



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: NOVEMBER 20, 2014

*Date:* November 13, 2014  
*Case No.:* **2014.0799C**  
*Project Address:* **3600 Geary Boulevard**  
*Zoning:* NC-3 Moderate-Scale Neighborhood Commercial District  
80-A Height and Bulk District  
*Block/Lot:* 1061/018  
*Project Sponsor:* Thomas Tunny  
Reuben, Junius & Rose LLP  
1 Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* Laura Ajello – (415) 575-9142  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor seeks Conditional Use Authorization, pursuant to Planning Code Sections 303(c), 303(i) and 703.4, to establish an 9,869 gross sq. ft. formula retail pharmacy store (d.b.a. CVS Pharmacy) on the ground floor of an existing two-story commercial building last occupied by an Alzheimer's day care center known as "The Institute on Aging" (now located directly across the street). The project includes interior tenant improvements and minor alterations to the existing storefront. The size of building envelope would not change as part of the project. The existing site does not provide parking and does not allow for the addition of parking. Therefore, the project is also seeking to reduce the off-street parking requirement within the NC-3 District.

The CVS Pharmacy and retail store will sell a range of household and personal items such as prescription and over-the-counter drugs, health and beauty products, photo finishing, seasonal merchandise, greeting cards and limited convenience grocery items (such as milk, bread and eggs). The proposed hours of operation for the entire store will be from 7 a.m. to 10 p.m. daily, and the store will not sell alcohol or tobacco products.

According to the applicant, CVS has 12 stores operating in San Francisco. Stores typically employ 25-30 people with 4-12 employees staffing each store depending on the time of day. This store location is expected to create 25 jobs.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the northwest corner of Geary Boulevard and Palm Avenue, Block 1061, Lot 018. The subject property is located within the NC-3 Moderate-Scale Neighborhood Commercial District and the 80-A Height and Bulk District. The property is developed with a two-story commercial building

constructed in 1923. Other tenants in the building include a Wells Fargo Bank branch and a retail store that sells and services vacuum cleaners. Off-street parking in the adjacent parking lot is for bank customers only. The commercial space at 3600 Geary Boulevard is currently vacant, but was previously occupied by an Alzheimer's day care center known as "The Institute on Aging."

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is situated at the southern end of the Presidio Heights neighborhood; adjacent properties on Geary Boulevard are also zoned NC-3. The Geary Boulevard commercial corridor stretches from the Western Addition to the Outer Richmond neighborhood. This corridor runs approximately 3 miles from 28<sup>th</sup> Avenue to the west and Divisadero Street to the east. The MUNI line "38-Geary" runs in front of the project site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the Site. The project site is surrounded by two large institutional uses (The Institute on Aging Senior Campus, and Theodore Roosevelt Middle School). The rest of the surrounding area is predominantly zoned low and medium density mixed residential. Commercial uses on the subject and facing blocks include retail stores, restaurants, gas stations, hair salons, professional offices, and a bank.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 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                | October 17, 2014            | October 15, 2014          | 22 days              |
| Posted Notice      | 20 days                | October 17, 2014            | October 9, 2014           | 28 days              |
| Mailed Notice      | 20 days                | October 17, 2014            | October 17, 2014          | 20 days              |

## **PUBLIC COMMENT**

- To date, the Department has received two email messages in favor of the project project and one against. In addition, the applicant has submitted one letter and two petitions in support of the project signed by neighboring business operators and the Coronet BRIDGE Senior Living Facility (attached). The Project Sponsor held a Pre-Application Meeting on May 7, 2014 regarding the proposed project; there were 15 attendees.

## **ISSUES AND OTHER CONSIDERATIONS**

- With respect to an application for a Formula Retail use as defined in Section 703.3 of the Planning Code, the Planning Commission shall consider the following additional findings:
  - The existing concentrations of formula retail uses within the NC District;
  - The availability of other similar retail uses within the NC District;

- The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the NC District;
  - The existing retail vacancy rates within the NC District;
  - The existing mix of citywide-servicing retail uses and neighborhood-servicing retail uses within the NC District.
- The project is to allow a CVS pharmacy store at the subject property.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow a Formula Retail use (d.b.a. CVS Pharmacy) and to reduce the off-street parking requirement, pursuant to Planning Code Sections 303(c), 303(i), 307(i), and 703.4.

### **BASIS FOR RECOMMENDATION**

- The project site is currently vacant and would not displace an existing tenant.
- The proposed project would not be expected to affect existing traffic patterns.
- The project site is well-served by public transit lines. Metered and non-metered parking spaces are provided on the streets.
- The project will preserve and enhance the cultural and economic viability of the neighborhood commercial district.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

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

- Block Book Map
- Sanborn Map
- Aerial and Site Photographs
- Public Correspondence (see also Project Sponsor Submittal)
- Project Sponsor Submittal, including:
  - Letter to the Commissioners
  - Public outreach memo
  - Petition in Support
  - Reduced Plans
  - Formula Retail Map
  - Transit Map

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary     | <input checked="" type="checkbox"/> Project sponsor submittal          |
| <input checked="" type="checkbox"/> Draft Motion          | Drawings: <u>Existing Conditions</u>                                   |
| <input type="checkbox"/> Environmental Determination      | <input checked="" type="checkbox"/> Check for legibility               |
| <input checked="" type="checkbox"/> Zoning District Map   | Drawings: <u>Proposed Project</u>                                      |
| <input checked="" type="checkbox"/> Height & Bulk Map     | <input checked="" type="checkbox"/> Check for legibility               |
| <input checked="" type="checkbox"/> Parcel Map            | <input checked="" type="checkbox"/> Letter to Commission               |
| <input checked="" type="checkbox"/> Sanborn Map           | <input checked="" type="checkbox"/> Public outreach memo               |
| <input checked="" type="checkbox"/> Aerial Photo          | <input checked="" type="checkbox"/> Public support letters & petitions |
| <input checked="" type="checkbox"/> Context Photos        | <input checked="" type="checkbox"/> Formula Retail Map                 |
| <input checked="" type="checkbox"/> Site Photos           | <input checked="" type="checkbox"/> Transit Map                        |
| <input checked="" type="checkbox"/> Public Correspondence |  |

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

LA\_\_\_\_\_

Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: NOVEMBER 20, 2014

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 703.4 OF THE PLANNING CODE TO ALLOW A FORMULA RETAIL PHARMACY STORE (D.B.A. CVS PHARMACY) AND TO REDUCE THE OFF-STREET PARKING REQUIREMENT WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 80-A HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 27, 2014 Thomas Tunny (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303(c), 303(i) and 703.4 to allow a formula retail pharmacy store (d.b.a. CVS Pharmacy) on the ground floor of an existing commercial building and to reduce the off-street parking requirement within the NC-3 (Moderate-Scale Neighborhood Commercial) District and a 80-A Height and Bulk District.

On November 20, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0799C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.0799C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the northwest corner of Geary Boulevard and Palm Avenue, Block 1061, Lot 018. The subject property is located within the NC-3 Moderate-Scale Neighborhood Commercial District and the 80-A Height and Bulk District. The property is developed with a two-story commercial building constructed in 1923. Other tenants in the building include a Wells Fargo Bank branch and a retail store that sells and services vacuum cleaners. Off-street parking in the adjacent parking lot is for bank customers only. The commercial space at 3600 Geary Boulevard is currently vacant, but was previously occupied by an Alzheimer's day care center known as "The Institute on Aging" (now located directly across the street).
3. **Surrounding Properties and Neighborhood.** The project site is situated at the southern end of the Presidio Heights neighborhood; adjacent properties on Geary Boulevard are also zoned NC-3. The Geary Boulevard commercial corridor stretches from the Western Addition to the Outer Richmond neighborhood. This corridor runs approximately 3 miles from 28<sup>th</sup> Avenue to the west and Divisadero Street to the east. The MUNI line "38-Geary" runs in front of the project site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the Site. The project site is surrounded by two large institutional uses (The Institute on Aging Senior Campus, and Theodore Roosevelt Middle School). The rest of the surrounding area is predominantly zoned low and medium density mixed residential. Commercial uses on the subject and facing blocks include retail stores, restaurants, gas stations, hair salons, professional offices, and a bank.
4. **Project Description.** The project sponsor seeks Conditional Use Authorization, pursuant to Planning Code Sections 303(c), 303(i) and 703.4, to establish an 9,869 gross sq. ft. formula retail pharmacy store (d.b.a. CVS Pharmacy) on the ground floor of an existing two-story commercial building last occupied by an Alzheimer's day care center known as "The Institute on Aging." The project includes interior tenant improvements and minor alterations to the existing storefront.

The size of building envelope would not change as part of the project. The existing site does not provide parking and does not allow for the addition of parking. Therefore, the project is also seeking to reduce the off-street parking requirement within the NC-3 District.

The CVS Pharmacy and retail store will sell a range of household and personal items such as prescription and over-the-counter drugs, health and beauty products, photo finishing, seasonal merchandise, greeting cards and limited convenience grocery items (such as milk, bread and eggs). The proposed hours of operation for the entire store will be from 7 a.m. to 10 p.m. daily, and the store will not sell alcohol or tobacco products.

According to the applicant, CVS has 12 stores operating in San Francisco. Stores typically employ 25-30 people with 4-12 employees staffing each store depending on the time of day. This store location is expected to create 25 jobs.

5. **Public Comment.** To date, the Department has received two email messages in favor of the project and one against. In addition, the applicant has submitted one letter and two petitions in support of the project signed by neighboring business operators and the Coronet BRIDGE Senior Living Facility (attached). The Project Sponsor held a Pre-Application Meeting on May 7, 2014 regarding the proposed project; there were 15 attendees.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

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

*The proposed CVS Pharmacy store is a Formula Retail Use.*

B. **Other Retail Sales and Services Use.** Planning Code Section 712.40 allows retail sales and services not otherwise listed in Section 712.41 through 712.63 as a permitted use up to the third floor level, as defined by Planning Code Section 790.102.

*The CVS Pharmacy store would be located in an existing vacant ground floor commercial space.*

C. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide

visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The Project would occupy an existing commercial space and no expansion or major modifications will occur and therefore is not required to increase fenestration to 60 percent of the street frontage. However, compliance with window transparency standards is required. The CVS Pharmacy store will face two public streets and will provide clear and unobstructed windows on both frontages to activate the pedestrian realm adjacent to the project site.*

- D. **Use Size.** Planning Code Section 712.21 allows a use size up to gsf as-of-right, and any use size x gsf and above requires Conditional Use Authorization.

*The Project will occupy a vacant tenant space that was previously occupied by The Institute on Aging. The existing space includes approximately 8,051 gsf on the first floor and 1,819 gsf in the mezzanine, for a total of 9,869 gsf.*

*Since there will be no increase to the existing gross square footage as a result of the project, the new formula retail tenant is "grandfathered-in" as having a Conditional Use for use size.*

- E. **Parking.** Planning Code Section 151 requires one off-street parking for every 500 square feet of occupied floor area up to 20,000 square feet where the occupied floor area exceeds 5,000 square feet. Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided. Section 155(j) requires 1 bicycle space for every 20 off-street parking spaces provided.

*The proposed Project contains approximately 9,869 square feet, which would require 20 off-street parking spaces (none are required to be handicapped accessible). The Project is eligible for a credit of three spaces, carried forward from the former large institution use that also did not provide parking, resulting in a total of 17 off-street parking spaces. No off-street parking is proposed as the site does not allow for the addition of parking. A nearby surface parking lot appears to be part of the site but is actually located on a separate parcel and is for the exclusive use of Wells Fargo Bank customers.*

*The required bicycle parking, one Class One and four Class Two spaces, will be added to the project site (see attached plans).*

- F. **Off-Street Parking Reduction.** Planning Code Section 307(i) allows a reduction in the parking requirement in NC districts if certain criteria are met.

*The proposed project cannot accommodate off-street parking spaces while a total of 17 spaces are required. Thus, the project is seeking to reduce the off-street parking requirement in an NC District pursuant to Planning Code Section 307(i).*



- G. **Loading.** Planning Code Section 152 requires off-street loading for uses above a certain size. Retail establishments and uses engaged in the handling of goods (such as the proposed business) are not required to provide off-street freight loading if they measure less than 10,000 square feet in gross floor area.

*With a gross floor area of less than 10,000, the Project is not required to provide any off-street loading. However, the applicant proposes to create an on-street loading zone on Palm Avenue in an area that is currently utilized as five metered parking spaces.*

- H. **Hours of Operation.** Planning Code Section 712.27 allows unlimited hours of operation as-of-right in the NC-3 District.

*CVS will operate from 7 a.m. to 10 p.m., within the permitted-by-right hours of operation.*

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

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

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

*The proposed use will replace a vacant storefront and provide job opportunities. The project is located near compatible institutions such as the Institute on Aging and the California Pacific Medical Center. The proposed use complements the mix of goods and services currently available in the district and will not sell alcohol or tobacco products; therefore, it is necessary and desirable.*

- 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 the same and will not alter the existing appearance or character of the project vicinity. No building expansion is proposed.*

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

*The project is intended to serve the neighborhood and is not expected to generate a significant amount of traffic. The project site is well-served by public transit and existing street parking and loading spaces. Several MUNI transit lines run directly in front of near the site. Transit lines serving the site area include the 38-Geary, 38L-Geary, 33-Masonic, and 2-Clement. Off-street parking is not available at the project site but street parking is available on surrounding streets.*

*The project anticipates receiving up to three large merchandise deliveries and several smaller vendors per week during normal business hours (7 AM to 10 PM). These trucks will utilize the proposed curbside loading zone on Palm Avenue that would result in the net loss of five metered parking spaces. The loading zone could be restricted to designated delivery hours and utilized as neighborhood parking outside the designated times to mitigate traffic congestion.*

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

*No noxious or offensive emissions will be associated with the project.*

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

*The proposed project will involve a tenant improvement, including compliance with storefront window transparency standards. The Department shall review all lighting and signs proposed for the new business in accordance with the Planning Code.*

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

*The Project complies with all 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 purposes of NC-3 Districts in that the intended use is located on the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

- 8. **Planning Code Section 303(i)** establishes the following criteria for the Planning Commission to consider when reviewing applications for a Formula Retail Use:
  - (1) The existing concentrations of formula retail uses within the Neighborhood Commercial District.

*There are many formula retail uses within the NC-3 District that runs along the extensive Geary Boulevard commercial corridor. Within the immediate area surrounding the project site along Geary Boulevard, there are 25 formula retail uses, including Trader Joe's and Target at Masonic Avenue, numerous banks, restaurants, and other retail (see attached Formula Retail Survey Map).*

- (2) The availability of other similar retail uses within the Neighborhood Commercial District.

*There are several similar retail uses in the area, including three Walgreens pharmacies within a half mile of the site. The Formula Retail Survey Map shows five similar stores in the larger surrounding area.*

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

*Only minor exterior changes to the building are proposed, such as adding a receiving door on the Palm Street frontage; therefore, the project will not affect the architectural or aesthetic character of the District.*

- (4) The existing retail vacancy rates within the Neighborhood Commercial District.

*There are 11 other vacant storefronts in the nearby commercial area along Geary Boulevard (between Park Presidio Boulevard and Masonic Avenue). All of the vacancies are within approximately a half-mile of the project site.*

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

*The project site is located on Geary Boulevard, along a three-mile long commercial corridor that stretches from the Western Addition to the Outer Richmond neighborhood. The corridor is comprised of a mix of neighborhood-serving and Citywide-serving retail uses. Commercial uses include beauty shops, banks, pet stores, coffee shops, restaurants, bars, dry cleaners, liquor stores, and professional offices. It is surrounded by residential dwellings and residentially-zoned districts on adjacent blocks.*

9. **Planning Code Section 307(i)** establishes criteria for the Zoning Administrator or the Planning Commission to consider in approving a reduction of off-street parking requirements. On balance, the project does comply with said criteria in that:

- A. The reduction in the parking requirement is justified by the reasonably anticipated automobile usage by residents of and visitors to the project; and

*The proposal is to remove the requirement for 17 off-street parking spaces for the proposed Formula Retail use. According to the applicant, the Project is intended to primarily serve the immediate neighborhood. The applicant anticipates that most visitors will be walking, biking or taking public transit. The Project site is well-served by public transit. MUNI bus lines 38, 38L, 38BX, and 33 stop within one block of the property, and MUNI bus lines 31, 1 and 2 stop within two blocks of the*

*property. These bus lines transport passengers to and from downtown San Francisco and will allow visitors to easily travel to the Project. The Project is located on Geary Boulevard, which is a major east-west thoroughfare, and visitors who drive to the Project site will be able to utilize metered parking along Geary Boulevard and non-metered parking along adjacent streets. One Class One and four Class Two bicycle parking spaces will be added as part of the Conditional Use Authorization.*

- B. The reduction in the parking requirement will not be detrimental to the health, safety, convenience or general welfare of persons residing in or working in the vicinity; and

*Eliminating the Project's parking requirement would not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. There are many modes of transport available to residents other than private automobile, and eliminating the parking requirement will encourage residents to take advantage of these existing modes of transportation, such as public transit, biking, and walking. Moreover, there is on-street parking available on two sides of the Project site.*

- C. The minimization of conflict of vehicular and pedestrian movements; and

*Eliminating the Project's parking requirement will remove any conflict between vehicles parking at the Project and pedestrians and bicyclists whose paths would have to cross when vehicles transverse the sidewalk to access parking on the Project site. Moreover, traffic flow will not be impeded by vehicles entering the roadway from the Property.*

- D. The availability of transportation modes other than the automobile; and

*The Project site is located along the 38 and 38L MUNI bus lines which are the most heavily used transit lines in San Francisco. With direct access to downtown and other parts of the Richmond district, as well as numerous transfer options, the Project site is well-served by public transit. The Project site is also located within two blocks of the 38 BX, 33, 31, 1 and 2 MUNI bus lines. The Project also will benefit from transit improvements to be implemented as part of the Geary Boulevard Bus Rapid Transit Plan. In addition, the Project site can easily be accessed by bicycle, and the wide sidewalks along Geary Boulevard make the Project site easily accessible by walking.*

- E. The pattern of land use and character of development in the vicinity; and

*The Project is located in a NC-3 zoning district. NC-3 districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes. NC-3 districts include some of the longest linear commercial streets in San Francisco, like Geary Boulevard, which have continuous retail development for many blocks. Therefore, approval of this exemption from the off-street parking requirement will allow the Project to maintain an active ground floor commercial use improving the pedestrian experience along Geary Boulevard and encouraging additional foot traffic in the area.*

*Most existing development in the vicinity does not provide off-street parking. Therefore, by eliminating the parking requirement, the Project will be consistent with the parking characteristics of the existing neighborhood.*

- F. Such other criteria as the Zoning Administrator or the Planning Commission deems appropriate in the circumstances of the particular case.

*The Zoning Administrator determined that no additional criteria are required for consideration in the circumstances of the particular case.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

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

#### **Policy 1.3:**

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

*The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a moderate scale Neighborhood Commercial District that runs along a heavily trafficked thoroughfare and is thus consistent with activities in the commercial land use plan.*

#### **OBJECTIVE 2:**

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

#### **Policy 2.1:**

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

*The project will add a new commercial activity into a previously vacant commercial space and will enhance the diverse economic base of the City.*

#### **OBJECTIVE 6:**

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

**Policy 6.1:**

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

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

11. **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 proposal would enhance the district by providing a retail pharmacy in an area that is not over concentrated by similar stores. No neighborhood-serving retail uses will be displaced by the project. The project will provide desirable goods and will provide employment opportunities to those in the community.*

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

*The existing units in the surrounding neighborhood would not be adversely affected.*

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

*No housing is removed for this Project.*

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

*The project is a neighborhood-serving retail pharmacy store and not a major generator of commuter traffic. The site is well-served by public transit. Several MUNI transit lines run directly in front or near the site. Transit lines serving the site area include the 38-Geary, 38L-Geary, 33-Masonic, and 2-Clement.*

*The project anticipates receiving up to three large merchandise deliveries and several smaller vendors per week during normal business hours. These trucks will utilize the proposed curbside loading zone on Palm Avenue that would result in the net loss of five metered parking spaces. The loading zone could*

*be restricted to designated delivery hours and utilized as neighborhood parking outside the designated times to mitigate loss of on-street parking.*

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

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The project will provide job opportunities for up to 25 local residents.*

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

*The project will conform to the structural and seismic safety requirements of the City Building Code.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

*The project will have no negative effect on existing parks and open spaces.*

12. 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.
13. 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. 2014.0799C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 26, 2014, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 20, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 20, 2014



## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a formula retail use (d.b.a. CVS Pharmacy) located at 3600 Geary Boulevard, Assessor's Block 1061, and Lot 018 pursuant to Planning Code Sections 303 and 703.4 within the NC-3 (Moderate-Scale Neighborhood Commercial) District and 80-A Height and Bulk Districts; in general conformance with plans, dated XXXXXX, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0799C and subject to conditions of approval reviewed and approved by the Commission on November 20, 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 November 20, 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

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

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

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

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

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

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

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

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

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

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

## MONITORING - AFTER ENTITLEMENT

6. **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)*

7. **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

8. **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>*

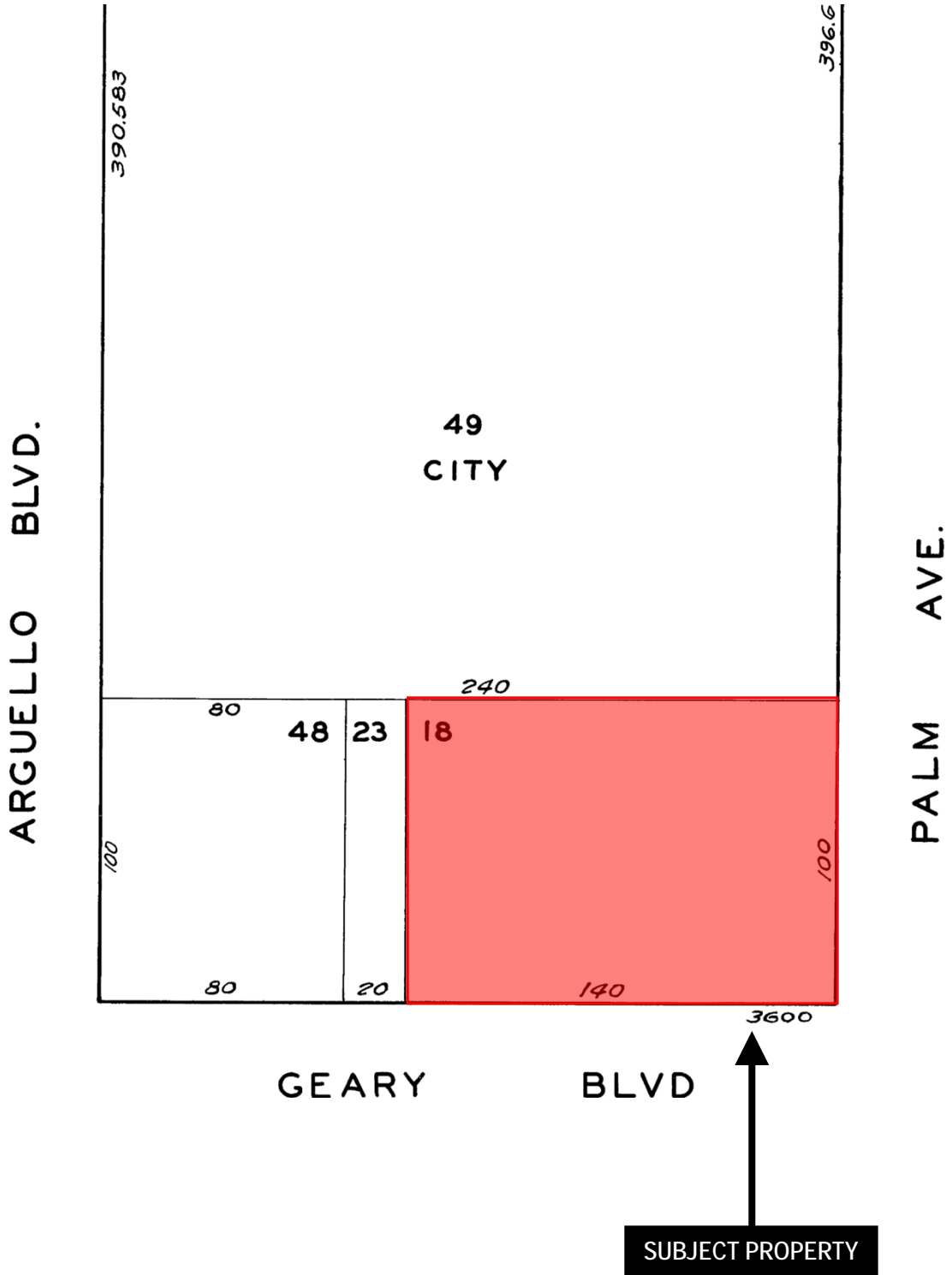
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

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

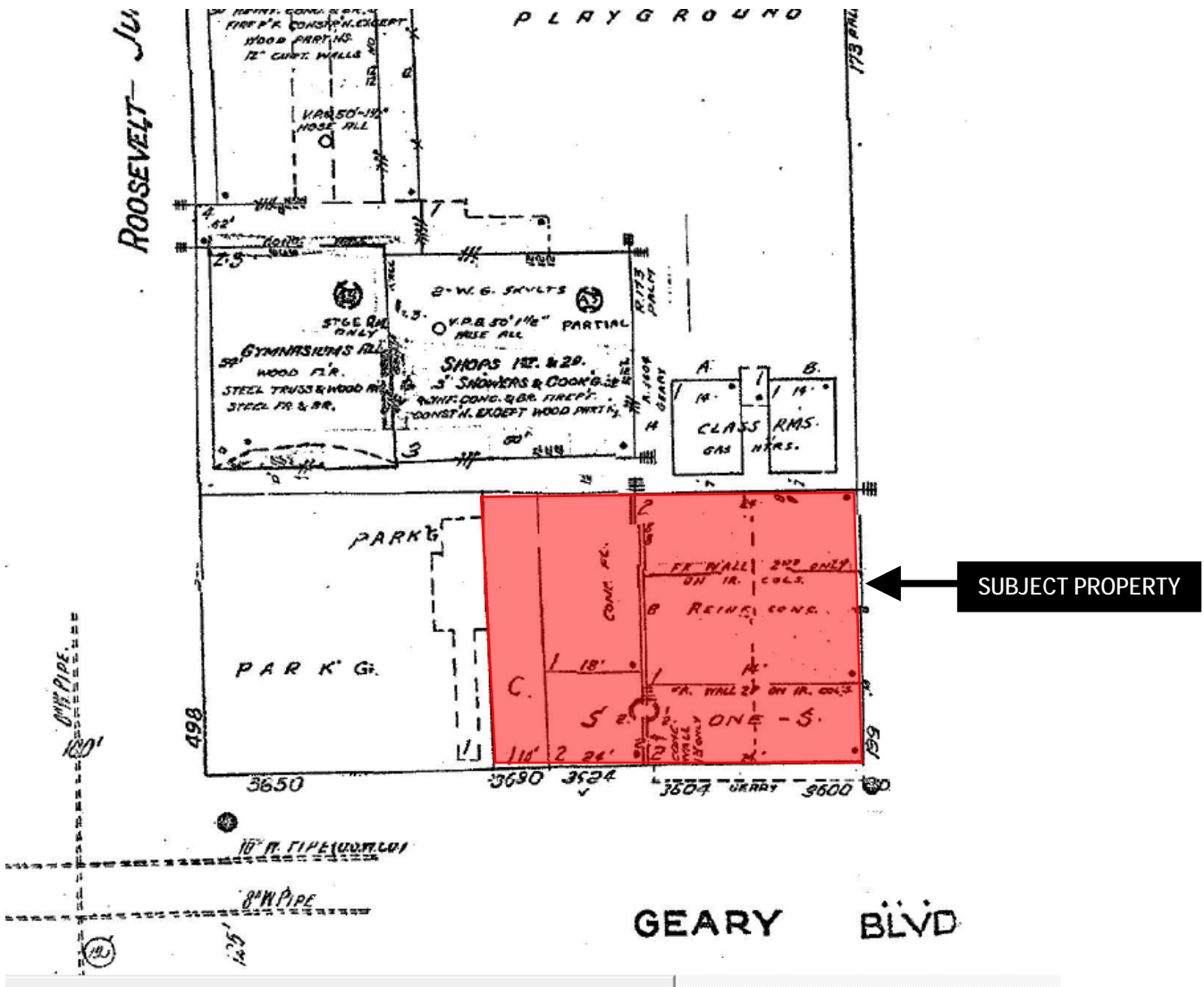
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map



Conditional Use Hearing  
Case Number 2014.0799C  
Formula Retail – CVS Pharmacy  
3600 Geary Boulevard

# Sanborn Map\*



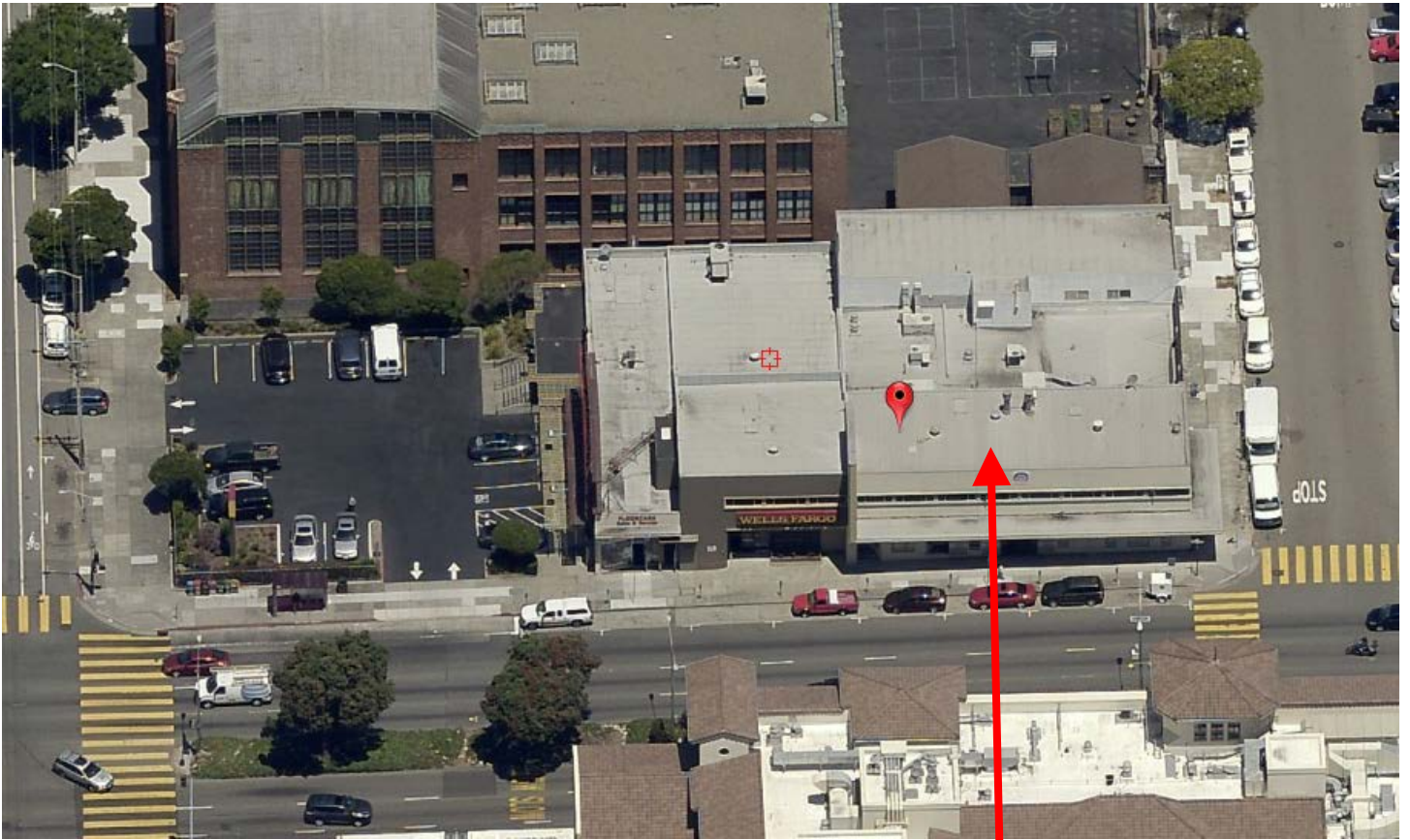
SUBJECT PROPERTY

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



Conditional Use Hearing  
 Case Number 2014.0799C  
 Formula Retail – CVS Pharmacy  
 3600 Geary Boulevard

# Aerial Photo

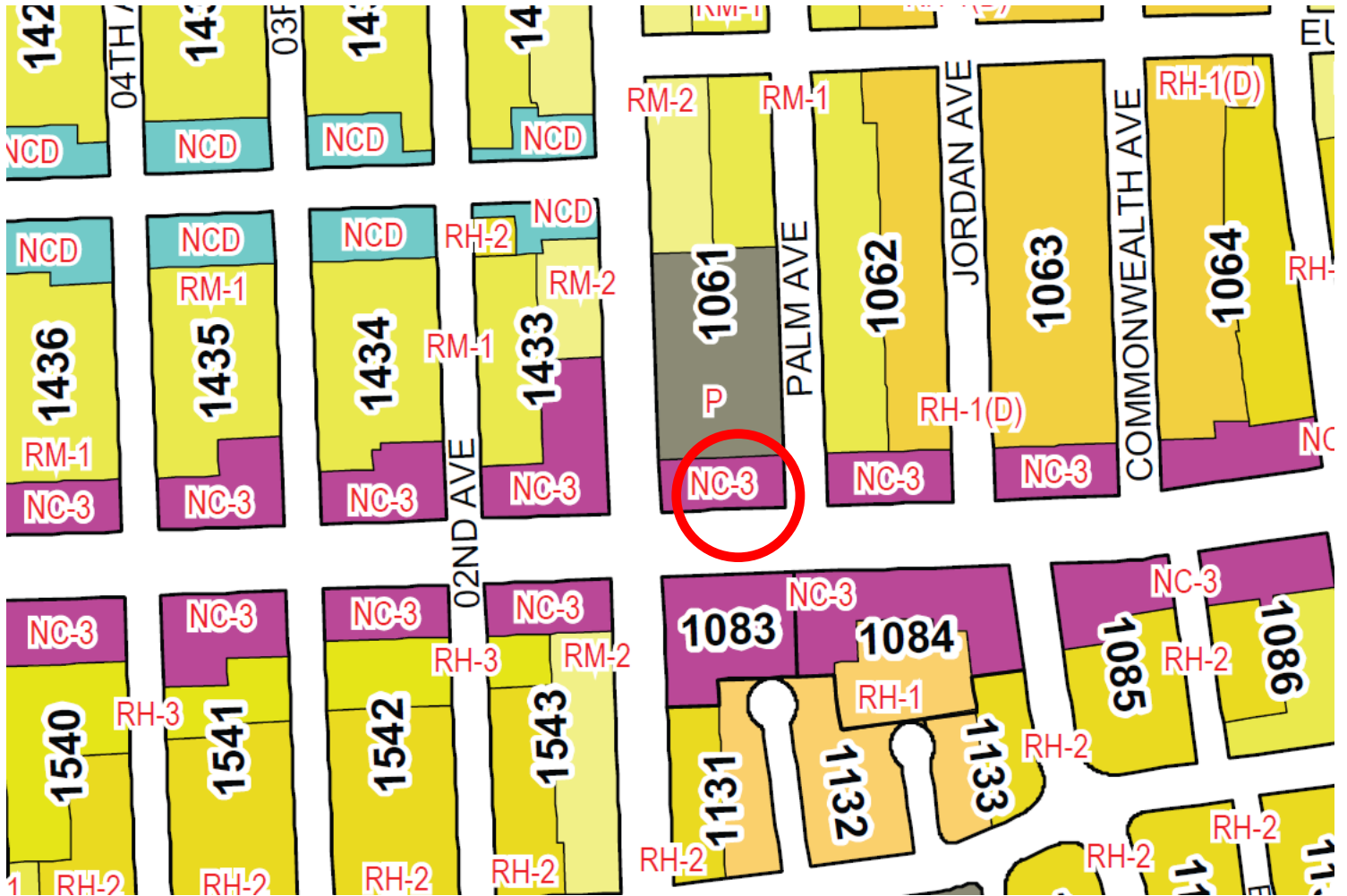


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2014.0799C  
Formula Retail – CVS Pharmacy  
3600 Geary Boulevard

# Zoning Map



Conditional Use Hearing  
Case Number 2014.0799C  
Formula Retail – CVS Pharmacy  
3600 Geary Boulevard

# Site Photo



Conditional Use Hearing  
Case Number 2014.0799C  
Formula Retail – CVS Pharmacy  
3600 Geary Boulevard



**From:** [Bradley Akey](#)  
**To:** [Ajello, Laura \(CPC\)](#)  
**Subject:** Cvs app to locate new pharmacy  
**Date:** Sunday, October 19, 2014 2:12:40 PM

---

**Please accept this memo/letter as my request in support to bring a new CVS pharmacy to our neighborhood in the planning commission hearing scheduled 6 November 2014. I will be out of town on that date so if any additional information is require please contact me before 3- October 2014 at the email address "[bakey@usa.net](mailto:bakey@usa.net)".**

**CVS Oct. 2014**

**In early May of this year, I attended a presentation on providing a CVS Pharmacy in our inner Richmond District. I was very impressed with the information given and trust that you, the Planning Commission, will approve the application to allow this store to be located at [3600 Geary Blvd. and Palm Ave.](#)**

**Replacing the empty and gradually deteriorating building with a CVS Pharmacy would be welcomed and patronized by many residents for a multitude of reasons:**

- **The preferred CVS Pharmacy is not easily accessible at 32<sup>nd</sup> and Clement streets**
- **Other alternative Pharmacies are over 10 blocks away**
- **Having a full-service CVS Pharmacy will be highly beneficial and convenient especially for the rapidly growing population of the elderly and the mobility-limited**
- **CVS Pharmacy's goal not to sell tobacco and alcohol will promote a safe environment with no additional burden on law enforcement personnel**

**Your kind attention on this matter of importance is greatly appreciated. I know I am one of many customers who will utilize, support and value a well-needed CVS Pharmacy in our neighborhood.**

**Sincerely,**

**Bradley Akey**

3145 Geary Blvd.

## **Ajello, Laura (CPC)**

---

**From:** Pound, Daniel <Daniel.Pound@ucsfmedctr.org>  
**Sent:** Tuesday, October 28, 2014 10:46 PM  
**To:** Ajello, Laura (CPC)  
**Cc:** 'Luis Cuadra'  
**Subject:** RE: Proposed CVS Pharmacy at 3600 Geary Boulevard

To San Francisco Planning Commission,

I am glad to write in support of the plan for CVA pharmacy at 3600 Geary Boulevard, which is located across the street from the UCSF Center for Geriatric Care in the Institute on Aging. My UCSF office provides primary medical care to over 700 elderly patients who would benefit from a pharmacy nearby for medications, vaccinations, and general medical supplies.

Daniel Pound, MD  
Medical Director, UCSF Center for Geriatric Care  
3575 Geary Blvd  
San Francisco, CA 94118  
Tel 415-353-4900  
Fax 415-353-8101

**Ajello, Laura (CPC)**

---

**From:** Jill Hacker <jjj1626@aol.com>  
**Sent:** Sunday, November 02, 2014 6:18 PM  
**To:** Ajello, Laura (CPC)  
**Subject:** 3600 Geary , Case # 2014.0799C

**TO:** Laura Ajello  
[Laura.ajello@sfgov.org](mailto:Laura.ajello@sfgov.org)  
415-575-9142

**FROM:** Jill Hacker  
[JJJ1626@aol.com](mailto:JJJ1626@aol.com)  
415-386-4138

**RE:** 3600 Geary Blvd  
Case No: 2014.0799C

**DATE:** 11/2/14

I live at 180 Palm Avenue, across the street from the above property. I have lived here since 1986. I have many concerns regarding the proposed plans for the property at 3600 Geary. Below are some of my concerns.

1.) I reviewed the plans across the street at the Goldman Institute a few months ago. At that time it was suggested that there would be a delivery entrance on Palm Avenue. That is completely unacceptable. First of all no trucks over 3000 tons are allowed anywhere in Jordan Park. This building at 3600 Geary fronts on a very busy commercial street but the Palm Avenue side is a residential area of Single Family homes and multi- unit bldgs. with many families and children. There is pride of ownership throughout Jordan Park which has multi-million dollar properties. Having delivery trucks would impact the value of properties and impact the “quiet enjoyment of life” which all in the area enjoy, except when children arrive and depart from Roosevelt Junior High across the street. The doors on the Palm Avenue side were

Jill Hacker

never used for Deliveries for as long as I've lived on Palm Avenue (28 years). There is a gate that was placed on one of the doors on Palm Avenue which has only been used for garbage cans. In fact the previous owners put the gate up to camouflage the cans upon request from a homeowner on Palm.

2.) During the meeting at the Goldman Institute it was suggested that there would be a Neon Sign on the roof on the Palm Avenue side. Again, looking at a Neon Sign on the Roof is totally unacceptable for any Home that would have to look out on to a NEON SIGN on Palm Avenue. The VALUE of any homes looking at a NEON SIGN would once again have a MAJOR IMPACT .

3.) The hours of 7 AM to 10 PM again is totally unacceptable. Even Walgreens in Laurel Village a few blocks away is only open till 9:00 pm. I'm assuming that 7:00 am would be the time that they would try to start deliveries. The disruption of a quiet morning would impact the residential area tremendously. I'm use to hearing birds in the morning in the trees that front Palm Avenue NOT TRUCKS!

4.) The biggest impact of all would be the PARKING. Jordan Park is noted as a wonderful Residential Area with terrific family homes and lots of parking. Over the last few years with the building of the Goldman Institute we have been inundated with cars that have Handicap placards and with teachers' with permits for working at Roosevelt Junior High. On top of that with the construction project going on at the school there are many contractors trucks that take up the remainder of the street. The traffic control people on their "cycles"

CASE NO: 2014.0799C

Page 3

Jill Hacker

very seldom show up to give tickets and or check on the handicap placards.

So the biggest question is "WHERE ARE ALL THESE CUSTOMERS GOING TO PARK! There is no parking left for anyone else. Let alone a Formula Retail Pharmacy. The

IMPACT on the area will far exceed any impact that we have had to put up with until now. There is no parking garage so it would have to be street parking for a revolving door of customers for over 10 hours a day. I'd like to know why there is no ENVIRONMENT IMPACT REPORT to address the amazing IMPACT that this Proposed Retail Pharmacy store will have on JORDAN PARK and the surrounding area.

Finally, I went on line today to view the proposed plans but was not able to navigate to any such site. Any suggestions??

# REUBEN, JUNIUS & ROSE, LLP

October 20, 2014

Cindy Wu, President  
San Francisco Planning Commission  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, California 94103

**Re: CVS Pharmacy – 3600 Geary Boulevard  
Planning Department Case No. 2014.0799C  
Hearing Date: November 6, 2014  
Our File No.: 7127.11**

Dear President Wu and Commissioners:

This office represents Armstrong Development Properties, Inc., the project sponsor (the “Project Sponsor”) of a proposed CVS pharmacy and retail store (“Project” or “CVS”) to be located at 3600 Geary Boulevard (the “Property”), on the northwest corner of Geary Boulevard and Palm Avenue.

This CVS would fill a glaring need in the community, as the nearest CVS to the east is approximately 26 blocks away at 1285 Sutter Street and the nearest CVS to the west is approximately 32 blocks away at 377 32<sup>nd</sup> Avenue. The CVS would be located directly across the street from the Institute on Aging, and will provide seniors and other adults access to prescription medications and other convenience shopping items. This CVS will not sell alcohol or any tobacco or tobacco-related products. Our outreach team has spent the past eight months providing project information to the neighborhood, and addressing their concerns.

Geary Boulevard is a major east-west thoroughfare that is well-served by public transit. Public transit services will be improved significantly with the planned Bus Rapid Transit service for Geary Boulevard, as well as the new traffic light and pedestrian crossing located at Geary Boulevard and Palm Avenue. Along the length of Geary Boulevard that bounds Presidio Heights, there are approximately 24 formula retail stores, none of which are pharmacies or large grocery stores. A formula retail map is attached as **Exhibit A**.

This CVS would be located in a vacant existing ground floor commercial space with a mezzanine, and will not increase the floor area or otherwise alter the existing space. The main entrance of the store is along Geary Boulevard at the southeast corner of the Property. Consistent with the City’s transit-first policies, no off-street parking will be provided. A floor plan and elevations for the proposed store are attached as **Exhibit B**. The Planning Commission approval required for this Project is a conditional use authorization for formula retail use.

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 | Mark H. Loper | Jody Knight | 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

**A. Benefits of the Project**

Benefits of the Project will include:

- Activating a new retail space in an existing vacant building along Geary Boulevard;
- Providing a pharmacy in an area lacking pharmacies, and in close proximity to the Institute on Aging and the California Pacific Medical Center, California Campus (“CPMC”);
- Creating new construction jobs during store construction;
- Creating up to 25 on-going new jobs, including 6 to 8 full time positions and many other entry-level opportunities;
- Generation of new economic activity and production of business tax revenue for the City of San Francisco.

**B. The Property Is an Appropriate Location for the Proposed CVS**

The Property is located on Geary Boulevard, which is a wide arterial that consists of a variety of residential, commercial, and mixed-use buildings, but lacks pharmacies and stores like CVS. There are many ground floor vacancies along Geary Boulevard and the proposed CVS will fill a large, vacant retail space. Operating every day from 7:00 AM to 10:00 PM, the proposed CVS will permit local residents, clients of the Institute on Aging, and patients at the nearby CPMC to obtain medications, basic necessities, and emergency health needs throughout the day and evenings. The new use will help beautify the Geary Boulevard corridor by filling an existing vacant retail space. This CVS will also be a driver of business to other nearby retailers.

**C. Compliance with Conditional Use Criteria for Formula Retail Use**

The proposed Project meets and exceeds the requirements necessary to grant a conditional use authorization for a formula retail use. The retail space at the Property has sat vacant for too long and local residents have informed us that they would like to see a pharmacy at this location. The Project will provide a pharmacy and retail store in a neighborhood currently served by only 24 formula retail stores along the Geary Boulevard corridor, none of which are pharmacies or large grocery stores. The CVS will provide a number of products and services, including convenience foods and health and beauty items, to neighborhood residents that would otherwise not be available along Geary Boulevard. This CVS will not significantly alter the balance of formula retail uses in the district.

One Bush Street, Suite 600  
San Francisco, CA 94104

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

**D. Providing Access to Good Jobs In the Community**

CVS also looks forward to being a strong source of good jobs in the community. CVS wages and benefits programs are developed specifically for each individual location and are very competitive, taking into account area wages of direct competitors, union wage salaries, and other geographical market factors. CVS is committed to filling its new positions with local hires. CVS works closely with the Mayor's Office of Workforce and Economic Development, which has provided pre-screening assistance in CVS's hiring of over 190 San Francisco residents for full-time and part-time positions to date.

**E. Community Outreach**

The Project Sponsor has conducted significant community outreach leading up to this Planning Commission hearing. A memo outlining these outreach efforts is attached as **Exhibit C** and the supporter documentation is attached as **Exhibit D**.

**F. Conclusion**

This proposed CVS provides substantial benefits to the neighborhood by activating a vacant retail space along the Geary Boulevard corridor. The Project will provide a much-needed pharmacy serving the residents in the vicinity, and will be especially desirable for clients of the Institute on Aging located across the street from the Property, and CPMC patients. The CVS will generate foot traffic that will benefit other nearby businesses. Planning Department staff is recommending approval of the requested authorization. For all of these reasons, we respectfully request the Planning Commission grant this conditional use authorization for this Project.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

  
Thomas P. Tunny

Enclosures

cc: Vice President Rodney Fong  
Commissioner Michael Antonini  
Commissioner Christine D. Johnson  
Commissioner Rich Hillis  
Commissioner Kathrin Moore  
Commissioner Dennis Richards  
John Rahaim – Planning Director

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REUBEN, JUNIUS & ROSE, LLP

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Planning Commission

October 20, 2014

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Scott Sanchez – Zoning Administrator  
Jonas Ionin – Commission Secretary  
Laura Ajello – Planning Department  
Armstrong Development Properties, Inc.

One Bush Street, Suite 600  
San Francisco, CA 94104

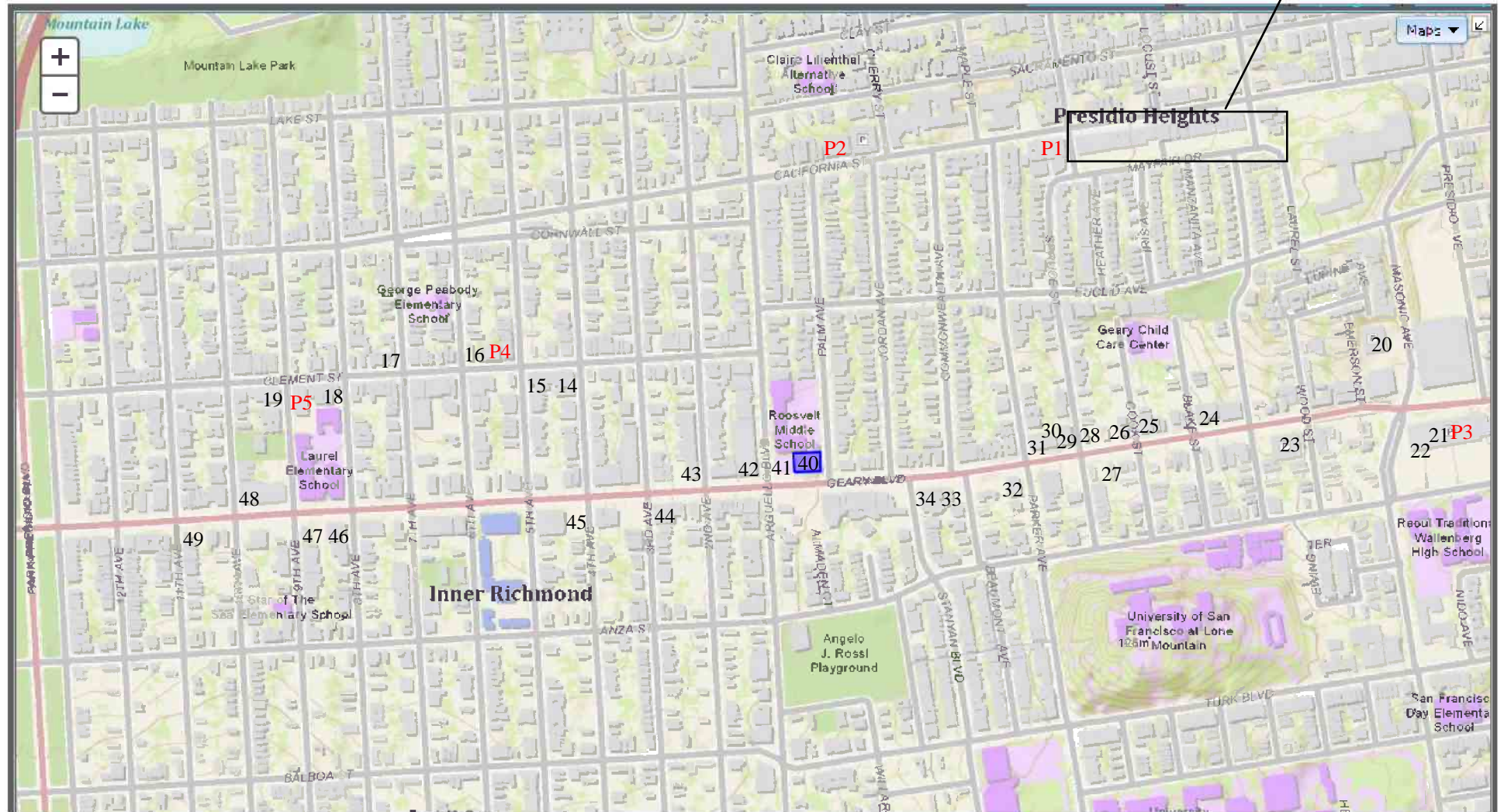
tel: 415-567-9000  
fax: 415-399-9480

**REUBEN, JUNIUS & ROSE, LLP**

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

**EXHIBIT A**

# Formula Retail Map



Nos. 1-13

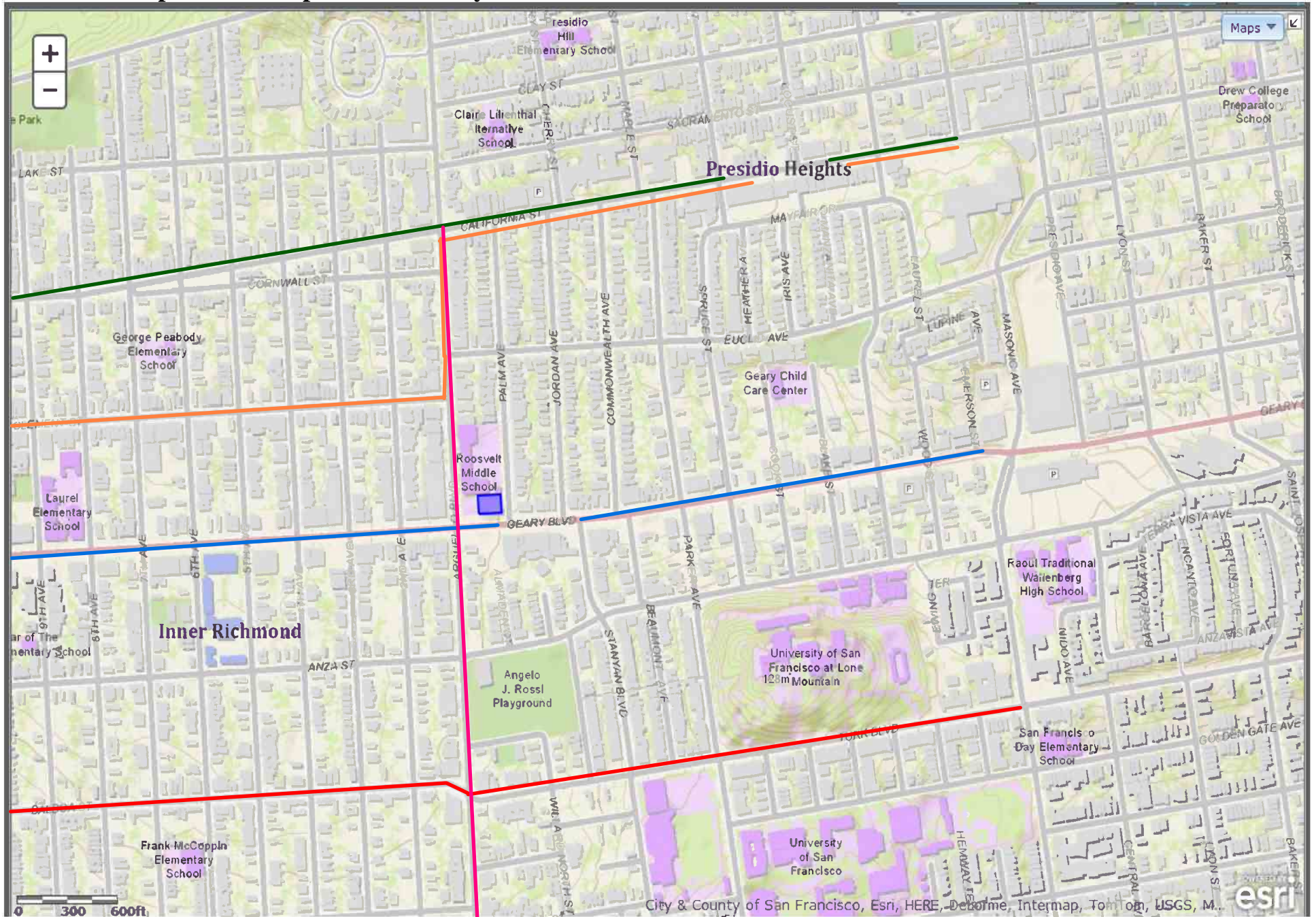
## Pharmacies

- P1 - Walgreens
- P2 - Walgreens
- P3 - Target
- P4 - Red Square
- P5 - Walgreens

## Formula Retail

- |                         |                        |                           |                           |                           |
|-------------------------|------------------------|---------------------------|---------------------------|---------------------------|
| 1 - Gymboree            | 11 - StrideRite        | 21 - Target               | 31 - H&R Block            | 41 - Wells Fargo          |
| 2 - Peet's Coffee       | 12 - Bank of America   | 22 - Best Buy             | 32 - Chase Bank           | 42 - Office Max           |
| 3 - Wells Fargo         | 13 - Starbuck's Coffee | 23 - Bank of America      | 33 - Sprint               | 43 - Toyota               |
| 4 - Jenny Craig         | 14 - Chase Bank        | 24 - Mancini's Sleepworld | 34 - Bevmo                | 44 - O'Reilly Auto Parts  |
| 5 - Gap Kids            | 15 - Quickly           | 25 - Big O's Tires        | 35 - Pier 1 Imports       | 45 - Toyota               |
| 6 - Chico's             | 16 - East West Bank    | 26 - Sleep Train          | 36 - AT&T                 | 46 - Meineke              |
| 7 - Noah's Bagels       | 17 - Bank of America   | 27 - UPS Store            | 37 - Round Table Pizza    | 47 - CitiBank             |
| 8 - Papyrus             | 18 - RadioShack        | 28 - Lumber Liquidators   | 38 - State Farm Insurance | 48 - Mattress Discounters |
| 9 - First Republic Bank | 19 - Bank of West      | 29 - Radio Shack          | 39 - US Bank              | 49 - Jack in the Box      |
| 10 - Ace Hardware       | 20 - Trader Joe's      | 30 - Verizon Wireless     | 40 - **CVS - 3600 GEARY** |                           |

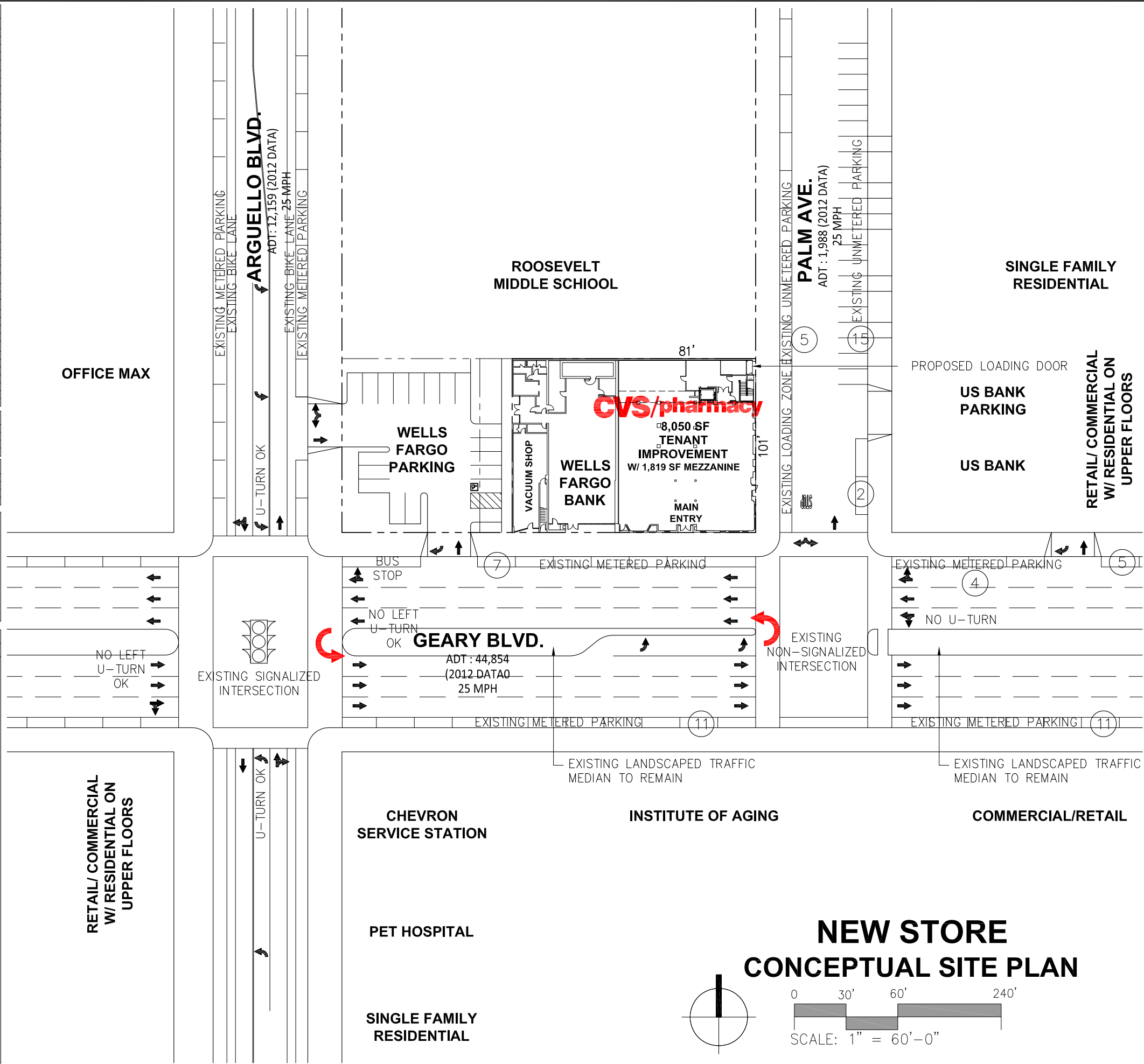
# Public Transportation Map for 3600 Geary Boulevard



- 38/38L
- 31
- 1
- 2
- 33

**EXHIBIT B**

| CRITERIA CHECKLIST   |   |
|--|---|
| <b>PROJECT DATA</b>  |   |
| TOTAL CVS PARKING REQUIRED   | 1/500 SF (NO ON-SITE PARKING)   |
| TOTAL CVS PARKING PROVIDED   | NO ON-SITE PARKING AVAILABLE  |
| LOADING AREA PROVIDED  | 1 (OFF-SITE, IN STREET)   |
| LOADING AREA REQUIRED  | 1 (10'W x 30'L x 12'H)  |
| <b>LAND INFORMATION</b>  |   |
| PARCEL NUMBER  | BLOCK: 1061, LOT 018  |
| BOUNDARY SURVEY  | TBD   |
| TOPOGRAPHICAL SURVEY   | TBD   |
| ENVIRONMENTAL REPORT (PHASE 1)   | TBD   |
| GEOTECHNICAL REPORT  | TBD   |
| DETENTION EVALUATION   | TBD   |
| CUT/FILL EVALUATION (APPROX.)  | TBD   |
| OFF-SITE IMPROVEMENTS  | TBD   |
| EASEMENTS  | TBD   |
| <b>ZONING INFORMATION</b>  |   |
| EXISTING ZONING  | NC-3 NEIGHBORHOOD COMMERCIAL, MODERATE SCALE  |
| ADJACENT ZONING  | NORTH: PUBLIC<br>SOUTH: MC3-NEIGHBORHOOD COMMERCIAL, MODERATE SCALE, EAST-MC3-NEIGHBORHOOD COMMERCIAL, MODERATE SCALE, WEST-MC3-NEIGHBORHOOD COMMERCIAL, MODERATE SCALE |
| <b>CONDITIONS OF REZONING</b>  |   |
| BUILDING HEIGHT LIMIT  | EXISTING BUILDING   |
| <b>OPERATIONS INFORMATION</b>  |   |
| DRIVE-THRU ALLOWED   | N/A   |
| 24-HOUR SERVICE ALLOWED  | CUP REQUIRED  |
| BEER / WINE SALES ALLOWED  | NO  |
| MINUTE CLINIC ALLOWED & PERMITTED USE  | MEDICAL USE ALLOWED BY RIGHT  |
| SIGNAGE LOCATIONS & REQUIREMENTS   | TBD   |
| <b>LANDSCAPE INFORMATION</b>   |   |
| EXTERNAL REQUIREMENTS  | YES, SEE DUE DILIGENCE REPORT   |
| INTERNAL REQUIREMENTS  | YES, SEE DUE DILIGENCE REPORT   |
| <b>ACCESS INFORMATION</b>  |   |
| CURB CUT EVALUATION  | TBD   |
| DECELERATION LANES   | TBD   |
| LINE OF SIGHT  | TBD   |
| JURISDICTIONAL CONTROL   | TBD   |
| <b>STORM &amp; UTILITY INFORMATION</b>   |   |
| STORM AVAILABILITY   | CITY OF SAN FRANCISCO   |
| ELECTRIC AVAILABILITY  | PG&E  |
| TELEPHONE AVAILABILITY   | AT&T  |
| CABLE AVAILABILITY   | TBD   |
| WATER AVAILABILITY   | CITY OF SAN FRANCISCO   |
| SEWER AVAILABILITY   | CITY OF SAN FRANCISCO   |
| GAS AVAILABILITY   | PG&E  |
| <b>SITE DATA</b>   |   |
| CVS SITE AREA  | 9,869 SF, (LEASE AREA)  |
| TOTAL SITE AREA  | 9,869 SF, (LEASE AREA)  |
| PERVIOUS AREA  | N/A   |
| IMPERVIOUS AREA  | N/A   |
| MAX. IMPERVIOUS AREA   | N/A   |
| BUILDING AREA  | 9,869 SF, (LEASE AREA)  |
| BUILDING DENSITY   | N/A   |
| MAX. BUILDING DENSITY  | N/A   |
| <b>SITE QUANTITIES, ONSITE</b>   |   |
| STANDARD DUTY ASPHALT  | - SF  |
| HEAVY DUTY ASPHALT   | - SF  |
| CONCRETE   | - SF  |
| CURB & GUTTER LENGTH   | - LF  |
| <b>SITE QUANTITIES OFFSITE</b>   |   |
| STANDARD DUTY ASPHALT  | 0± SF   |
| HEAVY DUTY ASPHALT   | -± SF   |
| CONCRETE   | -± SF   |
| CURB & GUTTER  | -± LF   |
| <b>SITE PLAN LEGEND</b>  |   |
| CONCRETE PAVING/ SIDEWALK  | LANDSCAPE AREA  |
| STANDARD A.C. PAVING   | TRANSFORMER ON CONCRETE PAD   |
| HEAVY DUTY PAVING AREA   | ACCESSIBLE PARKING SPACE  |
|  | CLEAN AIR VEHICLE PARKING SPACE   |
| <b>SITE RISK ASSESSMENT</b>  |   |
| REFER TO THE DUE DILIGENCE FOR FURTHER EXPLANATION OF EACH ITEM  |   |
| 1. THIS SITE PLAN IS BASED UPON ASSESSOR'S PARCEL MAPS AND AERIAL PHOTOS.  |   |
| 2. A WB-67 DESIGN VEHICLE WAS USED FOR DELIVERY TRUCK ROUTING  |   |
| 3. THE PROPOSED SITE IS LOCATED WITHIN A MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT ("NC-3"). A CVS RETAIL STORE AND PHARMACY WOULD BE CONSIDERED A "SALES AND SERVICES, OTHER RETAIL" USE, WHICH IS PERMITTED ON ALL STORIES OF THE BUILDING IN THE NC-3 DISTRICT. THE OPERATION HOURS FOR THESE USES ARE NOT LIMITED. SEE DUE DILIGENCE REPORT FOR ADDITIONAL SUMMARY OF REQUIREMENTS.  |   |
| 4. IN THE NC-3 DISTRICT, "LIQUOR STORE" USES ARE NOT PERMITTED. "LIQUOR STORE" IS DEFINED AS "A RETAIL USE WHICH SELLS BEER, WINE, OR DISTILLED SPIRITS TO A CUSTOMER IN AN OPEN OR CLOSED CONTAINER FOR CONSUMPTION OFF THE PREMISES AND WHICH NEEDS A STATE OF CALIFORNIA ALCOHOLIC BEVERAGE CONTROL BOARD LICENSE TYPE 20 (OFF-SALE BEER AND WINE) OR TYPE 21 (OFF-SALE GENERAL)." HOWEVER, ACCESSORY SALES OF ALCOHOL ARE PERMITTED WHERE THE SIZE OF THE ESTABLISHMENT IS GREATER THAN 10,000 GROSS SQUARE FEET AND LESS THAN 15% OF THE ESTABLISHMENT IS DEDICATED TO ALCOHOL SALES. FOR PHASE I THE CVS AT THE PROPOSED SITE WILL OCCUPY LESS THAN 10,000 SQUARE FEET, THEN CVS WILL BE UNABLE TO SELL ALCOHOL, SINCE SUCH SALES WOULD NOT BE PERMITTED AS A PRINCIPAL LIQUOR STORE USE, NOR AS AN ACCESSORY USE. FOR PHASE II THE CVS ON THE PROPOSED SITE WILL OCCUPY MORE THAN 10,000 SQUARE FEET, IT IS PERMITTED TO SELL ALCOHOL FOR OFF-SITE CONSUMPTION SO LONG AS THE FLOOR AREA DEVOTED TO SUCH SALES IS LIMITED TO LESS THAN 15% OF THE GROSS FLOOR AREA OF THE ESTABLISHMENT. CVS WOULD NEED TO OBTAIN AN OFF-SALE LICENSE FROM THE CALIFORNIA ALCOHOL BEVERAGE CONTROL BOARD FOR ANY ALCOHOL SALES AT THE PROPOSED SITE. SEE DUE DILIGENCE REPORT FOR ADDITIONAL SUMMARY OF REQUIREMENTS. |   |
| 5. A CURRENT ESTIMATE TO COMPLETE BOTH THE CONDITIONAL USE PERMIT PROCESS AND THE ENVIRONMENTAL REVIEW IS 4 MONTHS.  |   |
| 6. THE PLANNING CODE'S STREET FRONTAGE CONTROLS ARE RELATIVELY NEW AND THE PLANNING DEPARTMENT IS JUST BEGINNING TO APPLY THEM TO SITUATIONS WHERE NEW TENANTS ARE MOVING INTO EXISTING RETAIL LOCATIONS. THE PLANNING CODE'S NON-CONFORMING USE AND STRUCTURE PROVISIONS PROVIDE AN ARGUMENT THAT THE STREET FRONTAGE CONTROLS SHOULD SIMPLY NOT APPLY TO EXISTING BUILDINGS. HOWEVER, SO FAR THE PLANNING DEPARTMENT IS APPLYING THE CONTROLS ON A CASE-BY-CASE BASIS, AND DETERMINING WHICH CONTROLS ARE REASONABLE AND FEASIBLE TO INCORPORATE INTO AN EXISTING BUILDING. ULTIMATELY, THE PLANNING DEPARTMENT COULD HAVE SOME ABILITY TO NEGOTIATE SOME ALTERNATIONS TO THE EXTERIOR OF THE BUILDING. SEE DUE DILIGENCE REPORT FOR ADDITIONAL SUMMARY OF REQUIREMENTS.   |   |



**STORE NUMBER:** TBD

3600 GEARY BLVD.  
SAN FRANCISCO, CA

**PROJECT TYPE:** TENTANT IMPROVEMENT  
**DEAL TYPE:**

**CS PROJECT NUMBER:** 71714

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**ARCHITECT OF RECORD**

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**CONSULTANT:**

**TAIT**  
Since 1994

11280 Trade Center Drive  
Rancho Cordova, CA 95742  
p: 916/635/2444 f: 916/635/2606  
www.tait.com

Los Angeles  
Ontario  
Sacramento  
San Diego  
San Francisco

Boca Raton  
Dallas  
Denver  
Phoenix  
Portland

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**DEVELOPER:**

**ARMSTRONG DEVELOPMENT PROPERTIES, INC.**

2375 EXPOSITION BLVD., SUITE 101  
SACRAMENTO, CA 95816  
TEL (916) 643-9610  
FAX (916) 643-9613

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**SEAL:**

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**REVISIONS:**

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DRAWING BY: O.O.

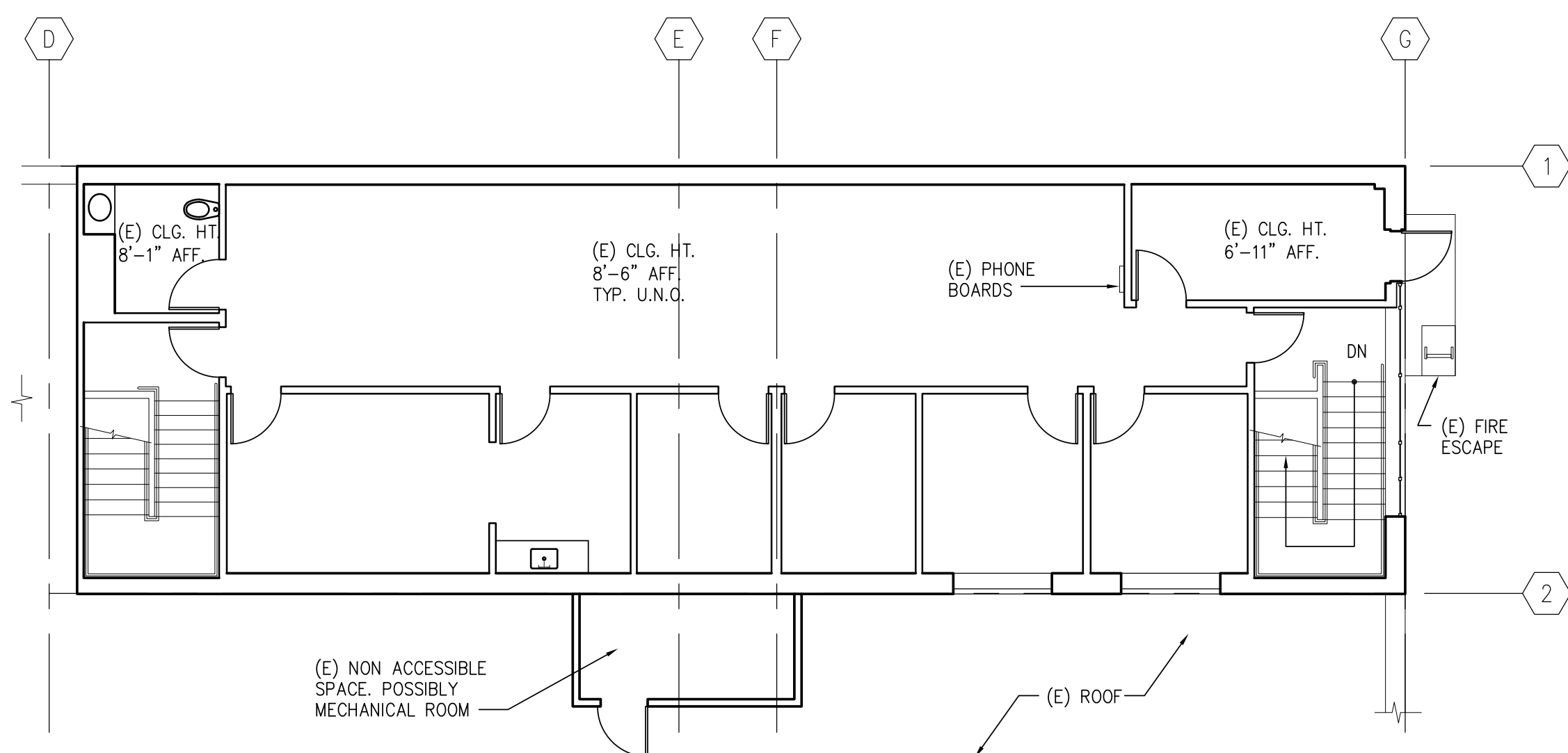
DATE: 09-11-12

JOB NUMBER: CVS17600

TITLE: **NEW STORE CONCEPTUAL SITE PLAN**

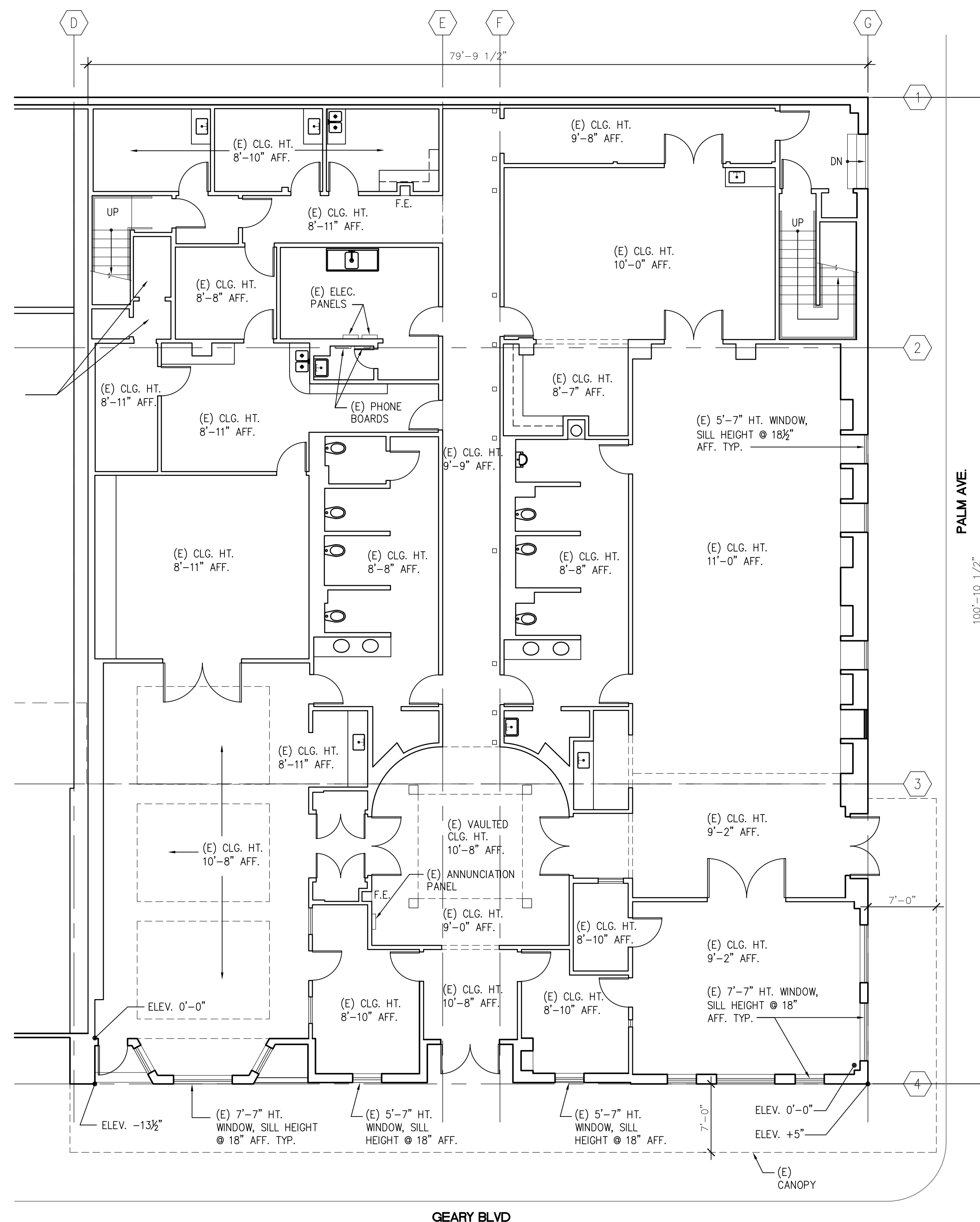
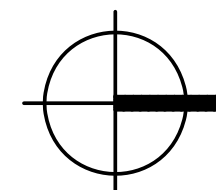
SHEET NUMBER: **SK-1**

COMMENTS:



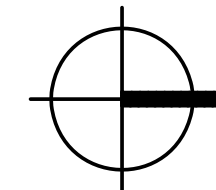
2 EXISTING MEZZANINE PLAN

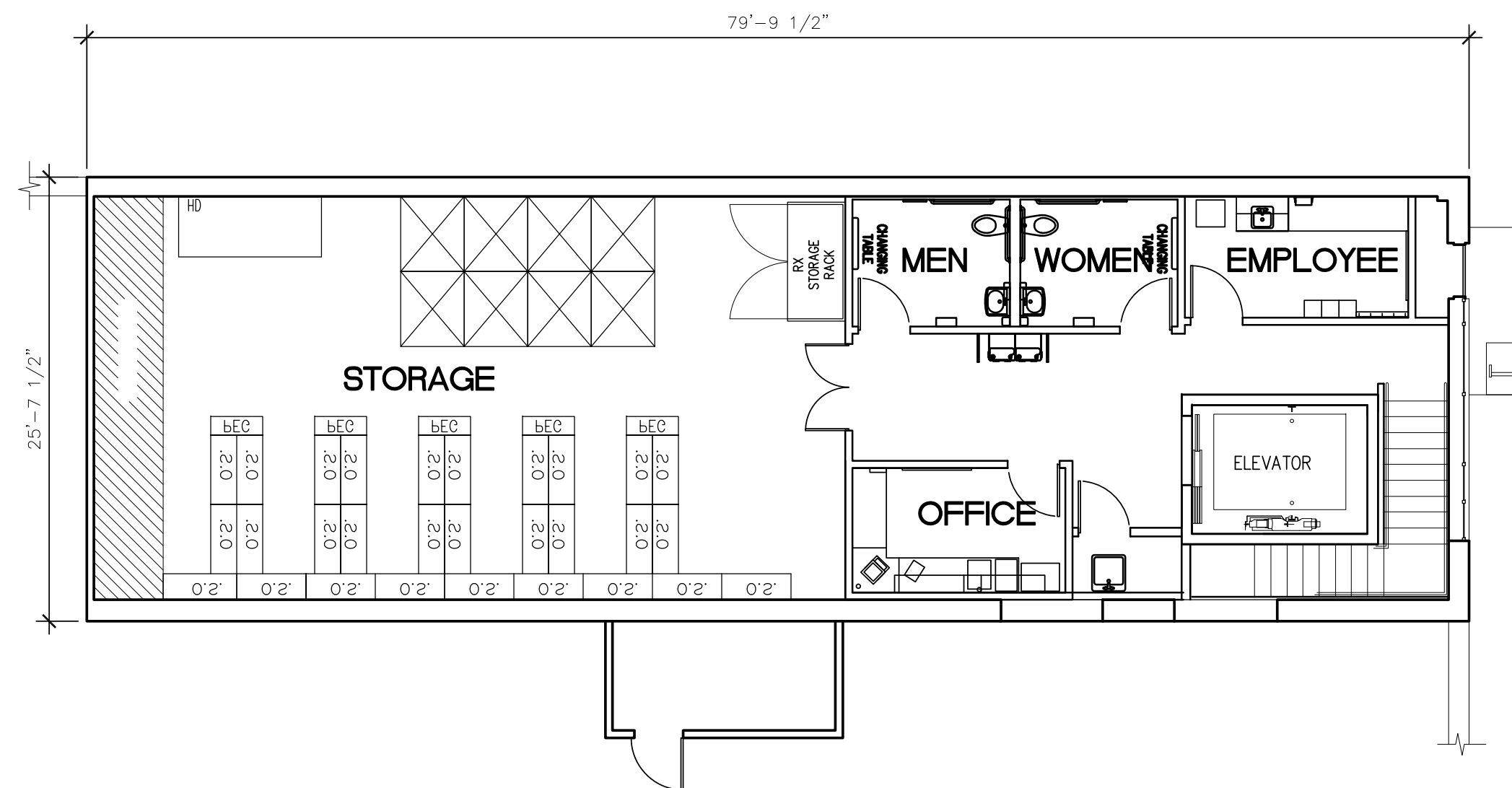
SCALE: 1/8" = 1'-0"



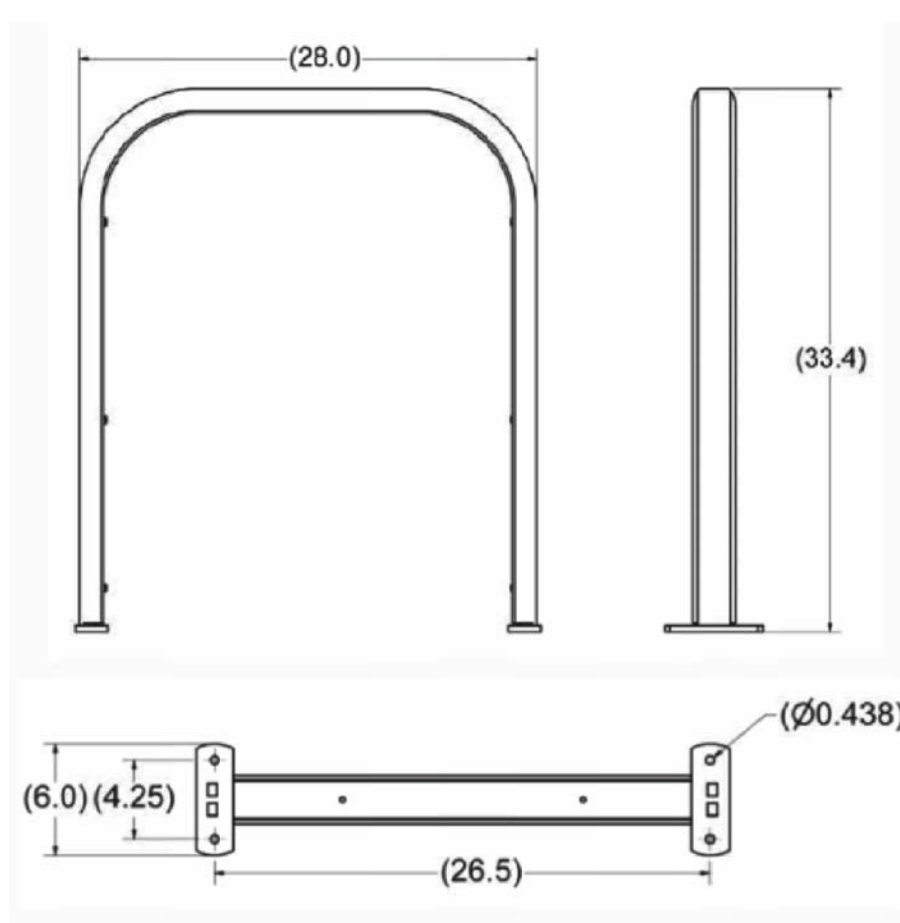
1 EXISTING 1ST FLOOR PLAN

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



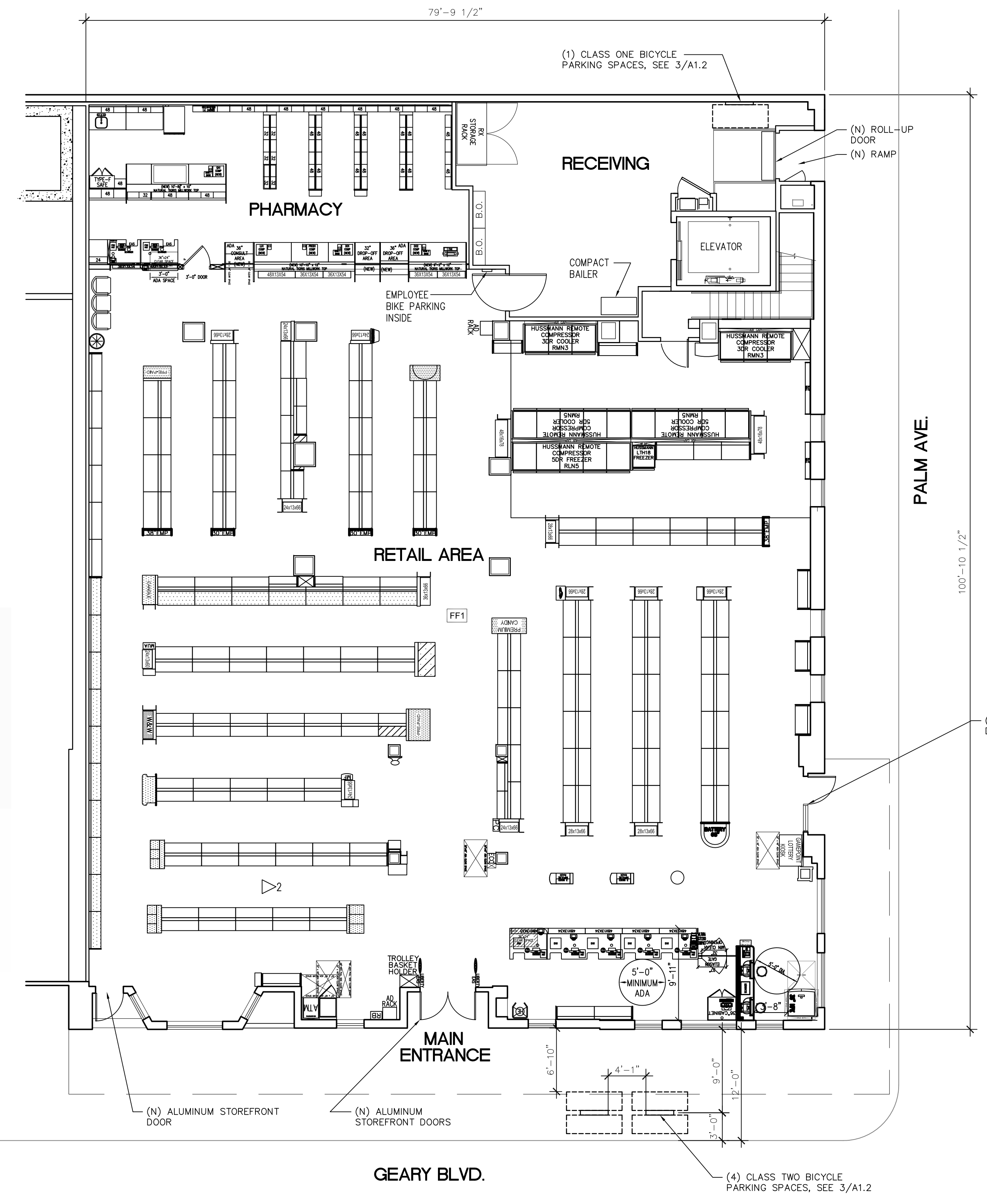


2 PROPOSED MEZZANINE PLAN  
SCALE: 1/8" = 1'-0"



- MATERIALS**
- OUTER TUBE: 2 X 1 X 0.120 RECTANGULAR TUBING  
STAINLESS STEEL
  - INNER BAR: 0.25 X 2 FLAT BAR  
STAINLESS STEEL
  - SOFT PAD: *SANTOPRENE TPV*
  - MOUNTING FEET: 0.375 X 2 X 6 FLAT BAR  
STAINLESS STEEL

3 CLASS 1 & 2 BIKE RACK, SURFACE MOUNT  
SCALE: NTS.  
MANUFACTURER: HUNTCO  
MODEL #: BURNSIDE BIKE RACK



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



NON-PROTOTYPE

STORE NUMBER: 10330

3600 GEARY BLVD.  
SAN FRANCISCO, CA  
PROJECT TYPE: MAJOR REMODEL  
DEAL TYPE: AS-IS

CS PROJECT NUMBER: 71714

ARCHITECT OF RECORD

ARCHITECTURAL  
DIMENSIONS

300 Frank H. Ogawa Plaza, Suite 375  
Oakland, CA 94612-2047  
TEL. 510.463.8300  
FAX. 510.463.8395

CONSULTANT:



1375 EXPOSITION BLVD., SUITE 101  
SACRAMENTO, CA 95818  
TEL. (916) 643-9610  
FAX. (916) 643-9613

SEAL:

REVISIONS:

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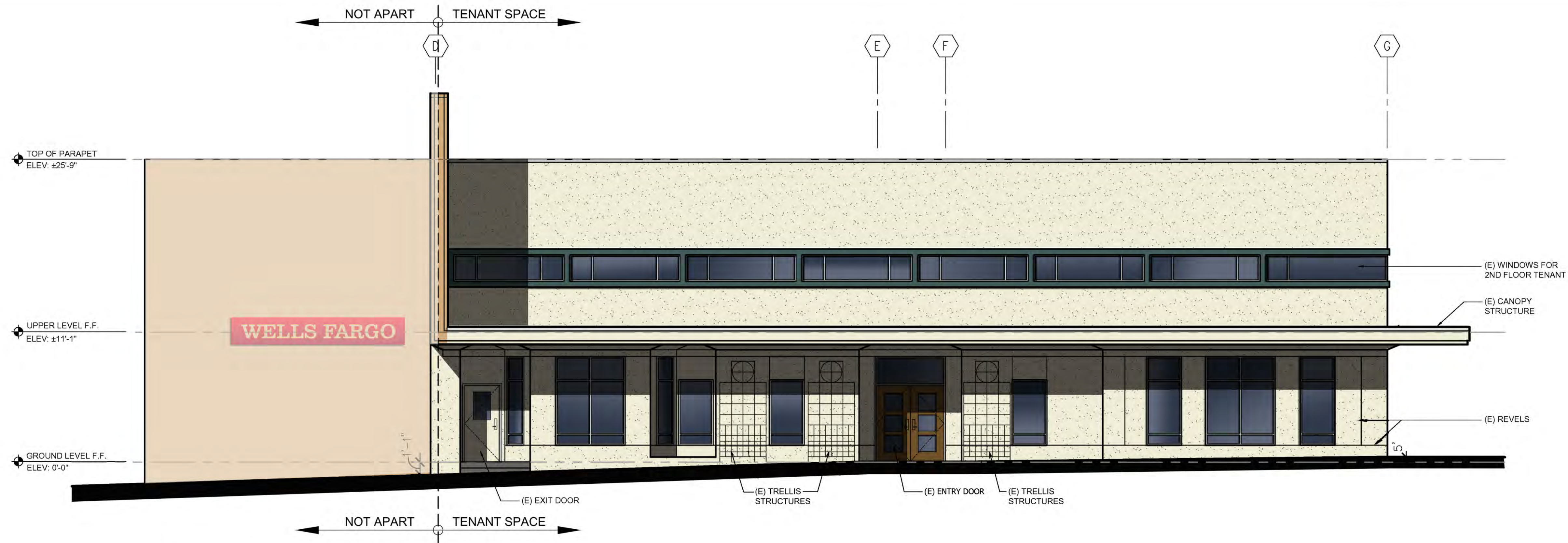
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DATE: 22 August 2014  
JOB NUMBER: ARM26  
TITLE: FLOOR PLAN

SHEET NUMBER:

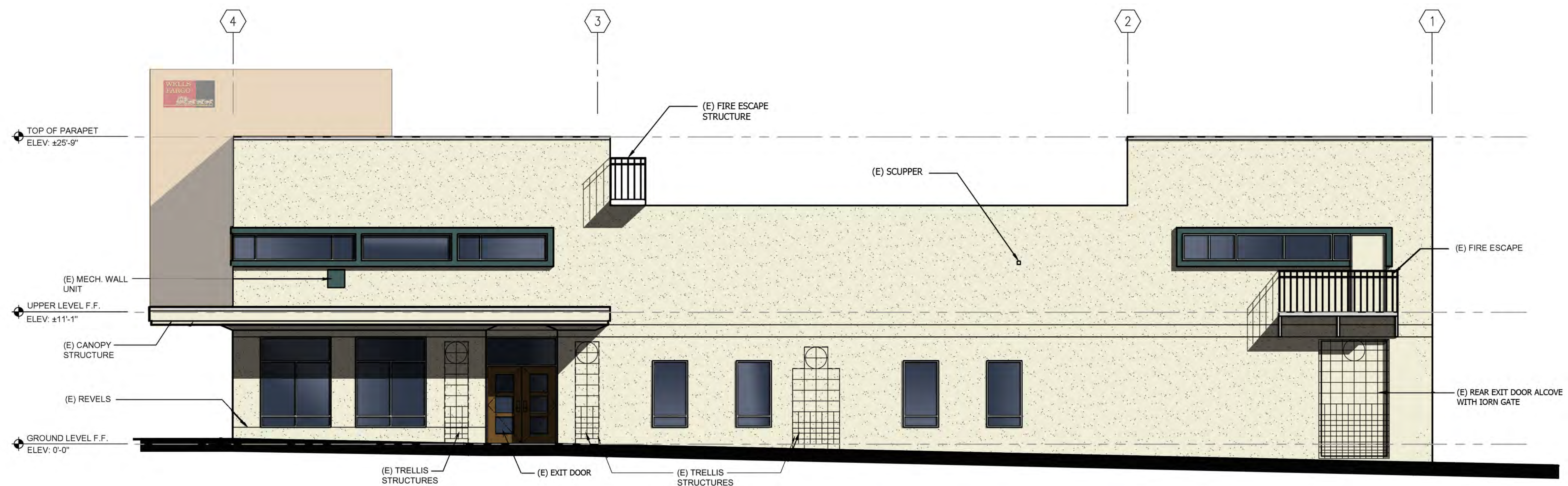
A-1.2

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION

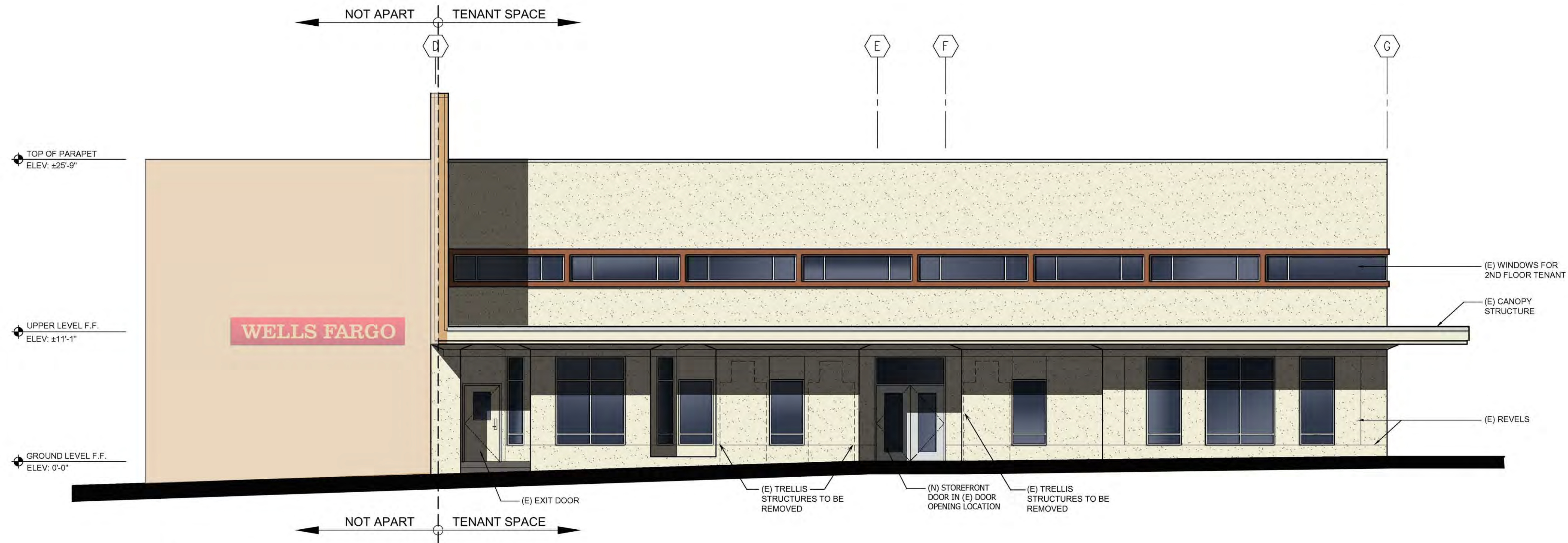




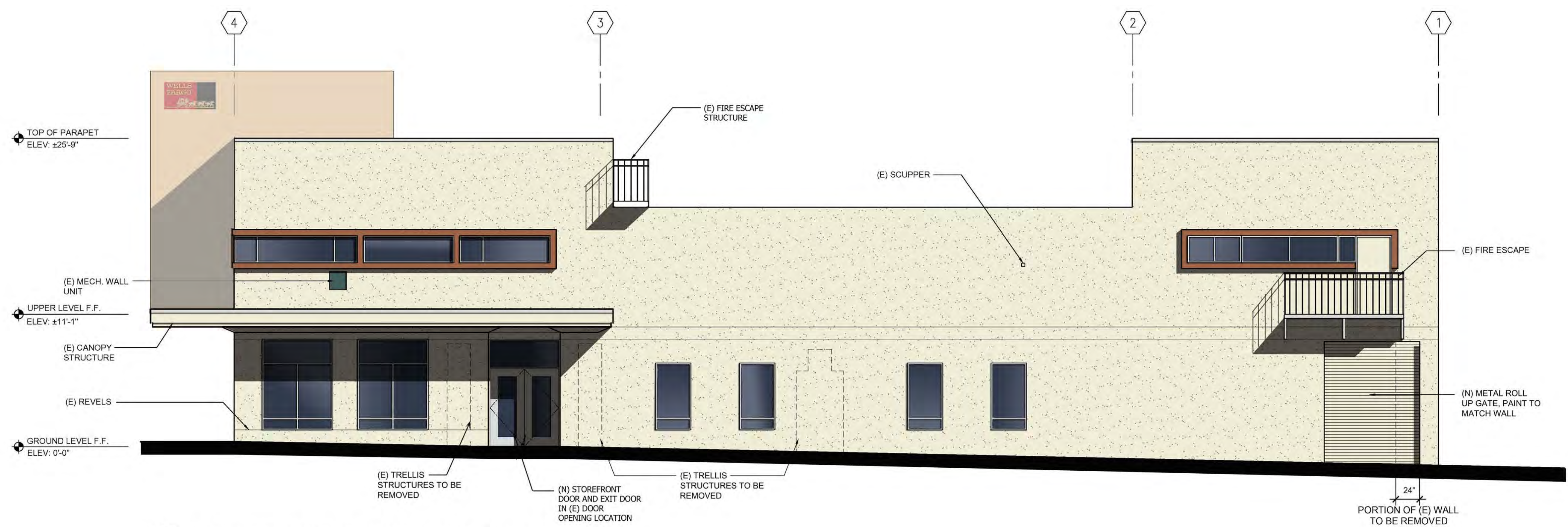
1 EXISTING EXTERIOR ELEVATION @ GEARY STREET  
SCALE: 3/16" = 1'-0"



2 EXISTING EXTERIOR ELEVATION @ PALM STREET  
SCALE: 3/16" = 1'-0"



**1 EXTERIOR ELEVATION @ GEARY BLVD.**  
SCALE: 3/16" = 1'-0"



**2 EXTERIOR ELEVATION @ PALM ST.**  
SCALE: 3/16" = 1'-0"

- MATERIALS**
- EXISTING CEMENT PLASTER PAINT - TO MATCH EXISTING
  - EXISTING TRIM PAINT - TO MATCH EXISTING
  - EXISTING AND NEW ALUMINUM WINDOW FRAMES AND STOREFRONT CLEAR ANODIZED - TO MATCH EXISTING

**EXHIBIT C**

*Confidential*

## Memo



DATE: October 20, 2014

TO: President Cindy Wu  
Members of the San Francisco Planning Commission

FROM: BergDavis Public Affairs

RE: CVS/pharmacy at 3600 Geary Boulevard

For over seven months, BergDavis Public Affairs, Armstrong Development and CVS Health have been engaging the community regarding plans for a new location at 3600 Geary Boulevard. Outreach has included a widely noticed community meeting, merchant walks and meetings with key neighborhood organizations and individuals. We have also spoken numerous times with the Office of Supervisor Mark Farrell in whose district the store resides.

In March 2014, BergDavis conducted a merchant walk introducing the project to the local businesses that operate along the nearby Geary Boulevard corridor, as well as inviting them to attend a community meeting held on May 7, 2014. Support from the merchant community has been consistently positive. Attached is a merchant petition with 16 signatures from merchants located within the immediate project site vicinity.

BergDavis and CVS Health meet with the Anza Vista Neighborhood Association and Jordan Park Improvement Association prior to the community open house. The Anza Vista Neighborhood Association felt that the store would be neighborhood-serving and is supportive of the project. The Jordan Park Improvement Association expressed some concerns about the availability of short term customer parking in the area, and CVS Health is currently pursuing solutions to address this issue. The team continues to speak with Jordan Park Improvement Association to answer any lingering questions.

The project team also met with the Institute on Aging and the Coronet, a Bridge Housing senior living facility located across from the project site. Both entities are supportive of the project as a whole and specifically of the convenience that having a CVS Health pharmacy across the street from their facilities will provide.

We have also had several conversations with the UCSF Geriatric Clinic located in the Institute on Aging facility. The clinic was very pleased that CVS would be offering the Zostavax vaccine for shingles at the proposed store. The head of the clinic, Dr. Daniel Pound, was provided with the contact information for CVS's chief pharmacist so that they could communicate directly concerning the type of pharmaceuticals CVS Health offers.

In May 2014, BergDavis and CVS Health hosted a publicly noticed open house for the project at the Institute for Aging immediately across the street from the proposed site. Attending the meeting were approximately 16 community members, including representatives from the Jordan Park Improvement Association, Supervisor Mark Farrell's office and Supervisor Eric Mar's office. The meeting was an open house format where community members were invited to look at project plans and ask subject matter experts questions about all aspects of the project. The team also provided fact sheets with project details and contact information in case they had follow-up questions after the meeting. Those materials are included with this memo as well.

Please do not hesitate to contact us if you have any questions.

**EXHIBIT D**

# BetsyCorrinPhD Licensed Clinical Psychologist

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3514 Geary Boulevard, Suite 305 ◦ San Francisco, CA 94118 ◦ (415) 608-7323 ◦ [www.betsycorrin.com](http://www.betsycorrin.com)

San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

April 28, 2014

Re: CVS/Pharmacy at 3600 Geary Blvd

To Whom It May Concern,

I am writing to express my support for the proposed CVS/Pharmacy at 3600 Geary Boulevard. I was thrilled to hear the news! I work in the area and would be delighted to have a CVS in that location. I am often running out to do errands during the day, and would be glad to be able to do that at a local store without having to move my car. I think it would be a hugely positive addition to the neighborhood.

I vote resoundingly "YES" for the new CVS!

If you need to contact me for further information, feel free to call me on (415) 608-7323.

Thank you.

Best,

*Betsy Corrin*

Betsy Corrin, PhD  
Licensed Clinical Psychologist



Dear Planning Commissioners,

As a business operator near or along the Geary Boulevard corridor, I support bringing a CVS Health Pharmacy to 3600 Geary Street. There is no pharmacy in this part of the city and this site is designed to fill a void for nearby residents, seniors and businesses in the Richmond.

| Name                | Business                               | Address                  | Email              |
|---------------------|--|--------------------------|--------------------|
| Jon Kwan            | 3526 Geary Blvd.                       | Soap Box Cleaners        |                    |
| B. Chang            | 3522 Geary Blvd. #2                    | San Francisco. 019 94118 | (k-c int'l travel) |
| J. Lopez            | Contractors Appliance                  | 3660 Geary Blvd 94118    |                    |
| Richard Schoenewels | <del>3460</del> San Francisco Kitchens | 3460 Geary Blvd 94118    |                    |
| Katie Kim           | POLA cosmetics                         | 3900 Geary Blvd #102     |                    |
| Roxanne Ruiz        | 4228 Geary St                          | (Sincere Home Decor)     |                    |
| Kenton Huang        | 4228 Geary St                          | (Sincere Home Decor)     |                    |
| Lai Xia Li          | 4225 Geary Blvd.                       | Lainer Li Acupuncture    |                    |
| Valerie Gupta       | at Geary Dental Center                 | 4225 Geary Blvd          |                    |
| Jessica Lione       | 4205 Geary St                          | SF CA 94118              |                    |
| Jonathan Truong     | Pets Corner                            | 3701 Geary Blvd.         |                    |







Dear Planning Commissioners,

As a resident of The Coronet, BRIDGE senior living facility, I support bringing a CVS Health pharmacy to 3600 Geary Street. Having a located across the street from my home would fill a void for the many seniors in the Richmond.

| Name              | Address                    | Email | Phone          |
|-------------------|----------------------------|-------|----------------|
| Liz Lomb (twins)  | 3595 Geary #306            |       | 415 752-3334   |
| Simpson Perreault | 3595 Centerville #439      |       |                |
| Danielle Davis    | 1100 Broad St SF CA, 94112 |       |                |
| Michael Green     | 3595 Geary St SF CA 94118  |       |                |
| Michael Lapina    | 3595 " " " 94118           |       |                |
| Yuriy Stapanok    | 3595 " " " TR 415-752-2848 |       |                |
| Lawrence LaVere   | 3595 Geary #319            |       | 415-702-9158   |
| UDN ZUCKMAN       | 3595 Geary #333            |       | 415 781-2424   |
| Tsy Prator        | 3595 Geary #432            |       | 415 752-2861   |
| Rezie Johnson     | 3595 Geary Blvd #519       |       | 702-9158       |
| Phillip Chan      | 3595 Geary Blvd #414       |       | (650) 430-3123 |



Dear Planning Commissioners,

As a resident of The Coronet, BRIDGE senior living facility, I support bringing a CVS Health pharmacy to 3600 Geary Street. Having a located across the street from my home would fill a void for the many seniors in the Richmond.

Name

Address

Email

Phone

YEFIM CHRETSKIY 3595 GEARY Blvd #572 —

Michael Lauterbach 3595 Geary Blvd #409 415-571-8987

~~Kathleen Taylor 3595 Geary Blvd #239 —~~

TOM DALEY 3595 GEARY SF CA #330

Ed Mysore " " " " #320