



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: JUNE 24, 2010

*Date:* June 17, 2010  
*Case No.:* **2010.0314C**  
*Project Address:* **4127 18<sup>th</sup> STREET**  
*Zoning:* Castro Street NCD (Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 2695/036  
*Project Sponsor:* Young Wong for Walgreens  
250 Sutter Street, Suite 500  
San Francisco, CA 94108  
*Staff Contact:* Sharon Lai – (415) 575-9087  
[sharon.w.lai@sfgov.org](mailto:sharon.w.lai@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Sponsor proposes to expand the existing retail pharmacy d.b.a. "Walgreens" at 4129 18th Street partially into the adjacent storefront at 4127 18th Street that was formerly occupied by a laundry-mat. Walgreens would expand from 1,560 square feet to 2,031 square feet as a result of the project. The remaining 1,669 square feet of vacant commercial space is proposed for the new GLBT Historical Society (Gay, Lesbian, Bisexual Transgender) museum. Interior and minimal exterior tenant improvements are associated with the proposal.

In February, 2009, the Planning Commission denied a conditional use authorization for Walgreens' (4129 18<sup>th</sup> Street) expansion into the entire adjacent commercial space (4127 18<sup>th</sup> Street). The current proposed Walgreens expansion of 471 square feet would be divided as such; 74 square feet for infusion room; 96 square feet for consultation room; 55 square feet for restrooms and the remainder for a connecting corridor and circulation space. The proposed expansion will add additional treatment and consultation services including consultation and infusion treatment for Hepatitis B & C, hemophilia, bacterial infection and other autoimmune treatments. An additional registered nurse will be on site during all infusion sessions. The hours of operation will remain the same.

The GLBT proposes to use the space to show exhibits on GLBT history and culture. This will be a continuation of the temporary exhibit that was located at 499 Castro Street in 2008 and 2009. The GLBT museum proposes to utilize the front of the commercial space as a reception and front desk area, the middle commercial space as a front gallery, and the back as a rear gallery the also functions as a lecture room and meeting area. The exhibit hours are proposed to be noon to 8 pm Monday through Saturday and noon to 6 pm on Sunday. The museum will be staffed by volunteers.

## **SITE DESCRIPTION AND PRESENT USE**

The project is located on the south side of 18th Street between Castro and Collingwood Streets in the Castro Street Neighborhood Commercial District, the Upper Market Special Sign District, and a 40-X Height and Bulk District.

The Project Site is occupied by a two-story mixed-use building with two- ground floor commercial spaces and two- dwelling units on the upper floor. A Walgreens Pharmacy occupies the storefront at 4129 18th Street. The existing specialty pharmacy provides prescription medication and consultation services to the community with a focus on autoimmune disease state treatment. The pharmacy is staffed by two registered pharmacists, two pharmacy technicians and, a cashier. The current pharmacy hours of operation are from 9 am to 9 pm Monday through Friday; and 9 am to 5 pm on Saturday. The vacant storefront at 4127 18th Street is 2,140 square-feet and was formerly occupied by a Laundromat that vacated the space in November 2006.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located in the heart of the Castro Street neighborhood commercial corridor in the Castro neighborhood. The subject block contains a mix of one-, two-, three-, and four-story mixed use buildings with ground floor commercial spaces with a limited number of commercial spaces above the ground floor. The commercial frontage is dense along Castro Street but is interrupted by residential entrances at locations along 18<sup>th</sup> Street. There are currently a total of 13 formula retail establishments within this NCD. Walgreens operates another retail pharmacy in this NCD at 480-498 Castro Street, at the corner of Castro and 18<sup>th</sup> Streets, less than a block from the subject site. The Walgreens at 480-498 Castro Street received conditional use authorization to expand, which resulted in the consolidation of three storefronts. It is larger in size and includes a pharmacy as well as general retail goods. There are currently 7 Walgreens establishments within a 1 mile radius from the project site.

The Castro Street District provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. The District controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls prohibit additional eating and drinking establishments and permit with certain limitations new late-night uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses.

## **ENVIRONMENTAL REVIEW**

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act ("CEQA") as a Class 1a exemption under CEQA Guidelines.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 4, 2010	June 4, 2010	27 days
Posted Notice	20 days	June 4, 2010	June 4, 2010	20 days
Mailed Notice	20 days	June 4, 2010	June 4, 2010	20 days

PUBLIC COMMENT

- As of June 17, 2010, the Department has received 3 written comments from the neighborhood associations from the Castro/Eureka Valley Neighborhood Association; Castro/Upper Market Community Benefit District; and Merchants of Upper Market & Castro, in support of the GLBT Historical Society museum. No written comments have been received regarding the Walgreens proposal.
- Castro/Eureka Valley Neighborhood Association raised concerns regarding the long term use of the GLBT space and Walgreens’ possible intension to further expand into GLBT space based on their history of repeated expansions in the neighborhood.

ISSUES AND OTHER CONSIDERATIONS

- The Department supports the approval of the Conditional Use authorizations for the GLBT Historical Society museum, public use; the Walgreens’s formula retail expansion by 471 square feet; and Walgreens’ use size to be over 1,999 square feet. However, the Department recommends the expansion of Walgreens to be located in the rear of the commercial space instead of in the middle.
- As proposed, Walgreens’ expansion configuration will result in an irregular shape for the adjoining commercial space. This may prevent future small businesses from finding the commercial space usable. Hence the Department recommends locating the Walgreens expansion to the rear of the commercial space, so as to maintain the usability of the remaining space.
- Walgreens is an existing formula retail establishment that has 2 locations within the Castro Street NCD and 7 locations within a 1 mile radius from the subject location. There are currently a total of 7180 retail locations in operation and approximately 150 more locations are pending.
- The proposed Walgreens expansion is proposed to provide additional treatment and consultation services.
- GLBT has a private agreement to sublease the commercial space from Walgreens for the duration of five years at a favorable rent.
- The proposed GLBT museum, public use is a non-profit that caters to the community within the Castro Street NCD.
- GLBT was previously located at 499 Castro Street, a half block distance to the proposed location, and was in operation from 2008 to 2009.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization for a public use, the expansion of a formula retail, and to exceed a non-residential use size in the Castro Street NCD.

## **BASIS FOR RECOMMENDATION**

The Department believes the GLBT museum with the Walgreens expansion is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The proposed public use will provide cultural services for the community.
- The GLBT museum is a neighborhood serving use.
- An expansion of the Walgreens will include new neighborhood-serving services.
- The Walgreens expansion will create one new job for the City.
- The expansion location at the rear will preserve the remaining commercial space's usability.
- The District is well served by transit, therefore customers should not impact traffic.
- The Project as modified meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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Attachment Checklist

- |  |  |
|--|--|
| <input type="checkbox"/> Executive Summary           | <input type="checkbox"/> Project sponsor submittal             |
| <input type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>                           |
| <input type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility                  |
| <input type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                              |
| <input type="checkbox"/> Height & Bulk Map           | <input type="checkbox"/> Check for legibility                  |
| <input type="checkbox"/> Parcel Map                  | <input type="checkbox"/> Formula Retail Checklist              |
| <input type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Walgreens Location Map: 1 Mile Radius |
| <input type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Denial Motion No. 17815               |
| <input type="checkbox"/> Context Photos              | <input type="checkbox"/> Public Comment                        |
| <input type="checkbox"/> Site Photos                 |  |

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

\_\_\_\_\_  
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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## Planning Commission Draft Motion

HEARING DATE: JUNE 24, 2010

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**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 703.4, 715.21, 715.83, AND 790.80 OF THE PLANNING CODE TO ESTABLISH A NEW PUBLIC USE IN FORM OF A MUSEUM (DBA “GLBT HISTORICAL SOCIETY”) IN THE VACANT GROUND FLOOR COMMERCIAL SPACE (LAST OCCUPIED BY A LAUNDRYMAT); TO EXPAND THE EXISTING FORMULA RETAIL ESTABLISHMENT BY 471 SQUARE FEET (DBA “WALGREENS”) INTO THE REAR PORTION OF THE ADJACENT VACANT COMMERCIAL SPACE; AND TO ALLOW A NON-RESIDENTIAL USE SIZE FOR WALGREENS EXCEEDING 1,999 SQUARE FEET, WITHIN THE CASTRO STREET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 30, 2010, Young Wong (Project Sponsor) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 703.4, 715.21, 715.83, and 790.80 of the Planning Code to establish a new public use in form of a museum (d.b.a. “GLBT Historical Society”) in the vacant ground floor commercial space (last occupied by a laundromat); to expand the existing formula retail establishment (d.b.a. “Walgreens”) partially into the adjacent vacant commercial space; and to propose a non-residential use size for Walgreens to be over 1,999 square feet, within the Castro Street NCD (Neighborhood Commercial District) and a 40-X height and bulk district.

On June 24, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0314C.

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act ("CEQA") as a Class 1a exemption under CEQA Guidelines as described in the determination contained in the Planning Department files for this project. The Commission has reviewed and concurs with said determination.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.0314C, 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 south side of 18th Street between Castro and Collingwood Streets in the Castro Street Neighborhood Commercial District, the Upper Market Special Sign District, and a 40-X Height and Bulk District.

The Project Site is occupied by a two-story mixed-use building with two- ground floor commercial spaces and two- dwelling units on the upper floor. A Walgreens Pharmacy occupies the storefront at 4129 18th Street. The existing specialty pharmacy provides prescription medication and consultation services to the community with a focus on autoimmune disease state treatment. The pharmacy is staffed by two registered pharmacists, two pharmacy technicians and, a cashier. The current pharmacy hours of operation are from 9 am to 9 pm Monday through Friday; and 9 am to 5 pm on Saturday. The vacant storefront at 4127 18th Street is 2,140 square-feet and was formerly occupied by a Laundromat that vacated the space in November 2006.

3. **Surrounding Properties and Neighborhood.** The project site is located in the heart of the Castro Street neighborhood commercial corridor in the Castro neighborhood. The subject block contains a mix of one-, two-, three-, and four-story mixed use buildings with ground floor commercial spaces with a limited number of commercial spaces above the ground floor. The commercial frontage is dense along Castro Street but is interrupted by residential entrances at locations along 18<sup>th</sup> Street. There are currently a total of 13

formula retail establishments within this NCD. Walgreens operates another retail pharmacy in this NCD at 480-498 Castro Street, at the corner of Castro and 18<sup>th</sup> Streets, less than a block from the subject site. The Walgreens at 480-498 Castro Street received conditional use authorization to expand, which resulted in the consolidation of three storefronts. It is larger in size and includes a pharmacy as well as general retail goods. There are currently 7 Walgreens establishments within a 1 mile radius from the project site.

The Castro Street District provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. The District controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In order to maintain convenience stores and protect adjacent residential livability, controls prohibit additional eating and drinking establishments and permit with certain limitations new late-night uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses.

4. **Project Description.** The Sponsor proposes is to expand the existing retail pharmacy d.b.a. "Walgreens" at 4129 18th Street partially into the adjacent storefront at 4127 18th Street that was formerly occupied by a laundry-mat. Walgreens would expand from 1,560 square feet to 2,031 square feet as a result of the project. The remaining 1,669 square feet of vacant commercial space is proposed for the new GLBT Historical Society (Gay, Lesbian, Bisexual Transgender) museum. Interior and minimal exterior tenant improvements are associated with the proposal.

In February, 2009, the Planning Commission denied a conditional use authorization for Walgreens' (4129 18<sup>th</sup> Street) expansion into the entire adjacent commercial space (4127 18<sup>th</sup> Street). The current proposed Walgreens expansion of 471 square feet would be divided as such; 74 square feet for infusion room; 96 square feet for consultation room; 55 square feet for restrooms and the remainder for a connecting corridor and circulation space. The proposed expansion will add additional treatment and consultation services including consultation and infusion treatment for Hepatitis B & C, hemophilia, bacterial infection and other autoimmune treatments. An additional registered nurse will be on site during all infusion sessions. The hours of operation will remain the same.

The GLBT proposes to use the space to show exhibits on GLBT history and culture. This will be a continuation of the temporary exhibit that was located at 499 Castro Street in 2008 and 2009. The GLBT museum proposes to utilize the front of the commercial space as a reception and front desk area, the middle commercial space as a front gallery, and the back as a rear gallery the also functions as a lecture room and meeting area. The



exhibit hours are proposed from noon to 8 pm Monday through Saturday and noon to 6 pm on Sunday. The museum will be staffed by volunteers.

5. **Public Comment.**

- As of June 17, 2010, the Department has received 3 written comments from the neighborhood associations from the Castro/Eureka Valley Neighborhood Association; Castro/Upper Market Community Benefit District; and Merchants of Upper Market & Castro, in support of the GLBT Historical Society museum. No written comments have been received regarding the Walgreens proposal.
- Castro/Eureka Valley Neighborhood Association raised concerns regarding the long term use of the GLBT space and Walgreens' possible intension to further expand into GLBT space based on their history of repeated expansions in the neighborhood.

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. **Hours of Operation.** Planning Code Section 715.27 states that operation within 6 am to 2 am is permitted, as defined by Planning Code Section 790.48.

*The current hours of operation for Walgreens are from 9 am to 9 pm Monday through Friday; 9 am to 5 pm on Saturday; and closed on Sunday. Walgreens proposes to maintain existing hours with the expansion. The exhibit hours for the GLBT museum are proposed to be noon to 8 pm Monday through Saturday and noon to 6 pm on Sunday.*

- B. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

*The proposed Walgreens expansion will result in an occupied floor area of 2,031 square feet. The proposed GLBT museum will have an occupied floor area of 1,669 square feet. Both propose establishments do not require any off-street parking.*

- C. **Loading.** Planning Code section 152 requires off-street freight loading for uses above a certain size. Retail uses up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

*With a gross floor area under 10,000 square feet, neither establishment is not required to provide off-street loading.*

- D. **Formula Retail.** Planning Code Section 703.4 is known as the Small Business Protection Act. The Project is considered to be a formula retail use as defined by Section 703.3 of the Planning Code

*Conditional Use authorization must be granted for the existing Walgreens formula retail use to expand into the subject vacant space.*

- E. **Use Size.** Sections 178(e)6 and 715.21 establishes size limits on nonresidential uses in the Castro Street NCD. In the Castro Street NCD, conditional use authorization is required for any nonresidential use that exceeds 1,999 square feet.

*Walgreens proposes to increase its size from 1,560 square feet to 2,031 square feet. The Project requires a Conditional Use authorization for the non-residential use size.*

- F. **Public Use.** Section 715.83 of the Planning Code requires that a conditional use authorization for new public uses.

*The proposed GLBT museum is categorized as a public use as defined by Planning Code section 790.80.*

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

7. **Planning Code Section 303 – Conditional Use Findings** 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.

*Staff conducted a survey of the neighborhood and found that there are currently 13 formula retail uses within the Castro Street NCD. The survey also revealed that there are 6 vacant storefronts within this NCD. The proposed new GLBT museum and Walgreens' expansion will compliment the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.*

*The size of the proposed GLBT Historical Society museum use is in keeping with other storefronts on the block face. The proposed museum will not impact traffic or parking in the District because the area is well served by transit. The GLBT museum is a compatible use with the community and will provide cultural and historical information about the Castro neighborhood.*

*Although there are currently 2 existing Walgreens locations within the Castro Street NCD, the proposed Walgreens expansion is desirable, in that it will provide unique medical services to the neighborhood. The Department recommends the expansion to be located at the rear of the commercial space, rather than the middle of the commercial space. This would allow the most visible and accessible portion of the commercial space to be in a more functional*

*configuration. As proposed, the expansion and new enclosed consultation rooms would be within 5 feet, 6 inches of the subject site's storefront windows.*

*Although the proposed Walgreens expansion would further consolidate interior commercial space within the Castro Street NCD, the proposed pharmacy expansion will not take over additional storefronts. The expansion as modified preserves the diversity of the neighborhood by not further detracting from the unique character of the NCD that features primarily local, non-formula retail.*

*Although formula retail businesses tend to have a competitive advantage over non-formula retail business because the formula retail businesses are often better capitalized, and therefore, can commit to longer and more expensive lease, the expansion is modest in size. A 471 square foot expansion would not significantly impact the economic composition of the neighborhood. Walgreens proposes to provide specialized medical services that are currently not offered in the NCD, and therefore would not be displacing any existing industries.*

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. The proposed work will not affect the building envelope.*

- 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 will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The Project is intended to be a walk-in facility for pedestrian traffic. Furthermore, the Project site is well-served by public transportation. Off-street parking and loading is not required for the Project.*

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

*The Project will not produce noxious or offensive emissions related to noise, glare and dust.*

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

*The project site is completely built-out at the commercial ground level, therefore, no landscaping will need to be provided. All lighting and signage would be required to comply with the requirements of the Planning Code, the approved signage program, and the Urban Design Element of the General Plan.*

- 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 GLBT museum proposal 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.*

*The proposed Walgreens expansion complies with most of the applicable requirements of the Planning Code. Walgreens currently occupies two separate commercial spaces (4 storefronts) within the neighborhood and has a total of 7 locations within a 1 mile radius from the subject site. The expansion would provide additional neighborhood serving services to the neighborhood that is not currently available.*

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

*The proposed GLBT museum project is consistent with the stated purposed of Castro Street NCD in that the intended use is located at the ground floor, will provide a compatible service for the immediately surrounding neighborhoods during daytime hours.*

*The Castro Street NCD controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. The proposed pharmacy will not occupy additional store frontage and therefore will maintain the existing block façade of small-scale development.*

*The proposed expansion in the middle of the subject vacant, rectangular commercial space will result in an irregularly shaped commercial space, which may prevent future uses from finding the proposed GLBT museum space to be useful. The Department recommends the modification of the proposal to locate the expansion at the rear of the subject space, so as to preserve the usability of the commercial space for future tenants after the termination of GLBT museum's 5-year lease agreement with Walgreens.*

8. **Planning Code Section 303(i)** and 703.4 require Conditional Use authorization for the establishment of a formula retail use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in Section 303(i) in addition to the criteria set forth in Section 303(c):

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

*The nearest formula retail use within the same neighborhood commercial district is the Walgreens store located across the street. There are a total of 13 formula retail establishments within the Castro Street NCD, 12 of which are within 1 block of the subject site, and 3 of which are located on the subject block. This count excludes banking institutions since financial services are not accounted as part of the formula retail definition in Section 703.3. The majority of the formula retail establishments are along Castro Street. In general, the District has a balanced mix of formula retail and independent uses.*

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

*Walgreens operates two pharmacies within the District (480-498 Castro and 4129 18<sup>th</sup> street, subject site) and CVS operates a pharmacy at 445 Castro Street.*

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

*No physical expansions of the subject building would be necessary to accommodate the proposed use. Interior tenant improvements would be necessary for the instillation of additional consultation and examination rooms and restroom. No new signage for Walgreens is proposed. All lighting and signage would be required to comply with the requirements of the Planning Code and the Urban Design Element of the General Plan.*

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

*Retail vacancy rates in the subject neighborhood commercial district are limited. As stated earlier, the 148 storefronts within the District have an approximate 6% vacancy rate. Though there are a few high visibility storefronts that create a sense of blight, overall the vacancy rate is reasonable. The former Laundromat vacated the space in November 2006.*

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

*The district has a healthy mix of citywide-serving and neighborhood-serving uses which is a primary objective of the District controls. The proposed use is intended to be primarily neighborhood-serving.*

9. **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 6:**

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

#### **Policy 1:**

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

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

*The proposed GLBT museum is a highly compatible neighborhood serving use that caters to the demography of the community. The location is a continuation of the temporary GLBT museum location at 499 Castro Street, which ended in 2009. The museum is a non-profit organization that will encourage community and cultural development by involving volunteers from the neighborhood and providing exhibits and talks for the community.*

*The proposed Walgreens expansion is intended to be neighborhood-serving. The proposed Walgreens expansion seeks to consolidate commercial space which reduces the availability of commercial space that are more suitable for independent retail uses to locate within the District.*

*The project as modified would retain a more usable configuration at the front of the commercial space. The immediate neighborhood is defined by locally-owned uses which add unique character and diversity. The project as modified would maintain the existing character by locating the expansion to the rear, and minimize the visibility of additional formula retail space.*

#### **Policy 6.1:**

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

*The proposed GLBT museum will be a neighborhood-serving use. The Castro Street NCD has an integral historic role in the development of the GLBT and Castro community. Therefore, the location of the museum within the Castro Street NCD will help solidify the neighborhood identity.*

*Walgreens would provide new specialized medical services including: consultation and infusion treatment for Hepatitis B & C; hemophilia; bacterial infection; and other autoimmune treatments, that are neighborhood-serving, where this type of services currently do not exist in the NCD.*

**Policy 6.2:**

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

*The proposed GLBT museum is a non-profit organization.*

10. **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 GLBT museum proposal would enhance the district by providing a non-profit that provides services where one currently does not exist.*

*Although the Walgreens formula retail use would occupy tenant space that was formerly occupied by a locally-owned, it would create one additional job opportunity.*

- 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 and no exterior modifications are proposed at this time.*

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

*The Project would not have any impacts on the City's supply of affordable housing.*

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

*The site is on 18<sup>th</sup> Street and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible impacts on street parking. The Castro Street NCD is serviced by 4 MUNI rail lines (F, L, S, and K/T); and 6 MUNI bus lines (L-Owl, K-Owl, 24, 33, 35, and 37). The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is well-served by public transportation.*

- 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.*

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

*Although there would be some interior tenant improvements to the subject commercial space, the Project does not involve any construction activities that would compromise the structural integrity of the existing building or trigger any Building Code requirements for a seismic upgrade. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

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

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

11. The project as modified 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.
12. The Commission hereby finds that approval of the Conditional Use authorization for the GLBT Historical Society, 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. 2010.0314C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on April 30, 2010 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 24, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 24, 2010

## Exhibit A

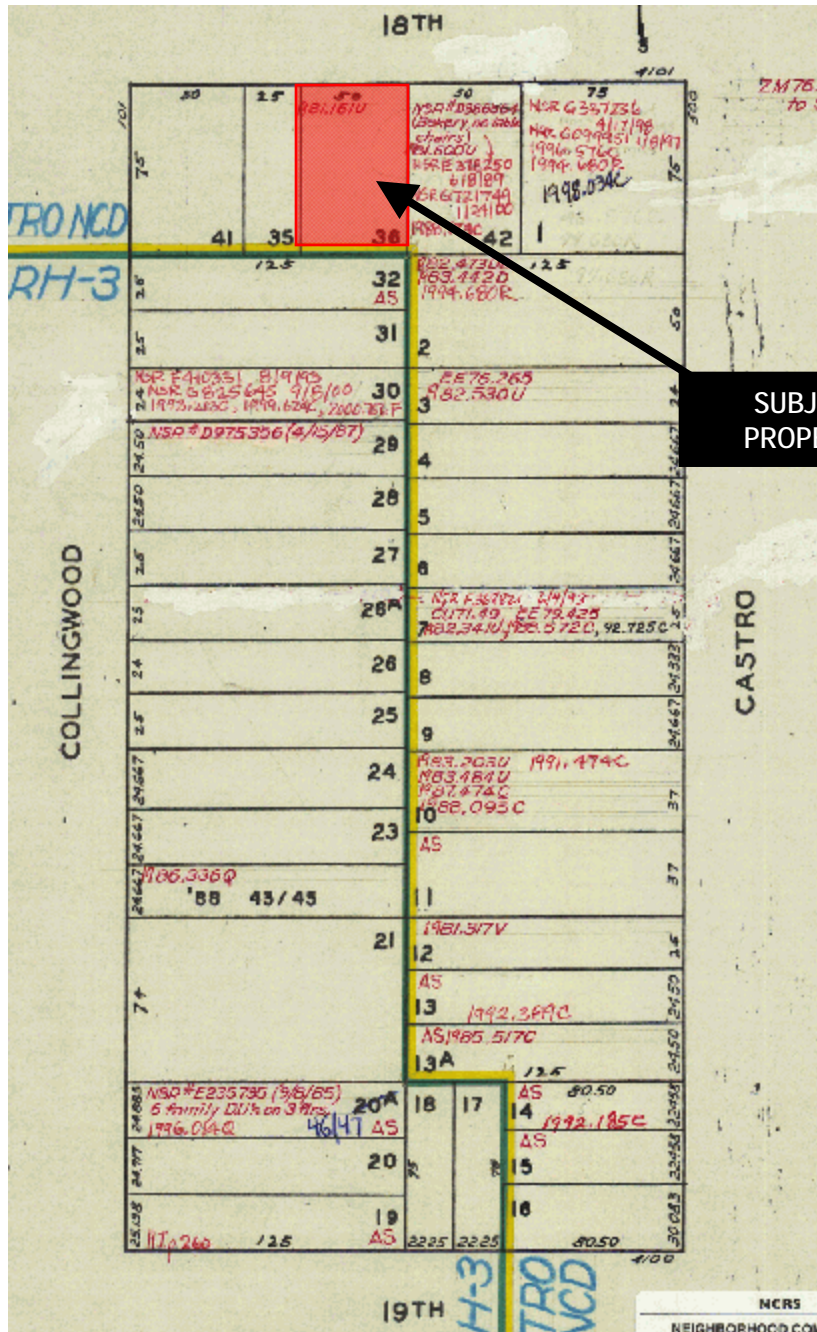
# Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303, 703.4, 715.21, 715.83, and 790.80 of the Planning Code to establish a new public use in form of a museum (d.b.a. "GLBT Historical Society") in the vacant ground floor commercial space (last occupied by a laundromat); to allow the expansion of the existing formula retail establishment (d.b.a. "Walgreens") by 471 square feet, in the rear portion of the adjacent vacant commercial space at 4127 18<sup>th</sup> Street; and to allow a non-residential use size for Walgreens exceeding 1,999 square feet, within the Castro Street NCD (Neighborhood Commercial District) and a 40-X height and bulk district, in general conformance with plans filed with the Application as received on April 30, 2010 and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0314C**, reviewed and approved by the Commission on June 24, 2010.
2. The Walgreens expansion shall be located at the rear most portion of 4129 18<sup>th</sup> Street for no more than 471 square feet.
3. Prior to the issuance of the Building Permit 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 premises (Assessor's 2695, Lot 361), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
4. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
6. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
7. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.

8. The Project Sponsor shall maintain an attractive storefront providing visibility of the interior through the storefront windows.
9. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.
10. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.
11. The hours of operation for the GLBT museum shall be limited from noon to 8 pm on Monday through Saturday, and noon to 6 pm on Sunday. The hours of operation for Walgreens shall be limited from 9 am to 9 pm on Monday through Friday; 9 am to 5 pm on Saturday; and closed on Sunday.
12. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

4127 18<sup>th</sup> Street

# Parcel Map

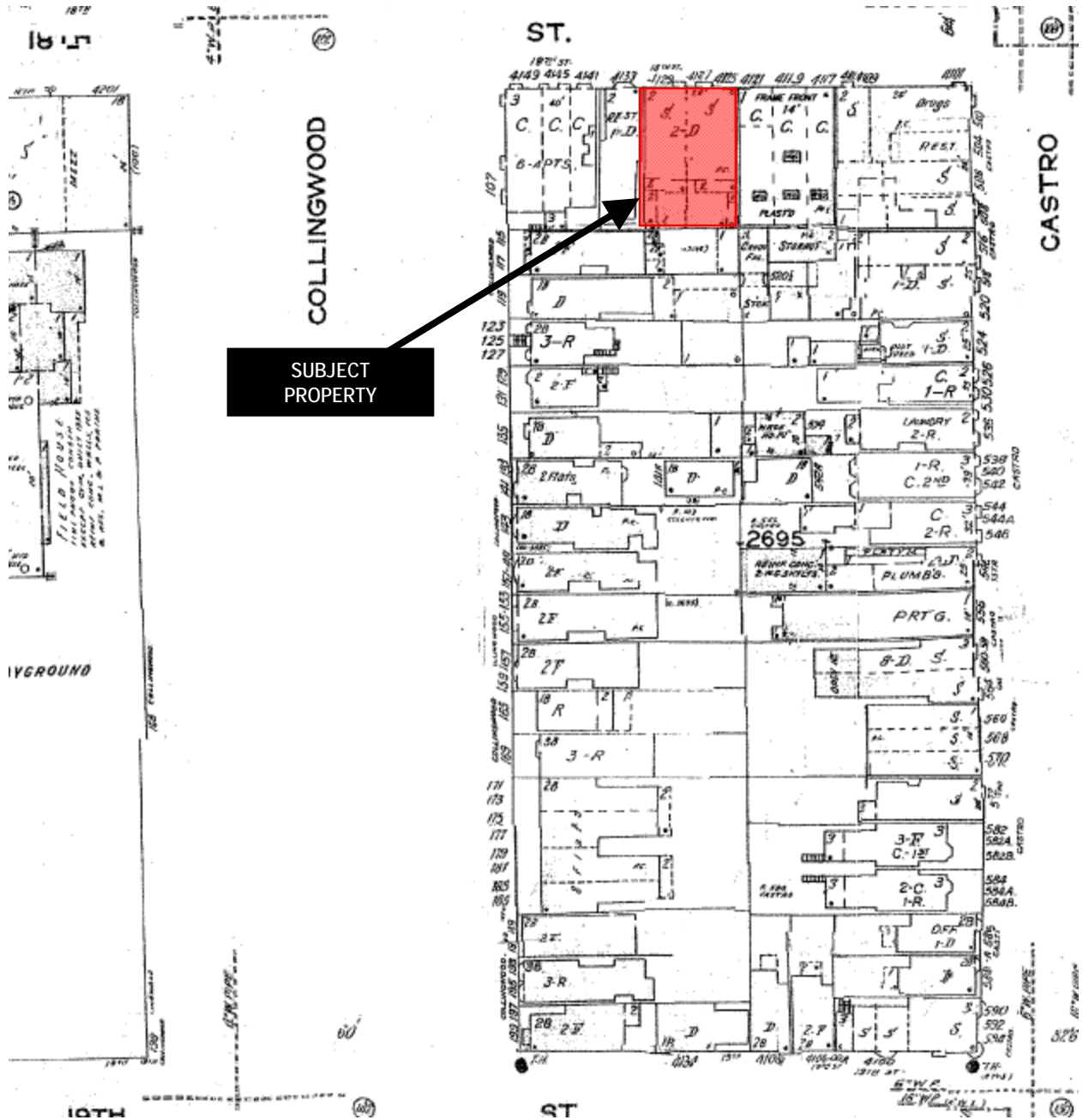


**SUBJECT  
PROPERTY**



Conditional Use Hearing  
 Case Number 2010.0314C  
 Public Use and Formula Retail Expansion  
 GLBT Historical Society and Walgreens  
 4127 18<sup>th</sup> Street

# Sanborn Map\*

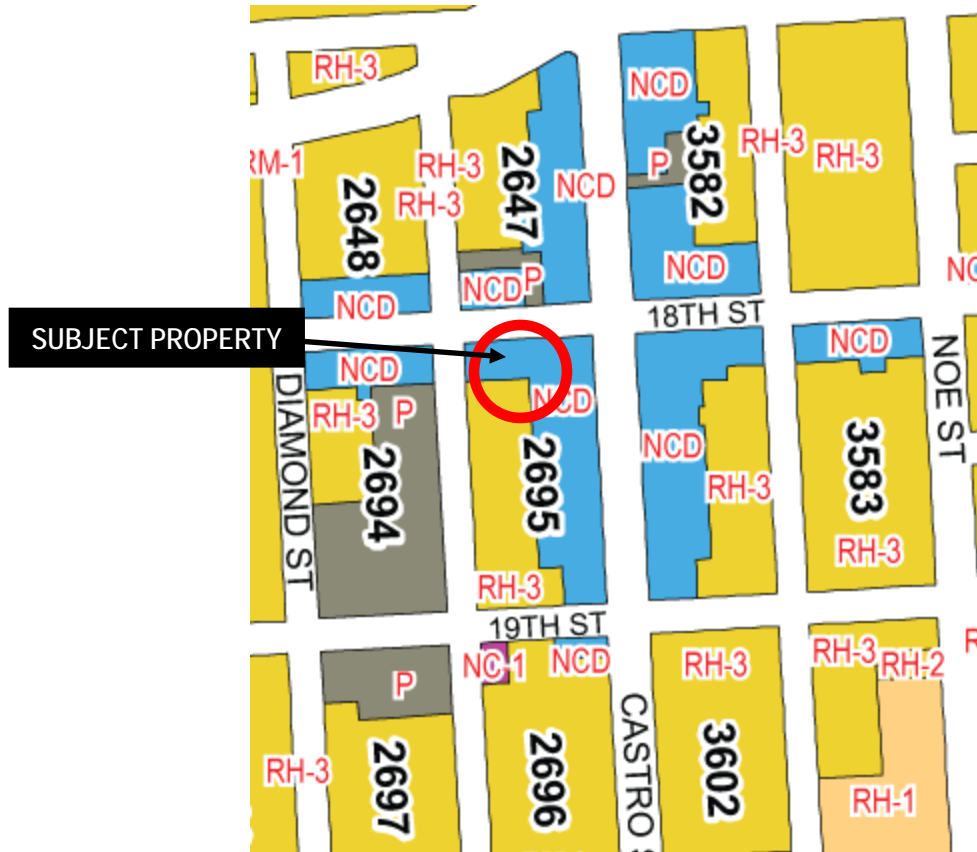


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2010.0314C  
Public Use and Formula Retail Expansion  
GLBT Historical Society and Walgreens  
4127 18th Street

# Zoning Map



## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
---------	------	---------	------	------

### RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1	RM-2	RM-3	RM-4
------	------	------	------

### NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1	NC-2	NC-3	NCD	NC-S
------	------	------	-----	------

### SOUTH OF MARKET MIXED USE DISTRICTS

SPD	RED	RSD	SLR	SLI	SSO
-----	-----	-----	-----	-----	-----

### COMMERCIAL DISTRICTS

C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3-O(SD)
-----	-------	-------	-------	-------	-----------

### INDUSTRIAL DISTRICTS

C-M	M-1	M-2
-----	-----	-----

### CHINATOWN MIXED USE DISTRICTS

CRNC	CVR	CCB
------	-----	-----

### RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3	RC-4
------	------

### REDEVELOPMENT AGENCY DISTRICTS

MB-RA	HP-RA
-------	-------

### DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR	TB DTR
--------	--------

### MISSION BAY DISTRICTS

MB-OS	MB-O
-------	------

### PUBLIC DISTRICT

P
---



Conditional Use Hearing  
 Case Number 2010.0314C  
 Public Use and Formula Retail Expansion  
 GLBT Historical Society and Walgreens  
 4127 18th Street

# Aerial Photo

## View from North

SUBJECT PROPERTY -  
4127 18<sup>TH</sup> STREET

EXISTING WALGREENS -  
4129 18<sup>TH</sup> STREET



EXISTING WALGREENS -  
480-498 CASTRO STREET

Conditional Use Hearing  
**Case Number 2010.0314C**  
Public Use and Formula Retail Expansion  
GLBT Historical Society and Walgreens  
4127 18th Street



# Aerial Photo

## View from South

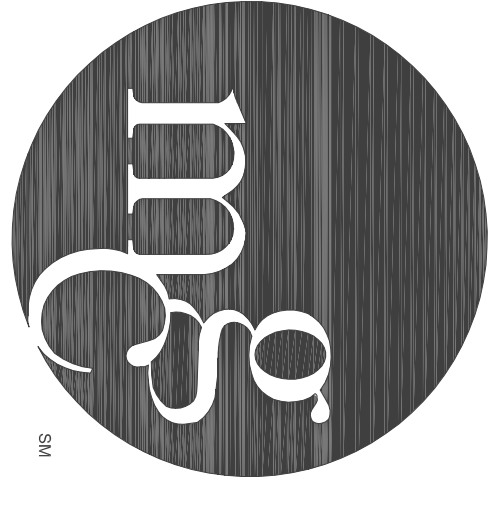


Conditional Use Hearing  
**Case Number 2010.0314C**  
Public Use and Formula Retail Expansion  
GLBT Historical Society and Walgreens  
4127 18th Street

# Site Photo



Conditional Use Hearing  
Case Number 2010.0314C  
Public Use and Formula Retail Expansion  
GLBT Historical Society and Walgreens  
4127 18th Street



m c g architecture

415.974.6002 415.974.1556

250 Sutter Street, Suite 500, San Francisco, CA 94108

MCG PROJECT NO. 10.030.10

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

WALGREENS CONSULTANT

LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

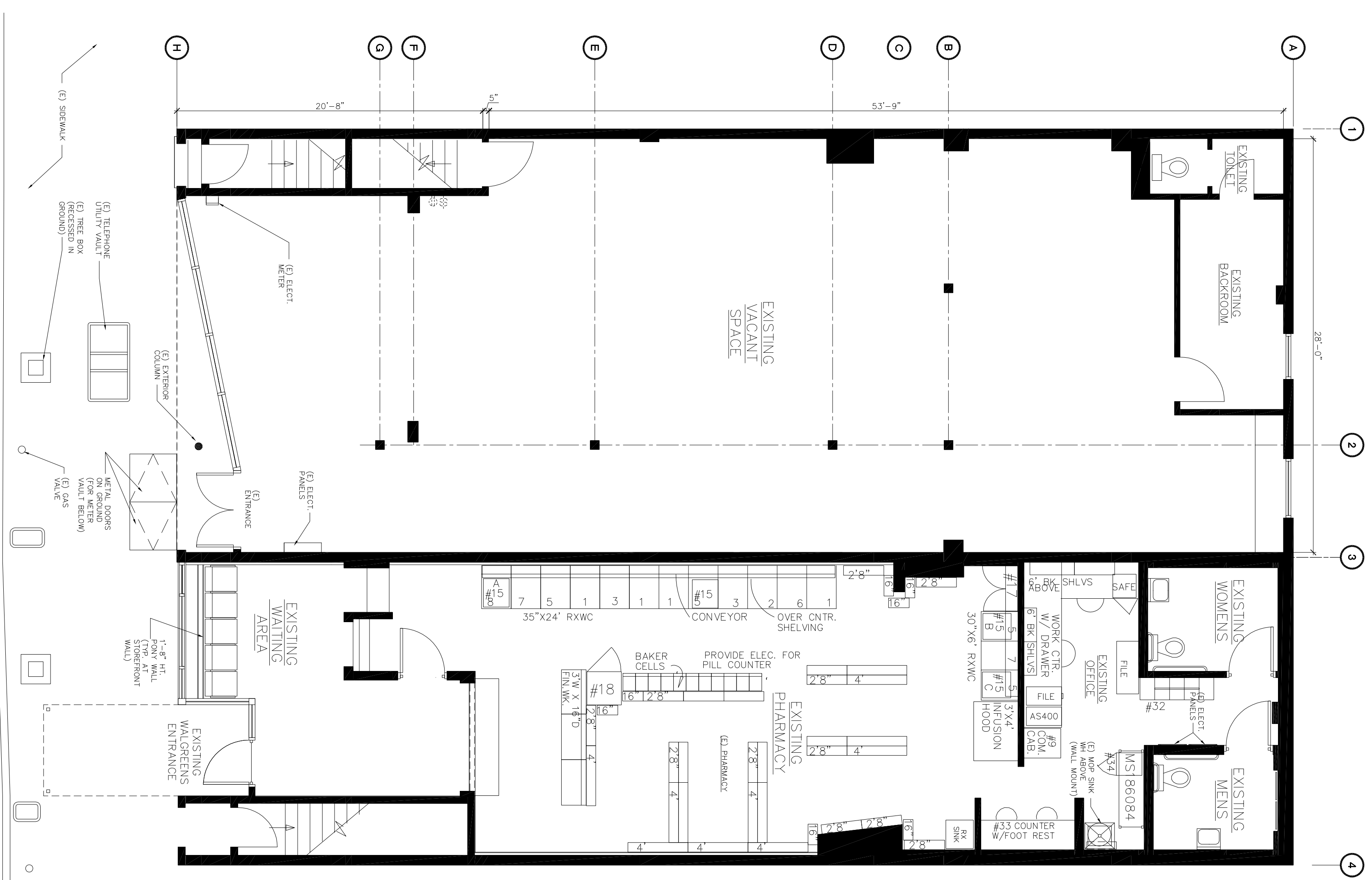
WALGREENS CONTRACTOR

LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

LOCATION BUILDING

NEW  REMODELING  RELOCATION  OTHERS

NEW  EXISTING  NEW SHELL ONLY



HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE STATE OF CALIFORNIA UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF CALIFORNIA AS SIGNIFIED BY MY HAND AND SEAL.



NO. C-22118  
REV. 10/31/11  
SITE OF CALIFORNIA

LOCATION NUMBER 04318  
PROJECT NAME  
**ON SITE PHARMACY**  
4129 18TH STREET  
SAN FRANCISCO, CALIFORNIA

DRAWING TITLE  
EXISTING FLOOR PLAN  
SCALE: AS SHOWN  
DRAWING NO.

VOID PLOT:  
DRAWN BY:  
DATE: MAR 02 2010  
SUPERSEDES PLAN DATED:  
REVIEWED BY:

OF DWGS.  
**EX1**

FLOOR PLAN KEYED NOTES

- 1 SEE D111 FIXTURE PLAN FOR NEW FIXTURE LAYOUT.
- 2 PREP EXISTING FLOOR AS REQUIRED FOR NEW CARPETING & VINYL BASE.
- 3 PREP EXISTING FLOOR AS REQUIRED FOR NEW VINYL CARPETING AND VINYL BASE. CLEAN AND SEAL FLOORING PER MANUFACTURERS RECOMMENDATIONS.
- 4 EXISTING COLUMN TO REMAIN.
- 5 CORNER GUARD AT OUTSIDE CORNER.
- 6 PAINT ON WALLS - SEE ROOM FINISH SCHEDULE. ELEVATIONS AND SPECIFICATIONS.
- 7 VINYL WALLCOVERING ON WALLS.
- 8 N/A
- 9 LINE OF SOFFIT ABOVE.
- 10 PROVIDE WHEELCHAIR LIFT: "PORCH LIFT" MODEL TG, STRAIGHT BYRHO COMMERCIAL VERTICAL PLATFORM LIFT CONTRACT: RAMON PEREZ (925) 831-1188. SEE STRUCT. DWGS. FOR FLOOR REINFORCING.
- 11 PROVIDE NEW ALUM./TEMP. GLASS ENTRY DOOR AND SIDELITE. SEE EXTERIOR ELEVATIONS.
- 12 EXISTING ROOM TO REMAIN.
- 13 ALL MECHANICAL AND ELECTRICAL WORK TO BE CONCEALED IN FINISHED SURFACE CAVITIES CUT AND PATCH EXISTING AS REQUIRED TO RECEIVE NEW FINISH.
- 14 PROVIDE BLOCKING BEHIND GWB FOR TOILET FIXTURES AND ACCESSORIES. SEE INTERIOR ELEV. & TOILET PLAN.
- 15 PROVIDE FULL HEIGHT WAINSCOT ON EXISTING PARTIAL SEATING CHAIRS.
- 16 PROVIDE MTL. TUBRING CHANNELS AND 5/8" GWB FROM FIN. FLR. TO DECK ABOVE OVER EXISTING CWU PLASTER.
- 17 PREP EXISTING FLOOR AS REQUIRED FOR CERAMIC TILE FLOORING AND BASE.
- 18 PROVIDE PARTIAL HEIGHT WALL BETWEEN STAIRS AND CHAIR LIFT. SEE DETAIL #2 THIS SHEET.
- 19 NOT USED.
- 20 EXISTING GWB TO BE PATCHED AND REPAIRED AS REQUIRED. PREP FOR NEW PAINT.
- 21 PROVIDE WR. GWB ON EXISTING DEMISING WALL IN TOILET ROOM.
- 22 EXISTING MASONRY WALL. PATCH & REPAIR. CLEAN FREE OF ANY DEBRIS. PREP & PAINT TO MATCH ADJACENT WALLS.



PROJECT NO. 10.030.10  
 250 Sutter Street, Suite 500, San Francisco, CA 94108  
 T 415.974.6002 E 415.974.1556

DRAWINGS/SPECIFICATIONS BY:

- WALGREENS CONSULTANT
- LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

- WALGREENS CONTRACTOR
- LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

LOCATION	BUILDING
NEW . . . . . <input type="checkbox"/>	NEW . . . . . <input type="checkbox"/>
REMODELING . . . . . <input checked="" type="checkbox"/>	EXISTING . . . . . <input checked="" type="checkbox"/>
RELOCATION . . . . . <input type="checkbox"/>	NEW SHELL ONLY . . . . . <input type="checkbox"/>
OTHERS . . . . . <input type="checkbox"/>	

NO.	DATE	BY	CLIENT COMMENTS
A	04/20/10		

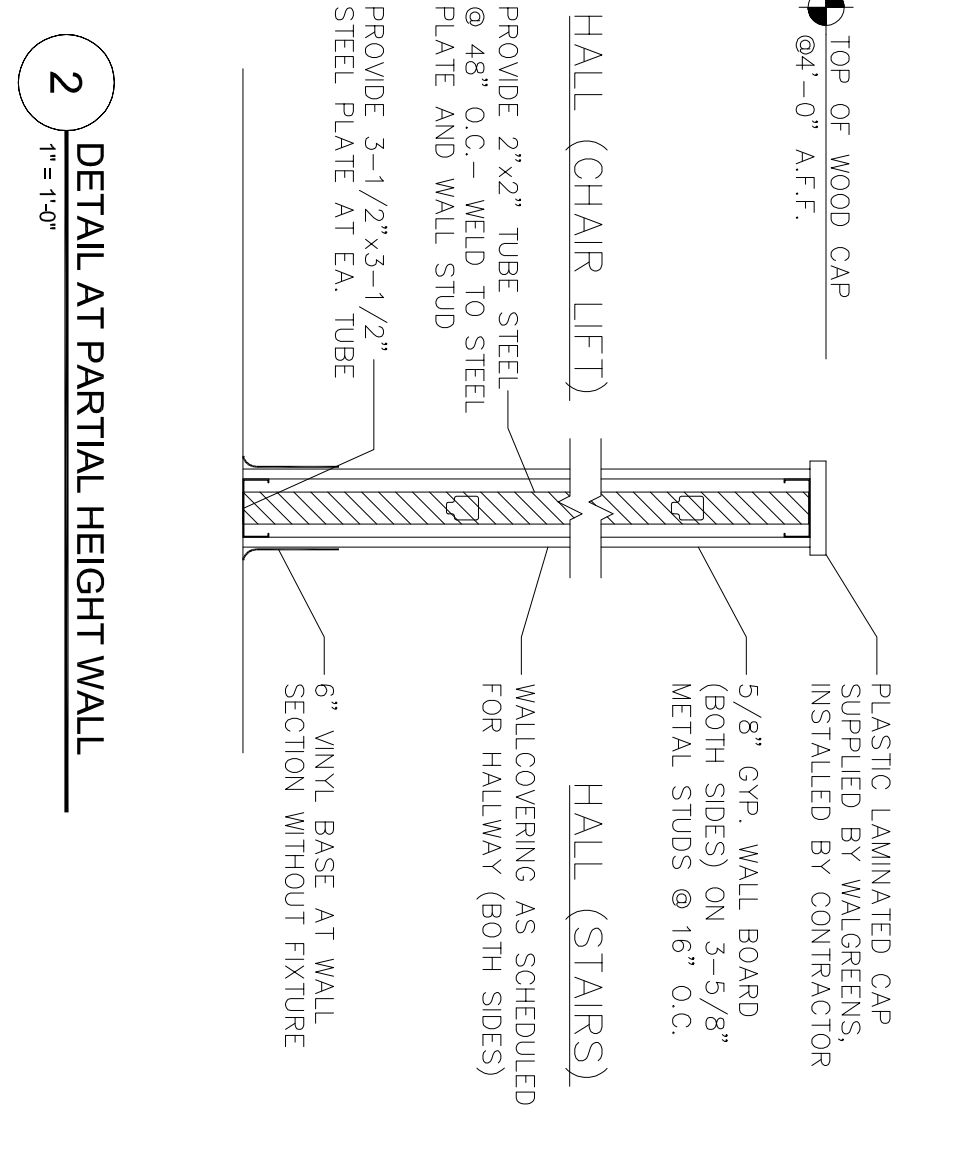
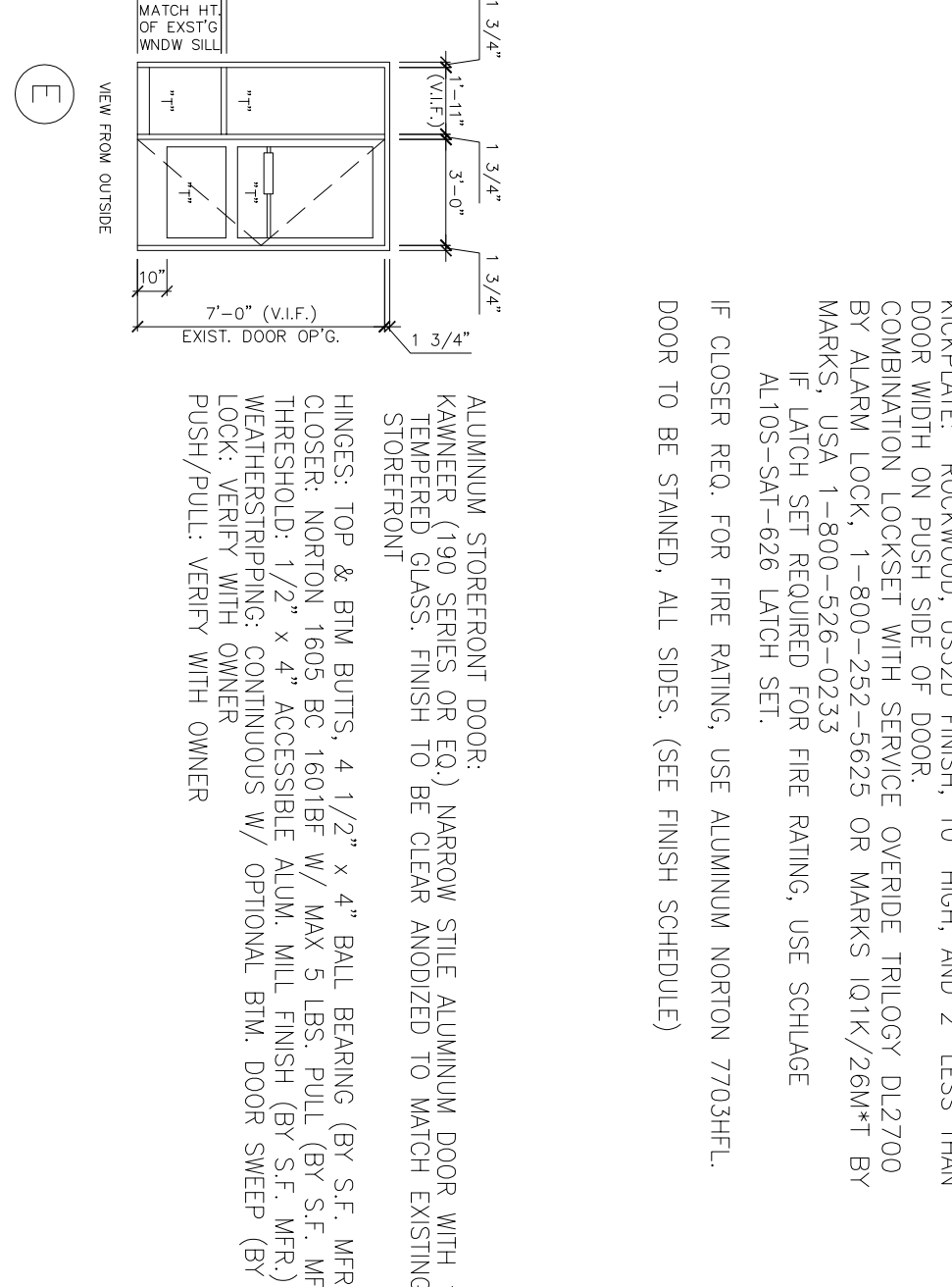
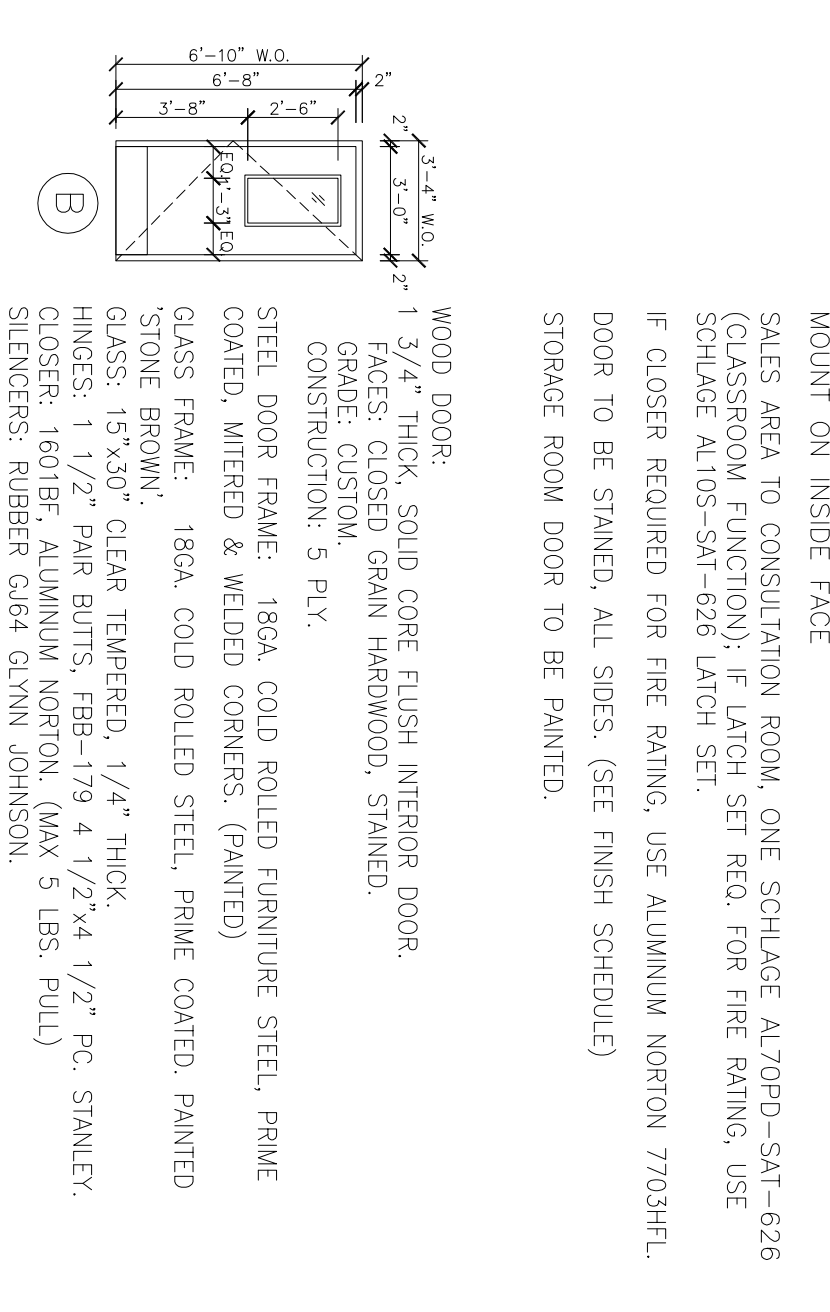
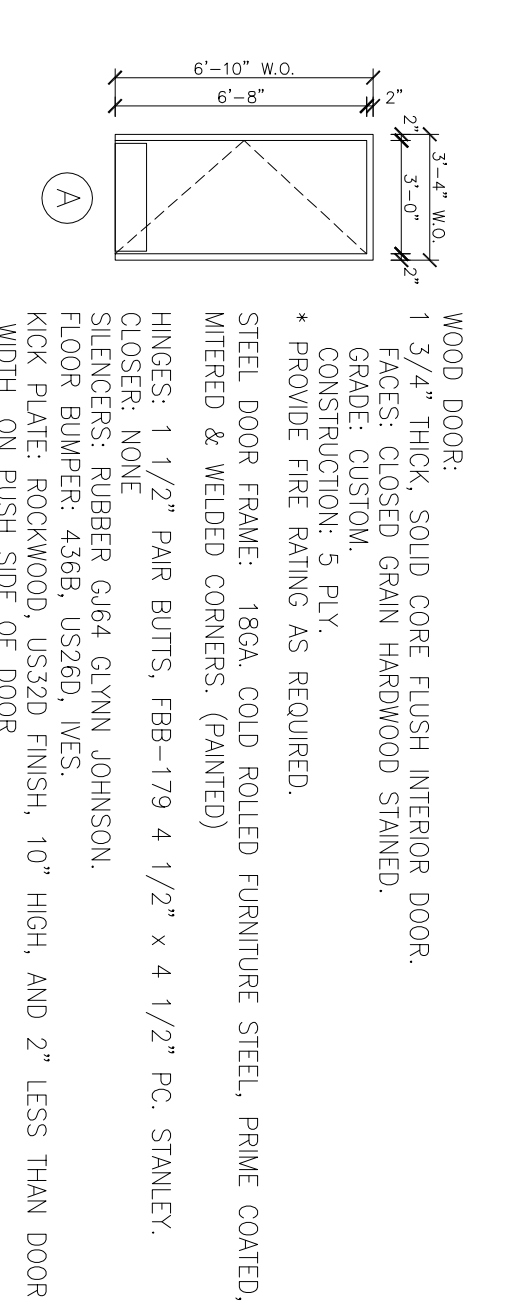
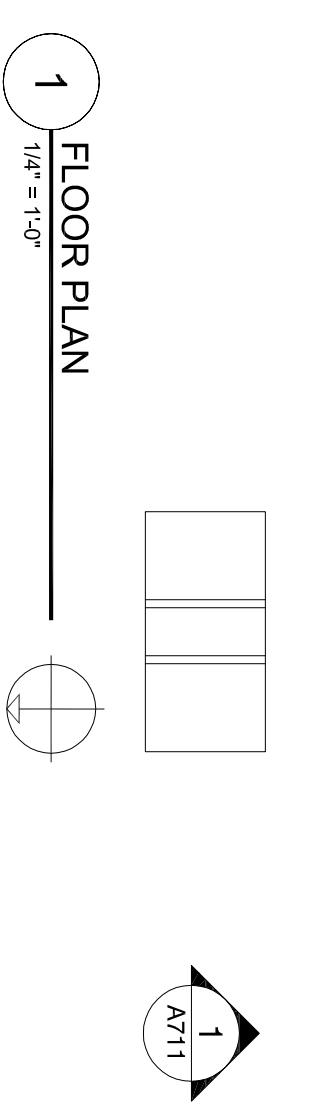
CERTIFICATION AND SEAL

HEREBY CERTIFY THAT THIS DRAWING AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF CALIFORNIA AS SIGNIFIED BY MY HAND AND SEAL.

LOCATION NUMBER 04318  
 PROJECT NAME  
**ON SITE PHARMACY**  
 4129 18TH STREET  
 SAN FRANCISCO, CALIFORNIA

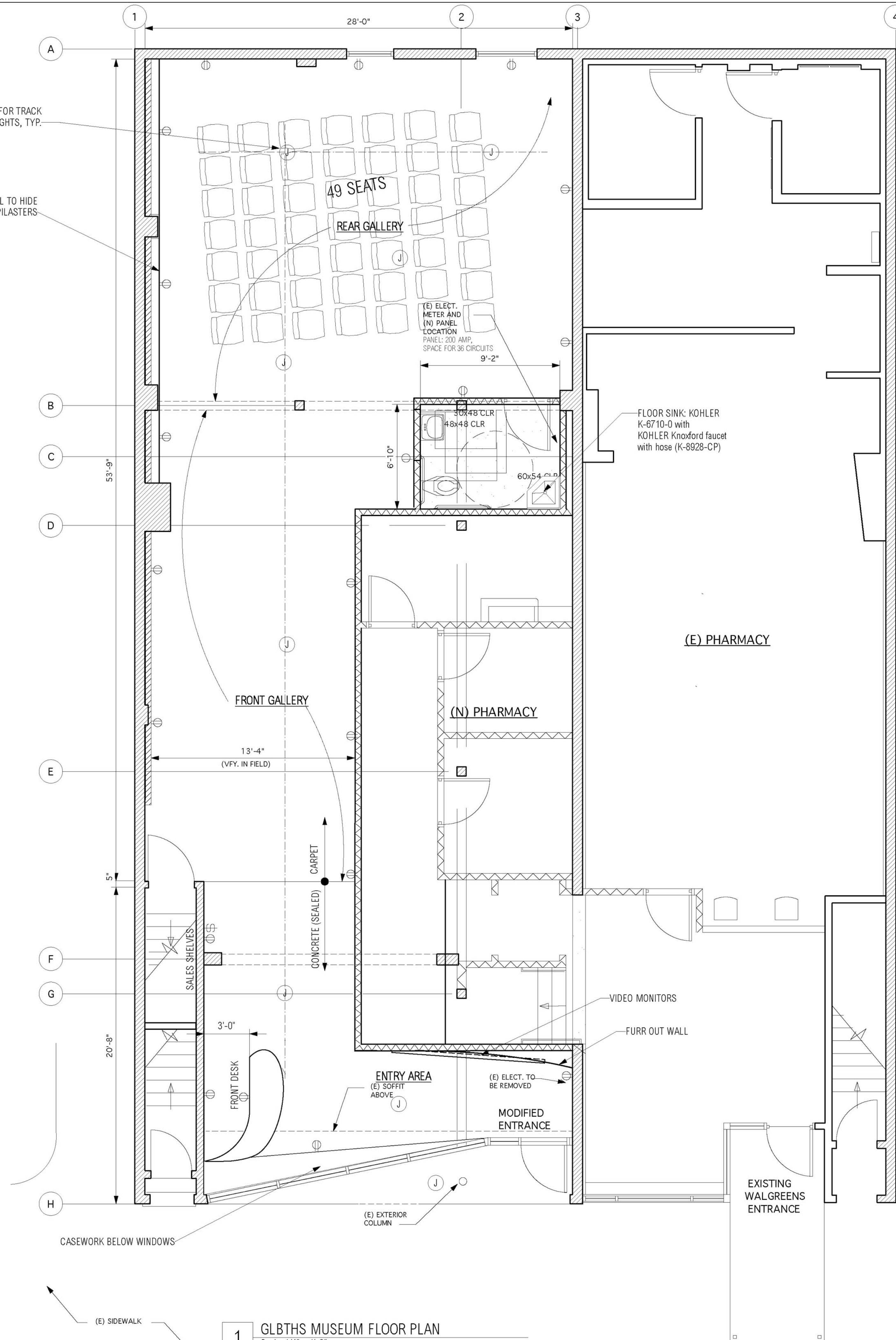
DRAWING TITLE  
**FLOOR PLAN & DETAILS**

CADD PLOT: SCALE: AS NOTED DRAWING NO.  
 VOID PLOT: DRAWN BY:  
 SUPERSEDES PLAN DATED: DATE: MAR 02 2010 REVIEWED BY:  
 OF DWGS.



\*A.D.A. DOOR CLEARANCES

POSSIBLE REQUIREMENTS MAY VARY APPROACH TO DOOR SWING



JUNCTION BOXES FOR TRACK LIGHTS, TYP.

FURR OUT WALL TO HIDE PILASTERS

49 SEATS

REAR GALLERY

(E) ELECT. METER AND (N) PANEL LOCATION  
 PANEL: 200 AMP  
 SPACE FOR 36 CIRCUITS  
 9'-2"

FLOOR SINK: KOHLER K-6710-0 with KOHLER Knoxford faucet with hose (K-8928-CP)

(E) PHARMACY

(N) PHARMACY

FRONT GALLERY

13'-4" (VFY. IN FIELD)

CARPET

CONCRETE (SEALED)

VIDEO MONITORS

FURR OUT WALL

ENTRY AREA (E) SOFFIT ABOVE

(E) ELECT. TO BE REMOVED

MODIFIED ENTRANCE

EXISTING WALGREENS ENTRANCE

CASEWORK BELOW WINDOWS

(E) SIDEWALK

1 GLBTHS MUSEUM FLOOR PLAN  
 Scale: 1/4" = 1'-0"

ALAN MARTINEZ, ARCHITECT  
 149 NINTH STREET, SUITE 205  
 SAN FRANCISCO, CA 94103  
 T (415) 626-9379 F (415) 626-9389  
 awmarch@earthlink.net

GLBT HISTORICAL SOCIETY MUSEUM SPACE  
 4127 18TH STREET, SAN FRANCISCO, CALIFORNIA 94114  
 OWNER'S NAME: GLBT HISTORICAL SOCIETY

TENANT IMPROVEMENTS

Date: 5/10/2010

Scale: AS NOTED

REV.	DATE

Sheet



**m g s architecture**

© 415.974.6002 © 415.974.1556  
 250 Sutter Street, Suite 500, San Francisco, CA 94108

MCG PROJECT NO. 10.030.10

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

- WALGREENS' CONSULTANT
- LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

- WALGREENS' CONTRACTOR
- LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

LOCATION

BUILDING

- NEW . . . . .
- REMODELING . . . . .
- RELOCATION . . . . .
- OTHERS . . . . .

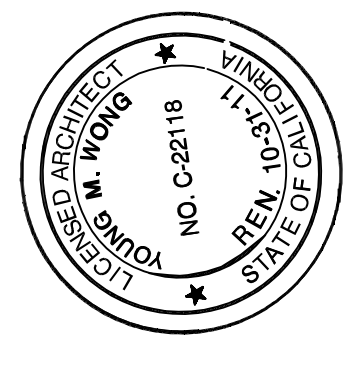
- NEW . . . . .
- EXISTING . . . . .
- NEW SHELL ONLY . . . . .

NO.	DATE	BY	DESCRIPTION

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF CALIFORNIA AS SIGNIFIED BY MY HAND AND SEAL.



LOCATION NUMBER 04318

PROJECT NAME

**ON SITE PHARMACY**  
 4129 18TH STREET  
 SAN FRANCISCO, CALIFORNIA

DRAWING TITLE

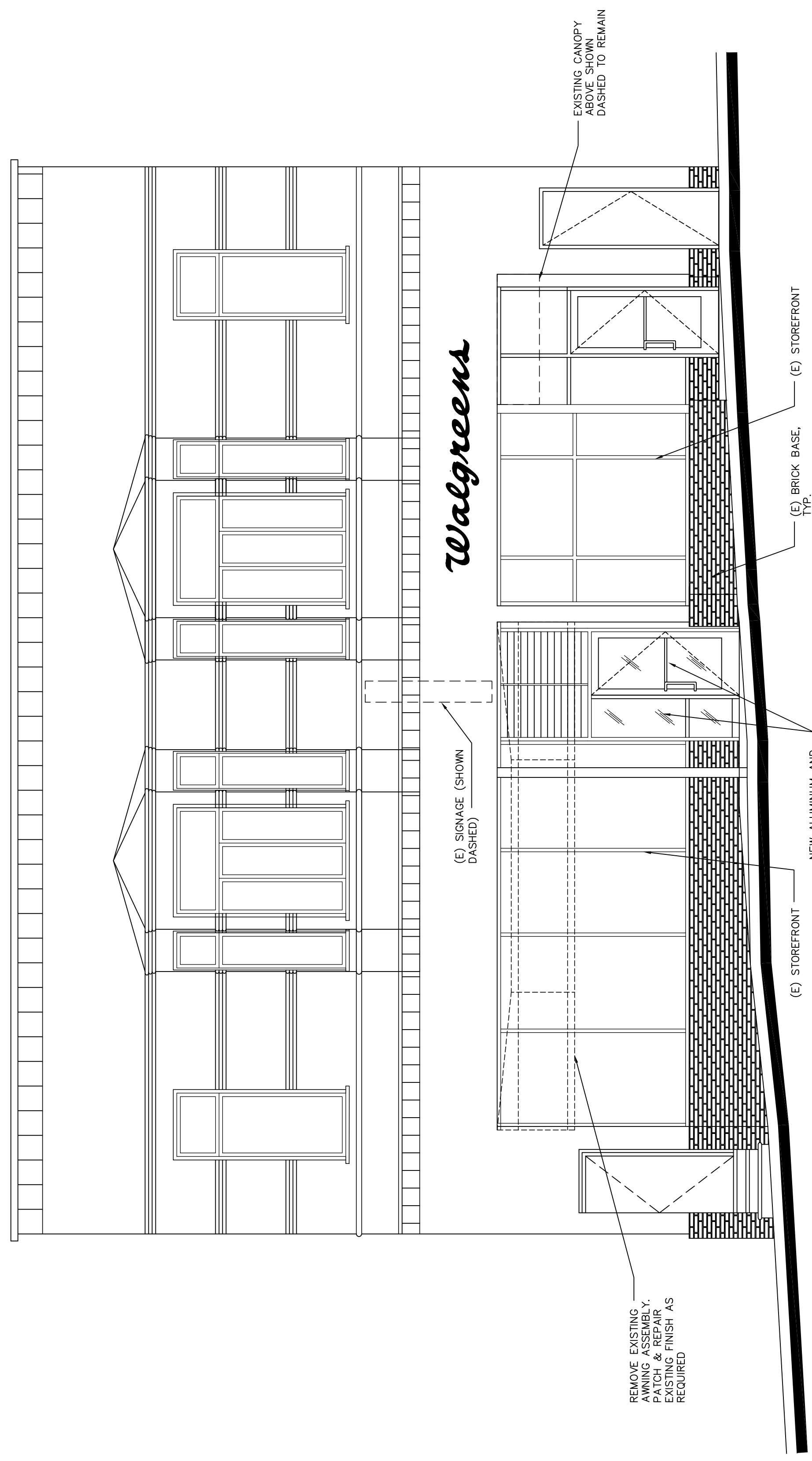
EXTERIOR ELEVATION

CADD PLOT: SCALE: AS NOTED DRAWING NO.

VOID PLOT: DRAWN BY:

SUPERSEDES PLAN DATED: DATE: MAR. 02, 2010

REVIEWED BY: A711 OF DWGS.



1 EXTERIOR ELEVATION  
 1/4" = 1'-0"



VIEW FROM ROOF AT REAR PROPERTY LINE



EXISTING STOREFRONT



EXISTING STREET FRONTAGE





LOOKING SOUTHEAST TOWARDS CASTRO ST.



LOOKING SOUTHWEST TOWARDS COLLINGWOOD ST.



LOOKING ACROSS 18TH TOWARDS COLLINGWOOD



LOOKING ACROSS 18TH TOWARDS CASTRO ST.



EXISTING PHARMACY



PROPOSED MUSEUM SPACE



# PLANNING DEPARTMENT

## CHECKLIST FOR FORMULA RETAIL APPLICATIONS

### 1. REQUIREMENTS

Planning Code Sections 182 and 703.3 regulate Formula Retail uses in RH, RM, and Neighborhood Commercial Districts.

A retail use defined in Article 7 of the Planning Code as one of the following categories: Amusement Game Arcade (790.4), Bar (790.22), Drive-up Facility (790.30), Eating and Drinking Use (790.34), Liquor Store (790.55), Movie Theater (790.64), Restaurant, Large Fast Food (790.90), Restaurant, Small Self Service (790.91), Restaurant, Full Service (790.92), Sales and Service, Other Retail (790.102), Sales and Service, Retail (790.104), Take-out Food (790.122), or Video Store (790.135) could also be Formula Retail and subject to the restrictions and requirements applying to that designation if it exceeds thresholds defined in Part 5 of this form.

If the proposed use is listed above, and there is a Permit Application for Alteration, New Construction, Commercial Tenant Improvement, Change of Use, or for Signs, which relates to the establishment of that use, then this checklist must be completed and signed as required below before the project application is considered complete.

### 2. APPLICANT'S CERTIFICATION & CONTACT INFORMATION

I hereby attest under penalty of perjury that the information I have entered on this document is true and correct to the best of my knowledge, and that I have read and understood this form, and that I am an owner, manager or other responsible staff member of the proposed business, familiar with its operation, and able to provide accurate and complete information herein.

	3.30.10
Signature of Applicant/Permit Holder	Date Signed
MATTHEW E. SLEDGE	SR. PROJECT MANAGER
Print Name	Job Title
100 HUNTER ROW, M.S. 1620	(847) 315-4776
Mailing Address: Street	Phone
ROOSEVELT, IL 60015	MAX.SLEDGE@WALGREENS.COM
Mailing Address: City, State, Zip	Fax # or Email Address

### 3. SITE INFORMATION

### 4. PROPOSED USE

4129 181 <sup>ST</sup> STREET	790.
Project Address	Name of Proposed Use Category per Article 7 Code Section
CASTRO & 181 <sup>ST</sup> STREET	WALGREENS
Cross Streets	Proposed Business Name
	SPECIALTY PHARMACY PROGRAM
Block / Lot (s)	Description of Products or Services
	ADD SERVICES
Zoning District	Description of Products or Services (cont'd.)
PHARMACY	
Existing or Previous Use	Description of Products or Services (cont'd.)
Square Footage	

**5. RETAIL OPERATION**

The applicant must answer questions 1a, 1b, and 1c in the following table:

1a	Number of Retail Locations in Operation	How many retail locations of this business are currently in operation nationwide? (Exclude the location proposed herein.)	7180
1b	Other Pending Locations in the City and County of San Francisco	For how many sites in San Francisco (excluding the subject of this application) are there pending applications or approved permits to establish additional locations for this business, which have not yet begun to operate?	0
1c	Other Pending Locations Nationwide Outside Of San Francisco	For how many U.S. sites outside San Francisco are there pending applications or approved permits to establish additional locations for this business, which have not yet begun to operate?	1503

If the number entered on Line 1a above is 11 or more, then the proposed use may be a Formula Retail Use and the questions in the table below must be answered. If the sum is 10 or fewer, the Applicant does not need to provide any additional information on this form.

STANDARDIZED FEATURES			YES	NO
2	Standardized array of merchandise	Will this proposed use sell merchandise from a single distributor, bearing uniform markings and comprising 50% or more of the merchandise offered for sale, as measured by shelf or display space, in common with other locations of this business?	X	
3	Standardized façade	Will the proposed façade (face or front of the building looking onto a street or an open space), including awnings, have a façade design in common with other locations of this business?		X
4	Standardized décor and color scheme	Will the interior of the business space, which may include but is not limited to, finishes, style of furniture, wall coverings, permanent fixtures, or furnishings, have a style in common with other locations of this business?	X	
5	Uniform apparel	Will the proposed business require standardized items of clothing for employees, including but not limited to aprons, pants, shirts, smocks or dresses, hats, and pins (other than name tags) as well as standardized colors of clothing style in common with other locations of this business?	X	
6	Standardized signage	Will the proposed business display one or more business signs (as defined in Section 602.3 of the Planning Code) in common with other locations of this business?	X	
7	Trademark or Service mark	Will the proposed business utilize a <i>Trademark</i> (a word, phrase, symbol or design, or a combination of those that identifies and distinguishes the source of the <u>goods</u> of one party from those of others) or a <i>Service mark</i> (a word, phrase, symbol or design, or a combination of those that identifies and distinguishes the source of the <u>service</u> of one party from those of others) in common with other locations of this business?	X	
8	Total Features	Enter the total number of "YES" responses from lines 1 through 6	5	

**6. REQUIREMENTS AND PROVISIONS OF THE CODE**

If the number of national locations (excluding the location proposed in this application) in Line 1a is eleven or more, and if the number of total features in common among the locations of this business in Line 8 is 2 or more, then the proposed use is defined as a Formula Retail Use.

All building permit applications for Formula Retail Uses for any use categories permitted in other Neighborhood Commercial Districts shall be subject to the notification and design review procedures of Section 312 of the Planning Code as changes of use.

If the City determines that an application or permit is for a Formula Retail Use, the permit applicant or holder bears the burden of proving to the City that the proposed or existing use is not a Formula Retail Use. Any permit approved for a use that is determined by the City to be for a Formula Retail Use that *did not* identify the use as such is subject to revocation at any time.

**7. PLANNING DEPARTMENT DETERMINATION**

THE INFORMATION BELOW IS TO BE COMPLETED BY PLANNING DEPARTMENT STAFF ONLY

Subject Address _____	Block / Lot _____
Application # _____	Date Filed _____
Application Type _____	
The proposed use has been determined _____	to be Formula Retail. <u>not</u> to be Formula Retail.
In the subject District, the proposed use is _____	principally permitted. conditionally permitted. <u>not</u> permitted.
_____ <i>Signature of Planner</i>	_____ <i>Date Signed</i>
_____ <i>Print Name of Planner</i>	_____ <i>Phone Number</i>





# SAN FRANCISCO PLANNING DEPARTMENT

---

*Subject to: (Select only if applicable)*

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

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Motion No. 17815

**HEARING DATE: FEBRUARY 5, 2009**

*Hearing Date:* February 5, 2009  
*Case No.:* **2008.0140C**  
*Project Address:* **4127-29 18<sup>th</sup> STREET**  
*Zoning:* Castro NCD (Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 2695/036  
*Project Sponsor:* Billy Haley  
4709 18<sup>th</sup> Street  
San Francisco, CA 94114  
*Staff Contact:* Michael Smith – (415) 558.6322  
[michael.e.smith@sfgov.org](mailto:michael.e.smith@sfgov.org)

**ADOPTING FINDINGS RELATED TO THE DISAPPROVAL OF A CONDITIONAL USE REQUEST PURSUANT TO SECTIONS 703.4 AND 715.21 OF THE CODE TO EXPAND THE EXISTING FORMULA RETAIL PHARMACY (D.B.A. "WALGREEN'S) INTO THE ADJACENT STOREFRONT, CREATING A COMMERCIAL SPACE THAT IS LARGER THAN THE PERMITTED USE SIZE LIMITATION OF 1,999 SQUARE-FEET, LOCATED WITHIN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT, THE UPPER MARKET SPECIAL SIGN DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.**

### RECITALS

On January 31, 2008, Bill Haley (hereinafter "Property Owner") filed an application (hereinafter "Application") with the Department for Conditional Use Authorization under Planning Code Sections 703.4 and 715.21 to expand the existing formula retail pharmacy (dba "Walgreen's") at 4127 18<sup>th</sup> Street into the adjacent storefront at 4129 18<sup>th</sup> Street, located within the Castro Street Neighborhood Commercial District, the Upper Market Special Sign District and 40-X Height and Bulk District.

On February 5, 2009, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2008.0140C.

The Project was determined by the Planning Department (Department) to be categorically exempt from the environmental review process pursuant to Title 14 of the California Code of Regulations.

This Commission has reviewed and considered reports, studies, plans, and other documents pertaining to this Project.

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

**MOVED**, that the Commission hereby disapproves the conditional use requested in Application No. 2008.0140C, based on the following findings:

## **FINDINGS**

Having reviewed the materials identified in the recitals 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.** The project is located on the south side of 18<sup>th</sup> Street between Castro and Collingwood Streets in the Castro Street Neighborhood Commercial District, the Upper Market Special Sign District, and a 40-X Height and Bulk District.

The Project Site is occupied by a two-story mixed-use building with two- ground floor commercial spaces and two- dwelling units on the upper floor. A Walgreen's Pharmacy occupies the storefront at 4129 18<sup>th</sup> Street. The vacant storefront at 4127 18<sup>th</sup> Street is 1,604 square-feet and was formerly occupied by a Laundromat that vacated the space in November 2006.

3. **Surrounding Neighborhood.** The project site is located in the heart of the Castro Street neighborhood commercial corridor in the Castro neighborhood. The subject block contains a mix of one-, two-, three-, and four-story mixed use buildings with ground floor commercial spaces with a limited number of commercial spaces above the ground floor. The commercial frontage is dense along Castro Street but is interrupted at locations along 18<sup>th</sup> Street. Walgreen's operates another retail pharmacy in the District at the corner of Castro and 18<sup>th</sup> Streets, less than a block from the subject site. This other Walgreen's is much larger and includes a pharmacy as well as a general retail goods.

The Castro Street District provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. The District controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels. In new buildings, most commercial uses are permitted at the ground and second stories. Special controls are necessary to preserve the existing equilibrium of neighborhood-serving convenience and specialty commercial uses. In

order to maintain convenience stores and protect adjacent residential livability, controls prohibit additional eating and drinking establishments and permit with certain limitations new late-night uses, adult and other entertainment, and financial service uses. The continuous retail frontage is maintained by prohibiting most automobile and drive-up uses.

4. **Project Description.** The proposal is to expand the existing retail pharmacy dba "Walgreen's" at 4129 18<sup>th</sup> Street into the adjacent storefront at 4127 18<sup>th</sup> Street that was formerly occupied by a laundromat. Walgreen's would expand from 1,567 square-feet to 3,171 square-feet as a result of the project. Interior and exterior tenant improvements are associated with the proposal. The uses within the proposed Walgreen's pharmacy would be divided as such; 810 s.f. of pharmacy, 900 s.f. of retail, 655 s.f. for community rooms, and 835 s.f. for office, restrooms, storage, and halls.
5. **Public Comment.** The Department has received several letters of opposition from local neighborhood groups. The following neighborhood groups are opposed to the proposed Walgreen's expansion: Castro Area Planning + Action (CAPA), Eureka Valley Promotion Association (EVPA), Castro Coalition, and the Corbett Heights Neighbors. The Duboce Triangle Neighborhood Association (DTNA) also has concerns about the project but their membership was split on whether to oppose the project outright or support the project with many conditions. In addition, the Department received a petition in opposition to the project that was signed by 20 people including nine business owners from the Upper Market and Castro commercial district.

The Department also received two letters in support of the project from the Merchants of Upper Market & Castro (MUMC) and the Castro / Upper Market Community Benefit District.

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. **Parking Requirement.** Section 151 requires retail stores to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

*With a gross floor area of under 5,000 square feet, the Project is not required to provide parking.*
  - B. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Eating Retail uses up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

*With a gross floor area under 10,000 square feet, the Project is not required to provide off-street loading.*
  - C. **Formula Retail.** Section 703.3 places notification requirements and other restrictions on formula retail uses.

*The Project is considered to be a formula retail use as defined by Section 703.3 of the Planning Code. Conditional Use authorization must be granted for the existing formula retail use to expand into the subject storefront.*

- D. **Use Size.** Section 715.21 establishes size limits on nonresidential uses in the Castro NCD. In the Castro NCD, conditional use authorization is required for any nonresidential use that exceeds 1,999 square feet.

*At 3,171 square feet, the Project does not require Conditional Use authorization for use size.*

7. **Conditional Use Findings.** Under Section 303(c), the Commission may authorize a conditional use after finding that:

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

*The project is not necessary because Walgreen's has other stores within the Castro NCD that provide similar services. Additionally, the new counseling services that Walgreen's is seeking to provide at this location are services that would be better provided by a nonprofit entity or at a minimum a provider that is not associated with a pharmacy.*

*A survey of the storefronts located in the Castro NCD revealed that of the 148 ground floor storefronts within the District only nine are currently vacant. This translates to a 94% occupancy rate and a 6% vacancy rate (source: Eureka! January/February 2009). Clearly, the District is not plagued by blighted vacant storefronts.*

*The proposed pharmacy expansion would be detrimental to neighborhood character by filling a storefront with a formula retail use that would detract from the character of the District which features primarily local, non-formula retail businesses and also reduces the diversity of the storefronts within the District.*

*Formula retail businesses also tend to have a competitive advantage over non-formula retail business because the formula retail businesses are often better capitalized, and therefore, can commit to longer and more expensive leases. This could potentially put pressure on existing businesses for higher rents. Additionally, higher rents may prohibit a new locally owned business from locating in the subject neighborhood where several locally owned businesses have started and sustained.*

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

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

*The size and shape of the site and the size, shape and arrangement of the building will not be altered as part of this project.*

- 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 will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The Project is intended to be a walk-in facility for pedestrian traffic. Furthermore, the Project site is well-served by public transportation. Off-street parking and loading is not required for the Project.*

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

*The Project will not produce noxious or offensive emissions related to noise, glare and dust.*

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

*The project site is completely built-out at the commercial ground level, therefore, no landscaping will need to be provided. All lighting and signage would be required to comply with the requirements of the Planning Code, the approved signage program, and the Urban Design Element of the General Plan.*

- 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 most of the applicable requirements of the Planning Code, but is not in conformity with the Priority Policies and Commerce and Industry Element of the General Plan. The Project would detract from the character of the neighborhood by adding a formula retail use to a neighborhood that is defined by storefronts occupied by locally-owned, independent retail uses.*

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

*The Castro NCD controls are designed to maintain existing small-scale development and promote a balanced mix of uses. Building standards permit small-scale buildings and uses and protect rear yards above the ground story and at residential levels.*

*The proposed pharmacy is not an appropriate use for the neighborhood because it is inconsistent with the objectives of its development controls Walgreen's has already received conditional use*

*authorization to expand its location across the street which resulted in the consolidation of three storefronts. Walgreen's continued desire to consolidate storefronts within the District is contrary to the District's controls which seek to diversify uses and promote small scale storefronts.*

8. **Planning Code Sections 303(i) and 703.4** require Conditional Use authorization for the establishment of a formula retail use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in **Section 303(i)** in addition to the criteria set forth in Section 303(c):

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

*The nearest formula retail use within the same neighborhood commercial district is the Walgreen's store located across the street. There are several formula retail banks located in the District, the nearest one being the Bank of America at the intersection of Castro and 18<sup>th</sup> Streets. CVS Pharmacy, a formula retail use, is located at 445 Castro Street, around the corner from the subject site. In general, the District has a balanced mix of formula retail and independent uses.*

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

*Walgreens operates two pharmacies within the District and CVS operates a pharmacy at 445 Castro Street.*

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

*No physical expansions of the subject building would be necessary to accommodate the proposed use. Interior tenant improvements would be necessary for the instillation of restaurant fixtures and seating. All lighting and signage would be required to comply with the requirements of the Planning Code and the Urban Design Element of the General Plan. There is also concern that because Walgreen's operates a pharmacy across the street that an standardized corporate storefront at the proposed location would adversely impact the unique character of the District.*

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

*Retail vacancy rates in the subject neighborhood commercial district are limited. As stated earlier, the 148 storefronts within the District have a 6% vacancy rate. Though there are a few high visibility storefronts that create a sense of blight overall the vacancy rate is reasonable. The former Laundromat vacated the space in November 2006.*

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

*The district has a healthy mix of citywide-serving and neighborhood-serving uses which is a primary objective of the District controls. The proposed use is intended to be primarily neighborhood-serving.*

9. **General Plan Compliance.** The Project is not consistent with the Objectives and Policies of the General Plan in that:

## **COMMERCE AND INDUSTRY ELEMENT**

### **Neighborhood Commerce**

#### **OBJECTIVE 6:**

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

#### **Policy 1:**

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

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.

*Although the proposed use is intended to be neighborhood-serving, the proposed use may be detrimental to the character of the immediate neighborhood. Walgreen's competitive corporate advantage in obtaining a lease has already led to the loss of one of two neighborhood-serving laundromats within the District. Walgreen's is seeking to consolidate yet another storefront which reduces the availability of smaller storefronts that are more suitable for independent retail uses to locate within the District. The immediate neighborhood is defined by locally-owned uses which add unique character and diversity. Additional storefront in the District devoted to Walgreen's with its standardized corporate façade and signage would adversely impact the unique character of the District. Formula retail uses generally have a competitive advantage over independent retail uses because they are often better capitalized, and therefore, can commit to longer and more expensive leases. This could potentially put pressure on existing businesses for higher rents and eventually price locally-owned businesses out of the District altogether.*

#### **Policy 6.1:**

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

*The project would be detrimental to neighborhood character by filling a storefront with a formula retail use that already has a strong presence within the District. This would detract from the character of the neighborhood commercial district which features primarily locally-owned, non-formula retail businesses. Formula retail uses generally have a competitive advantage over non-formula retail uses because they are*

*often better capitalized, and therefore, can commit to longer and more expensive leases. This could potentially put pressure on existing businesses for higher rents. Additionally, higher rents may prohibit a new neighborhood-serving uses from locating in the District.*

**10. Planning Code Section 101.1(b)** establishes eight priority planning policies and requires the review of permits for consistency with said policies:

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

*A formula retail use would occupy a tenant space that was formerly occupied by a locally-owned, independent business. The project would also consolidate two smaller commercial spaces possibly making it more difficult for neighborhood serving uses to locate within the District.*

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

*The Project would adversely impact the character and diversity of the neighborhood by reducing the number of small commercial spaces in the District and by allowing a formula retail use that already has a strong presence in the District to occupy additional street frontage.*

- (3) That the City's supply of affordable housing be preserved and enhanced.

*The Project would not have any impacts on the City's supply of affordable housing.*

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

*The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is well-served by public transportation.*

- (5) 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.

*There is no commercial office development associated with the Project. No industrial or service sector uses would be displaced.*

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



*Although there would be some interior tenant improvements to the subject commercial space, the Project does not involve any construction activities that would compromise the structural integrity of the existing building or trigger any Building Code requirements for a seismic upgrade.*

- (7) That landmarks and historic buildings be preserved.

*The existing building is not a landmark and it is not historically rated.*

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

*The Project, which does not include any physical expansion of the existing building envelope, would not impact any parks or open spaces or their access to sunlight.*

12. On balance, the Commission hereby finds that approval of the conditional use authorization would not promote the health, safety, and welfare of the City.

**DECISION**

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DISAPPROVES Conditional Use Application No. 2008.0140C.**

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this disapproval of a Conditional Use Authorization application to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17815. 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 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 5, 2009.

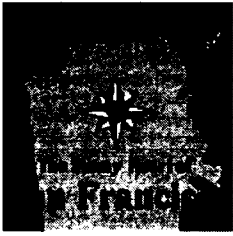
Linda Avery  
Commission Secretary

AYES: Commissioners Ron Miguel, Christina Olague, Michael J. Antonini, Katherin Moore, Hisashi Sugaya, , Gwyneth Borden

NAYS: None

ABSENT: Commissioner William L. Lee

ADOPTED: February 5, 2009



# CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881

EVNA (formerly EVPA)  
PO Box 14137  
San Francisco, CA 94114  
[www.evna.org](http://www.evna.org)  
[Board@EVNA.org](mailto:Board@EVNA.org)

RE: 2010.0314c - Walgreen's/GLBT Historical Society - 4127 18<sup>th</sup> St., San Francisco, CA 94114  
Project Sponsor: Walgreens Corporation

June 16, 2010

San Francisco Planning Commission  
c/o Sharon Lai, Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2479  
Via email: [Sharon.W.Lai@sfgov.org](mailto:Sharon.W.Lai@sfgov.org)

Dear Commissioners,

As the President of Castro/Eureka Valley Neighborhood Association (EVNA) I would like to inform you that both the Planning/Land Use Committee and the full Board of EVNA have discussed 2010.0314c - Walgreen's/GLBT Historical Society project at length. We have also held two meetings with the GLBT Historical Society Executive Director, Paul Boneberg and a Board representative.

After extensive discussion, we are unanimous in supporting the Historical Society opening a museum at 4127 18th street (the Site). We are also grateful to Walgreens for generously providing reduced rent to the GLBT Historical Society.

While EVNA is unanimously supportive of this project, we have grave concerns about the long-term use of the space. Moreover, we are concerned that Walgreens will use the goodwill generated by this contribution to the community as a beachhead for further expansion into the remainder of the Site, after the GLBT History Museum vacates the space, as promised, in five years. Walgreens has provided the community with assurance that they will not further expand their presence in the Castro NCD on at least two occasions only to repeatedly attempt to expand in the neighborhood, most recently in 2009.

The Planning Commission held a hearing on Walgreens' desire to expand into the space at 4127 18<sup>th</sup> Street on February 5, 2009. The commission denied expansion, ruling that Walgreens' footprint in the Castro NCD far exceeds the appropriate levels for the neighborhood. We request that the Planning Commission affirm this ruling and implement measures that will prevent Walgreens from expanding into the remainder of the parcel once the GLBT Historical Society vacates.

Respectfully submitted on behalf of the Planning/Land Use Committee, Board of Directors and membership of Castro/Eureka Valley Neighborhood Association,

Alan Beach-Nelson  
President

Cc: Zoning Administrator,

Bevan Dufty, District 8 Supervisor, [bevan.dufty@sfgov.org](mailto:bevan.dufty@sfgov.org)

Paul Boneberg, Executive Director, GLBT Historical Society, [paul@glbthistory.org](mailto:paul@glbthistory.org)

#### EXECUTIVE COMMITTEE

Alan Beach-Nelson  
President  
Rob Cox  
Secretary  
Demian Quesnel  
Treasurer  
Scott Wiener  
Past President

#### DIRECTORS:

Tim Eicher  
Steve Clark Hall  
Judith Hoyem  
Jack Keating  
Dennis Richards  
Gary Weiss



Paul Boneberg, Executive Director  
GLBT Historical Society  
657 Mission Street, Suite 300  
San Francisco CA 94105

May 17, 2010

Dear Paul,

This letter is written to express the support of the Castro/Upper Market Community Benefit District (CBD) for the GLBT Historical Society's plans to open a store front museum/exhibit space at 4127 -18<sup>th</sup> Street. The CBD understands that this space is being leased from Walgreens and the GLBT Historical Society has negotiated a five year lease.

In the past year that the GLBT Historical Society had an exhibit space in the Castro-Upper Market neighborhood at 18<sup>th</sup> & Castro Streets, it provided valuable information to many thousands of visitors, from local, national and international origins. Those visitors also have added to the vitality of our local community. The CBD truly looks forward to the opening of this new space with a longer lease and the opportunity to educate people worldwide about GLBT history and issues. The Castro is the perfect home for such a museum and the CBD anticipates that the GLBT Historical Society will once again draw visitors from all over the globe to the Castro.

If there is anything that the CBD can do as you work towards opening your doors at 4127 - 18<sup>th</sup> Street, please let me know. You can reach me at 650-355-1294 or [execdirector@castrocbd.org](mailto:execdirector@castrocbd.org)

Sincerely,

Andrea Aiello  
Executive Director



MERCHANTS OF  
UPPER MARKET & CASTRO

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San Francisco CA 94114-2512  
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Stephen H. Adams, President  
415/773-1530  
[SAdams@SterlingBank.com](mailto:SAdams@SterlingBank.com)

October 22, 2009

Paul Boneberg, Executive Director  
GLBT Historical Society  
657 Mission Street, Suite 300  
San Francisco CA 94105

Dear Paul,

This confirms that the Members of **MUMC**-Merchants of Upper Market & Castro voted unanimously at their monthly meeting on September 3, 2009 to **SUPPORT** your Society's plans to continue a fulltime, public GLBT history exhibit space in the Castro-Upper Market neighborhood, and specifically in a new facility being negotiated with *Walgreens* in the long-vacant space at 4127-18<sup>th</sup> Street.

In the past year that the *GLBT Historical Society* had an exhibit space in the Castro-Upper Market neighborhood at 18<sup>th</sup> & Castro Streets, it provided valuable information to many thousands of visitors, from local, national and international origins. Those visitors also have added to the commerce in and vitality of our local business community. This is a partnership which we very much want to continue. We hope that arrangements for an accessible and affordable space to continue your exhibits can soon be confirmed.

**MUMC** is the merchants' organization serving San Francisco's Castro-Upper Market area, generally along Market Street from Octavia Blvd. to Castro Street; Castro from Market to 19<sup>th</sup> Street, and cross streets through that area. **MUMC** currently has over 250 paid Members; there are over 650 merchants and other businesses in our service area.

We look forward to continuing our close collaboration with the *GLBT Historical Society* for many years into the future.

Very truly yours,

Stephen H. Adams, President

cc: Supervisor Bevan Duffy