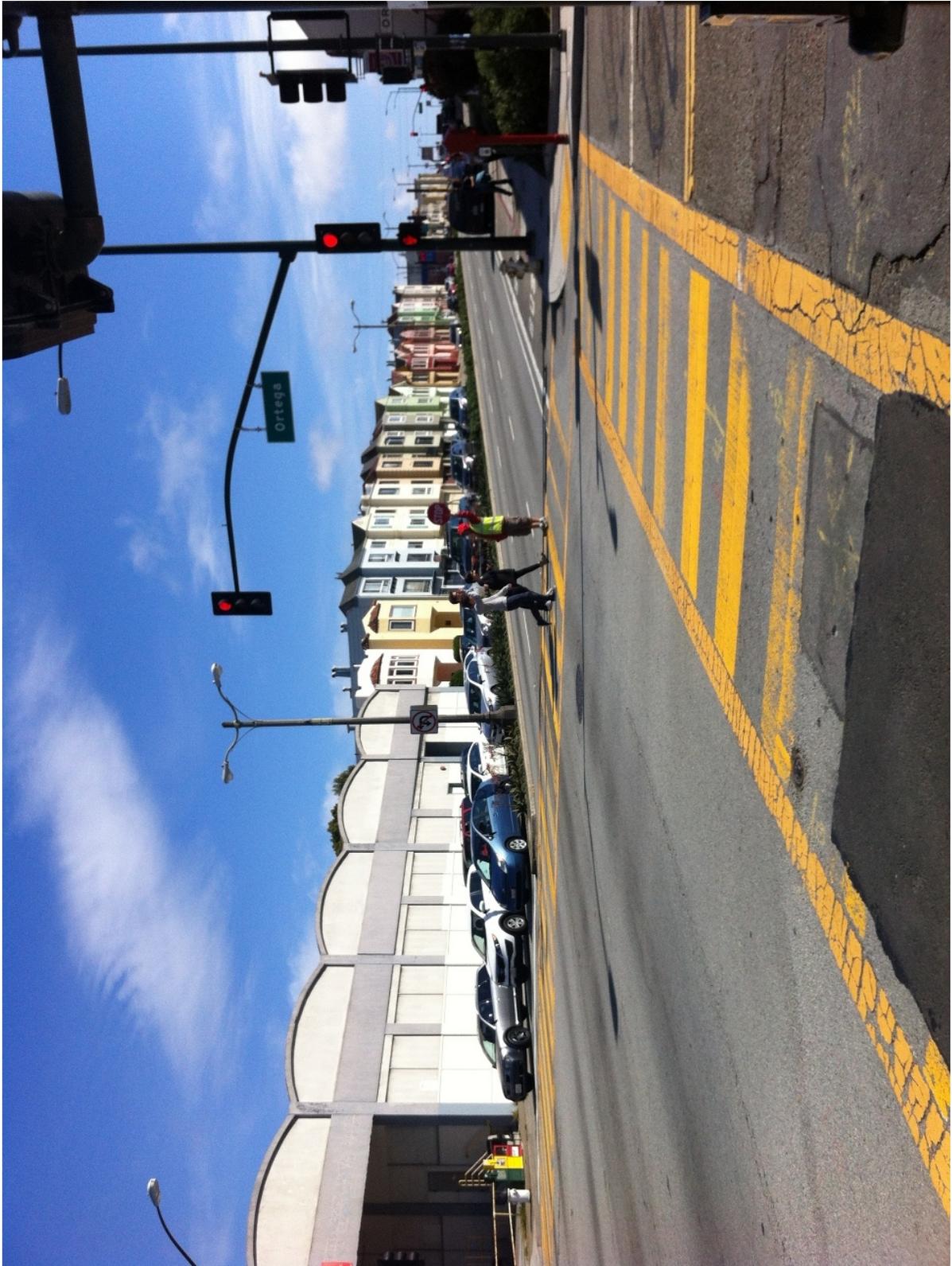
Student crossing in north crosswalk at 19th Avenue / Ortega Street without activating push button



Students proceeding to gas station convenience store and crossing in west crosswalk at 19th Avenue / Ortega Street without activating push button



Students returning from convenience store, with school crossing guard on duty





Doug Vu  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479  
[Doug.vu@sfgov.org](mailto:Doug.vu@sfgov.org)

Dear Mr. Vu,

Walk San Francisco expresses concerns with case No. 2011.0477CV, May 30, 2013. Walk San Francisco is the City's pedestrian advocacy organization. Our mission is to make walking in San Francisco safer, so that our community is healthier and more livable. We have reviewed the Planning Department's Executive Summary on the proposal (case No. 2011.0477CV, May 30, 2013) and believe that if constructed, this development would work against other city agencies' efforts to improve pedestrian safety and transit efficiency in the area.

San Francisco continues to act as a bellwether for transit policy in California and nationally. The State of California and the City of San Francisco have committed to reducing greenhouse gas emissions to 80% below 1990 levels by 2050. If we are to accomplish this goal, every decision we make around transportation and land use must support a transit first, low vehicle miles traveled approach. At 16,366 square feet of retail space providing 41 free, off-street parking spaces, this development encourages driving, making it less safe for pedestrians. The design of the store, with a large surface level parking lot, also underutilizes the available land and lacks a mix of uses, making walking a less attractive option.

In 2008 the San Francisco County Transportation Authority (SFCTA) adopted 19<sup>th</sup> Ave Park Presidio Blvd Transportation Plan with the primary goal of improving pedestrian safety and transit travel times along 19<sup>th</sup> Avenue. The stakeholder's proposal, with 41 off-street parking spots, is in direct conflict with the SFCTA's plan listed above. This development would threaten pedestrian safety by increasing the number of vehicles traveling on the side streets surrounding the building, including the streets in front of the Lycee Francais School. It is our hope that the Planning Department does not support developments that work against other city agencies' progress in making this corridor safe for pedestrians and efficient for transit vehicles.

Walk San Francisco supports land use projects that make our city more livable and walkable for all residents. We strongly urge you to support projects that enhance the walkability of this community, and that are consistent with the existing 19<sup>th</sup> Ave Park Presidio Blvd Transportation Plan.

Sincerely,

A handwritten signature in black ink that reads "Nicole Schneider". The signature is written in a cursive, flowing style.

Nicole Schneider  
Executive Director

October 23, 2013

**Subject: NO 19<sup>th</sup> AVE CVS**

Dear Doug Vu,

As a resident of the Sunset District and a citizen with the best hopes for this area, I strongly urge you to recommend against the approval of a special use permit for the proposed CVS development at 1900 19<sup>th</sup> Avenue.

San Francisco continues to act as a bellwether for transit policy in California and nationally. The State of California and the City of San Francisco have committed to reducing greenhouse gas emissions to 80% below 1990 levels by 2050. If we are to accomplish this goal, every decision we make around transportation and land use must support a transit first, low vehicle miles traveled approach. At 16,366 square feet of retail space providing 41 parking spaces, this oversized development works against the city's transit first policy, encouraging customers to drive to the convenient store, even from nearby distances.

In 2008 the San Francisco County Transportation Authority (SFCTA) adopted the 19<sup>th</sup> Avenue Park Presidio Transportation Plan with the primary goal of improving pedestrian safety and transit travel times along 19<sup>th</sup> Avenue. The stakeholder's proposal, with 41 off-street parking spots, is in direct conflict with the SFCTA's plan listed above. Even if the project sponsor completed an adequate traffic study, this proposal, at its core, does not fit in with the current transportation and land use plans for 19<sup>th</sup> Avenue. *It is my hope that that the Planning Department does not support developments that work against other city agencies progress in making this corridor safe for pedestrians and efficient for transit vehicles.* A smaller project with less square footage, and therefore less required parking spaces can solve this problem.

As the important details and full impacts of formula retail continue to be researched by your fellow staff members at the Planning Department, I urge you not to recommend any special use permits for formula retail proposals. One thing is certain, formula retail greatly diminishes the culture, integrity, and aesthetic beauty of our city. The preliminary report written by the Planning Department staff and presented at the July 25, 2013 Planning Commission hearing titled "Formula Retail Controls Today and Tomorrow" indicates that formula retail revenues have a lower investment return to the community, sometimes up to 3 times lower than non-formula retail establishments. In the same report, it is stated that formula retail can offer goods and services at a cheaper rate than other non-retail formula businesses. While this is true in some cases, the commercial space at hand is located less than ¼ mile from a nearby neighborhood commercial district that is home to similar formula retail establishments that already offer these cheap goods and services. *This is not an example of an area where the establishment of a formula retail site will fill a*

Dear Doug Vu,

As a concerned resident of San Francisco, I urge you to recommend against the approval of the proposed CVS development at 1900 19<sup>th</sup> Avenue. I support the "NO 19<sup>th</sup> Ave. CVS" coalition and stand behind their position on this issue.

I do not support the approval of the CVS under any circumstances. Please see the serious concerns I have with this project listed below:

- 1. Small Business Protection** – The size and scale of this formula retail development will diminish the character of our city and harm local businesses. I support small, locally owned businesses over large, corporate businesses. This proposal puts 4 small family owned pharmacies and 1 small family owned liquor store at risk. Based on my experience, there are adequate convenient stores and pharmaceutical services located nearby. This large retail formula convenient store is simply not necessary.
- 2. Traffic Congestion and Pedestrian Safety** - By offering 41 off-street parking spaces, this development encourages driving and jeopardizes pedestrian safety. Based on the San Francisco County Transportation Authority's 19<sup>th</sup> Ave Park Presidio Transportation Plan adopted in April 2008, pedestrian safety and transit efficiency are top priorities for this corridor. I hope that the Planning Department will work with, not against, other city agencies in planning our city.

Based on the two major concerns I have listed above, I do not believe that the CVS development, in any of its forms, would be suitable for this location. I hope you will take into consideration my thoughts and concerns on this issue.

Thank you,

Giovanna Garcia  
Giovannagarcia4@gmail.com  
San Francisco Resident

Dear Doug Vu,

As a concerned resident of San Francisco, I urge you to recommend against the approval of the proposed CVS development at 1900 19<sup>th</sup> Avenue. I support the "NO 19<sup>th</sup> Ave. CVS" coalition and stand behind their position on this issue.

I do not support the approval of the CVS under any circumstances. Please see the serious concerns I have with this project listed below:

- 1. Small Business Protection** – The size and scale of this formula retail development will diminish the character of our city and harm local businesses. I support small, locally owned businesses over large, corporate businesses. This proposal puts 4 small family owned pharmacies and 1 small family owned liquor store at risk. Based on my experience, there are adequate convenient stores and pharmaceutical services located nearby. This large retail formula convenient store is simply not necessary.
- 2. Traffic Congestion and Pedestrian Safety** - By offering 41 off-street parking spaces, this development encourages driving and jeopardizes pedestrian safety. Based on the San Francisco County Transportation Authority's 19<sup>th</sup> Ave Park Presidio Transportation Plan adopted in April 2008, pedestrian safety and transit efficiency are top priorities for this corridor. I hope that the Planning Department will work with, not against, other city agencies in planning our city.

Based on the two major concerns I have listed above, I do not believe that the CVS development, in any of its forms, would be suitable for this location. I hope you will take into consideration my thoughts and concerns on this issue.

Thank you,

**Malin Dang**  
**Dang.malin@gmail.com**  
San Francisco Resident

**Vu, Doug (CPC)**

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**From:** Mildred D. Li-Vargas <mildredduanyilivargas@gmail.com>  
**Sent:** Friday, May 30, 2014 11:42 AM  
**To:** Vu, Doug (CPC)  
**Subject:** NO 19TH AVE CVS/PHARMACY

My name is Mildred. I am a resident on the 19th Ave at Noriega St. I strongly oppose the CVS/Pharmacy proposal because its opening would adversely impact the peace and safety in our neighborhood. It would also create more traffic along the already busy 19th Ave and affect a number of existing small businesses near where I live. CVS/Pharmacy is not a trustworthy, credible entity, and we Sunset residents as a whole will fight against its agenda until the very end.

In addition, the retail square footage is FOUR TIMES what local zoning allows. It is way too large for the location, which is primary among a myriad of reasons it should not be permitted.

--

**Grace and Peace,**

**Mildred D. Li-Vargas**  
**[mildredduanyilivargas@gmail.com](mailto:mildredduanyilivargas@gmail.com)**  
**415-691-1767**

## **Vu, Doug (CPC)**

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**From:** Barbara Wampner <endpin1@aol.com>  
**Sent:** Tuesday, May 27, 2014 11:10 PM  
**To:** Vu, Doug (CPC)  
**Subject:** 19th Avenue CVS

Dear Mr. Vu,

I am very opposed to the proposal to place a CVS pharmacy on 19th Avenue. The traffic is very congested on this street with Muni buses and Marin Airporter in addition to large trucks trying to get from 280 to the Golden Gate bridge.

As I understand, the proposal includes a building plan larger by four times the city code. There is no plan for a loading dock. Does this mean that delivery trucks will unload on 19th Avenue? or on the residential streets?

What happens to the small businesses in the area? Why is this proposal being considered when this is not an area for large stores?

Please bring my email to the attention of those who are able to attend the June 26, 2014 hearing.

Thank you.

Barbara Wampner  
San Francisco resident and voter

## Vu, Doug (CPC)

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**From:** Steve Bernzweig <ste0181@msn.com>  
**Sent:** Friday, June 06, 2014 2:11 PM  
**To:** Vu, Doug (CPC)  
**Subject:** Case No. 2011.0477CV

Hello Mr. Vu,

I am the owner of the picture frame shop directly across the front entrance of the proposed CVS pharmacy. When I signed a petition from Mr. Greenspan some months ago that I did not oppose the CVS moving in, I was led to believe that the CVS would have much less of an impact to the neighborhood than I think it will now that the facts are in front of me:

The parking lot on the roof of the CVS has a ramp that will allow for only one direction of traffic to enter or exit at a time, making for terribly risky congestion on the street below.

Since most people are going to stop at the CVS for only a small amount of items, they probably will double park in front of *our* business or use *our* green zones, rather than trying to negotiate their way to the roof parking. This will create a disruption for our customers that are dropping off or picking up delicate artwork. One of the reasons that our frame shop moved into this location over 27 years ago was that it was not congested as far as parking was concerned for our customers. That will certainly change if the CVS is permitted to move in.

I believe that the danger to people walking across busy Ortega Street from the other proposed small CVS parking lot is going to be severe as well, as the cars turning from 19th Avenue are moving at a fast clip. Also, the daily deliveries, of which there will be many, have no place to unload, but in the middle of the street. This will undoubtedly only add to the congestion in front of our business from the CVS customer traffic. This area is not set up for a huge box store with all of the traffic and deliveries that come with it. When this location was at one time a Postal dispensary, the large trucks had a loading dock which was off the street, and all of the roof parking was for Postal vehicles only. The public never did any business there. Now that I see what is in store for us and the immediate neighbors if the CVS is allowed to move in, I strongly disapprove.

Thank you, Steve Bernzweig  
Owner  
Bernzweig Framing and Design

**Vu, Doug (CPC)**

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**From:** Dennis Manalo <manalo.dennis@gmail.com>  
**Sent:** Sunday, September 08, 2013 2:36 PM  
**To:** Vu, Doug  
**Subject:** 2011.0477CV

Dear Mr Vu

I **do not support** a new CVS/pharmacy at 19th Avenue and Ortega.

Here are my concerns:

**Hours:** CVS is proposing hours of operation from 6:00 A.M. to 2:00 A.M. The proposed hours of operation are not appropriate for our neighborhood. 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. CVS would be a magnet for people to purchase alcoholic beverages late in the evening and loiter about the neighborhood.

**Congestion:** The proposed project would create congestion on the block of Ortega Street between 19th and 18th Avenues. When 19th Avenue is congested with traffic, 18th Avenue becomes the next mini freeway. 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 when cars try to by pass delivery trucks or automobiles that are double parked.

**Parking:** Most employees and customers not living in the immediate area would need to drive private automobiles to the project. And there fore double park or block our driveways to "run" in for groceries or go to work at CVS.

**Community Need:** This proposed CVS is not a community need. The Noriega Street commercial district is located less than ¼ mile from the Project Site. This district includes four other pharmacies and a grocery store 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 and grocery needs.

Thank you.

Dennis Manalo  
1934 18th Avenue

## Vu, Doug (CPC)

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**From:** Christine Gong <christinegong1@gmail.com>  
**Sent:** Sunday, September 08, 2013 2:33 PM  
**To:** Vu, Doug  
**Subject:** Case # 2011.0477CV

Dear Mr Vu

I **do not support** a new CVS/pharmacy at 19th Avenue and Ortega.

Here are my concerns:

**Hours:** CVS is proposing hours of operation from 6:00 A.M. to 2:00 A.M. The proposed hours of operation are not appropriate for our neighborhood. 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. CVS would be a magnet for people to purchase alcoholic beverages late in the evening and loiter about the neighborhood.

**Congestion:** The proposed project would create congestion on the block of Ortega Street between 19th and 18th Avenues. When 19th Avenue is congested with traffic, 18th Avenue becomes the next mini freeway. 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 when cars try to by pass delivery trucks or automobiles that are double parked.

**Parking:** Most employees and customers not living in the immediate area would need to drive private automobiles to the project. And there fore double park or block our driveways to "run" in for groceries or go to work at CVS.

**Community Need:** This proposed CVS is not a community need. The Noriega Street commercial district is located less than ¼ mile from the Project Site. This district includes four other pharmacies and a grocery store 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 and grocery needs.

Please take my email in consideration. Thank you.

Christine Gong  
1934-18th Avenue

## **Vu, Doug (CPC)**

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**From:** Barker, Judith <BarkerJ@dahsm.ucsf.edu>  
**Sent:** Sunday, June 15, 2014 4:03 PM  
**To:** Vu, Doug (CPC)  
**Subject:** Case 2011.0477CV

Dear Mr Vu:

RE: case # 2011.0477CV -- Proposed CVS on 19th Ave & Ortega street.

I strongly urge you and the Planning Department staff to reject this proposal; please say "no" to this CVS project.

As a San Francisco tax payer who frequently drives through, does business and visits in this neighborhood, I am concerned about the plans to situate a CVS store at this location for several reasons. This is a residential neighborhood, completely unsuited to a project of this nature.

Not only will this project be seriously oversized and non-compliant with other city codes as well, such as the need for loading docks, but it will cause traffic delays and other problems on the already-heavily trafficked 19th Avenue. Parking plans appear inadequate to cope with the large volume of customers such a huge store will attract, exacerbating the already present parking difficulties in this neighborhood. The proposed 16 hours (7am -11pm) of daily service and delivery would greatly inconvenience nearby neighbors with excessive noise, another situation that contravenes the city's noise abatement laws. The potential for CVS to eventually seek a permit to sell alcohol rightfully concerns nearby businesses, schools and neighbors.

"Revitalization " is a worthy goal, but could be more effectively accomplished if some other project were undertaken. For example, the city could assist the owner of this building to address far more pressing needs in keeping with the residential zoning of this location, such as providing moderate to low income housing for families. Investing in housing that brings more people into the neighborhood and provides off-street parking for them, would go a long way towards helping existing neighborhood businesses and services thrive without creating further traffic hazards or inconveniencing and annoying neighbors.

Sincerely,

Judith C. Barker, PhD

## **Vu, Doug (CPC)**

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**From:** Linda S. Mitteness <lmitteness@sbcglobal.net>  
**Sent:** Sunday, June 15, 2014 2:17 PM  
**To:** Vu, Doug (CPC)  
**Subject:** case # 2011.0477CV

Dear Doug Vu,

PLEASE do not allow a CVS to move into the 19th and Ortega space. It is far too large for the location and it will create enormous congestion and danger for both pedestrians and drivers on 19th Avenue. SF does NOT need another CVS. We do need housing. Tell Mr. Greenspan to build some housing instead of creating this dangerous and unnecessary retail space.

Cheers,

Linda

Linda S. Mitteness  
[lmitteness@sbcglobal.net](mailto:lmitteness@sbcglobal.net)

"You can cut all the flowers, but you cannot keep spring from coming." ~  
Pablo Neruda

## Vu, Doug (CPC)

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**From:** Regina Felice Garcia <garcia.f.regina@gmail.com>  
**Sent:** Tuesday, November 05, 2013 11:33 PM  
**To:** Vu, Doug  
**Subject:** No 19th Ave CVS

Dear Doug Vu,

As a concerned resident of San Francisco, I urge you to recommend against the approval of the proposed CVS development at 1900 19<sup>th</sup> Avenue. I support the “NO 19<sup>th</sup> Ave. CVS” coalition and stand behind their position on this issue.

I do not support the approval of the CVS under any circumstances. Please see the serious concerns I have with this project listed below:

**1. Small Business Protection** – The size and scale of this formula retail development will diminish the character of our city and harm local businesses. I support small, locally owned businesses over large, corporate businesses. This proposal puts 4 small family owned pharmacies and 1 small family owned liquor store at risk. Based on my experience, there are adequate convenient stores and pharmaceutical services located nearby. This large retail formula convenient store is simply not necessary.

**2. Traffic Congestion and Pedestrian Safety** - By offering 41 off-street parking spaces, this development encourages driving and jeopardizes pedestrian safety. Based on the San Francisco County Transportation Authority’s 19<sup>th</sup> Ave Park Presidio Transportation Plan adopted in April 2008, pedestrian safety and transit efficiency are top priorities for this corridor. I hope that the Planning Department will work with, not against, other city agencies in planning our city.

Based on the two major concerns I have listed above, I do not believe that the CVS development, in any of its forms, would be suitable for this location. I hope you will take into consideration my thoughts and concerns on this issue.

Thank you,

April 10, 2014

Mr. Doug Vu  
San Francisco Planning Dept.  
1650 Mission St. - Suite # 400  
San Francisco, CA 94103

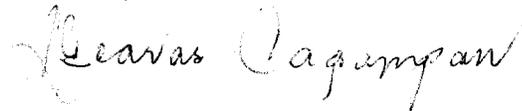
Dear Mr. Vu,

I just became aware of a proposed CVS store at 19th Avenue & Ortega St. This is a bad place to have a store this large. There is too much traffic on 19th Avenue already, this large store will only make it worse.

Also, there should be consideration given to the small stores and pharmacies that are already in the area serving customers. Will they be put out of business by a large store like this? Many of these smaller stores are family owned. It would not be fair to them.

Please don't allow the new CVS store.

Sincerely,

A handwritten signature in cursive script that reads "Leonida Cagampan".

Leonida Cagampan  
1532 Alemany Blvd.  
San Francisco, CA 94112

April 11, 2014

Mr. Doug Vu  
San Francisco Planning Dept.  
1650 Mission St. - Suite # 400  
San Francisco, CA 94103

Re: CVS Pharmacy - 19th Ave. & Ortega St.

Dear Mr. Vu,

My friend made me aware of the proposed CVS Pharmacy for 19th Avenue & Ortega St.

There is too much congestion along 19th Avenue now, and this large store would only make it worse.

The neighborhood has several small pharmacies that will be negatively impacted by a CVS pharmacy. This doesn't seem fair to the existing small pharmacies and businesses.

This proposal should be stopped.

Sincerely,

Ivan Ochoa  
555 Jones St. - # 204  
San Francisco, CA 94102

A handwritten signature in black ink, appearing to read 'Ivan Ochoa', written over a horizontal line.

April 12, 2014

Mr. Doug Vu  
San Francisco Planning Dept.  
1650 Mission St. - Suite # 400  
San Francisco, CA 94103

Re: CVS Pharmacy - 19th Avenue

Dear Mr. Vu,

My friend made me aware of the proposed CVS Pharmacy for 19th Avenue & Ortega St.

This is not a good location for such a large sized store. There is too much congestion along 19th Avenue already. Also, what about the small businesses in the area that will be impacted by such a big CVS pharmacy? Allowing a store like this would not be fair to them.

This proposal is not good for our neighborhood,

Sincerely,

Handwritten signatures of Gertie Sleeper and Diana Cooper. The signature for Gertie Sleeper is written in a cursive style, and the signature for Diana Cooper is written in a similar cursive style below it.

Gertie Sleeper  
Diana Cooper  
4101 Noriega Street # 8  
San Francisco, CA 94122

April 12, 2014

Doug Vu  
SF Planning Dept.  
1650 Mission St. - Suite 400  
San Francisco, CA 94103

Re: CVS Pharmacy - # 2011.0477CV

Dear Mr. Vu,

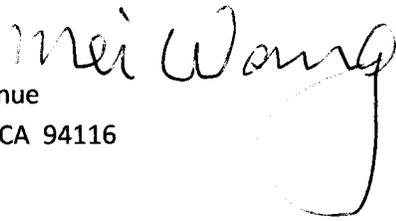
My neighbor made me aware of the proposed CVS Pharmacy for 19th Avenue & Ortega St.

I'm concerned about the amount of congestion that this project would create along 19th Avenue. This is not a good location. I'm also concerned about the small businesses in the area that will be hurt by a big CVS store.

I am against this proposal,

Sincerely,

Mei Wang  
1943 18th Avenue  
San Francisco, CA 94116

A handwritten signature in black ink that reads "Mei Wang". The signature is written in a cursive style with a large, looped "g" at the end.

April 12, 2014

Doug Vu  
San Francisco Planning Dept.  
1650 Mission St. - Suite # 400  
San Francisco, CA 94103

Dear Mr. Vu,

A friend told me about the proposed CVS Pharmacy store for 19th Avenue & Ortega St.

This is not a good location for a store like this. There is too much traffic on 19th Avenue already and the construction and daily operation of this store would only make it worse. This is a bad idea.

There are many options for pharmacies in the neighborhood, we don't need this one.

I am against the CVS store.

Thank you,



Camellia Ng  
2430 30nd Ave.  
San Francisco, CA 94116

April 15, 2014

Mr. Doug Vu  
SF Planning Dept.  
1650 Mission St. - Suite 400  
San Francisco, CA 94103

Re: CVS Pharmacy - # 2011.0477CV

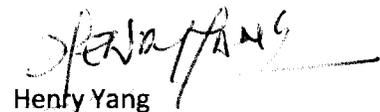
Dear Mr. Vu,

A friend recently made me aware of the proposed CVS Pharmacy for 19th Avenue & Ortega St. I'm concerned about the amount of congestion that this project would create along an already congested 19th Avenue. This is not a good location to place a Big Box store.

I'm also concerned about the neighboring small businesses in the area that will be negatively affected by a big box store. A new store of this size will have severe implications for the business that have been serving the area for years.

This is not a good project for San Francisco.

Thank you for your consideration,



Henry Yang  
1978 34th Avenue  
San Francisco, CA 94116

August 18, 2013

Case # 2011.0477CV

San Francisco Planning Dept.  
1650 Mission St., Ste. 400  
San Francisco, CA 94103

Attn: Doug Vu

Dear Mr. Vu,

I'm writing to you to express my concerns of a proposal from CVS to open a large pharmacy on 19th Avenue.

Here are a few of my concerns:

- + Congestion, added traffic, safety
- + Sale of beer and wine in very close proximity to a school
- + Adverse effect on existing family owned small businesses

As I understand it, many of the neighbors are against this proposal. I also understand that the church that hosts the food pantry where I volunteer every week is against it also.

Thank you for allowing me to express my concerns over this proposal from CVS.

Sincerely,



Jenny Murakami  
2091 21st Ave.  
San Francisco, CA 94116

August 17, 2013

SF Planning Dept.  
1650 Mission St., Suite 400  
SF CA 94103

Subject: CVS - # 2011.0477CV

Dear Planning Department.

I was told of a proposal to build a large CVS Pharmacy on the corner of 19th Avenue & Ortega Streets. I think this is a bad idea.

There is already too much crowding, congestion and traffic along 19th Avenue. This proposal, if approved, would only make it worse.

I also disagree with the proposal of selling alcohol across the street from a school. I think it sends a poor message to the students and staff. As I understand it, the school is against the proposal too.

The CVS proposal is too large and is not a fit for our neighborhood.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Teresa Yee', with a long horizontal flourish extending to the right.

Teresa Yee  
2137 20th Avenue  
San Francisco, CA 94116

November 8, 2013

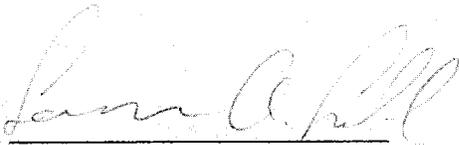
To the Stakeholders of Proposal #2011.0477CV,

The "No 19th Ave. CVS" coalition of residents, neighboring small businesses, the Lycee Francais de San Francisco school, and Christ Church Lutheran, requests that proposal # 2011.0477CV be withdrawn for consideration by the San Francisco Planning Commission.

Our coalition has come to the collective conclusion that a proposal for a Formula Retail pharmacy would not be a good fit in our neighborhood. Our concerns match many of the issues identified by the San Francisco Planning Department report of June, 2013.

We are scheduled to speak to Mr. Doug Vu of the S.F. Planning Department on Monday, November 18. If we find that proposal # 2011.0477CV has not been withdrawn, we will mobilize our large following to voice our concerns publically.

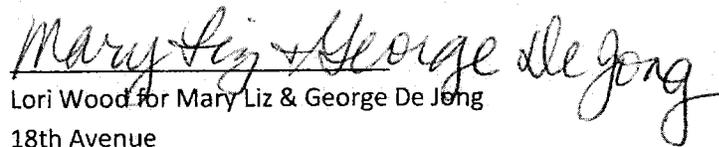
The interests of all parties involved and the well being of our community would best be served by the immediate withdrawal of proposal 2011.0477CV.



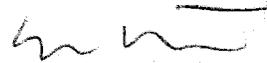
Lawrence Lahl  
18th Avenue



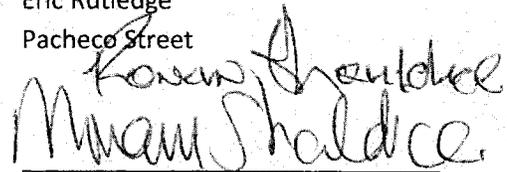
Christine Gong  
18th Avenue



Lori Wood for Mary Liz & George De Jong  
18th Avenue



Eric Rutledge  
Pacheco Street



Miriam Shouldice  
18th Avenue



Lori Wood  
18th Avenue

cc: Doug Vu, San Francisco Planning Dept.

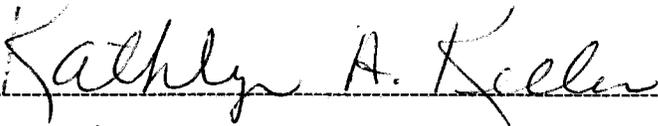
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

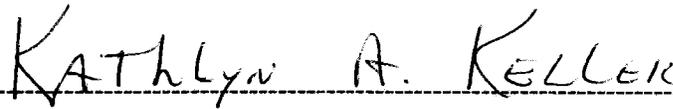
Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

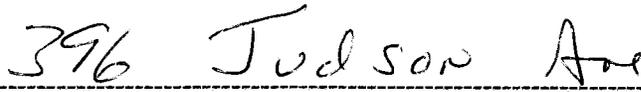
Thank you for your consideration,



(signature)



(print name)



(street address)

SAN FRANCISCO, CA 

(zip code)

June 2014

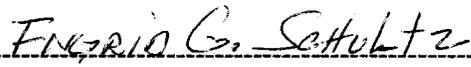
Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

  
-----  
(signature)

  
-----  
(print name)

  
-----  
(street address)

SAN FRANCISCO, CA   
-----  
(zip code)

6,  
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,



-----  
(signature)

LEE DEV SHUSTER

-----  
(print name)

618 HEARST AVE

-----  
(street address)

SAN FRANCISCO, CA 94112  
(zip code)

6,  
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

*Gail Shuster*

-----  
(signature)

Gail Shuster

-----  
(print name)

618 Hearst

-----  
(street address)

SAN FRANCISCO, CA 94112  
(zip code)

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

Marilyn Shipp  
(signature)

MARILYN SHIPP  
(print name)

531 ARGUELLO BLVD. SF 94118  
(street address)

SAN FRANCISCO, CA 94118  
(zip code)

MEMBER :  
CHRIST CHURCH LUTHERAN  
20TH AND QUINTERA.

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

*Anna Esther Heckador*

(signature)

Anna Esther Heckador

(print name)

333 Allison Street

(street address)

SAN FRANCISCO, CA 94112  
(zip code)

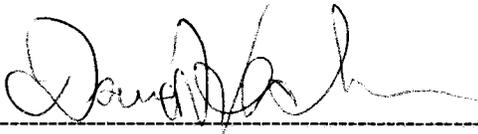
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,



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(signature)

DAVID HECKASON

-----  
(print name)

388 ALLISON

-----  
(street address)

SAN FRANCISCO, CA

94112

-----  
(zip code)

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

  
-----  
(signature)

MARIA GUDMUNDSDOTTIR  
-----  
(print name)

333 ALLISON STR  
-----  
(street address)

SAN FRANCISCO, CA 94112  
-----  
(zip code)

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

Marc Alva  
\_\_\_\_\_  
Marc Alva

(signature)

\_\_\_\_\_  
MARC ALVA

(print name)

\_\_\_\_\_  
1090 Quintara

(street address)

SAN FRANCISCO, CA

\_\_\_\_\_  
94116

(zip code)

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

  
-----  
(signature)

STEVE C. MASKULKA  
-----  
(print name)

1347 37th AVE.  
-----  
(street address)

SAN FRANCISCO, CA 94122  
(zip code)

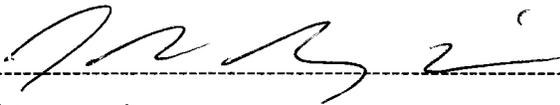
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,



(signature)

John Blair

(print name)

2862 Polson St

(street address)

SAN FRANCISCO, CA 94110

June 2014

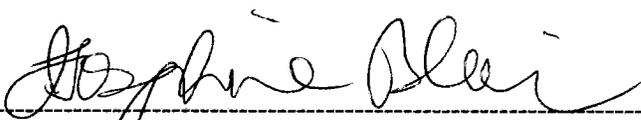
Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

  
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(signature)

  
-----  
(print name)

  
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(street address)

SAN FRANCISCO, CA   
-----  
(zip code)

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

Madeline Blair

(signature)

Muehler

(print name)

2862 Polk St

(street address)

SAN FRANCISCO, CA 94114  
(zip code)

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

  
-----  
(signature)

Rebecca Coolidge  
-----  
(print name)

2862 Folsom St.  
-----  
(street address)

SAN FRANCISCO, CA 94110  
-----  
(zip code)

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

*Brian Farmer*

(signature)

*Brian Farmer*

(print name)

*576 Chenery St*

(street address)

SAN FRANCISCO, CA 94131  
(zip code)

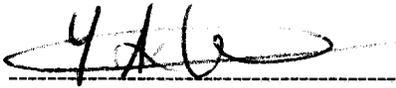
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,



(signature)

Lisa PARE

(print name)

1537 20th Ave

(street address)

SAN FRANCISCO, CA

94122

(zip code)

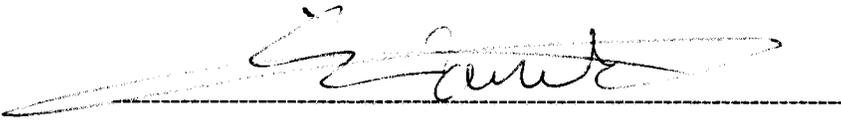
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
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1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

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(Case # 2011.0477CV).

Thank you for your consideration,



(signature)

CAROL QARE

(print name)

1539 20th Ave

(street address)

SAN FRANCISCO, CA 94122

(zip code)

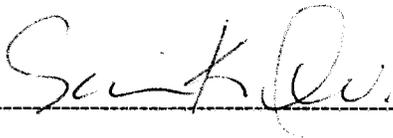
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
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1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

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(Case # 2011.0477CV).

Thank you for your consideration,



(signature)

SAMIA GARE

(print name)

1537 20TH AVENUE

(street address)

SAN FRANCISCO, CA 94122

(zip code)

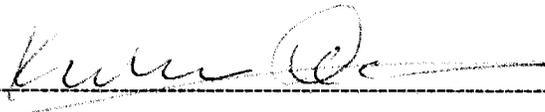
June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
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1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,



(signature)

KHADEER QARE

(print name)

1537 20th Ave

(street address)

SAN FRANCISCO, CA

94122

(zip code)

June 2014

Mr. Doug Vu,  
San Francisco Planning Department  
Attn: Case # 2011.0477CV - Proposed CVS pharmacy  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

Please accept my letter against the proposed CVS pharmacy for 19th Ave. & Ortega Street.  
(Case # 2011.0477CV).

Thank you for your consideration,

Nancy Qare  
(signature)

Nancy QARE  
(print name)

1537 20th Ave  
(street address)

SAN FRANCISCO, CA 94122  
(zip code)

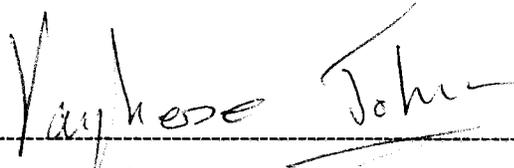
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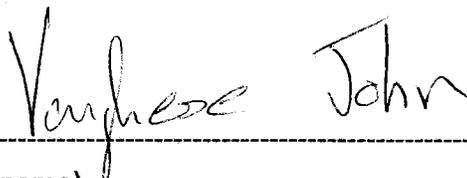
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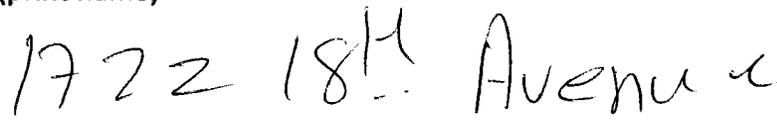
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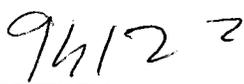
(signature)



(print name)



(street address)

SAN FRANCISCO, CA   
(zip code)

June 2014

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San Francisco Planning Department  
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1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Vu,

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(Case # 2011.0477CV).

Thank you for your consideration,

Constance M John, Ph.D.  
(signature)

Constance M John, Ph.D.  
(print name)

1722 18<sup>th</sup> Avenue, San Francisco  
(street address) CA 94122

SAN FRANCISCO, CA 94122  
(zip code)

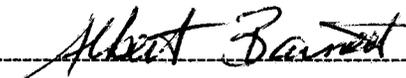
June 2014

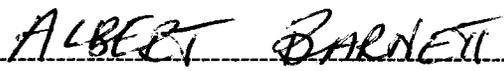
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San Francisco, CA 94103

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Thank you for your consideration,

  
-----  
(signature)

  
-----  
(print name)

  
-----  
(street address)

SAN FRANCISCO, CA   
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(zip code)

## Vu, Doug (CPC)

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**From:** RG <1winningsmile@gmail.com>  
**Sent:** Tuesday, May 13, 2014 12:02 PM  
**To:** Vu, Doug (CPC)  
**Subject:** Fwd: From Ron Greenspan

Dear Mr. Vu,

I am one of the owners of 1900 19<sup>th</sup> Avenue. The CU application for this project has been on file with the department since Dec. 2011, so we are coming up on the 3.5 year mark. I understand that you have not been working on the project for that long, but we have been and it has been a huge burden on the ownership during this time. We are not big developers, just regular people who happen to own this building.

I am writing to ask that you schedule a date for a hearing with the Planning Commission as soon as possible so the Commission can make a determination regarding the conditional use permit CVS is seeking for this property.

I do not know how old you are, but at 71 years (my age) each and every day is extremely important to me and my family, as this building is our major asset. We need some resolution please. We are grateful for all your work and effort on this application. Anything you or the staff could do to get our hearing date scheduled would be greatly appreciated.

Thank you.

Ron Greenspan

# REUBEN, JUNIUS & ROSE, LLP

June 18, 2014

President Cindy Wu  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**Re: CVS Pharmacy – 1900 19<sup>th</sup> Avenue  
Planning Case No. 2011.0477CV  
Hearing Date: June 26, 2014  
Our File No.: 6483.15**

Dear President Wu and Commissioners:

This office represents LandMark Retail Group, the project sponsor (“Sponsor”) of a project to locate a CVS pharmacy and retail store in an existing vacant building at the corner of 19<sup>th</sup> and Ortega streets, and to conduct significant interior and exterior improvements to the building (“Project”).

CVS has been working for more than three years to bring a new store to this site. The Project was originally scheduled for hearing in June of last year. However, the Sponsor requested a continuance at that time in order to allow for further community outreach and discussion.

Over the past year, CVS has proactively reached out to its neighbors and coordinated with the Planning Department to revise the Project’s design and operations in direct response to the community feedback received. We are now proud to present the improved Project, which has incorporated the following changes:

- **Dropping the sale of alcohol** at this store location. CVS/pharmacy will not seek permission for alcohol sales of any kind at this site;
- **Limiting store hours** of operation to 7 a.m. to 11 p.m.;
- **Limiting loading activities** to one-to-two store deliveries per week, each of which would take approximately 45 minutes to complete, as well as 5-8 small vendor deliveries (Fed Ex., etc.). CVS is committed to working with its neighbors to ensure a reasonable delivery schedule is adopted;
- **Significantly updating the store’s design to include larger windows and more transparency along 19<sup>th</sup> Avenue.** The new design will result in a smaller interior retail space, but, as before, the Project will not add height to the building or block any existing views from neighboring properties; and

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin  
Sheryl Reuben<sup>1</sup> | David Silverman | Thomas Tunny | Jay F. Drake | John Kevlin  
Lindsay M. Petrone | Melinda A. Sarjapur | Kenda H. McIntosh | Jared Eigerman<sup>2,3</sup> | John McInerney III<sup>2</sup>

1. Also admitted in New York 2. Of Counsel 3. Also admitted in Massachusetts

One Bush Street, Suite 600  
San Francisco, CA 94104

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

[www.reubenlaw.com](http://www.reubenlaw.com)

- **Adding a new Minute Clinic** to the store, which will provide vaccinations, preventative care and other non-emergency services through a staff of nurse practitioners and physicians assistants.

CVS has also recently implemented a national policy to no longer sell cigarettes and tobacco products at its locations, as part of its commitment to helping people on their path to better health.

The proposed CVS will reactivate the existing long-vacant building, replace its dated façade with an attractive new modern style, and provide a desirable new retail and pharmacy use within easy walking distance of the adjacent residential neighborhood.

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. We look forward to presenting the Project to you on June 26<sup>th</sup>, 2014.

#### **A. Existing Area Conditions**

The Property is located at the southeast corner of 19<sup>th</sup> Avenue and Ortega Street in the Inner Sunset neighborhood, and within a small NC-1 (“Neighborhood Commercial, Cluster”) Zoning District. Although NC districts typically provide convenience and retail goods and services to surrounding residents, the Property’s District extends for only one block along Ortega Street between 18<sup>th</sup> and 19<sup>th</sup> Avenues and contains only three businesses: a Chevron gas station, a trading company dealing primarily in tools and electronics, and a custom framing store. As a result, nearby residents on the east side of 19<sup>th</sup> Avenue have few commercial and retail services available as compared with the rest of the City.

The Property is approximately one block south of the Noriega Street NCT District. However, this district contains limited grocery and convenience goods stores, and reaching the existing stores by foot would require residents to walk a significant distance. The closest retail pharmacy and store offering a comparable range of day-to-day necessities (milk, bread, toilet paper, laundry detergents, soap, lotion, band aids, cough drops, etc.) to CVS is a Walgreens located approximately half of a mile northeast on Noriega Street (an estimated 18-minute walk for a healthy adult).

The existing building has sat vacant since 2009. It is a two-story structure containing approximately 16,189 gross square feet at its ground floor, 2,409 gross square feet on its second floor, and a rooftop parking area with 38 spaces. It was originally built as an auto show room and was last occupied by the United States Postal Service (“USPS”). An approximately 4,500 square foot surface parking lot located across Ortega Street has been used for the past 50 years as accessory parking for the property.

One Bush Street, Suite 600  
San Francisco, CA 94104

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

**REUBEN, JUNIUS & ROSE, LLP**

[www.reubenlaw.com](http://www.reubenlaw.com)

Despite the owner's best efforts, the building has fallen into a state of disrepair in recent years and is regularly subjected to graffiti along 19<sup>th</sup> Avenue and significant amounts of garbage left in its unused loading dock area. The building would require significant investment and structural upgrades to improve safety before it would be usable for a new tenant. 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.

## **B. Project Description**

The Project would establish a CVS pharmacy and retail store at the site, and would significantly remodel the interior and exterior of the existing building.

### Interior Improvements

The ground floor would be expanded into a space currently occupied by a loading dock, which was modified by the previous 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 ground-floor would contain approximately 12,612 square feet of occupied floor area, including back of the house and office areas. 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 space formerly occupied by part of the loading dock. Overall, the ground floor expansion would increase the interior space by approximately 1,645 gross square feet in order to create a buffer away from 19<sup>th</sup> 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 of 1,558 square feet of accessory office and storage space, as well as circulation and stairway areas. The existing parking area would be restriped, reducing the on-site spaces from 38 to 32. 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.

### Exterior Improvements

The Project would also **significantly improve the aesthetic quality of the currently dated building**. The façade of the building would be completely redesigned with an attractive new modern aesthetic, incorporating a mix of painted stucco, wood-patterned porcelain tile, and aluminum and glass storefront elements along both 19<sup>th</sup> Avenue and Ortega Streets to create a more attractive, clearly-defined and pedestrian-oriented street frontage. New and larger windows would be added to both frontages, greatly increasing

One Bush Street, Suite 600  
San Francisco, CA 94104

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

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transparency into the retail space. New signage would be installed that is in keeping with the aesthetic character of the surrounding neighborhood and which is unique to this location. The existing surface parking lot located across Ortega Street from the property would also be re-stripped and attractively screened, providing eight additional off-street parking spaces serving the project.

The Project Sponsor worked with the Planning Department to develop a design that is unique to this location and fits within the context of the surrounding row house style residential buildings. By breaking up the façade along both frontages, the scale of the building aligns better with adjacent smaller structures. 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.

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.

### **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 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 19<sup>th</sup> 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 with increased transparency along both street frontages. CVS would of course also maintain the Property free of graffiti and garbage, creating a safer and more secure appearance, encouraging greater foot traffic to the area.
- **Increasing Neighborhood-Serving Retail Uses.** The Property is located in the Inner Sunset neighborhood, which is primarily characterized by residential uses. However, the Property's NC-1 District extends for only one block, and offers no convenience goods or retailers beyond a gas station, frame shop, and small trading company dealing primarily in tools and electronics. The closest retail pharmacy or grocery

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stores providing a comparable range of day-to-day necessities (milk, bread, toilet paper, laundry detergents, soap, lotion, band aids, cough drops, etc.) are located at least a half a mile away. Providing a CVS retail pharmacy store at this site would increase the retail services available to local residents, without requiring them to drive or walk a significant distance.

- **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 19<sup>th</sup> Avenue is in a Safeway located more than a half mile to the south on Taraval Street. 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 northwest of the site along Noriega Street. Providing a CVS pharmacy at the Property would reduce the need for residents to drive to pick up their prescriptions and other common necessities.
- **Creating a New Neighborhood-Serving Minute Clinic.** The project would include a desirable new walk-in “minute clinic” located at the store’s ground floor. This area would be staffed by nurse practitioners and physician assistants, who will provide on-site care for common family illnesses and injuries, administer vaccinations, conduct physicals and wellness screenings, and offer monitoring for chronic conditions. The minute clinic would provide a valuable new neighborhood-serving use.
- **Increased Competition.** There is only one retail pharmacy within a ½ mile radius from the site which offering a similar mix of goods, (the Walgreens noted above at 1750 Noriega Street.). Nearby residents have few walkable options for their convenience goods shopping and even fewer for their pharmacy needs. The Project would provide additional choices in pharmacy and everyday needs goods, yielding more competition and great availability of goods and services.
- **Generating of Construction Jobs.** The Project would entail extensive interior and exterior remodeling of the eexisting building, resulting in new construction jobs. In San Francisco, CVS exclusively with union contractors for all major trades and works closely with the local carpenters unions and others to ensure quality projects are built for fair wages.
- **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 8 to 10 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

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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.

**D. Compliance with Conditional Use Criteria for Formula Retail and Non-Residential Use Size**

This Project would meet and exceed the requirements necessary to grant the requested conditional use authorization for (1) a non-residential use greater than 2,999 square feet in the NC-1 District; and (2) operating a formula retail use at the site.

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 sales and service use within a half a mile is a Walgreens located approximately 0.4 miles northwest on Noriega Street. 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. There are only three pharmacies within a half a mile of the Property, all located to the north within the Noriega Street NCD. The CVS pharmacy and store would provide a convenient, walkable location to residents in its immediate vicinity.

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### **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 within six months from project approval. The Project is not expected to have significant construction impacts on the surrounding neighborhood, since the construction involved would consist of internal and external renovations to an existing building and adding signage. CVS would work to limit the time required for the Project's exterior renovations and street tree planting work, and would coordinate with surrounding neighbors to maintain safe site conditions and minimize any potential inconveniences during the work.

### **F. Community Outreach**

Since early 2011, BergDavis Public Affairs and CVS/Pharmacy have been conducting outreach activities to communicate with the neighborhood adjacent to the long-vacant Property. This outreach effort has included numerous community meetings held to discuss the Project and answer questions concerning design, hours of operation, alcohol sales, signage, parking, and other areas of interest. CVS has also worked to keep its neighbors informed by conducting a number of informational mailings.

In direct response to community feedback received through its outreach and ongoing discussions with the Planning Department, CVS has revised the store's final design and operation to eliminate alcohol sales, restrict hours of operation, restrict vehicle loading times, and increase transparency of the façade along 19<sup>th</sup> Avenue.

As a result of its extensive outreach efforts and willingness to address the interests of the surrounding community, the Project has received support from a number of neighbors who welcome having a neighborhood serving store to obtain prescriptions and other daily goods.

Attached as **Exhibit 1** is a summary of all outreach communications between BergDavis Public Affairs and members of the surrounding community.<sup>1</sup>

### **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.

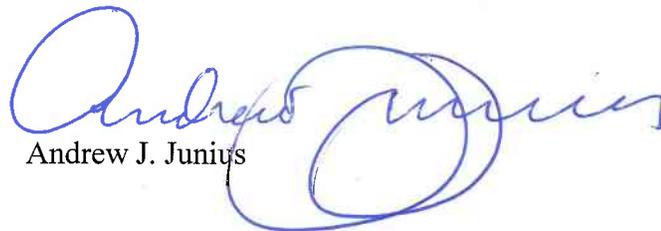
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<sup>1</sup> We note that there are no community groups near this Project to give an endorsement.

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 19<sup>th</sup> Avenue would 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 retailer. 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 Rodney Fong  
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  
Doug Vu – Project Planner  
Stephen LaBonge – CVS  
Holly Grzywacz – Landmark Retail Group  
Ron Greenspan

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## Exhibit 1



June 2014

Dear President Wu and Planning Commissioners,

As you may know, CVS/pharmacy has been working for more than three years to bring a new location to the corner of 19<sup>th</sup> and Ortega Streets. During that time we've heard significant feedback from our neighbors that has led to changes in both the design and operation of the store.

The project we are proposing to the Commission on June 26 is a direct reflection of this feedback, and we appreciate everyone's participation in the evolution of this location. Changes to the project include:

- i Dropping the sale of alcohol at this store location. CVS/pharmacy will not seek permission for alcohol sales of any kind.
- i Limiting store hours to 7am to 11pm.
- i Significantly updating the store's design to include larger windows and more transparency on 19<sup>th</sup> Avenue. The new design results in a smaller interior retail sale space. As before, the proposed design does not add height to the building or block existing views.
- i Adding a Minute Clinic to the store, to provide vaccinations, preventative care and other non-emergency services through a staff of nurse practitioners and physician's assistants.

Since early 2011, BergDavis Public Affairs and CVS/pharmacy have been conducting community outreach activities to communicate with the neighborhood adjacent to the long-vacant former Post Office Distribution Center. The following is a summary of our communications with the community, including our neighbor directly across 19<sup>th</sup> Avenue, the Lycée Française de San Francisco.

## I. Community Outreach

### 2014

- i June – Letters were sent to immediate neighbors, the greater neighborhood and specific stakeholders informing them of our June 26 hearing date, and offering to meet with any interested parties prior to the hearing to discuss additional modifications or conditions of approval. (See Exhibit A for copies of the correspondence.)

### 2013 – THIRD OPEN HOUSE

- i May – In anticipation of a June Planning Commission hearing, CVS/pharmacy sent notices to 650 nearby residents highlighting the newest

project design and advising them of a June 6 hearing. To date, 58 residents signed cards to express their support. (See Exhibit B for copies of the cards.)

- i August – After requesting a continuance from the Commission on June 6, to further refine our proposed project, CVS/pharmacy held an open house at the site of the proposed store (1900 19<sup>th</sup> Avenue) on August 13 to take additional feedback and comments. (See Exhibit C for copy of invitation.)

#### 2012 – SECOND OPEN HOUSE

- i February – CVS/pharmacy sent invitations to for a second community meeting, asking neighbors within 300 feet to attend an update open house for the project. (See Exhibit D.)

An separate letter was sent specifically to neighbors whose property is directly connected to 1900 19<sup>th</sup> Avenue letting them know that they could request a separate meeting to discuss the project if they so desired. (See Exhibit E.)

- i March – CVS/pharmacy hosted a second open house for the neighborhood at Congregation Ner Tamid. (Project plans had not changed since the first community gathering in 2011, so this was simply an update.) One supportive neighbor attended the meeting.
- i December – BergDavis briefed neighboring businesses about the project and collected signatures from thirteen supportive merchants, including both immediate neighboring businesses. (See Exhibit F.)

#### 2011 – FIRST OPEN HOUSE

- i April – CVS/pharmacy sent bi-lingual invitations to the community, asking neighbors within 300 feet to attend an introductory open house about the project.
- i May – CVS hosted a project open house in the auditorium of the Lycee Francais, 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.
- i November – An update postcard was sent to immediate neighbors regarding minor pre-construction work that was happening on-site. (See Exhibit G.)

II. Specific Outreach Communications with the Lycée Française de San Francisco. Outreach over the past three years has also included numerous communications with various staff members at the Lycée Française de San Francisco.

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 Lycée Française de San Francisco. (See Exhibit H.)

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

February 2012 – In February BDPA began making arrangements for a second open house for the neighborhood and attempted to utilize the Lycée auditorium. In their attempts, they made a physical visit to the school to speak with staff.

- i On 2/23/2012, BDPA contacted Blanche Crabe, Director of Finance and Operations to arrange for a CVS community meeting on the campus. (Please see Exhibit J for email correspondence.)
- i On 3/1/2012, BDPA contacted Proviseur Marc Rossano in an attempt to arrange for a CVS community meeting on the school’s campus. (Please see Exhibit K for email correspondence.)

May 2013 – In anticipation of a June Planning Commission hearing, BDPA sent out a mailer to 650 nearby residents and the Lycée Française, which included project contact information.

- i On 5/15/2013, BDPA also sent an email to Ben Orillon, Chief Administrative Officer, reminding him of the project’s history and asking if he or the school had any outstanding questions. (Please see Exhibit L for email correspondence.)

We hope this summary demonstrates that the project team made a good faith effort to communicate regularly with its adjacent neighbors. We also believe this summary demonstrates that the Lycée Française de San Francisco administration has had direct, multiple points of contact with our team, and was clearly informed about the project since its inception.

Sincerely,

Evette Davis  
BergDavis Public Affairs

## Exhibit A

June 6, 2014

Dear Neighbor,

After more than three years of community engagement, you may be aware of CVS/pharmacy's efforts to bring a new location to the corner of 19<sup>th</sup> Avenue and Ortega Street. During this time, we have heard significant community feedback, and this has led to changes in both the store's design and hours of operations, including:

- Dropping the sale of alcohol at this store location. CVS/pharmacy will not seek permission for alcohol sales of any kind.
- Limiting store hours to 7am to 11pm.
- Significantly updating the store's design to include larger windows and more transparency on 19<sup>th</sup> Avenue. The new design results in a smaller interior retail sale space. As before, the proposed design does not add height to the building or block existing views.
- Adding a Minute Clinic to the store, improving access to health care with vaccinations, preventative care and other non-emergency services performed by nurse practitioners and physician assistants.

To ensure peaceful business operations in the neighborhood, CVS will proscribe loading to 1-2 store deliveries per week, each of which take approximately 45 minutes to complete. There are also 5-8 small vendor deliveries (FedEx, etc.) which will occur in the same loading zone. We are prepared to coordinate with neighbors to secure reasonable delivery schedule limitations for the store deliveries to ensure there are no impacts to the surrounding neighbors.

As a result of the myriad of changes CVS has undertaken, the Planning Department has scheduled our project for review by the Planning Commission at a public hearing on **June 26, 2014**. Notices for the hearing will shortly be placed on the property and in good faith we wanted to notify you of these upcoming events.

CVS is committed to being a good neighbor and remains interested in hearing from its neighbors about ways in which we can further improve the project. If you have suggestions or would like to schedule a meeting, please contact our San Francisco outreach representative Stan Sarkisov at (415) 788-1000 x203 or email him at [ssarkisov@bergdavis.com](mailto:ssarkisov@bergdavis.com).

Sincerely,



Holly Grzywacz,  
Director of Development

## Exhibit B



# Help revitalize 19th Avenue and Ortega Street!

CVS/pharmacy is looking to bring a brand new store to the corner of 19th and Ortega. Long-abandoned, this site has become an eye sore in the community, attracting graffiti and garbage.

Since 2011, CVS has been updating the community on this project, and we are happy to announce that the final design will be presented to the Planning Commission this June.



Existing Site

CVS pharmacy has worked diligently over the past two years to create a store design that is right for the Inner Sunset.

**Please fill out the attached, prepaid card to show your support for this project. Your voice is critical to the revitalization of the neighborhood!**

Name: \_\_\_\_\_

Street: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

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



SAN FRANCISCO CA 94108-9843  
150 POST ST STE 740  
BERG DAVIS PUBLIC AFFAIRS  
CVS PROJECT SUPPORT C/O



POSTAGE WILL BE PAID BY ADDRESSEE

**BUSINESS REPLY MAIL**  
FIRST-CLASS MAIL PERMIT NO. 48 BERKELEY CA

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES



**For more information  
contact:**

Taylor Jordan  
tjordan@bergdavis.com  
(415) 788-100 x200

**CVS/pharmacy**

CVS Project Support  
150 Post St., Suite 740  
San Francisco, CA 94108

First Class Mail  
Presorted  
US Postage  
**PAID**  
Permit #1580  
Oakland, CA

**CVS**  
pharmacy



**Help Bring CVS/Pharmacy  
to 19th and Ortega!**

Name: Bernice Johnson  
Street: 1955-18th Ave  
City: San Francisco Zip: 94116

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

Day Phone: 564-8387

Work Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Comments:

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

Name: ALBERT PURA  
Street: 1849 16th Avenue  
City: San Francisco Zip: 94122  
Day Phone: 415-566-9830

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

Work Phone: \_\_\_\_\_

Email Address: albert.pura@gmail.com

Comments:

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

Name: DORIS OSENDA  
Street: 1926-23rd Ave  
City: S.F. Zip: 94116

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

Day Phone: 564-6760

Work Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Comments:

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

Name: Elisabeth Cibulka  
Street: 1823 21st Avenue  
City: San Francisco Zip: 94122  
Day Phone: \_\_\_\_\_

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

Work Phone: \_\_\_\_\_

Email Address: elisabethc@yahoo.com

Comments:

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

Name: MAY YEE  
Street: 1911 18th AVE  
City: SF CA Zip: 94116

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

Day Phone:

Work Phone:

Email Address:

Comments:

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

Name: William Queen  
Street: 1946 21st Ave  
City: San Francisco Zip: 94116

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

Day Phone:

Work Phone:

Email Address:

Comments:

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

Name: Annie Tam  
Street: 1906-21st Avenue  
City: San Francisco, CA Zip: 94116

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

Day Phone:

Work Phone:

Email Address: YPTAM49@YAHOO.COM

Comments:

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

Name: Andria GIBBSMAY  
Street: 4201 17th Ave  
City: SF Zip: 94116  
Day Phone: 34-5323

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

Work Phone:

Email Address: N/A

Comments:

We'd be interested in learning a better parking accommodation

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

Name: Tory + Grace Takahashi  
Street: 1919 18th Ave  
City: SF Zip: 94116

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

Day Phone: \_\_\_\_\_  
Work Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

Name: WING LEUNG  
Street: 1884 17th AVE  
City: SAN FRANCISCO Zip: 94122

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

Day Phone: (415) 759-5654  
Work Phone: \_\_\_\_\_

Email Address: WINGLEUNG48@COMCAST.NET  
Comments: \_\_\_\_\_

CAN BRING MORE BUSINESS TO THE SUNSET AREA,

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

Name: S. YUEN  
Street: 1501 Pacheco St  
City: SAN FRANCISCO Zip: 94116

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

Day Phone: (415) 242-0306  
Work Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_  
Comments: \_\_\_\_\_

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

Name: Sun Lee  
Street: 1000 Divisadero Street  
City: SAN FRANCISCO Zip: 94115

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

Day Phone: 415-776-9472  
Work Phone: \_\_\_\_\_

Email Address: LEEMINDS@AOL.COM  
Comments: \_\_\_\_\_

What's there now? The long term have one of the biggest buildings in SF. The above is building that will contribute to the neighborhood.

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

Name: Helen Lam  
Street: \_\_\_\_\_  
City: \_\_\_\_\_ 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 \_\_\_\_\_ at this project

Name: Lisa Roney  
Street: 1940 19th 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: MYUNG H IN & CHD  
Street: 1989 17th AVE  
City: S.F. Zip: 94116  
Day Phone: (415) 664-1371  
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: Mrs. Gudrun Fritz  
Street: 1983 - 18th Avenue  
City: San Francisco, CA Zip: 94116  
Day Phone: 415 - 681-4702  
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

Comments: I am all for it.

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

Name: Shelley White

Street: 2022 19th Ave

City: San Francisco Zip: 94116

Day Phone: 415-269-3908

Work Phone: \_\_\_\_\_

Email Address: shellywhite@ygha.com

Comments:

I'd love a CVS - the convenience factor is huge.

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: JOHN LOM

Street: 1842-19th AVE

City: San Francisco Zip: 94122

Day Phone: N/A

Work Phone: N/A

Email Address: jlab@usa@yahoo.com

Comments:

In favor of project only if off street parking is included. Otherwise against project.

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: LOTSVIN BERRIS

Street: 1814 21st Avenue #1

City: San Francisco, CA Zip: 94122

Day Phone: (415) 664-8707

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: Dora Mendelsohn

Street: 21st Ave

City: SF Zip: 94116

Day Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Email Address: doremendelsohn@gmail.com

Comments:

Not empty bldg is an eyesore!

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

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

Street: 1319 ORTEGA

City: SF Zip: 94122

Day Phone: 665-2956

Work Phone:

Email Address:

Comments:

GOOD IDEA TO FILL THE EYE SORE GRAFTS  
SINCE THE USPO LEFT!!!

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

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

Street: 2033 18th AVE #A

City: San Francisco Zip: 94116

Day Phone: 415 661-3924

Work Phone: 510 599 8934

Email Address: KESRC1007@yahoo.com

Comments:

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

Name: RAUL & ANITA FERRER  Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1803 19th AVE

City: S.F. Zip: 94122

Day Phone:

Work Phone:

Email Address:

Comments:

WE FULLY SUPPORT & WOULD WELCOME  
CVS IN OUR COMMUNITY

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

Name: Mario Sam Miguel  Yes! I support a new CVS/pharmacy at 19th and Ortega!

Street: 1988 19th Ave

City: San Francisco Zip: 94116

Day Phone: 925-787-0089

Work Phone:

Email Address: marioism5@gmail.com

Comments:

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

Name: William Lee  
Street: 1973 20th Avenue  
City: San Francisco ZIP: 94116

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

Day Phone: 415-307-1101

Work Phone:

Email Address: billieefca@hotmail.com

Comments:

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

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

Name: Barbara ...

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

Street: 45 - ...

City: S.F. ZIP: 94122

Day Phone: 667-5398

Work Phone:

Email Address:

Comments:

I support the idea of having CVS in our neighborhood. GREEN SPAN?

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

Name: GERNAINE LY  
Street: 1859 17th Ave  
City: S.F. ZIP: 94122

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

Day Phone:

Work Phone:

Email Address:

Comments:

I like to have CVS in the neighborhood

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

Name: Hong ki

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

Street: 934 Ortega St.

City: San Francisco ZIP: CA 94122

Day Phone: 415-566-3922

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: Cupertino Patastina  
Street: 1943 10th Ave  
City: S-F CA Zip: 94116  
Day Phone:  
Work Phone:  
Email Address: Cowboy\_2873@yahoo.com

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

Comments: This neighborhood need a pharmacy

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

Name: Tommy Fang  
Street: 2042 18th Ave  
City: San Francisco Zip: 94116  
Day Phone:  
Work Phone:  
Email Address:

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

Comments: Yes. We support the CVS pharmacy

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

Name: Patricia Hernandez  
Street: 1982 18th Ave.  
City: San Francisco Zip: 94116  
Day Phone: 415-759-5054  
Work Phone:  
Email Address: patryce@earthlink.net

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

Comments: this would be a personal

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

Name: Carla Gaiser  
Street: 1625 Pacheco St  
City: San Francisco, CA Zip: 94116  
Day Phone: 415-566-5010  
Work Phone:  
Email Address:

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

Comments: Would love to see this location occupied by a business that supports the community & neighborhood.

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

Name: Ortha Slingaer  
Street: 1831-16th Ave.  
City: San Francisco Zip: 94122

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

Day Phone: 415 242-0116

Work Phone: " " "

Email Address: \_\_\_\_\_

Comments: \_\_\_\_\_

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

Name: Kim Orr  
Street: 1779 18th Ave.  
City: San Francisco Zip: 94122

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

Day Phone: ~~\_\_\_\_\_~~

Work Phone: -

Email Address: kim.orr@notmail.com

Comments: \_\_\_\_\_

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

Name: Sarah Bouface  
Street: 1914 22nd Avenue  
City: San Francisco Zip: 94116

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

Day Phone: -

Work Phone: -

Email Address: -

Comments: \_\_\_\_\_

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

Name: \_\_\_\_\_  
Street: \_\_\_\_\_  
City: \_\_\_\_\_

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

Day Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Comments: \_\_\_\_\_

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

Name: Mari Juana  
Street: 1954 18th Ave  
City: SF Zip: CA 94116

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

Day Phone:

Work Phone:

Email Address:

Comments:

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

Name: Chiu Ming  
Street: 1984 21st Ave  
City: San Francisco Zip: 94116

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

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-GUNA@YAHOO.COM

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

Comments:

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

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

Name: Wei Pei  
Street: 1948 16th Ave  
City: San Francisco Zip: 94116

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

Day Phone:  
Work Phone:  
Email Address:

Comments:

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

Name: ERIC FISHER  
Street: 927 ORTEGA ST.  
City: SAN FRANCISCO Zip: 94122

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

Day Phone: 415-244-7144  
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. THYKORST  
Street: 164th Ave  
City: SF Zip: 94122

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

Day Phone:

Work Phone:

Email Address:

Comments:

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

Name: Sumon Lally  
Street: 1900 18th Ave  
City: S.F. CA Zip: 94116

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

Day Phone: 415 994 3199

Work Phone: 415 994 9690

Email Address: lumsyally@fbmail.com

Comments:

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

Name: Ed Choud  
Street: 1867-17th Ave  
City: SF Zip: 94122

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

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: WA1 N. ELLIOT  
Street: 1880 17th AVE  
City: S.E. OR ZIP: 94122

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

Day Phone:

Work Phone:

Email Address:

Comments:

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

Name: Chester T. Georg  
Street: 1949-17th Avenue  
City: S.E. ZIP: 94116  
Day Phone: 415-213-5641

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

Work Phone:

Email Address: cgeorg@ypho.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  
Street: 1345 ORTEGA ST.  
City: SAN FRANCISCO ZIP: CA  
Day Phone: 415-731-8348

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

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: Tanya Dzhibra  
Street: 1980-21st Ave  
City: S.F. CA ZIP: 94116  
Day Phone: 415-531-3777

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

Work Phone: 415-426-3257

Email Address: Tanya@zephyrus.com

Comments:

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

Name: KATHARINE WOOD  
Street: 107th Avenue  
City: SF Zip: 94116  
Day Phone: (415) 291-7921  
Work Phone:  
Email Address:

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

Comments:  
Yes! Finally!! Thank you!!!

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

Name: BARBARA STOLLS  
Street: 1626 PACHECO STREET  
City: SAN FRANCISCO Zip: 94116  
Day Phone: 415-681-2639  
Work Phone:  
Email Address: bmaga@comcast.net

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

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: KADDIE M. PARSONS  
Street: 1957 20th Avenue  
City: SAN FRANCISCO Zip: 94116  
Day Phone: (415) 564 4905  
Work Phone: SAME  
Email Address:

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

Comments:  
GREAT IDEA!!!

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

Name: Kam Lau  
Street: 2038B 19th Ave  
City: San Francisco Zip: 94116  
Day Phone:  
Work Phone:  
Email Address:

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

Comments:  
Go for it

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

Name: MICHAEL MANSI  
Street: 1021 NORIEGA STREET  
City: SAN FRANCISCO, zip: 94122  
Day Phone:  
Work Phone:  
Email Address: jaima2001@hotmail.com  
Comments: Great

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: MITCHELL MANSI  
Street: 1952 19TH AVE  
City: SF zip: CA 94116  
Day Phone: ST  
Work Phone: ST  
Email Address:

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

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

Comments: Looking forward to it! Discourage parking on 19TH Ave.

Name: ALBERT GEE  
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

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: Robert Mitchell  
Street: 1637 Pacheco St.  
City: San Francisco zip: 94116  
Day Phone: (415) 661-6269  
Work Phone: N/A  
Email Address:

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

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

Comments: I like it.

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

Name: DONALD BETTY SMY

Street: 853 Ortega St

City: SAN FRANCISCO, CA, ZIP 94122

Day Phone: 415-586-5757

Work Phone: RETIRED

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: SEMYON LINETSKY

Street: 1960 21<sup>ST</sup> 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



CVS/pharmacy’s proposed use of the long-vacant Post Office distribution center at 1900 19<sup>th</sup> Avenue (at Ortega Street) has gone through several revisions during a three-year community engagement process. The pharmacy, and its Minute Clinic, will provide much-needed pharmaceutical services, improve access to health care and will offer other conveniences to the neighborhood. As we prepare for a Planning Commission on June 26, we would like to clarify some key project details.

<b>MYTH</b>	<b>FACT</b>
16,000, 20,000 or even 30,000 square feet of retail space	12,612 square feet of retail including back of house and offices.
Hours of operation: 6AM-2AM	Hours of operation: 7AM-11PM
Unlimited hard alcohol sales from 6AM-2AM	No alcohol sales
High volume around the clock deliveries	Limited hours for deliveries and loading, 1-2 store deliveries & 5-8 small vendor (FedEx, etc.)

CVS remains interested in hearing from its neighbors about ways we can further improve the project. If you have suggestions or would like to schedule a meeting, please contact our San Francisco outreach representative Stan Sarkisov at (415) 788-1000 x203 or via email at [ssarkisov@bergdavis.com](mailto:ssarkisov@bergdavis.com).



View at Ortega Street

*(proposed view)*

## Exhibit C



Dear Neighbors,

Please join us for an informational community meeting about our proposed new CVS/pharmacy at 1900 19<sup>th</sup> Avenue at Ortega Street. This meeting will give neighbors the opportunity to meet with CVS/pharmacy representatives and ask additional questions about the project and its evolution over the past two years.

**When: Tuesday, August 13<sup>th</sup> 6:30PM**  
**Where: 1900 19<sup>th</sup> Avenue (the project site)**



For more information contact:  
Taylor Jordan  
(415) 788-1000 x200  
tjordan@bergdavis.com

## Exhibit D



Dear Neighbors,

Please join us for an open house for our proposed new CVS Pharmacy on the southeast corner of 19<sup>th</sup> 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 19<sup>th</sup> 6PM**

**Where: Congregation Ner Tamid Chapel, 1250 Quintara Street (at 22<sup>nd</sup> Ave)**

For more information or to request a translator contact:

Taylor Jordan

(415) 788-1000 x200

[tjordan@bergdavis.com](mailto: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](mailto:tjordan@bergdavis.com)

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	1891 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	1090A 18TH AV	SAN FRANCISCO	CA	94122-4508
2054	014	JOESUF & HALIM	1888 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	94121-2626
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	1885 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	020	CHEVRON USA INC	PO BOX 285	HOUSTON	TX	77001-0285
2055	029	HAU TRS	2063 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	1862 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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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	1238 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

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	94118-1225
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	1970 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	92087-1177
2116	028	OCCUPANT	1900 19TH 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	87501-1046
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	1925 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	WORNER 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	1936 18TH AV	SAN FRANCISCO	CA	94116-1246
2117	028	GONG MANALO TRS	1934 18TH AV	SAN FRANCISCO	CA	94116-1246
2117	029	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	862 42ND AV	SAN FRANCISCO	CA	94121-3325
2117	036	OCCUPANT	1900 18TH AV	SAN FRANCISCO	CA	94116-1246
9999	999	*****	*****	*****	*****	*****

## Exhibit E

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 19<sup>th</sup> 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	
Lynn Hou	TKS Trading	1110 Ortega St.	Assurance of better traffic flow + Parking Condition
ELIAS SHAMIR	(9th Ave) W. Brown	1800 19th Ave.	
Vonny Ori	April's Co.	1788 - 19th Ave.	
ARTURO M. VELAZQUEZ	Pennzoil 10 Minute Oil Chg	1799 19th St SF	
Founders Realty		1248 Noriega St SF CA 94122	
Bicky Chu	ICBC (USA) NA	1250 Noriega St	
Jane Ho	JR	1322 NORIEGA ST	
Yan Lu	YAN'S FASHION STORE	1324 NORIEGA ST. SF, 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 19<sup>th</sup> 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 Jun	Pine	1330 Noriega	
May Dy	Dental office	1331 Noriega	
CHRISTINA CHANG	EAST WEST BANK	1301 NORIEGA ST	
Margaret Lee	The Harvest Bookstore	1239 Noriega St	

Exhibit F

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 19<sup>th</sup> 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	
Lynell How	TKS Trading	1110 Ortega St. Assurance of better traffic flow + parking condition.	
ELIAS SHAMIR	(977) Ave Upton	1800 19TH Ave.	
Vonny Ori	April's Co.	1988 - 19th Ave.	
ACTIVO M. VELAZQUEZ	Pennzoil 10 minute oil change	1799 19th St	
Fandora Realty	1248 Noriega St	SE CA 94122	
Bicky Chau	ICBC (USA) NA	1250 Noriega St	
Jane Ho	JR	1322 Noriega St	
Yan Lu	YAN'S MASSAGE SPA	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 19<sup>th</sup> Avenue and Ortega Street. This new location will contribute to the vibrancy and convenience of our neighborhood retail community.



Name

Business

Address

Email

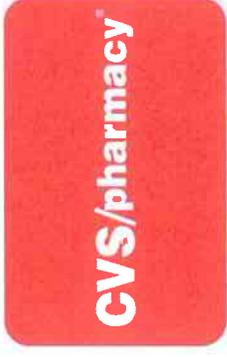
Hee Jung Jwm Pine 1330 Noriega

May Dy Dental office 1331 Noriega

CHRISTINA CHANG EAST WEST BANK 1301 NORIEGA ST

Margaret Lee The Harvest Bookstore 1239 Noriega St

## Exhibit G



Dear Neighbor,

You may have noticed some activity on the site of our proposed CVS/pharmacy at 19<sup>th</sup> 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 [Jordan@bergdavis.com](mailto:Jordan@bergdavis.com) or (415) 788-1000 x200.

Sincerely,  
Lauren Wooding  
Project Manager  
LandMark Retail Group



**CVS Realty Co.**

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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 19<sup>th</sup> 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 19<sup>th</sup> 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](mailto: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 11<sup>th</sup>. To RSVP, request translations services or for more information contact Luis Cuadra at 415-788-1000 ext. 207 or email at [CVSPharmacySF@gmail.com](mailto:CVSPharmacySF@gmail.com).

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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](mailto: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](mailto:CVSPharmacySF@gmail.com)。

## Exhibit H



**LANDMARK**  
**RETAIL GROUP**  
A NewMark Merrill Company

June 4, 2014

VIA EMAIL

Elizabeth Chaponot, Ph.D.  
Chief Administrative Officer  
Lycée Française de San Francisco  
1201 Ortega Street  
San Francisco, CA 94122

**Re: Proposed CVS 5131 @ 19<sup>th</sup> Avenue & Ortega, San Francisco**

Dear Elizabeth,

On behalf of CVS/pharmacy, I'm writing to update you, as well as members of your Board and staff, about the status of our proposed pharmacy located at 1900 19th Avenue. Since we last corresponded on August 23, 2013 there have been some significant developments.

As you know, CVS/pharmacy has been working for more than three years to bring a new location to the corner of 19th and Ortega Streets. During that time we've heard significant feedback from the school and other neighbors that has led to changes in both the design and operation of the store, including:

- Dropping the sale of alcohol at this store location. CVS/pharmacy will not seek permission for alcohol sales of any kind.
- Limiting store hours from 7am to 11pm.
- Updated design: Based on feedback we have received, the design now has been significantly updated to include larger windows with more transparency on 19th Avenue. The new design results in a smaller interior retail sales area. As before, the proposed design does not add height to the building or block existing views.
- Additional Services: CVS will include a Minute Clinic inside the store which provides vaccinations, preventative care and other non-emergency services through a staff of nurse practitioners and physician's assistants.

Additionally, CVS did commission a pedestrian circulation study from the traffic engineering firm of AECOM. AECOM was selected based on its experience in the City of San Francisco. The study, which is included for your review and conducted in December 2013 while school was in session, and confirms that the proposed pharmacy does not increase risks to pedestrians or significantly alter transportation patterns. The study does contain however, a number of recommendations for ensuring smooth operations and better automobile circulation and we, invite you to review the report's suggestions and to make additional recommendations on ways we can partner to ensure the well being of your students and greater school community.

850 Canoga Ave  
Suite 650  
Woodland Hills  
California 91367  
Tel 818-880-4400  
Fax 818-880-4422

Ventura  
County

Los Angeles  
County

Orange  
County

San Diego  
County



**LANDMARK**

**RETAIL GROUP**

A NewMark Merrill Company

850 Canoga Ave

Suite 650

Woodland Hills

California 91367

Tel 818-880-4400

Fax 818-880-4422

Ventura  
County

Los Angeles  
County

Orange  
County

San Diego  
County

Finally, as a result of the myriad of changes CVS has undertaken, the Planning Department has scheduled our project for review by the Planning Commission at a public hearing on June 26, 2014. Notices for the hearing will shortly be placed on the property and in good faith we wanted to notify you of these upcoming events and ask if you and your Board would reconsider your previous stance and meet with us regarding the project. If desired, Stephen LaBonge, CVS's Regional Director of Real Estate and I would be happy to meet with you to discuss these changes and any remaining concerns you might have. Please do not hesitate to contact me at [hgrzywacz@lrgdev.com](mailto:hgrzywacz@lrgdev.com) or (805) 587-5232.

Enclosed please the AECOM pedestrian circulation study and current project plans on file with the SF Planning Department.

Very truly yours,

Holly Grzywacz  
COO, LandMark Retail Group  
CVS Preferred Developer

Cc: Stephen LaBonge, CVS Caremark

Ron Greenspan, Property Owner

Doug Vu, SF Planning Department

## Luis Cuadra

---

**Subject:** FW: Proposed CVS at 19th Avenue & Ortega (5131)  
**Attachments:** Letter to CVS Sept 13, 2013.pdf

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**From:** Elizabeth Chaponot [<mailto:echaponot@LeLycee.org>]  
**Sent:** Friday, September 13, 2013 6:09 PM  
**To:** Holly Grzywacz  
**Cc:** LaBonge, Stephen; [john.rahaim@sfgov.org](mailto:john.rahaim@sfgov.org); [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org); [planning@rodneymfong.com](mailto:planning@rodneymfong.com); [cwu.planning@gmail.com](mailto:cwu.planning@gmail.com); [wordweaver21@aol.com](mailto:wordweaver21@aol.com); [plangsf@gmail.com](mailto:plangsf@gmail.com); [richhillissf@yahoo.com](mailto:richhillissf@yahoo.com); [mooreurban@aol.com](mailto:mooreurban@aol.com); [hs.commiss@yaho.com](mailto:hs.commiss@yaho.com); [commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org); [david.chiu@sfgov.org](mailto:david.chiu@sfgov.org); [norman.yee@sfgov.org](mailto:norman.yee@sfgov.org); [katy.tang@sfgov.org](mailto:katy.tang@sfgov.org); Susan Brandt-Hawley  
**Subject:** Re: Proposed CVS at 19th Avenue & Ortega (5131)

Dear Ms. Grzywacz,

Thank you for your email.

Attached you will find a letter written by the Chairman of the LFSF Board of Trustees which clearly identifies the school's official position with regards to the proposed CVS project currently under review by the city.

Sincerely,

Elizabeth Chaponot, Ph.D.  
Chief Administrative Officer  
Lycée Français de San Francisco  
[www.lelycee.org](http://www.lelycee.org)  
A world of opportunities

1201 Ortega Street  
San Francisco, CA 94122  
Tel: 415 661 5232 ext. 1791  
Cell: 415 830-7349



---

**From:** Holly Grzywacz <[hgrzywacz@landmarkretailgroup.com](mailto:hgrzywacz@landmarkretailgroup.com)>  
**Date:** Friday, August 23, 2013 5:50 PM  
**To:** administrator <[echaponot@lelycee.org](mailto:echaponot@lelycee.org)>  
**Cc:** "LaBonge, Stephen" <[Stephen.LaBonge@CVSCaremark.com](mailto:Stephen.LaBonge@CVSCaremark.com)>  
**Subject:** Proposed CVS at 19th Avenue & Ortega (5131)

Hi Elizabeth,

Thank you for getting back to me. I understand that you are incredibly busy gearing up for the start of school and getting settled in. One of the core points that we would like to discuss and get started on right away is the pedestrian safety study. Based on the comments from the meeting on August 13<sup>th</sup>, it was clear that the Lycee is interested in participating in the scoping of the study and we need to better understand your specific concerns in order to finalize the scope and then complete the study. If there is any way you and your colleagues that will be involved in reviewing the project can be available for a call or meeting in the next week, it would be greatly appreciated. Our goal is to collect all of the concerns from the Lycee and community and address them to the best of our ability through mitigations, project modifications, and voluntary conditions. We welcome your feedback and look forward to working together.

Thank you.

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

[www.landmarkretailgroup.com](http://www.landmarkretailgroup.com)

 Please consider the environment before printing this email.

## Evette Davis

---

**From:** Taylor Jordan  
**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 6<sup>th</sup>.

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](http://www.bergdavis.com)



## **Evette Davis**

---

**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  
Provisieur/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 19<sup>th</sup>, 21<sup>st</sup> or 22<sup>nd</sup>?

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

## Evette Davis

---

**From:** Kevin Schwaba  
**Sent:** Wednesday, April 06, 2011 12:05 PM  
**To:** eparker@lelycee.org  
**Cc:** Evette Davis  
**Subject:** CVS Community Meeting

Hi Eric,

Thanks for your time today. We look forward to working with you and the Lycee to present our plans to the community.

We are currently looking for a date the second week of May (either May 10, 11 or 12). We would probably have our meeting from 6:00 – 8:00, and require 30 minutes before and after to set up/clean up. This would be a total of three hours. We would definitely like wireless microphones, and I'm not sure yet whether we will need a projector.

Would that be enough information to provide an estimate of the cost?

Thanks again, and I will keep in touch as get closer to the date. Best,

Kevin

Kevin Schwaba  
(415) 788-1000 ext 206  
[kschwaba@berqdavis.com](mailto:kschwaba@berqdavis.com)

# BergDavis Public Affairs

# Fax

**Date:** 04/25/2011

**To:** Eric Parker, Facility Manager

**Company:** Lycee Francais - 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.*

# 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 SCHWARZ</u>
Phone:	
Fax:	<u>415-788-0123</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 POLICY

EVENT/DATE: 5,11,2011

#### **Alcohol**

If alcohol is served during your event, LFLP requires a copy of your license from the Alcohol Beverage Control (ABC) Board and liquor liability is required on your insurance certificate.

Licensed bar tenders and security guards may be required for an event serving alcohol.

#### **Damages to LFLP Property**

- A walk-through of the backstage and theater area is done before and after each performance.
- Lessee is responsible for any damage to the facility during the performance.

#### **Backstage**

- Performers are responsible for cleaning up their own supplies from the backstage area and bathrooms after each performance. Smoking is strictly prohibited on the premises. LFLP will not be held responsible for lost or stolen items. Please secure any valuables. Lessee responsibilities include:
- Throwing trash away in respective recycling and trash containers. All trash from food consumption must be removed promptly (any pest problems resulting from negligence in this area will be considered the responsibility of the Lessee)
- Clearing all counter space of make-up debris.
- Clearing of floors-removal or orderly storage of all props and costumes.

#### **Event Promotion**

The theater should be referred to as the Auditorium at LFLP in all marketing.

#### **Fire Exits**

At no time shall any fire exit be blocked with any equipment or materials. Failure to adhere to this mandate will result in a \$50.00 fine for each infraction.

#### **Fire Safety**

- Candles and open flames may not be used onsite with the exception of stove for chafing dishes.
- All scenery and paraphernalia is to be fireproofed according to law, previous to this engagement by the Lessee.

- All electrical equipment brought into the theaters shall comply with and conform to all the rules, regulations and directives issued by every government bureau or agency exercising jurisdiction hereof. City reserves the right to correct any violation placed upon said equipment, at the sole expense of the Lessee, upon failure of the Lessee to comply promptly in removing any such violation.

### **Food and Beverage Catering**

- If Lessee decides to have the event catered, you may be asked to submit the name, address and phone number of your caterer if we need to meet them. If you or your caterer uses our kitchen, you will be required to sign a kitchen release form.
- Lessees who employ caterers to provide food and beverage service are responsible for the payment of required catering fees and for any damage or loss which may be caused by the employed caterer. Catering operations on the premises are subject to San Francisco City supervision and caterers shall conform to all rules and regulation promulgated by the County.

### **General Policies**

- Necessary operating personnel shall be furnished through LFLP and paid by Lessee. All of such personnel, while engaging in the performance of their respective duties on behalf of the Lessee, shall to that extent, be deemed to be employees of the Lessee.
- The Lessee shall assume responsibility for all damage and liability of any kind or nature caused by or arising from any acts or omissions on the part of such personnel and expressly waives any recourse against LFLP for or on account of such damage or liability.
- Should Lessee fail to fulfill the terms herein set forth, then this agreement is null and void, and Lessee shall forfeit all sums of money paid in advance on account of the use of said space in said complex.
- Lessee expressly agrees to indemnify, defend, and save free and harmless LFLP, its officers, employees and agents from any and all claims, demands, actions, causes of action, damages, penalties, costs, and other expense, including attorneys' fees, incurred by any of them arising out of use of the facilities or out of Lessee's failure to present the scheduled function or of any person or persons for injuries to person or property occasioned by or in connection with the use of the premises hereby rented.
- The driving of nails, tacks, pins, etc., in the floors or in any wall, ceiling, partition, door, window casing, or any other woodwork or other portion of the building, and the changing in any manner or movement of any fixture of the building without the written consent of LFLP is prohibited. No stand, platform, booth, electrical work, partition, railing, enclosure, overhead structure, or other structure shall be erected by the Lessee, unless the plan or description of same is filed with and approved by LFLP. Lessee guarantees to reimburse LFLP for all loss or damage to the premises or to the buildings or to the fittings or furnishings thereof during the time the premises are used or are under control of the Lessee.
- LFLP accepts no responsibility for any property brought onto the LFLP campus by Lessee or by those on campus in connection with Lessee's use of the facilities, and LFLP is hereby expressly relieved and discharged from any and all liability for any loss of, damage to, or destruction of such property.
- LFLP shall have the absolute right to enter the premises herein specified, or any portion thereof, at all times. Any items belonging to the Lessee not removed immediately after the function will be removed at the discretion of LFLP and any cost incurred thereby will be charged to Lessee.

- If LFLP determines that the use of the Lessee is contrary to the public interest, or will be improper, incendiary, or dangerous to the public health, safety, or moral, or will or is likely to endanger or deteriorate the building by fire, water, or other means of any nature, or if Lessee violates any of the provisions hereof, then and in that event the Lessee agrees that this rental agreement may be summarily cancelled without any notice whatsoever to the Lessee. The Lessee will be notified as soon as reasonably possible whenever such cancellation shall be ordered by LFLP.
- In the event of cancellation of this rental agreement, including any right or privilege covered herein, the Lessee understands and agrees that no liability whatsoever shall attach to LFLP for such cancellation.
- In the event that LFLP should be destroyed by fire, or national or local calamity, or should any local disaster, emergency or similar occurrence require the use of said facility as an Incident Command Center, or should any unforeseen occurrence, including strikes or lockouts, render the fulfillment of this contract impossible, LFLP shall not be liable for any damages that may arise.
- Any privilege granted to the Lessee under this agreement cannot be assigned without the written consent of LFLP.
- The Lessee agrees that there shall be no segregation or discrimination practiced in LFLP because of race, color, creed, or sex, against any performer or against any patron as to admission to or seating in such theater or other place of performance.
- This agreement may, upon the mutual consent of the parties, be modified at any time.
- Lessee agrees that all copyrighted material to be performed has been duly licensed or authorized by the copyright owners or their representatives and further agrees to indemnify and hold LFLP harmless from any liability for improper use of copyrighted material and from any and all claims, losses or expenses incurred with regard thereto.

### **Insurance & Non-profit Status**

- All lessees/performers must show proof of liability insurance of \$2,000,000.00 with LFLP named as additional insured. Failure to insure LFLP with proof of insurance will result in cancellation of our contract with no refund of deposit.
- Proof of insurance must be received at least 2 weeks before the first performance.
- If alcohol is being served or consumed at the event, the insurance policy MUST include Liquor Liability and that needs to be documented on the policy certificate.
- A copy of the organization's 501c (3) non-profit designation is required.

### **Janitorial**

The Auditorium will provide normal housekeeping services on an as-needed basis during any events. Any additional services must be arranged by the Lessee, prior to the event. The Lessee will be charged for such services or if the cost of clean up for inside and outside space goes beyond what is reasonable.

### **Parking**

- Parking attendants for events with 300+ attendees are suggested.
- At least two parking attendants are required for events with 400+ attendees although we suggest three attendants.

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- A sound/lighting technician is required for events in the Auditorium and other events where sound equipment is needed including setting up and striking basic sound equipment (load-in and load-out), including monitors, microphones and other sound systems or lighting needs.
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- All meetings with staff and technicians including load-in and load-out are billable hours.
- Additional staffing and set-up fees may be assessed at the time of contract, based upon use of facility, staff meetings and consultations, technical assistance, attendance, alcoholic beverages and set-up requirements. These fees are estimates and in the case of events, where there are additions and changes, this amount may increase due to extra labor needed to properly service the event.
- Extra event personnel, box office services, event equipment allocation or other special details must be pre-arranged.

DATE: 04/22/11

DATE: 4/13/11

LESSEE: Berg Davis Public Affairs

LYCÉE FRANÇAIS LA PÉROUSE

BY: 

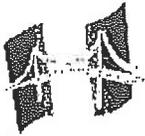
BY: 

PRINT NAME: Kevin Schwaba

ADDRESS: 130 Post Street, Suite 740

San Francisco, CA 94108

PHONE: 415-788-1000



LYCÉE FRANÇAIS  
LA PÉROUSE

# 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 Schwab Work Phono/Fax 415-225-2012

Contact Name Telephone/Cell

KSchwab@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

Signature 

Date 4/22/2011



LYCÉE FRANÇAIS  
LA PÉROUSE

# LYCÉE FRANÇAIS LA PÉROUSE FACILITIES RENTAL CONTRACT

This agreement is made 5/13/11 (Date) by and between Lycée Français La Pérouse (School) and Berg Davis (Lessee)

EVENT: CUS Community meeting  
DATES OF USE: 5-11-2011  
HOURS OF USE: 5:30PM - 8:30PM  
FACILITY RENTED: Auditorium  
NO. OF ATTENDEES: 200  
RENTAL FEE: \$700.00

In consideration for the use of the facilities and equipment, the Lessee agrees to pay Lycée Français La Pérouse the following Rental Fee: \$ \_\_\_\_\_ due 60 days prior to rental date.

### SCHEDULE OF FEES:

- 10% Security Deposit due upon signing (or minimum of \$400) may be secured with an authorized credit card on file and not charged unless necessary.
- Security Deposit (if paid) to be returned within 30 days after event, minus cost of extra fees or damages. A detailed list of damages will be provided.
- Unless a rehearsal in a classroom is cancelled or rescheduled at least 14 days in advance, or a concert in the theater is cancelled or rescheduled at least 60 days in advance, that time period will be billed unless Lycée Français La Pérouse is able to rent to another party.
- If there are additional fees after the event they will be due upon receipt of invoice.
- An additional \$500 damage and security deposit may be required for events where alcohol is being served.
- Please make checks payable to Lycée Français La Pérouse. Bounced checks will result in a \$35 fee to cover our bank costs and will not serve as a guarantee to hold your date.

**WHEREAS**, the School is the owner of certain real property commonly known as Lycée Français La Pérouse, located in the County of San Francisco, in the State of California.

**WHEREAS**, the School grants the Lessee the right and privilege to occupy and use, subject to the *Terms and Conditions* of this agreement, the following School facilities and equipment during the prescribed times herein indicated.

**WHEREAS**, the Lessee has examined the rented premises and accepts them in their present condition. The Lessee agrees to assume full responsibility for any damage to the School facilities or equipment. The Lessee shall reimburse the School for all costs incurred in the repair or restoration of any damage to the facilities or equipment. Said reimbursement, if larger than deposit, must be delivered within ten (10) days after receipt by the Lessee of an itemized list of the costs incurred by the School in said repair or restoration.

*The Lessee agrees to the following Terms and Conditions:*

1. The Lessee shall provide the School with a certificate of insurance verifying coverage of both bodily injury and property damage insurance with a minimum of \$1,000,000 per occurrence with an aggregate of no less than \$2,000,000. The Lessee agrees that it has obtained and will maintain Insurance, as certified, which will fully protect both the Lessee and the School against any and all liability and claims for damages because of personal injury (including death) or property damage sustained by any person or entity caused by, arising out of, resulting from, or happening in connection with the Lessee's use, possession, occupancy, maintenance or conduct of operations upon the premises, buildings or appurtenances thereon and facilities therein. Such insurance shall also provide for the defense of the School of all legal fees, costs, and expenses incurred by or proceedings brought against the School for such damages as described above. The coverage of the Lessee shall include contractual liability insurance applicable to the Lessee's obligation under this agreement. The Lessee shall inform its insurance carrier of its obligations under this agreement and include such obligations in its insurance coverage. Failure to provide evidence of this coverage in advance of the times and dates specified in this contract and failure to maintain the required coverage throughout the duration of this agreement shall constitute immediate grounds for termination of this contract. **If alcohol is being served or consumed at the event, the insurance policy MUST include Liquor Liability and that needs to be documented on the policy certificate.**
2. *If alcohol is being served or sold, Lessee must procure a liquor license from the California Department of ABC with a signed release from the School.*
3. The Lessee shall provide the School a copy of the organization's current 501© (3) non-profit designation (if applicable).
4. The Lessee agrees to assume full responsibility for the conduct and behavior of its participants, to guarantee their personal safety and the safety of Lycée Français La Pérouse personnel and property. The lessee must designate a member of the group to be responsible for the entrance and exit of all participants. The School reserves the right to require additional supervisory personnel, campus security, parking attendants or local police protection. Any and all costs associated with the implementation of any such requirements shall be borne exclusively by the Lessee.
5. The Lessee hereby agrees to abide by any and all municipal, state, and federal laws, ordinances, and codes applicable to the utilization of the facilities owned by Lycée Français La Pérouse. The Lessee further agrees to abide by all Lycée Français La Pérouse's policy, rules and regulations governing the use of its facilities and equipment. Any penalties imposed by duly constituted authority resulting from the violation of any of these laws, ordinances, codes, rules and regulations shall be the sole responsibility of the Lessee.
6. Violation of any of the Lycée Français La Pérouse's rules and regulations may result in the eviction of the individual(s) involved in the infractions and also shall be grounds for the termination of the agreement.

- 7. The Lessee agrees to defend, indemnify and hold harmless the School against any and all liability, claims, suits, losses and costs for damage sustained by any person or entity caused by, arising out of, resulting from, happening in connection with, or incident to the Lessee's use, possession, occupancy, maintenance or conduct of operations upon the premises, buildings, or appurtenances thereon or facilities therein, regardless of whether such damages or injuries are occasioned directly by the acts or omissions of the Lessee, the School, or otherwise.
- 8. The rights and privileges to use the facilities and equipment at Lycée Français La Pérouse as agreed to in this contract are specifically limited to the Lessee and are intended for only the use as specified in this contract. The Lessee may only assign this contract with the prior written consent of the School. Any purported assignment without such consent shall deem this contract null and void.
- 9. Violation of any of the terms and conditions of this contract by the Lessee shall constitute sufficient reason and grounds for immediate termination of this contract. In the event of any such termination, any and all sums paid to the School pursuant to this agreement shall be forfeited.

**WHEREAS**, this agreement constitutes the entire contract between the parties and supersedes all previous written and oral understanding relating in the subject matter hereof. This agreement can not be changed except by a written instrument duly executed by both the School and the Lessee.

**IN WITNESS WHEREOF**, the parties have caused this contract to be duly executed as of the date and year signed below.

DATE: 04/22/11

DATE: 4/13/11

LESSEE: Berg Davis Public Affairs

LYCÉE FRANÇAIS LA PÉROUSE

BY: [Signature]

BY: [Signature]

PRINT NAME: Kevin Schwaba

PHONE: 415-788-1000

RENTAL FEE: \$ 700

DATE DUE: \_\_\_\_\_

(60 days prior to the event date)

SECURITY DEPOSIT: \$ 70

DATE RECEIVED: \_\_\_\_\_

Kevin G Schwaba  
PRINT CARDHOLDER NAME

(If using a credit card for the Security Deposit)

4802 1370 5131 1126  
CREDIT CARD NUMBER

MC       VISA       Am Ex.

04/14      316      94108  
EXP. DATE      3 DIGIT CVV#      BILLING ZIP

## Promotion

- Lessee/performer is responsible for publicizing event. In order to preserve the integrity of the historic venue, banners and other propaganda cannot be posted on or around the building, or across the street without prior approval of LFLP staff. Any materials posted without this approval will be removed.
- LFLP is to be acknowledged in all promotional materials. The theater should be referred to as The Auditorium at LFLP in all marketing.

## Reservations

- Reservations for use of the facility are on a first come first served basis.
- A request for the rental of the Auditorium may be made by completing a Facilities Rental Application. The form should be returned to LFLP (Lycée Français La Pérouse, 1201 Ortega Street, San Francisco, CA 94122).
- The application will be reviewed and approved or declined in a timely manner.
- Upon approval of the application, a contract is generated. A security deposit of 10% of the rental fee but no less than \$400 is due upon the signing of the contract or an authorized credit card imprint may be kept on file and not charged unless necessary.
- Full payment of fees is required within 60 days of the event.
- Should full payment of fees not be submitted with all necessary forms, Lessee may be denied usage of the facility.
- When necessary, a meeting will be held between the Client and a LFLP representative.
- If a Security Deposit is paid, it will be returned within 30 days of the event minus cost of extra fees or damages if incurred.
- Unless a rehearsal in a classroom is cancelled or rescheduled at least 14 days in advance, or a concert or event in the theater is cancelled or rescheduled at least 60 days in advance, that time period will be billed unless LFLP is able to rent to another party.

## Room Rental

- There is a two (2) hour minimum requirement for renting the Auditorium. Audio visual equipment, technicians, event support personnel, and any other equipment can be added for an additional contracted fee. This rental structure allows a client to select only the equipment and staff needed.
- If Lessee desires to change the hours, LFLP will attempt to accommodate the request; however, LFLP reserves the right to deny such changes.
- Closing and locking the facility at the end of the performance: strike must be completed by midnight for evening performances, and 7pm for matinees. An hourly fee will be charged for additional time required for the strike.

## Security

During events where alcohol is being served, a security officer(s) may be required. The number of security officers required for an event will be determined by the LFLP. The cost for each security officer will be billed at \$50.00 per hour with a four (4) hour minimum billing. Events with 300 or more guests may be required to have a security guard on premises during event.

## Smoking

LFLP is a no smoking (smoke free) property in the buildings and anywhere on the premises.

## Exhibit I

# BergDavis Public Affairs

# Fax

**Date:** 04/25/2011

**To:** Eric Parker, Facility Manager

**Company:** Lycee Francais - 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.*





## LYCÉE FRANÇAIS LA PÉROUSE FACILITIES RENTAL POLICY

EVENT/DATE: 5,11,2011

### **Alcohol**

If alcohol is served during your event, LFLP requires a copy of your license from the Alcohol Beverage Control (ABC) Board and liquor liability is required on your insurance certificate.

Licensed bar tenders and security guards may be required for an event serving alcohol.

### **Damages to LFLP Property**

- A walk-through of the backstage and theater area is done before and after each performance.
- Lessee is responsible for any damage to the facility during the performance.

### **Backstage**

- Performers are responsible for cleaning up their own supplies from the backstage area and bathrooms after each performance. Smoking is strictly prohibited on the premises. LFLP will not be held responsible for lost or stolen items. Please secure any valuables. Lessee responsibilities include:
  - Throwing trash away in respective recycling and trash containers. All trash from food consumption must be removed promptly (any pest problems resulting from negligence in this area will be considered the responsibility of the Lessee)
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At no time shall any fire exit be blocked with any equipment or materials. Failure to adhere to this mandate will result in a \$50.00 fine for each infraction.

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- Candles and open flames may not be used onsite with the exception of stove for chafing dishes.
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- All electrical equipment brought into the theaters shall comply with and conform to all the rules, regulations and directives issued by every government bureau or agency exercising jurisdiction hereof. City reserves the right to correct any violation placed upon said equipment, at the sole expense of the Lessee, upon failure of the Lessee to comply promptly in removing any such violation.

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- If Lessee decides to have the event catered, you may be asked to submit the name, address and phone number of your caterer if we need to meet them. If you or your caterer uses our kitchen, you will be required to sign a kitchen release form.
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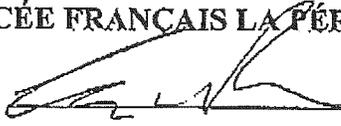
DATE: 04/22/11

DATE: 4/13/11

LESSEE: Berg Davis Public Affairs

LYCÉE FRANCAIS LA PÉROUSE

BY: 

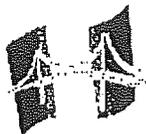
BY: 

PRINT NAME: Kevin Schwaba

ADDRESS: 150 Post Street, Suite 740

San Francisco, CA 94108

PHONE: 415-788-1000



LYCÉE FRANÇAIS  
LA PÉROUSE

# 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 Phono/Fax 415-225-2012

Contact Name Telephone/Cell

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

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

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

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*We hope to have access to A/V equipment.*

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

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

Signature 

Date 4/22/2011



LYCÉE FRANÇAIS  
LA PÉROUSE

# LYCÉE FRANÇAIS LA PÉROUSE FACILITIES RENTAL CONTRACT

This agreement is made 4/13/11 (Date) by and between Lycée Français La Pérouse (School) and Berg Davis (Lessee)

EVENT: CUS Community meeting  
DATES OF USE: 5-11-2011  
HOURS OF USE: 5:30PM - 8:30PM  
FACILITY RENTED: Auditorium  
NO. OF ATTENDEES: 200  
RENTAL FEE: \$ 700.00

In consideration for the use of the facilities and equipment, the Lessee agrees to pay Lycée Français La Pérouse the following Rental Fee: \$ \_\_\_\_\_ due 60 days prior to rental date.

### SCHEDULE OF FEES:

- 10% Security Deposit due upon signing (or minimum of \$400) may be secured with an authorized credit card on file and not charged unless necessary.
- Security Deposit (if paid) to be returned within 30 days after event, minus cost of extra fees or damages. A detailed list of damages will be provided.
- Unless a rehearsal in a classroom is cancelled or rescheduled at least 14 days in advance, or a concert in the theater is cancelled or rescheduled at least 60 days in advance, that time period will be billed unless Lycée Français La Pérouse is able to rent to another party.
- If there are additional fees after the event they will be due upon receipt of invoice.
- An additional \$500 damage and security deposit may be required for events where alcohol is being served.
- Please make checks payable to Lycée Français La Pérouse. Bounced checks will result in a \$35 fee to cover our bank costs and will not serve as a guarantee to hold your date.

**WHEREAS**, the School is the owner of certain real property commonly known as Lycée Français La Pérouse, located in the County of San Francisco, in the State of California.

**WHEREAS**, the School grants the Lessee the right and privilege to occupy and use, subject to the *Terms and Conditions* of this agreement, the following School facilities and equipment during the prescribed times herein indicated.

**WHEREAS**, the Lessee has examined the rented premises and accepts them in their present condition. The Lessee agrees to assume full responsibility for any damage to the School facilities or equipment. The Lessee shall reimburse the School for all costs incurred in the repair or restoration of any damage to the facilities or equipment. Said reimbursement, if larger than deposit, must be delivered within ten (10) days after receipt by the Lessee of an itemized list of the costs incurred by the School in said repair or restoration.

*The Lessee agrees to the following Terms and Conditions:*

1. **The Lessee shall provide the School with a certificate of insurance verifying coverage of both bodily injury and property damage insurance with a minimum of \$1,000,000 per occurrence with an aggregate of no less than \$2,000,000.** The Lessee agrees that it has obtained and will maintain Insurance, as certified, which will fully protect both the Lessee and the School against any and all liability and claims for damages because of personal injury (including death) or property damage sustained by any person or entity caused by, arising out of, resulting from, or happening in connection with the Lessee's use, possession, occupancy, maintenance or conduct of operations upon the premises, buildings or appurtenances thereon and facilities therein. Such insurance shall also provide for the defense of the School of all legal fees, costs, and expenses incurred by or proceedings brought against the School for such damages as described above. The coverage of the Lessee shall include contractual liability insurance applicable to the Lessee's obligation under this agreement. The Lessee shall inform its insurance carrier of its obligations under this agreement and include such obligations in its insurance coverage. Failure to provide evidence of this coverage in advance of the times and dates specified in this contract and failure to maintain the required coverage throughout the duration of this agreement shall constitute immediate grounds for termination of this contract. **If alcohol is being served or consumed at the event, the insurance policy MUST include Liquor Liability and that needs to be documented on the policy certificate.**
2. **If alcohol is being served or sold, Lessee must procure a liquor license from the California Department of ABC with a signed release from the School.**
3. **The Lessee shall provide the School a copy of the organization's current 501© (3) non-profit designation (if applicable).**
4. The Lessee agrees to assume full responsibility for the conduct and behavior of its participants, to guarantee their personal safety and the safety of Lycée Français La Pérouse personnel and property. The lessee must designate a member of the group to be responsible for the entrance and exit of all participants. The School reserves the right to require additional supervisory personnel, campus security, parking attendants or local police protection. Any and all costs associated with the implementation of any such requirements shall be borne exclusively by the Lessee.
5. The Lessee hereby agrees to abide by any and all municipal, state, and federal laws, ordinances, and codes applicable to the utilization of the facilities owned by Lycée Français La Pérouse. The Lessee further agrees to abide by all Lycée Français La Pérouse's policy, rules and regulations governing the use of its facilities and equipment. Any penalties imposed by duly constituted authority resulting from the violation of any of these laws, ordinances, codes, rules and regulations shall be the sole responsibility of the Lessee.
6. Violation of any of the Lycée Français La Pérouse's rules and regulations may result in the eviction of the individual(s) involved in the infractions and also shall be grounds for the termination of the agreement.

- 7. The Lessee agrees to defend, indemnify and hold harmless the School against any and all liability, claims, suits, losses and costs for damage sustained by any person or entity caused by, arising out of, resulting from, happening in connection with, or incident to the Lessee's use, possession, occupancy, maintenance or conduct of operations upon the premises, buildings, or appurtenances thereon or facilities therein, regardless of whether such damages or injuries are occasioned directly by the acts or omissions of the Lessee, the School, or otherwise.
- 8. The rights and privileges to use the facilities and equipment at Lycée Français La Pérouse as agreed to in this contract are specifically limited to the Lessee and are intended for only the use as specified in this contract. The Lessee may only assign this contract with the prior written consent of the School. Any purported assignment without such consent shall deem this contract null and void.
- 9. Violation of any of the terms and conditions of this contract by the Lessee shall constitute sufficient reason and grounds for immediate termination of this contract. In the event of any such termination, any and all sums paid to the School pursuant to this agreement shall be forfeited.

**WHEREAS**, this agreement constitutes the entire contract between the parties and supersedes all previous written and oral understanding relating in the subject matter hereof. This agreement can not be changed except by a written instrument duly executed by both the School and the Lessee.

**IN WITNESS WHEREOF**, the parties have caused this contract to be duly executed as of the date and year signed below.

DATE: 04/22/11

DATE: 4/13/11

LESSEE: Berg Davis Public Affairs

LYCÉE FRANÇAIS LA PÉROUSE

BY: [Signature]

BY: [Signature]

PRINT NAME: Kevin Schwaba

PHONE: 415-788-1000

RENTAL FEE: \$ 700

DATE DUE: \_\_\_\_\_

(60 days prior to the event date)

SECURITY DEPOSIT: \$ 70

DATE RECEIVED: \_\_\_\_\_

Kevin G Schwaba  
PRINT CARDHOLDER NAME

(If using a credit card for the Security Deposit)

4802 1370 5131 1126  
CREDIT CARD NUMBER

MC       VISA       Am Ex.

04/14      316      94108  
EXP. DATE      3 DIGIT CVV#      BILLING ZIP

## Promotion

- Lessee/performer is responsible for publicizing event. In order to preserve the integrity of the historic venue, banners and other propaganda cannot be posted on or around the building, or across the street without prior approval of LFLP staff. Any materials posted without this approval will be removed.
- LFLP is to be acknowledged in all promotional materials. The theater should be referred to as The Auditorium at LFLP in all marketing.

## Reservations

- Reservations for use of the facility are on a first come first served basis.
- A request for the rental of the Auditorium may be made by completing a Facilities Rental Application. The form should be returned to LFLP (Lycée Français La Pérouse, 1201 Ortega Street, San Francisco, CA 94122).
- The application will be reviewed and approved or declined in a timely manner.
- Upon approval of the application, a contract is generated. A security deposit of 10% of the rental fee but no less than \$400 is due upon the signing of the contract or an authorized credit card imprint may be kept on file and not charged unless necessary.
- Full payment of fees is required within 60 days of the event.
- Should full payment of fees not be submitted with all necessary forms, Lessee may be denied usage of the facility.
- When necessary, a meeting will be held between the Client and a LFLP representative.
- If a Security Deposit is paid, it will be returned within 30 days of the event minus cost of extra fees or damages if incurred.
- Unless a rehearsal in a classroom is cancelled or rescheduled at least 14 days in advance, or a concert or event in the theater is cancelled or rescheduled at least 60 days in advance, that time period will be billed unless LFLP is able to rent to another party.

## Room Rental

- There is a two (2) hour minimum requirement for renting the Auditorium. Audio visual equipment, technicians, event support personnel, and any other equipment can be added for an additional contracted fee. This rental structure allows a client to select only the equipment and staff needed.
- If Lessee desires to change the hours, LFLP will attempt to accommodate the request; however, LFLP reserves the right to deny such changes.
- Closing and locking the facility at the end of the performance: strike must be completed by midnight for evening performances, and 7pm for matinees. An hourly fee will be charged for additional time required for the strike.

## Security

During events where alcohol is being served, a security officer(s) may be required. The number of security officers required for an event will be determined by the LFLP. The cost for each security officer will be billed at \$50.00 per hour with a four (4) hour minimum billing. Events with 300 or more guests may be required to have a security guard on premises during event.

## Smoking

LFLP is a no smoking (smoke free) property in the buildings and anywhere on the premises.

## Exhibit J

## Evette Davis

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**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](http://www.lelycee.org)

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**From:** Taylor Jordan [<mailto:T.Jordan@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 15<sup>th</sup> or March 21<sup>st</sup>-22<sup>nd</sup>? 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

## Exhibit K

## Evette Davis

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**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

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**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 19<sup>th</sup>, 21<sup>st</sup> or 22<sup>nd</sup>?

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

## Exhibit L

## Evette Davis

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**From:** Taylor Jordan  
**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 6<sup>th</sup>.

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](http://www.bergdavis.com)

