



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use – Formula Retail

HEARING DATE: OCTOBER 19, 2017

Date: October 12, 2017
Case No.: **2017-006067CUA**
Project Address: **711 Van Ness Avenue**
Zoning: RC-4 (Residential – Commercial, High Density)
Van Ness Special Use District
Van Ness Automotive Special Use District
130-V Height and Bulk District
Block/Lot: 0743/203
Project Sponsor: Melinda Sarjapur
Reuben, Junius, & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: David Weissglass – (415) 575-9177
David.weissglass@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project sponsor proposes to establish a Formula Retail pharmacy store (dba "CVS Pharmacy") in a currently vacant approximately 6,302 square-foot retail space located at 711 Van Ness. The space was most recently occupied by "East West Bank," a Formula Retail bank. The pharmacy would be open daily between the hours of 7AM and 10PM. CVS plans to provide neighborhood residents with a wide selection of daily needs products as well as medication through its full-service pharmacy. Customers will have the opportunity to purchase over-the-counter healthcare products as well as convenience items, basic household items, seasonal merchandise, photo finishing and personal care items, and limited groceries. The project also includes interior tenant improvements, the construction of a mezzanine for storage accessory to the store and pharmacy, and signage alterations. The existing tenant space measures approximately 6,302 square feet, and the new mezzanine is to be 1,277 square-feet in area, bringing the total size of the proposed establishment to 7,579 square-feet.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303 and 303.1 to establish a Formula Retail use within the RC-4 Zoning District. Per Planning Code Section 209.3, non-residential uses of 6,000 square feet or greater in size are required to obtain Conditional Use Authorization. The existing tenant space is considered a permitted conditional use as it measures 6,302 square-feet in area and was never required to obtain Conditional Use Authorization. Per Planning Code Section 178(c), a permitted conditional use may not be significantly altered, enlarged, or intensified,

except upon approval of a new conditional use application. As the proposed mezzanine will significantly enlarge the use, Conditional Use Authorization is required to permit the enlargement of the proposed CVS Pharmacy tenant space.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the west side of Van Ness Avenue, between Larch Street and Turk Street, Block 0743, Lot 203. The subject property is located within the RC-4 (Residential – Commercial, High Density) Zoning District, the Van Ness Special Use District, the Van Ness Automotive Special Use District, and the 130-V Height and Bulk District. The parcel is approximately 21,980 square-feet in area and occupied by a five-story commercial building with medical services uses above the subject retail tenant space on the ground floor. The property also includes a parking garage with 136 spaces shared amongst the building's tenants. The tenant space at 711 Van Ness Avenue is currently vacant, but was previously occupied by a Formula Retail bank (dba "East West Bank").

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject RC-4 Zoning District covers approximately 16 blocks of Van Ness Avenue between Broadway in the north and Golden Gate Avenue in the south, as well as portions of Polk Street and several blocks of the Downtown/Civic Center neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings. The scale of development is varied, consisting primarily of structures three to five stories in height, with several mid-rise buildings scattered throughout. The RC-4 Zoning District is intended to recognize, protect, conserve, and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The surrounding zoning consists primarily of C-2, RM-4, and NCT-3 Zoning Districts. The subject property is also located a few blocks north of a number of Public properties in the Civic Center neighborhood.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 29, 2017	September 29, 2017	20 days
Posted Notice	20 days	September 29, 2017	September 29, 2017	20 days
Mailed Notice	30 days	September 19, 2017	September 19, 2017	30 days

The required Section 312 neighborhood notification process was conducted as part of this Project's Conditional Use notice.

PUBLIC COMMENT/COMMUNITY OUTREACH

- The Planning Department has received one email, forwarded from the project sponsor, in support of the proposal from Dr. Lee Schwartz of “The Eye Institute,” an optometrist’s office located in the subject building. There is no known opposition to the project.
- The project sponsor held a pre-application community outreach meeting on December 6, 2016 at Civic Center Secondary School at 727 Golden Gate Avenue, less than ¼-mile from the subject property.

ISSUES AND OTHER CONSIDERATIONS

- No commercial tenant will be displaced as the tenant space has been vacant since when East West Bank ceased operations.
- With regard to Conditional Use Authorizations for Formula Retail Uses, the Planning Commission is required to consider the following additional criteria (Section 303.1(d)) in addition to the standard Conditional Use findings:
 - The existing **concentration** of Formula Retail uses;
 - The availability of **other similar Retail** uses;
 - The **compatibility** of the proposed Formula Retail use **with the District’s architectural and aesthetic character**;
 - The existing Retail **vacancy** rates; and
 - The existing mix of **Citywide-serving** and **Daily Needs-serving** Retail uses.
- The existing **concentration** of Formula Retail businesses is approximately 23.25% (53/228) within ¼-mile vicinity of the subject property and 26.54% (56/211) within the RC-4 Zoning District west of Polk Street. If the proposal is approved, these numbers would increase to 23.68% (54/228) and 27.01% (57/211), respectively.
- The existing **percentage of commercial linear frontage dedicated to Formula Retail** businesses is 36.77% (6,333/17,221) of total commercial linear frontage within ¼-mile vicinity of the subject property and 41.05% (6,118/14,902) within the RC-4 Zoning District west of Polk Street. If the proposal is approved, these numbers would increase to 37.01% (6,373/17,221) and 41.32% (6,158/14,902), respectively.
- The Project would not significantly increase the concentration of total Formula Retail frontage within ¼-mile radius of the subject property or within the same Zoning District, i.e. RC-4 (Residential-Commercial, High Density). There are 4 similar retail pharmacy establishments within the RC-4 Zoning District west of Polk Street, 3 of which are considered Formula Retail. While there is a high concentration of Formula Retail businesses, this area of the RC-4 Zoning District on the Van Ness corridor is designed to accommodate a high percentage of these establishments.
- The proposed Formula Retail use will occupy a currently vacant retail space that was formerly occupied by a Formula Retail bank. No exterior alterations are proposed other than signage alterations. Therefore, the proposed Formula Retail use is **compatible within, and will have no**

adverse effect on, the architectural and aesthetic character of the District. The signs will be required to have a permit and comply with the requirements of the Planning Code and the Formula Retail sign guidelines. Storefront Transparency guidelines are met: greater than 60% of ground floor street frontage allows visibility into the building with transparent glass. See images in Exhibit B.

REQUIRED COMMISSION ACTION

For the project to proceed, the Commission must grant Conditional Use authorization to allow a Formula Retail use (dba “CVS Pharmacy”) and to allow the expansion of the use size in the RC-4 Zoning District, pursuant to Planning Code Sections 303 and 303.1, and 209.3.

BASIS FOR RECOMMENDATION

- The project would fill a vacant storefront and would not displace an existing tenant.
- Considering the most recent use of the now vacant tenant space was a legally nonconforming Formula Retail financial institution (dba “East West Bank”), the project would not result in a long-term increase in the concentration of Formula Retail uses.
- The proposed use would only slightly increase the Formula Retail concentration within the district and ¼ mile vicinity.
- The subject site is within close access to public transit, including Muni lines 5, 7, 19, 31, 38, 47, and 49.
- The project meets all applicable requirements of the Planning Code.
- The project meets the requirements of the Planning Commission’s Performance-Based Design Guidelines.
- The project is desirable for and compatible with the surrounding neighborhood

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Map of Formula Retail Locations in the Vicinity
Letter of Support
Project Sponsor Submittal including:
 Letter to Commission
 Reduced Plans
 Signage Package

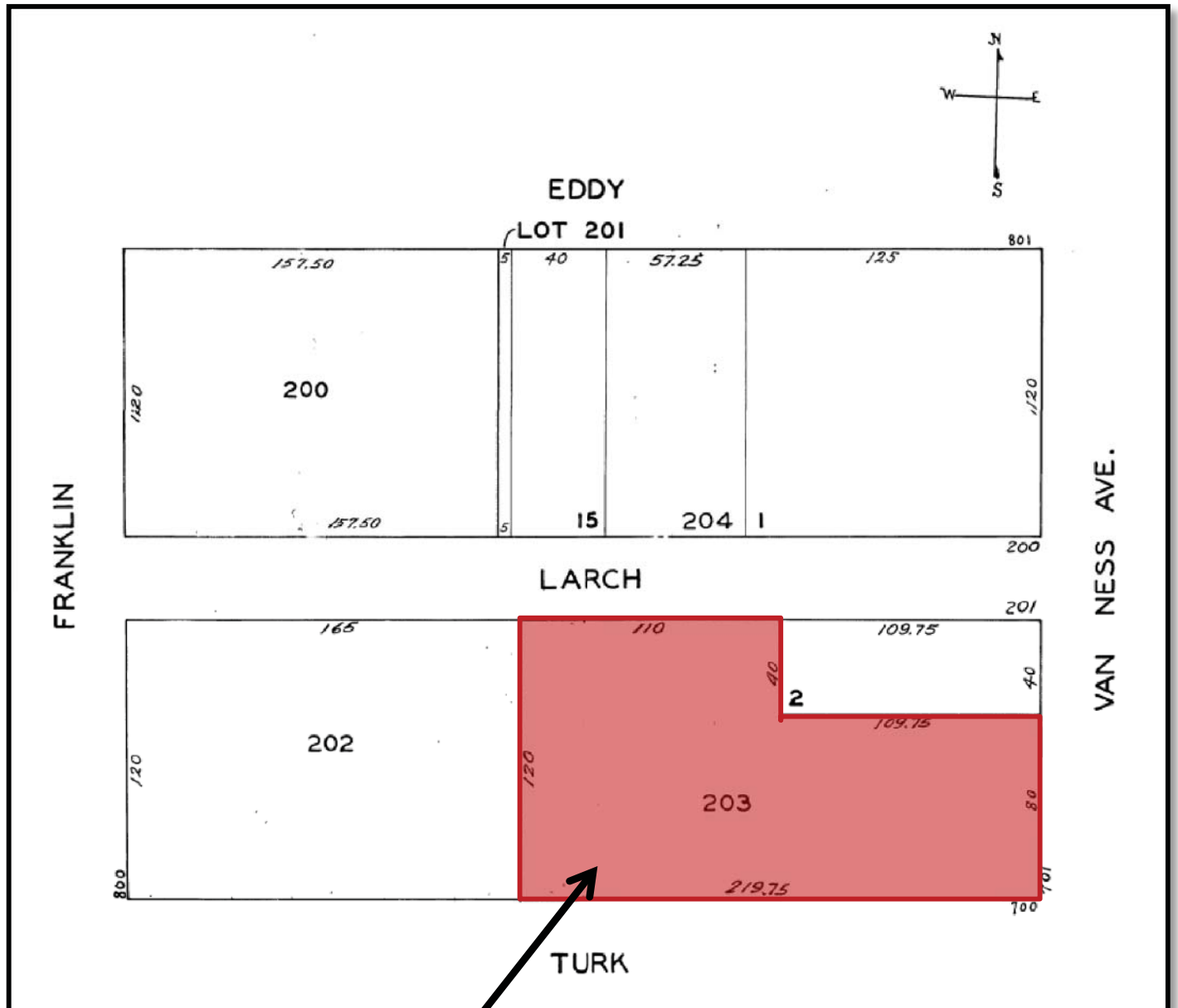
Exhibit Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Book Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photo | <input type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

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

DNW
Planner's Initials

Block Book Map



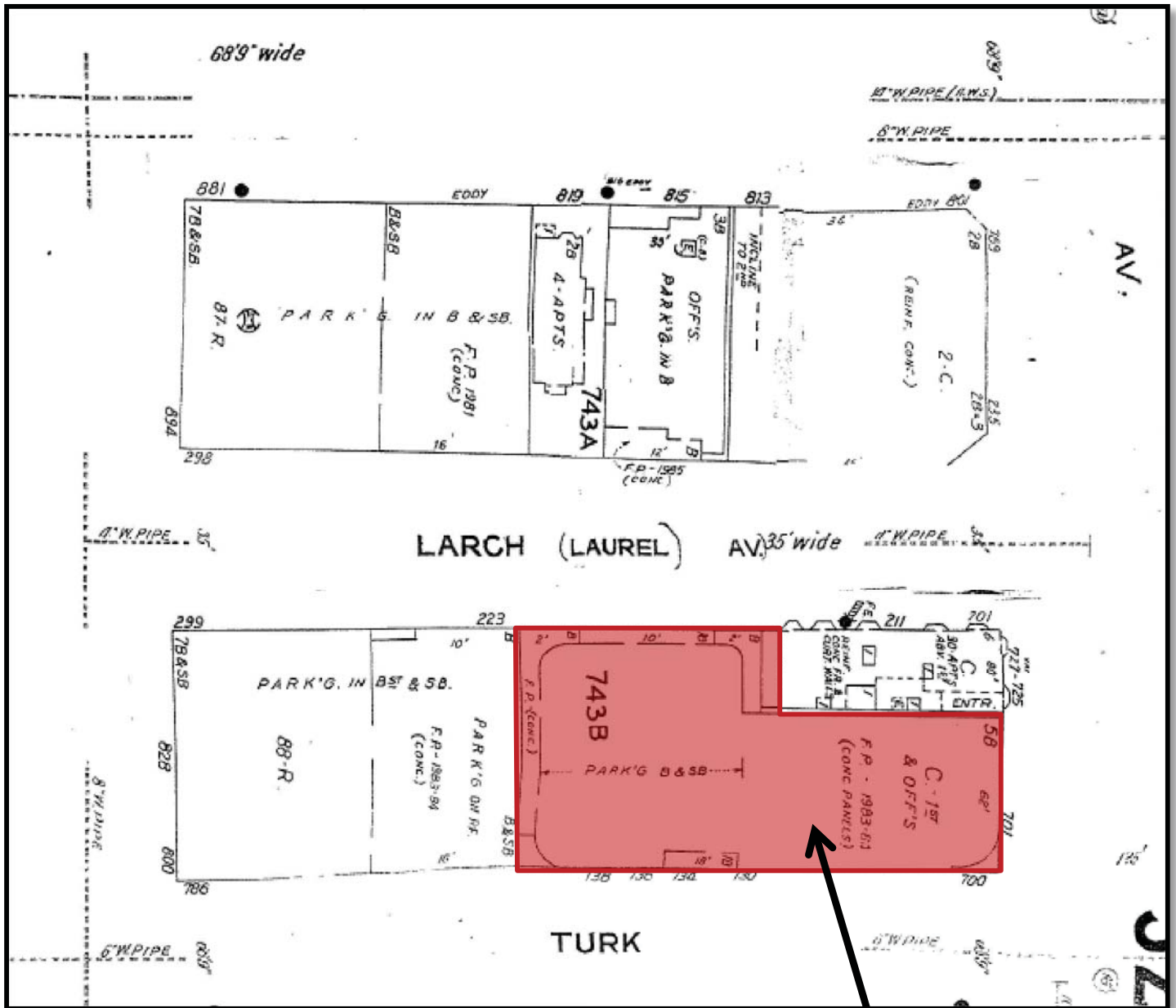
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-006067CUA
711 Van Ness Avenue
Block 0743 Lot 203

Sanborn Map



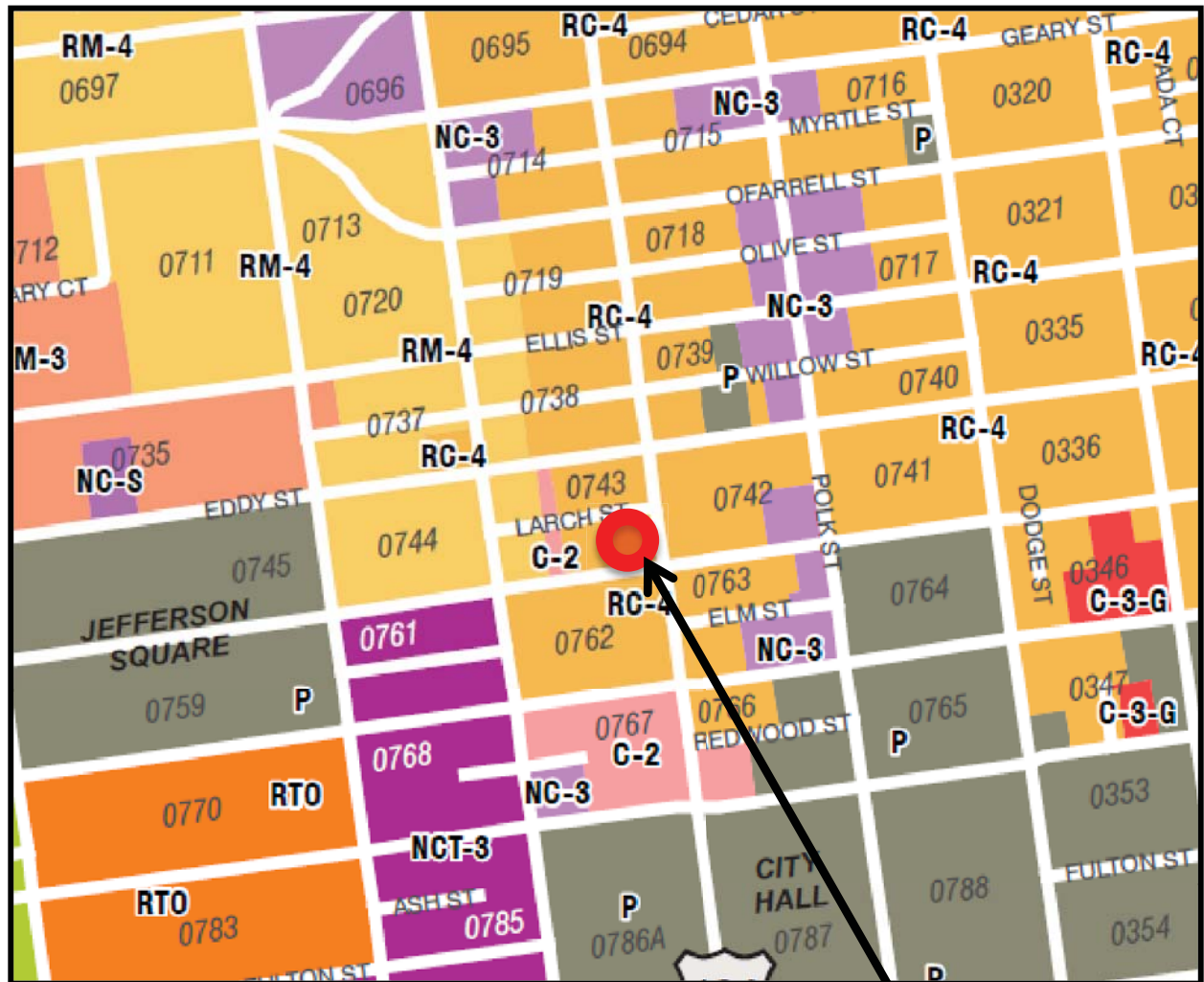
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Zoning Map



SUBJECT PROPERTY

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Aerial Photo



SUBJECT PROPERTY

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PLANNING DEPARTMENT



Conditional Use Hearing
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Site Photo

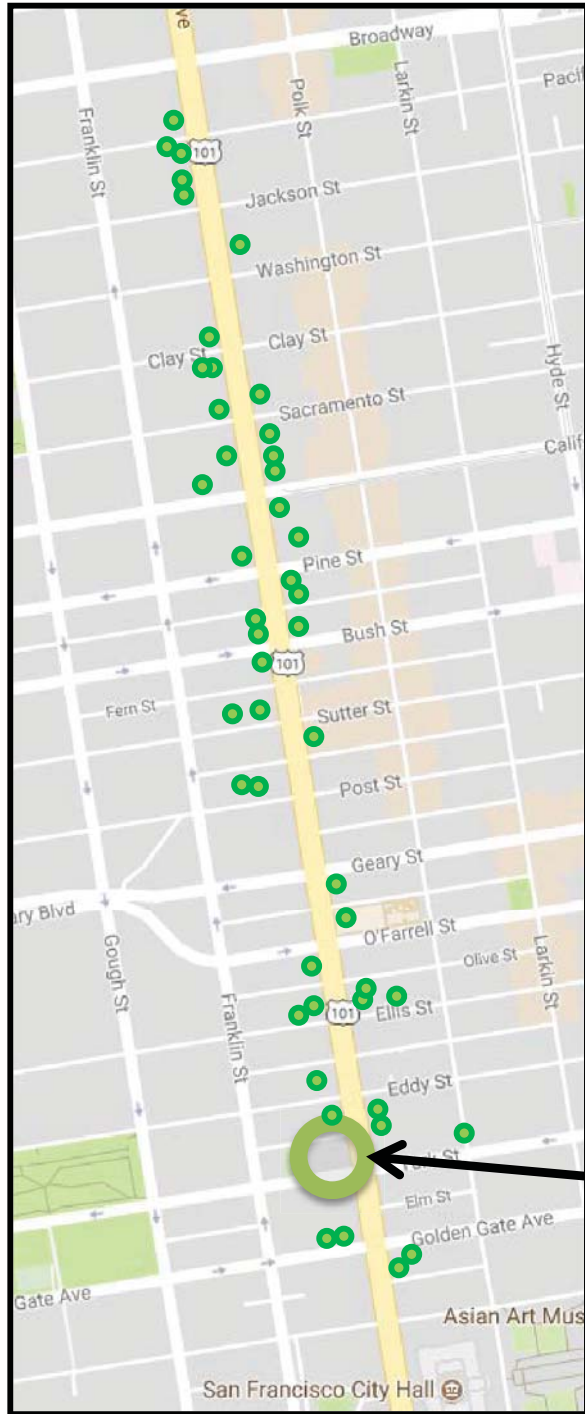


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
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711 Van Ness Avenue
Block 0743 Lot 203

Formula Retail Locations Within RC-4 District



● Formula Retail Establishments

SUBJECT PROPERTY





SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 178, AND 209.3 OF THE PLANNING CODE TO ALLOW A FORMULA RETAIL PHARMACY STORE (D.B.A. CVS PHARMACY) AND TO ALLOW THE ENLARGEMENT OF A NONRESIDENTIAL USE SIZE THAT IS ALREADY GREATER THAN 5,999 SQUARE FEET WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) ZONING DISTRICT, THE VAN NESS AND VAN NESS AUTOMOTIVE SPECIAL USE DISTRICTS, AND THE 130-V HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 16, 2017, Melinda Sarjapur (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303, 303.1, 178, and 209.3 to allow a formula retail pharmacy store (d.b.a. CVS Pharmacy) on the ground floor of an existing office building and to allow the enlargement of a nonresidential use size that is already greater than 5,999 square feet within the RC-4 (Residential-Commercial Combined, High Density) Zoning District, the Van Ness and Van Ness Automotive Special use Districts, and the 130-V Height and Bulk District.

On October 19, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-006067CUA.

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. 2017-006067CUA, 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 site is located at the northwest corner of Turk Street and Van Ness Avenue near the western edge of the Downtown/Civic Center neighborhood, Assessor's Block 0743, Lot 203. The parcel is approximately 21,980 square feet in area and is occupied by a five-story office building constructed circa 1984. The existing tenant space on the ground floor is approximately 6,302 square feet in size, but the Project Sponsor proposes the addition of a 1,277 square foot mezzanine to expand the total square footage of the tenant space to 7,579 square feet. The tenant space is currently vacant but was last occupied by a Formula Retail financial institution (dba "East West Bank").
3. **Surrounding Neighborhood.** The project site is located on the Van Ness Avenue commercial corridor on the northwest corner of Turk Street and Van Ness Avenue. This portion of Van Ness Avenue is designated as US Highway 101 and is auto-oriented in nature. The subject RC-4 Zoning District covers approximately 16 blocks of Van Ness Avenue between Broadway in the north and Golden Gate Avenue in the south, as well as portions of Polk Street and several blocks of the Downtown/Civic Center neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings. The scale of development is varied, consisting primarily of structures three to five stories in height, with several mid-rise buildings scattered throughout. The RC-4 Zoning District is intended to recognize, protect, conserve, and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The surrounding zoning is primarily C-2, RM-4, and NCT-3. The subject property is also located a few blocks north of a number of Public properties in the Civic Center neighborhood.

4. **Project Description.** The project sponsor seeks Conditional Use Authorization, pursuant to Planning Code Sections 303, 303.1, 178, and 209.3 to establish a 7,579 square foot formula retail pharmacy store (d.b.a. CVS Pharmacy) on the ground floor of an existing five-story office building last occupied by a formula retail financial institution (d.b.a. East West Bank). The project includes interior tenant improvements and minor alterations to the existing storefront.

The project also includes the construction of a 1,277 square foot mezzanine within the tenant space to be used for storage and operations. The existing tenant space is 6,302 square feet, which exceeds the non-residential use size limit for RC-4 District, set forth in Planning Code Section 209.3 (5,999 square feet), but which is “grandfathered”. As the construction of the mezzanine will significantly enlarge the “grandfathered” tenant space, the project also seeks authorization per Planning Code Section 178(c) to allow the enlargement of a nonresidential use size that is already greater than 5,999 square feet within the RC-4 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. CVS has approximately 18 stores operating in San Francisco. Stores typically employ 25-30 people with 4-12 employees staffing each store depending on season and time of day.

5. **Public Comment.** As of October 12, 2017, the Planning Department has received one email, forwarded from the project sponsor, in support of the proposal from Dr. Lee Schwartz of “The Eye Institute,” an optometrist’s office located in the subject building. There is no known opposition to the request.

The project sponsor held a pre-application community outreach meeting on December 6, 2016 at Civic Center Secondary School at 727 Golden Gate Avenue, less than ¼-mile from the subject property.

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

shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, 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 first 25' of building depth on the ground floor is devoted to an active retail use. The primary façade of the subject storefront is glazed and the proposed storefront design would respect the existing storefront transparency. No obscured glazing or other elements that would reduce the level of transparency at the ground floor will be used. The project does not propose any decorative railings or grillwork in front of or behind existing windows.

- B. Off-Street Parking.** Off-street parking is not required for non-residential uses in the RC-4 Zoning District per Planning Code Section 151.1. A maximum of one space per 1,500 square feet of occupied floor area is permitted.

The building currently has a parking garage with 136 spaces shared among the building's tenants. The project does not propose any additional off-street parking or loading.

- C. Loading.** 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.

The project is less than 10,000 square feet in gross floor area and is therefore not required to provide off-street freight loading. CVS plans to utilize Turk Street for loading purposes during non-peak hours.

- D. Use Size.** Planning Code Section 209.3 establishes size limits on nonresidential uses in the RC Zoning Districts. Within the District, conditional use authorization is required for any nonresidential use that is 6,000 square feet or larger.

The existing tenant space occupies 6,302 square feet, which exceeds the limit for non-residential uses in RC-4 Districts (5,999 square feet) as set forth in Planning Code Section 209.3. As the existing tenant space never received Conditional Use Authorization for this use size, the space is considered a permitted Conditional Use. The proposed construction of a 1,277 square foot mezzanine within the space, increasing the use size to 7,579 square feet, is considered a significant enlargement under Planning Code Section 178(c). Therefore, the project sponsor also seeks Conditional Use Authorization to allow the significant enlargement of a permitted conditional use in an RC-4 District pursuant to Planning Code Sections 178(c) and 209.3.

- E. Van Ness Automotive Special Use District.** Planning Code Section 237 establishes the Van Ness Automotive Special Use District in order to provide a major automotive area with a citywide and regional market.

The proposed use is not an automotive use and the controls of this Special Use District do not apply.

7. **Conditional Use Authorization.** 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 project is desirable because it will continue the existing commercial use which is compatible with the surrounding commercial nature of the Van Ness Avenue corridor. The Project will introduce a desirable and neighborhood-serving use to a commercial corridor, and the residents of nearby residential areas will be well-served by an establishment offering the variety of goods that CVS Pharmacy will sell. Further, the Project will introduce a pedestrian-friendly active use to the space along the Van Ness Avenue corridor.

- 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. The project 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 affect public transit or overburden the existing supply of parking in the neighborhood. The project may attract residents and visitors from outside of the neighborhood; however, this area is well serviced by transit, including Muni lines 5, 7, 19, 31, 38, 47, and 49.

- 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 would not alter the site's landscaping, open spaces, parking and loading areas, service areas, and lighting. Any new signage must comply with the requirements of 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 Zoning District.

The proposed project is consistent with the stated purpose of the RC-4 Zoning District in that the intended use will provide a compatible retail use and is compliant with the limitations on certain uses within the district.

- 8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any discretionary review pursuant to Section 303.1, Formula Retail Uses:

- a. The existing concentrations of Formula Retail uses within the district.

Due to the large and irregular size of the subject RC-4 Zoning District, the survey area was reduced to include only those parcels along the Van Ness Avenue corridor between Broadway and Golden Gate Avenue, west of Polk Street. This study area is hereinafter referred to as "the district."

There are approximately 56 existing ground story Formula Retail establishments out of approximately 211 commercial establishments within the district. The existing intensity of Formula Retail uses is approximately 26.54% of all businesses within the district, and 41.05% of the total commercial retail street frontage. If approved, the proposed establishment will increase those percentages to 27.01% and 41.32%, respectively.

Based on an evaluation of the linear frontage of all retail locations located within a ¼ mile of the subject property, 53 of 228 commercial establishments are Formula Retail. This comprises approximately 23.25% of the businesses and 36.77% of the commercial street frontage at the ground floor. If approved, the proposed establishment will increase those percentages to 23.68% and 37.01%, respectively.

- b. The availability of other similar retail uses within the district.

According to data provided by the project sponsor, there are four other pharmacies within the district, two CVS Pharmacy locations and two Walgreens locations. All are considered formula retail establishments. The addition of another formula retail pharmacy will increase the concentration of such uses in the district, but the neighborhood is intended to accommodate a high number of such establishments.

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the district.

The project will occupy a commercial space most recently occupied by a Formula Retail use (dba "East West Bank") and very minor exterior alterations are proposed. Therefore, the proposed use will have a minimal effect on the architectural and aesthetic character of the district. The proposed signage is consistent in size and shape with other commercial tenants on the subject block. Storefront Transparency guidelines are met: greater than 60% of ground floor street frontage allows visibility into the building with transparent glass.

- d. The existing retail vacancy rates within the district.

According to data provided by the project sponsor, there are currently 29 vacant storefronts within the district (13.74% vacancy rate) and 28 vacant storefronts within ¼-mile of the subject property (12.28% vacancy rate). Approximately 1,847 linear feet, or 12.39%, of the total street frontage is vacant within the district, and 2,109 linear feet, or 12.25%, of the total street frontage is vacant within ¼-mile of the subject property.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

Approximately 35.55% (75 locations) of the ground floor commercial uses in the district are "Daily-Needs," or neighborhood-serving; of these, 24 are Formula Retail. Approximately 56.87% (120 locations) of ground floor commercial uses in the district are considered "Citywide-serving." The proposed use is considered Daily-Needs.

- f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

Table 1. RC-4 Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	TOTAL STREET FRONTAGE IN RC-4 SURVEY AREA (FT)	PERCENTAGE OF DISTRICT
Automotive	3352	22.5%
Bar	60	0.4%
Entertainment	600	4.0%
Financial Services (incl. Limited)	439	2.9%
Hotel	915	6.1%
Institutional	80	0.5%
Medical Service	50	0.3%

¹ The RC-4 Ground Floor Frontage Breakdown per Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2017. This data reflects only those portions of the subject RC-4 Zoning District on either side of Van Ness Avenue, west of Polk Street.

Personal Service	325	2.2%
Professional Service	1168	7.8%
Restaurant (incl. Limited)	3397	22.8%
Other Retail	2669	17.9%
Vacant	1847	12.4%
Total	14902	100%

The use mix is varied in the district. Other Retail uses, including the proposed use, comprise approximately 17.9% of the commercial frontage.

- g. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of the Planning Code.

As the subject retail use is less than 20,000 square feet, an economic impact study is not required for this project.

9. **General Plan Compliance.** The project is, on balance, consistent with the Objectives and Policies of the General Plan.

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed project will continue to provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will

ensure that the use meets minimum, reasonable performance standards. Further, the project site is located within a RC Zoning District 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 presents a new commercial use to the Van Ness corridor and introduces new commercial activity to this area of the City.

10. **Area Plan Compliance.** The project is, on balance, consistent with the Objectives and Policies of the Van Ness Avenue Area Plan.

LAND USE

Objectives and Policies

OBJECTIVE 1:

CONTINUE EXISTING COMMERCIAL USE OF THE AVENUE AND ADD A SIGNIFICANT INCREMENT OF NEW HOUSING.

Policy 1.2:

Allow existing structures to remain in non-residential use.

The project continues the historic retail use of the existing structure.

URBAN DESIGN

Objectives and Policies

OBJECTIVE 5:

ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.

Policy 5.2: Encourage a regular street wall and harmonious building forms along the Avenue.

The project does not propose any significant exterior changes apart from new signage. The existing street wall is to be maintained

STREETSCAPE

Objectives and Policies

OBJECTIVE 8:

CREATE AN ATTRACTIVE STREET AND SIDEWALK SPACE WHICH CONTRIBUTES TO THE TRANSFORMATION OF VAN NESS AVENUE INTO A RESIDENTIAL BOULEVARD.

Policy 8.1: Require sponsors of major renovation or new development projects to improve and maintain the sidewalk space abutting their properties according to the guidelines contained in this plan.

Policy 8.2: Where there are no trees, plant trees within the sidewalk space and the median strip. Maintain existing healthy trees and replace unhealthy ones.

Policy 8.5: Maintain existing sidewalk widths.

The project will maintain all existing sidewalk widths and existing street trees.

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 retain the existing mix of neighborhood-serving retail uses.

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

The project would not affect the character or diversity of the neighborhood.

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

The project would not have any effect 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 project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is well-served by public transit, including Muni lines 5, 7, 19, 31, 38, 47 and 49.

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

This proposal will not affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The existing building is not a landmark. Exterior improvements are not proposed other than new signage.

- 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. The project does not have an effect on 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. 2017-006067CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 3, 2017, 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 October 19, 2017.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 19, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a formula retail use (d.b.a. CVS Pharmacy) and increase the non-residential use size of the business to be located at 711 Van Ness Avenue, Assessor's Block 0743, Lot 203 pursuant to Planning Code Sections 303, 303.1, 178, and 209.3 within the **RC-4 (Residential-Commercial Combined, High Density) Zoning District**, and a **130-V** Height and Bulk District; in general conformance with plans, dated October 3, 2017, and stamped "EXHIBIT B" included in the docket for Case No. **2017-006067CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 19, 2017** under Motion No. **xxxxx**. 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 **October 19, 2017** under Motion No. **xxxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **xxxxx** 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

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

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

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

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

DESIGN

1. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING

2. **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

OPERATION

3. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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/>

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

4. **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

5. **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

From: Melinda A. Sarjapur
To: [Weissglass, David \(CPC\)](#)
Subject: FW: Notice of Public Hearing Re: Case No. 2017-006067CUA
Date: Monday, September 25, 2017 1:43:49 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi David,

I'm forwarding the support letter, below, which we received today from a tenant of the 711 Van Ness Avenue building.

Best,

REUBEN, JUNIUS & ROSE, LLP

Melinda Sarjapur, **Attorney**

T. (415) 567-9000

F. (415) 399-9480

C. (925) 681-8151

msarjapur@reubenlaw.com

www.reubenlaw.com

SF Office:

One Bush Street, Suite 600
San Francisco, CA 94104

Oakland Office:

827 Broadway, Suite 205
Oakland, CA 94607



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From: Lee Schwartz [mailto:drbermuda@gmail.com]
Sent: Monday, September 25, 2017 12:43 PM
To: Melinda A. Sarjapur <msarjapur@reubenlaw.com>
Subject: Re: Notice of Public Hearing Re: Case No. 2017-006067CUA

Thank you for the notice regarding a **Conditional Use Authorization for a CVS Pharmacy at 711 Van Ness Ave, SF 94123** to be held on October 19th, 2017 at City Hall SF.

I am a tenant of the 711 Van Ness building. I am an eye surgeon—ophthalmologist, at CPMC-Sutter and have been involved with this project for the past 10 years. I have practiced medicine in San Francisco since 1975.

Our practices are strongly in favor of the Approval Action for the CVS pharmacy project.

711 VAN NESS AVE is the home of **The Eye Institute**, which houses the Department of Ophthalmology of CPMC-Sutter. We have 22 faculty eye doctors and a full service eye clinic, sponsored by the Lions Eye Foundation. This eye clinic provides eye care services for any patient without insurance at no fee. The faculty eye doctors supervise and assist in the care of these patients. If eye surgery is needed it is also provided at no cost to these deserving patients.

In addition, the faculty eye doctors maintain their own practices and see more than 200 patients a day in this medical office building. The building also has several tenant offices including a San Francisco Municipal organization.

Many of our patients are elderly and speak English as a second language. Having a Pharmacy in the building will be of great benefit to our many patients who otherwise have difficulty obtaining their medications elsewhere.

We hope you give careful attention to the needs of our community. If you desire further information, do not hesitate to be in touch.

Sincerely

Lee

Lee K. Schwartz, MD
Pacific Eye Specialists

The Eye Institute
711 Van Ness Ave., Suite 310
San Francisco. CA. 94102
o: 415-921-7555 | f: 415-921-1475

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REUBEN, JUNIUS & ROSE, LLP

October 6, 2017

Delivered Via Email (david.weissglass@sfgov.org)

Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, California 94103

**Re: 711 Van Ness Avenue – CVS
Planning Department Case No. 2017-006067CUA
Hearing Date: October 19, 2017
Our File No.: 7970.33**

Dear President Hillis and Commissioners:

This office represents Boos Development, the project sponsor for a proposed CVS Pharmacy and retail store (the “**Project**”) to be located at 711 Van Ness Avenue (the “**Property**”), at the northwest corner of Van Ness Avenue and Turk Street. The Project requires Conditional Use Authorization to establish a Formula Retail use and to add a mezzanine to an existing 6,302 square foot commercial space in the RC-4 Zoning District and Van Ness Special Use District.

A. Project Description

The Project would establish a CVS Pharmacy and retail store in an existing 6,302 square-foot commercial space at the ground floor of 711 Van Ness Avenue, a five-story mixed-use medical office building at the northwest corner of Van Ness Avenue and Turk Street. This space has been vacant since May 2016, but was most recently occupied by East West Bank. CVS would also expand the space by constructing a 1,277 square foot mezzanine to be used for storage accessory to the store.

A floor plan, elevations, and signage for the proposed store have been provided as part of the Commission package.

The CVS would include a full-service pharmacy, and would offer top quality over-the-counter healthcare-related projects such as vitamins, supplements, health aids and first aid

James A. Reuben | Andrew J. Junius | Kevin H. Rose | Daniel A. Frattin | John Kevlin
Tuija I. Catalano | Jay F. Drake | Matthew D. Visick | Lindsay M. Petrone | Sheryl Reuben¹
Thomas Tunny | David Silverman | Melinda A. Sarjapur | Mark H. Loper | Jody Knight
Chloe V. Angelis | Corie A. Edwards | Coryn E. Millslagle | Jared Eigerman^{2,3} | John McInerney III²

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

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www.reubenlaw.com

products; a complete line of basic needs and convenience items; and limited groceries (such as milk and dairy, and a large pre-packaged to-go food selection including sandwiches, salads, and wraps). The CVS would provide residents with a broad selection of products needed on a daily basis at one convenient location.

The Project would not alter the building façade aside from the addition of CVS signage, which would be designed consistent with the City’s guidelines for Formula Retail signage. An existing ground-floor level parking garage with access from Turk Street would provide eight car parking spaces, and CVS would provide three bicycle parking spaces.

B. Project Benefits

Benefits of the Project will include:

- Reactivating and renovating a vacant, ground-floor retail space;
- Establishing a new neighborhood-serving a pharmacy and retail store for residents along Van Ness Avenue – a dense neighborhood experiencing a residential housing boom;
- Providing a Retail use that is appropriate for the Downtown neighborhood, and compatible with the presence of other national retailers along the vibrant Van Ness Avenue corridor;
- Creating new construction jobs during store construction;
- Creating up to 25 new jobs in the city, including 6-8 full time positions and many other entry-level opportunities;
- Generating new economic activity and producing business tax revenue for the City.

C. Compliance with Conditional Use Criteria for Formula Retail

The Project meets and exceeds the requirements necessary to grant a Conditional Use Authorization for Formula Retail use and a use size greater than 6,000 square feet in the RC-4 District.

The proposed CVS Pharmacy and retail store is necessary and desirable at this location because it will renovate and occupy an existing, vacant commercial space with a minor

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expansion to provide a 1,277 square foot storage mezzanine. This will benefit the neighborhood by reactivating the ground floor of the building, which anchors the northwest corner of Van Ness Avenue and Turk Streets.

Further, the Project will provide a pharmacy and retail store in a dense neighborhood with a high demand for related goods and services. Van Ness Avenue is undergoing a residential boom, bringing an influx of new residents to the area. Additionally, the construction of CPMC's new Van Ness and Geary Hospital and adjoining medical office is scheduled to be completed by 2020. This store is intended to not only serve existing neighbors, but thousands of new workers and residents expected to travel the lower Van Ness Avenue corridor on a daily basis.

The Project will provide local residents, employees and visitors with access to prescription and over-the-counter medicines, as well as many basic, daily necessities. The CVS will also be a driver of foot traffic to other nearby retailers, and will create new jobs for local residents. On average, CVS hires 20-25 employees in each location, including 6-8 full time employees. It is the goal of CVS to hire employees from the local San Francisco market, including key supervisory and management positions.

D. Construction and Operation

CVS wants to move quickly to get this neighborhood-serving a pharmacy and retail store open. Assuming the Project is approved by the Commission, the sponsor plans to file for a building permit as soon as possible, with a target of opening the store by early 2019.

E. Community Outreach

From the outset, CVS has been committed to project transparency thorough community engagement. We began by contacting the following neighborhood groups and stakeholders:

- Opera Plaza Homeowners Association
- Civic Center Community Benefits District (CBD)
- Lower Polk Neighbors
- Alliance for a Better District 6

A community meeting was held on Tuesday, December 6, 2016, at Civic Center Community School and was attended by three supportive community members. Follow-up outreach to key stakeholders was conducted after the community meeting. Subsequently, the Project has received support from current tenants of the 711 Van Ness Avenue building, including The Eye Institute and Pacific Vision Foundation. The project sponsor presented the

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President Rich Hillis
San Francisco Planning Commission
October 6, 2017
Page 4

plans for the proposed store to Alliance for a Better District 6 at its October 10 general membership meeting.

F. Conclusion

The Project proposes a pharmacy and retail store that is consistent with the scale and character of surrounding development and compatible with the neighborhood. The Project will bring numerous public benefits to the neighborhood and will serve the growing population. For these reasons, we respectfully request that the Commission grant this Conditional Use Authorization to permit a CVS Pharmacy and retail store at this location.

Thank you.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Melinda A. Sarjapur

Enclosures

cc: Dennis Richards, Commission Vice President
Rodney Fong, Commissioner
Christine D. Johnson, Commissioner
Joel Koppel, Commissioner
Myrna Melgar, Commissioner
Kathrin Moore, Commissioner
David Weissglass, Project Planner

REUBEN, JUNIUS & ROSE, LLP

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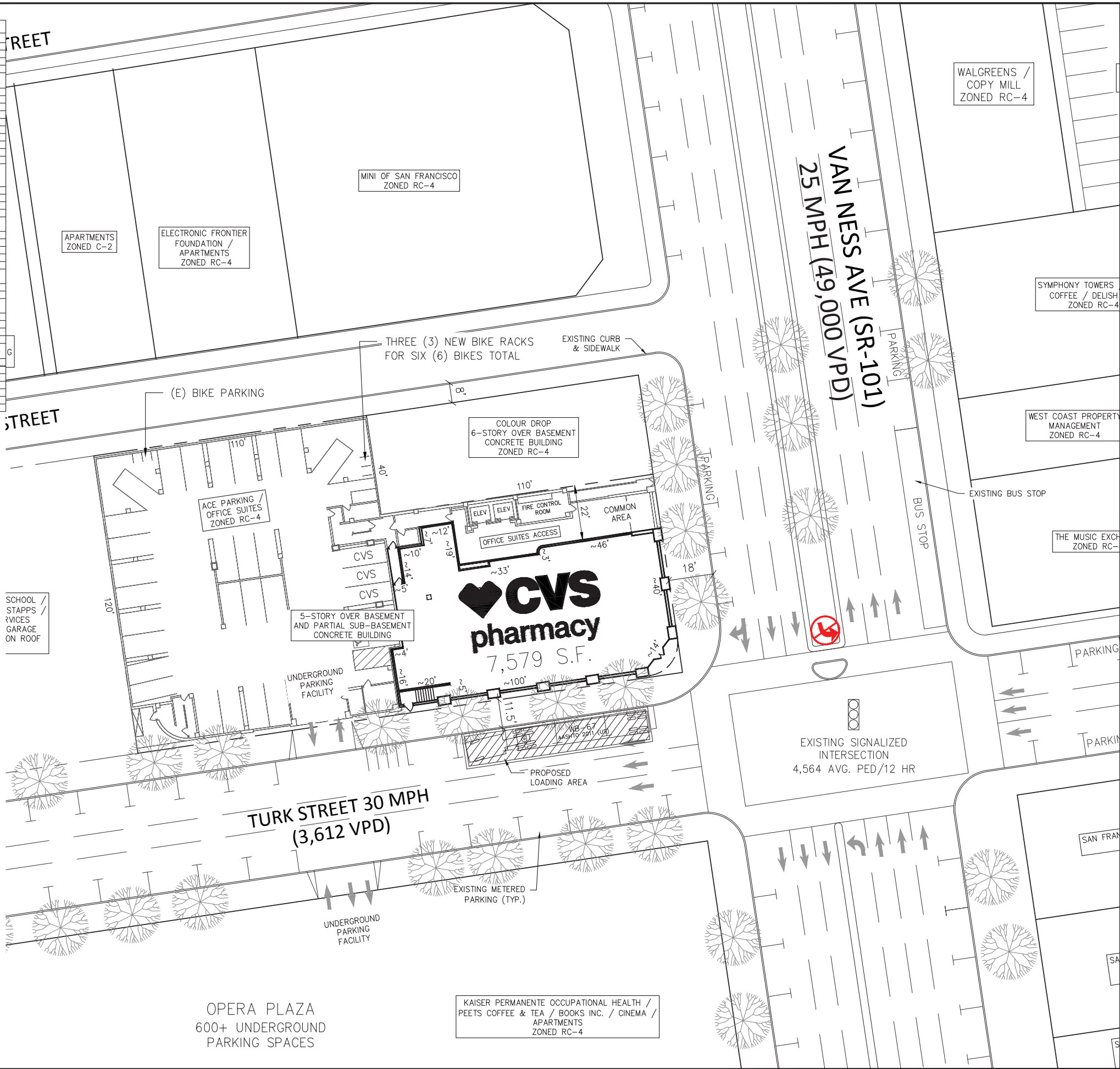
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tel: 510-257-5589

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CRITERIA CHECKLIST	
PROJECT DATA	
PARKING PROVIDED	UNDERGROUND PARKING GARAGE
PARKING REQUIRED	NONE REQUIRED
LOADING AREA PROVIDED	OFF-SITE
LOADING AREA REQUIRED	OFF-SITE
LAND INFORMATION	
LAND LOT/DISTRICT	711 VAN NESS AVE BLOCK 0743 LOT 203
PARCEL NUMBERS	0743203
BOUNDARY SURVEY	NONE
TOPOGRAPHICAL SURVEY	NONE
ENVIRONMENTAL REPORT (PHASE 1)	NONE
GEOTECHNICAL REPORT	NONE
DETENTION EVALUATION	NONE
CUT/FILL EVALUATION (APPRX)	N/A
OFF SITE IMPROVEMENTS	NONE
EASEMENTS	UNKNOWN
ZONING INFORMATION	
EXISTING ZONING	RC-4
ADJACENT ZONING	RC-4
CONDITIONS OF REZONING	NONE
BUILDING HEIGHT LIMIT	50' MAX
OPERATIONS INFORMATION	
DRIVE-THRU ALLOWED	N/A
24-HOUR SERVICE ALLOWED	YES, NO PERMIT REQUIRED
BEER SALES ALLOWED	YES, PCN REQUIRED
MINUTE CLINIC ALLOWED & PERMITTED USE	UNKNOWN
SIGNAGE LOCATIONS & REQUIREMENTS	SEE SIGN PACKAGE
LANDSCAPE INFORMATION	
EXTERNAL REQUIREMENTS	N/A
INTERNAL REQUIREMENTS	N/A
ACCESS INFORMATION	
CURB CUT EVALUATION	NONE
DECELERATION LANES	NONE
LINE OF SIGHT	N/A
JURISDICTIONAL CONTROL	SAN FRANCISCO
STORM & UTILITY INFORMATION	
STORM AVAILABILITY	EXISTING
ELECTRIC AVAILABILITY	EXISTING
TELEPHONE AVAILABILITY	EXISTING
CABLE AVAILABILITY	EXISTING
WATER AVAILABILITY	EXISTING
SEWER AVAILABILITY	EXISTING
GAS AVAILABILITY	EXISTING

SITE DATA	
SITE AREA	21,980 SF/0.50 ACRES
PERVIOUS AREA	N/A
IMPERVIOUS AREA	21,980 SF/0.50 ACRES
MAXIMUM IMPERVIOUS AREA	---
BUILDING AREA	7,579 SF
BUILDING DENSITY	---
MAXIMUM BUILDING DENSITY	---

SITE PLAN LEGEND	
	TRANSFORMER BOX ON PAD
	EXISTING TRAFFIC SIGNAL
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACES
	DUMPSTER ENCLOSURE
	WB-67 DELIVERY TRUCK (70' TRUCK)
	HEAVY DUTY CONCRETE
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	DOT SPECIFICATION ASPHALT
	STRIPED PAVEMENT-NO CURB



1 SITE PLAN
SK-1 SCALE: 1" = 40'



AS-IS CUSTOM
STORE NUMBER: 1107
701 VAN NESS AVE.
SAN FRANCISCO, CA
PROJECT TYPE:
DEAL TYPE: FFE
CS PROJECT NUMBER: 99845

CIVIL ENGINEER:
PSOMAS
4179 S. Riverboat Rd., Suite 200
Salt Lake City, UT 84123
(801) 270-5777
(801) 270-5782 (FAX)

ARCHITECT OF RECORD
NORR

DEVELOPER:
BOOS
DEVELOPMENT WEST
BOOS DEVELOPMENT WEST, LLC.
2020 L STREET, SUITE 330
SACRAMENTO, CA 95811

SEAL:

REVISIONS:
CUP SUBMITTAL 10-03-2017

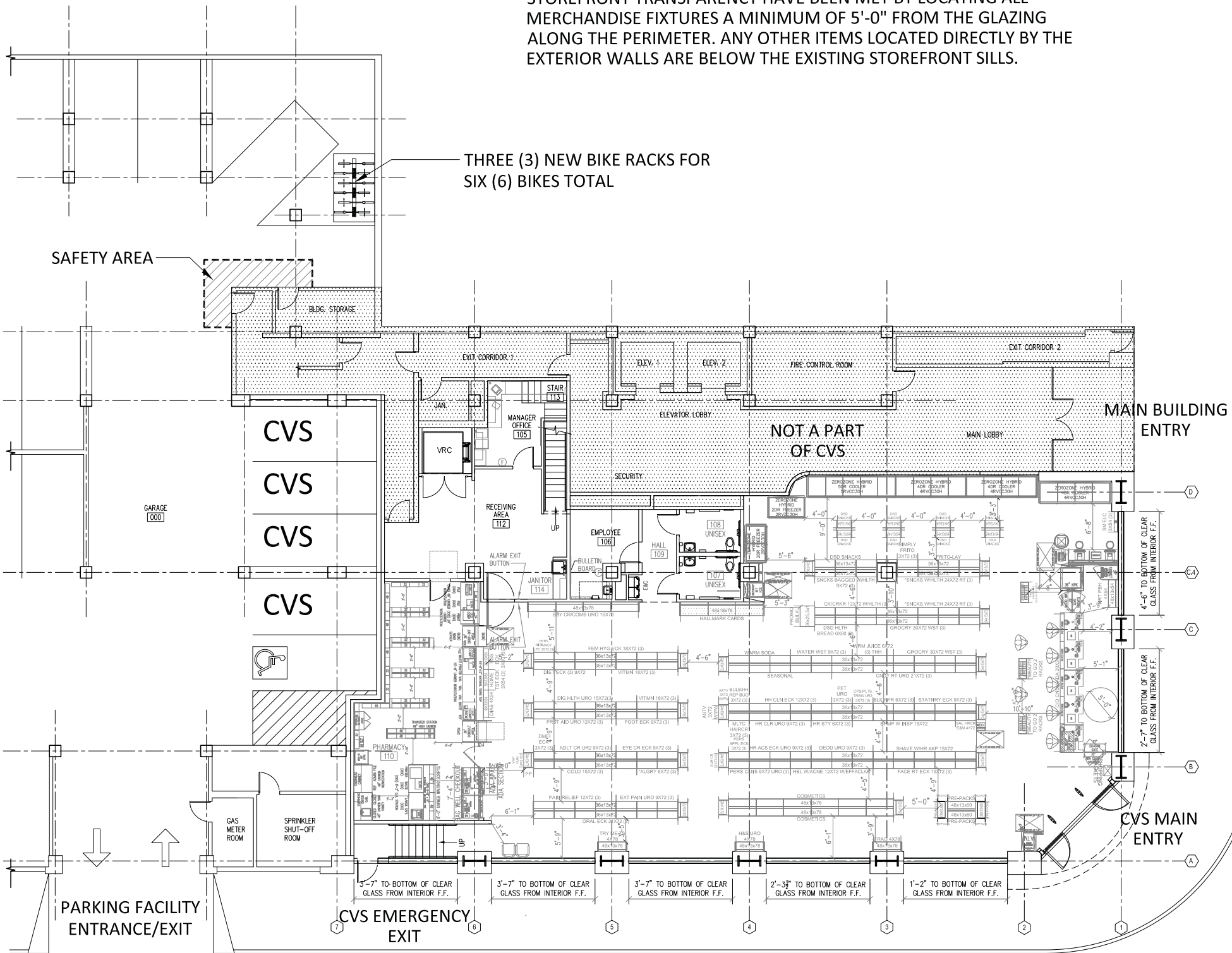
DRAWING BY: HW
DATE: March 24, 2016
JOB NUMBER: 8CVS010212

TITLE: SITE PLAN

SHEET NUMBER:

SK-1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



NOTE: THE SAN FRANCISCO PLANNING DEPARTMENT STANDARDS FOR STOREFRONT TRANSPARENCY HAVE BEEN MET BY LOCATING ALL MERCHANDISE FIXTURES A MINIMUM OF 5'-0" FROM THE GLAZING ALONG THE PERIMETER. ANY OTHER ITEMS LOCATED DIRECTLY BY THE EXTERIOR WALLS ARE BELOW THE EXISTING STOREFRONT SILLS.

THREE (3) NEW BIKE RACKS FOR SIX (6) BIKES TOTAL

SAFETY AREA

CVS
CVS
CVS
CVS

NOT A PART
OF CVS

MAIN BUILDING
ENTRY

VAN NESS AVE (SR-101)

TURK STREET

1 GROUND FLOOR PLAN
A1.1 SCALE: 1/8" = 1'-0" 6,302 S.F.



AS-IS CUSTOM
STORE NUMBER: 11107
701 VAN NESS AVE.
SAN FRANCISCO, CA
PROJECT TYPE:
DEAL TYPE: FFE
CS PROJECT NUMBER: 99845

ARCHITECT OF RECORD

NORR

CONSULTANT:

DEVELOPER:



BOOS DEVELOPMENT WEST, LLC.
2020 L STREET, SUITE 330
SACRAMENTO, CA 95811

SEAL:

REVISIONS:
OUTLINE PLAN 03-15-2016
REV. OUTLINE PLAN 4 03-24-2016
CUP SUBMITTAL 10-03-2017

DRAWING BY: C.COLLADO
DATE: 03/15/2016
JOB NUMBER: TBD
TITLE:

FLOOR PLANS
SHEET NUMBER:

A1.1

NOT RELEASED FOR CONSTRUCTION



AS-IS CUSTOM
STORE NUMBER: 11107
701 VAN NESS AVE.
SAN FRANCISCO, CA
PROJECT TYPE:
DEAL TYPE: FFE
CS PROJECT NUMBER: 99845

ARCHITECT OF RECORD



CONSULTANT:

DEVELOPER:

BOOS DEVELOPMENT WEST, LLC.
2020 L STREET, SUITE 330
SACRAMENTO, CA 95811

SEAL:

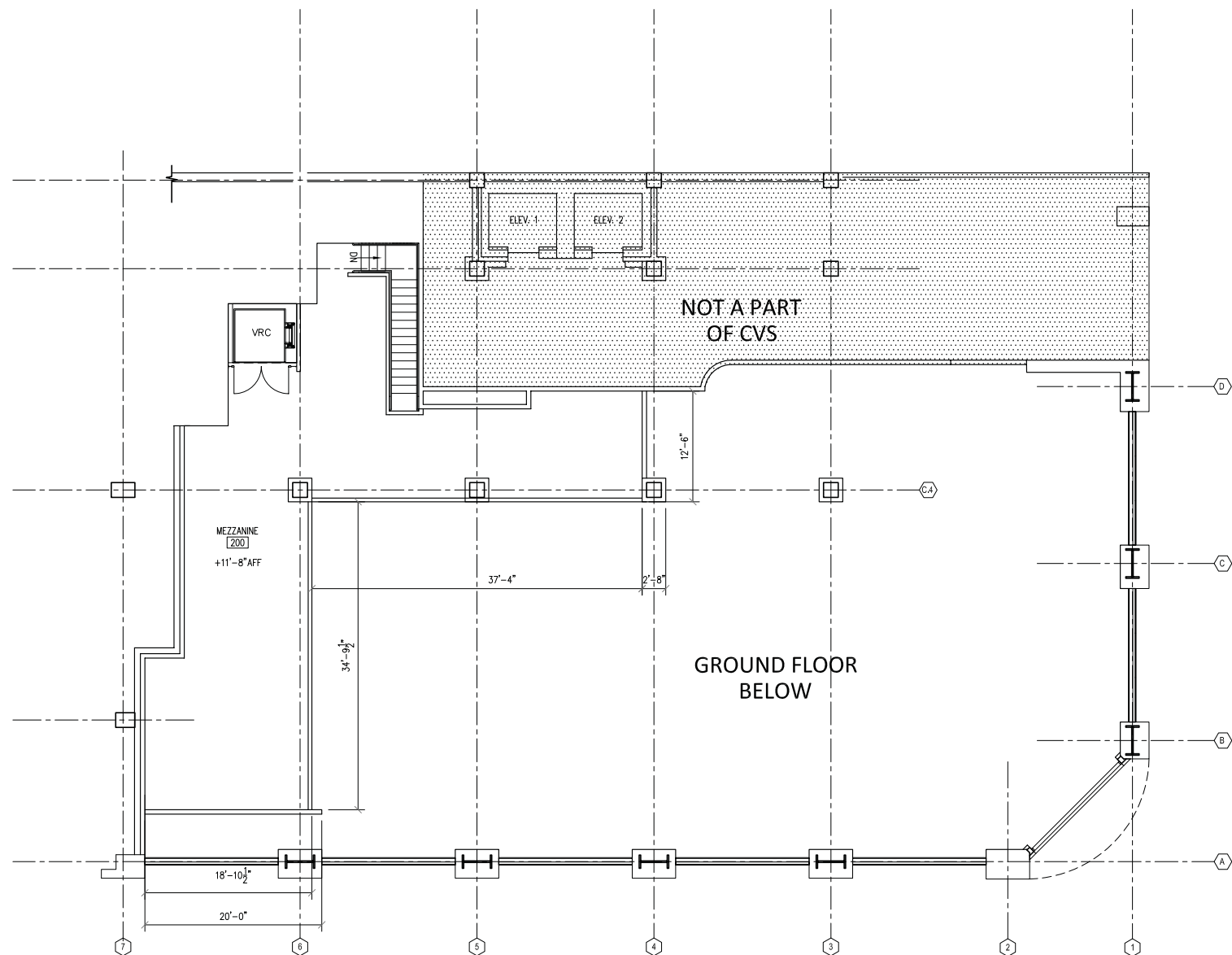
REVISIONS:
OUTLINE PLAN 03-15-2016
REV. OUTLINE PLAN 4 03-24-2016
CUP SUBMITTAL 10-03-2017

DRAWING BY: C. COLLADO
DATE: 03/15/2016
JOB NUMBER: TBD
TITLE:

FLOOR PLANS
SHEET NUMBER:

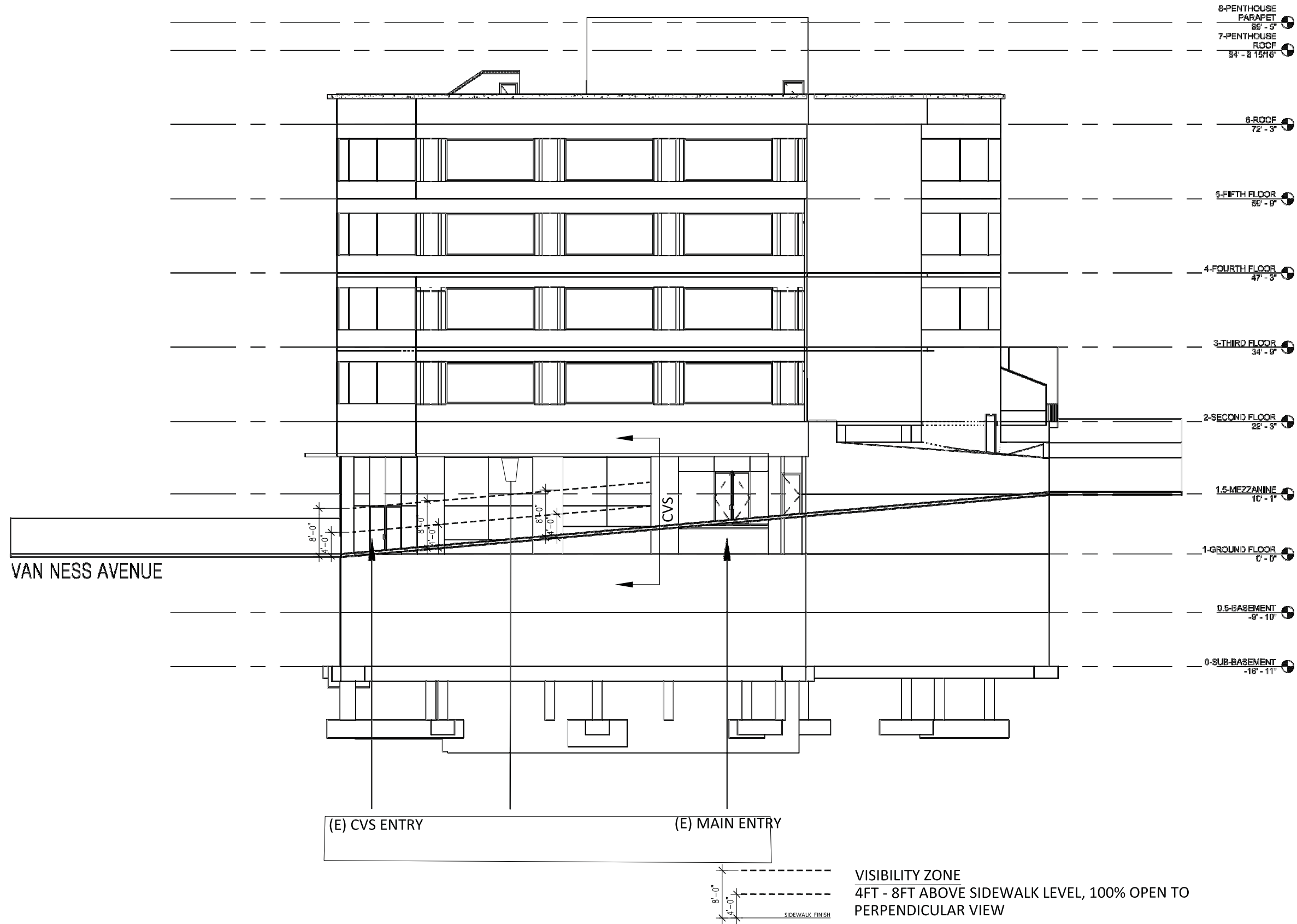
A1.2

NOT RELEASED FOR CONSTRUCTION



1 STORAGE MEZZANINE PLAN
A1.2 SCALE: 1/8" = 1'-0" 1,277 S.F.





AS-IS CUSTOM
STORE NUMBER: 11107
701 VAN NESS AVE.
SAN FRANCISCO, CA
PROJECT TYPE:
DEAL TYPE: FFE
CS PROJECT NUMBER: 99845

ARCHITECT OF RECORD



CONSULTANT:

DEVELOPER:



BOOS DEVELOPMENT WEST, LLC.
2020 L STREET, SUITE 330
SACRAMENTO, CA 95811

SEAL:

REVISIONS:

OUTLINE PLAN	03-15-2016
REV. OUTLINE PLAN 4	03-24-2016
CUP SUBMITTAL	10-03-2017

DRAWING BY: C. COLLADO

DATE: 03/15/2016

JOB NUMBER: TBD

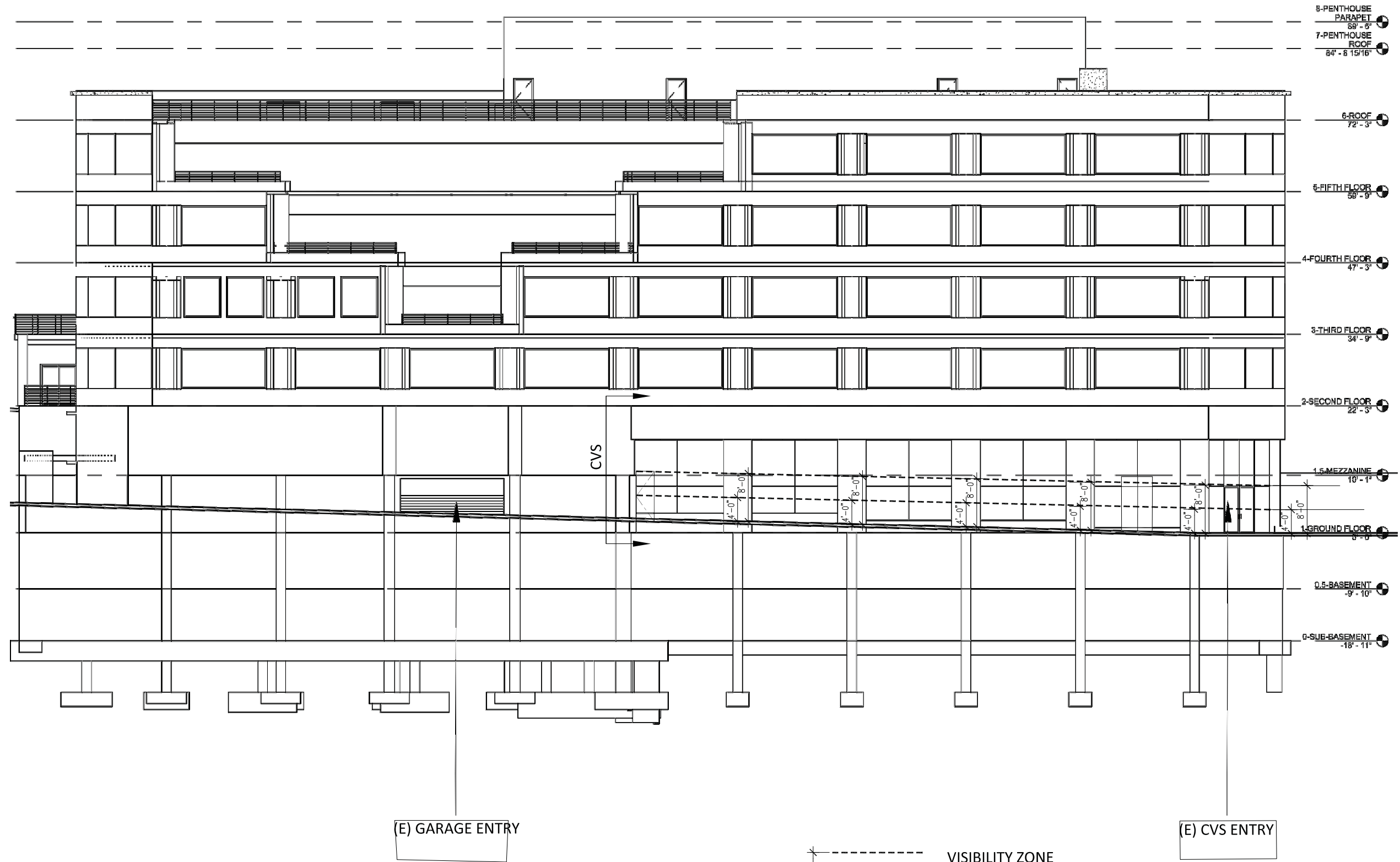
TITLE:

EAST ELEVATION

SHEET NUMBER:

A2.1

NOT RELEASED FOR CONSTRUCTION



AS-IS CUSTOM
STORE NUMBER: 11107
701 VAN NESS AVE.
SAN FRANCISCO, CA
PROJECT TYPE:
DEAL TYPE: FFE
CS PROJECT NUMBER: 99845

ARCHITECT OF RECORD



CONSULTANT:

DEVELOPER:



BOOS DEVELOPMENT WEST, LLC.
2020 L STREET, SUITE 330
SACRAMENTO, CA 95811

SEAL:

REVISIONS:
OUTLINE PLAN 03-15-2016
REV. OUTLINE PLAN 4 03-24-2016
CUP SUBMITTAL 10-03-2017

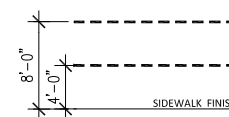
DRAWING BY: C. COLLADO
DATE: 03/15/2016
JOB NUMBER: TBD
TITLE:

SOUTH ELEVATION
SHEET NUMBER:

A2.2

NOT RELEASED FOR CONSTRUCTION

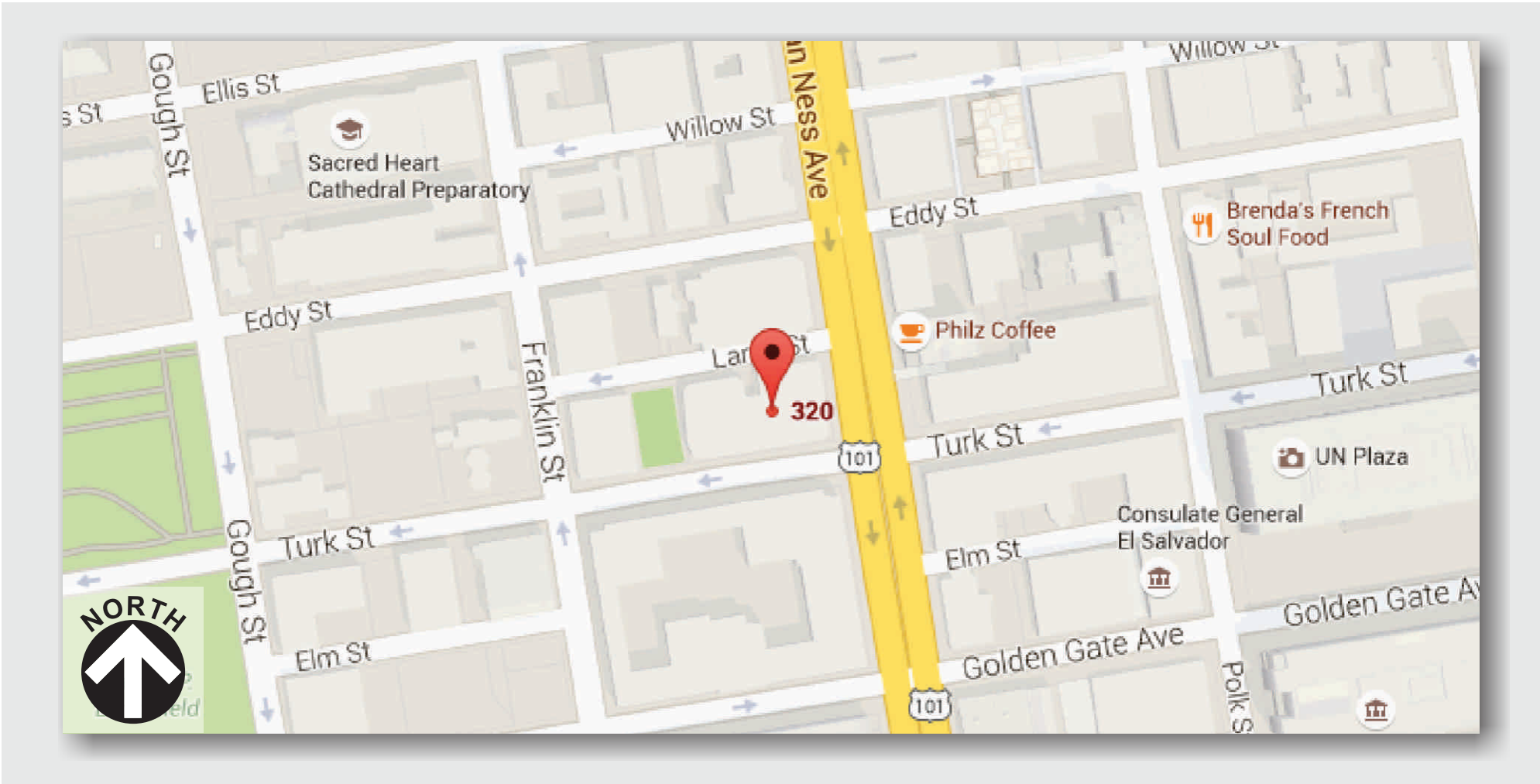
1 SOUTH ELEVATION
A2.2 SCALE: 1/8" = 1'-0"



NOTE: ALL STOREFRONT AREAS UNDER 4FT OF VISIBILITY ZONE HAVE ALSO BEEN LEFT CLEAR OF OBJECTS TO OBTAIN VISIBILITY TO INSIDE OF STORE.

CVS pharmacy

STORE #11107 • CS #99845 • 701 VAN NESS AVE. • SAN FRANCISCO, CA • 94102



1 VICINITY MAP
SCALE: NTS



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Facsimile: 562.435.1867

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Project:

♥ **CVS pharmacy**

CS #99845 STORE #11107

Address:

701 VAN NESS AVE.,
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Account Manager:

Patti Skoglund

Designer:

ALFREDO ZAVALZA 3.50

Scale:

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SIGNAGE ALLOWANCES

(A) WINDOW SIGNS. THE TOTAL AREA OF ALL WINDOW SIGNS, AS DEFINED IN SECTION 602.1(B), SHALL NOT EXCEED 1/3 THE AREA OF THE WINDOW ON OR IN WHICH THE SIGNS ARE LOCATED. SUCH SIGNS MAY BE NON-ILLUMINATED, INDIRECTLY ILLUMINATED, OR DIRECTLY ILLUMINATED.

(B) WALL SIGNS. THE AREA OF ALL WALL SIGNS SHALL NOT EXCEED TWO SQUARE FEET PER FOOT OF STREET FRONTAGE OCCUPIED BY THE USE MEASURED ALONG THE WALL TO WHICH THE SIGNS ARE ATTACHED, OR 100 SQUARE FEET FOR EACH STREET FRONTAGE, WHICHEVER IS LESS. THE HEIGHT OF ANY WALL SIGN SHALL NOT EXCEED 24 FEET, OR THE HEIGHT OF THE WALL TO WHICH IT IS ATTACHED, OR THE HEIGHT OF THE LOWEST OF ANY RESIDENTIAL WINDOWSILL ON THE WALL TO WHICH THE SIGN IS ATTACHED, WHICHEVER IS LOWER. SUCH SIGNS MAY BE NON-ILLUMINATED, INDIRECTLY, OR DIRECTLY ILLUMINATED.

(C) PROJECTING SIGNS. THE NUMBER OF PROJECTING SIGNS SHALL NOT EXCEED ONE PER BUSINESS. THE AREA OF SUCH SIGN, AS DEFINED IN SECTION 602.1(A), SHALL NOT EXCEED 24 SQUARE FEET. THE HEIGHT OF SUCH SIGN SHALL NOT EXCEED 24 FEET, OR THE HEIGHT OF THE WALL TO WHICH IT IS ATTACHED, OR THE HEIGHT OF THE LOWEST OF ANY RESIDENTIAL WINDOWSILL ON THE WALL TO WHICH THE SIGN IS ATTACHED, WHICHEVER IS LOWER. NO PART OF THE SIGN SHALL PROJECT MORE THAN 75 PERCENT OF THE HORIZONTAL DISTANCE FROM THE STREET PROPERTY LINE TO THE CURB LINE, OR SIX FEET SIX INCHES, WHICHEVER IS LESS. SUCH SIGNS MAY BE NON-ILLUMINATED OR INDIRECTLY ILLUMINATED; OR DURING BUSINESS HOURS, MAY BE DIRECTLY ILLUMINATED.

(D) SIGNS ON AWNINGS AND MARQUEES. SIGN COPY MAY BE LOCATED ON PERMITTED AWNINGS OR MARQUEES IN LIEU OF PROJECTING SIGNS. THE AREA OF SUCH SIGN COPY AS DEFINED IN SECTION 602.1(C) SHALL NOT EXCEED 30 SQUARE FEET. SUCH SIGN COPY MAY BE NON-ILLUMINATED OR INDIRECTLY ILLUMINATED; EXCEPT THAT SIGN COPY ON MARQUEES FOR MOVIE THEATERS OR PLACES OF ENTERTAINMENT MAY BE DIRECTLY ILLUMINATED DURING BUSINESS HOURS.

(E) FREESTANDING SIGNS AND SIGN TOWERS. WITH THE EXCEPTION OF AUTOMOTIVE GAS AND SERVICE STATIONS, WHICH ARE REGULATED UNDER PARAGRAPH 607.1(F)(4), ONE FREESTANDING SIGN OR SIGN TOWER PER LOT SHALL BE PERMITTED IN LIEU OF A PROJECTING SIGN, IF THE BUILDING OR BUILDINGS ARE RECESSED FROM THE STREET PROPERTY LINE. THE EXISTENCE OF A FREESTANDING BUSINESS SIGN SHALL PRECLUDE THE ERECTION OF A FREESTANDING IDENTIFYING SIGN ON THE SAME LOT. THE AREA OF SUCH FREESTANDING SIGN OR SIGN TOWER, AS DEFINED IN SECTION 602.1(A), SHALL NOT EXCEED 20 SQUARE FEET NOR SHALL THE HEIGHT OF THE SIGN EXCEED 24 FEET. NO PART OF THE SIGN SHALL PROJECT MORE THAN 75 PERCENT OF THE HORIZONTAL DISTANCE FROM THE STREET PROPERTY LINE TO THE CURB LINE, OR SIX FEET, WHICHEVER IS LESS. SUCH SIGNS MAY BE NON-ILLUMINATED OR INDIRECTLY ILLUMINATED; OR DURING BUSINESS HOURS, MAY BE DIRECTLY ILLUMINATED.



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Project:

CVS pharmacy

CS #99845 STORE #11107

Address:

701 VAN NESS AVE.,
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Account Manager:

Patti Shoglund

Designer:

ALFREDO ZAVALZA 3.50

Scale:

AS NOTED

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FOR JOB CHECK **DATE**

Acct. Mgr.

FOR CONSTRUCTION **DATE**

Acct. Mgr.

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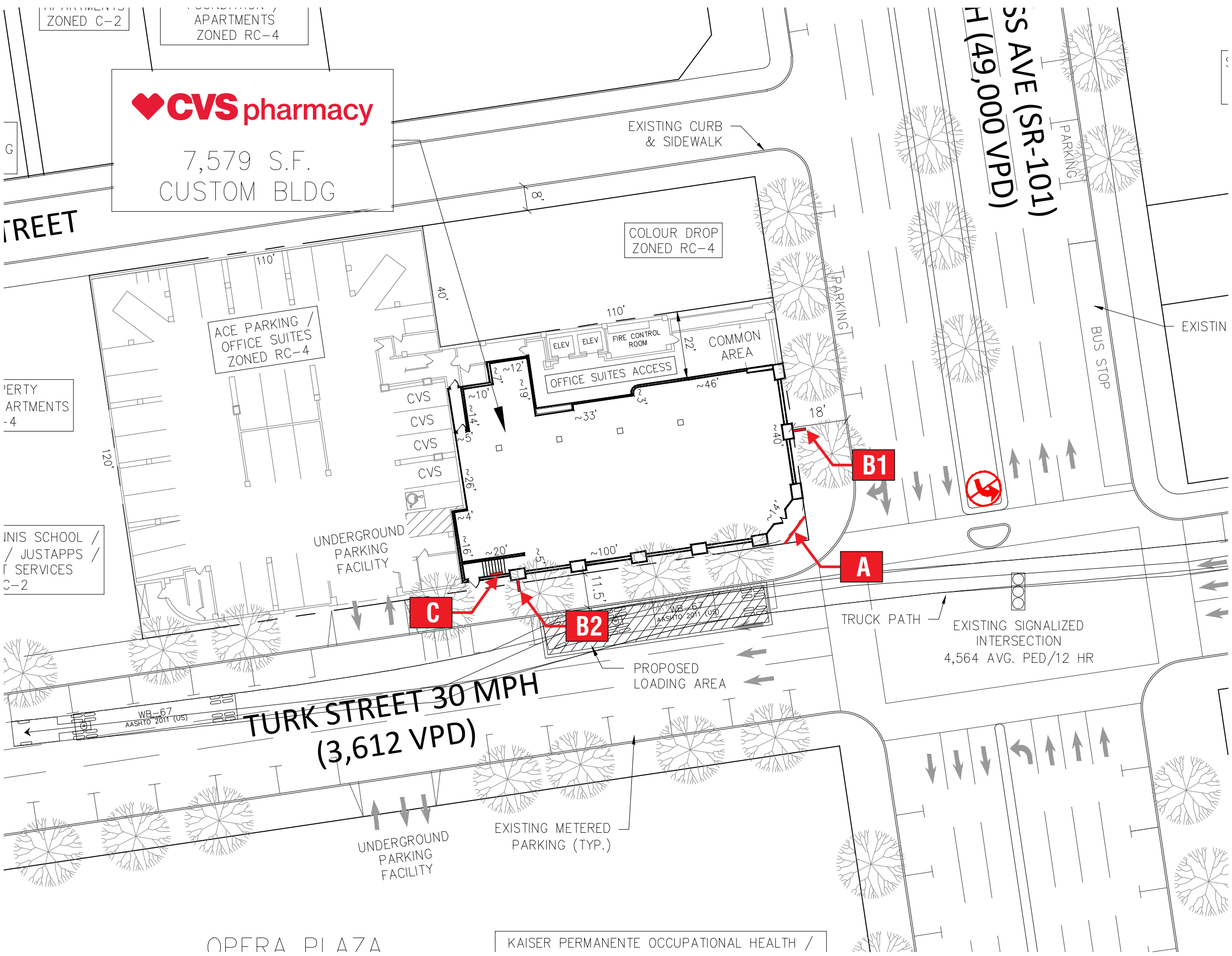
Acct. Mgr.

Page: 3 Of: 13

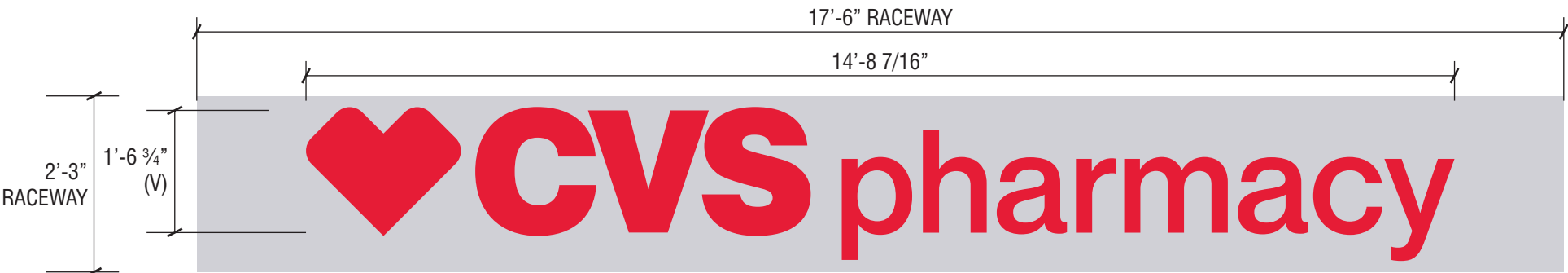
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1 PLOT PLAN
SCALE: 1/32" = 1'-0"



A

HALO LIT CHANNEL LETTERS MOUNTED TO EXPOSED RACEWAY

QUANTITY: ONE (1) SET REQUIRED

SQ.FT. = 22.97

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

SAN FRANCISCO CODE DOES NOT SPECIFY AGAINST CHANNEL LETTERS OR ACRYLIC WITH VINYL COPY, BUT OUR HISTORY WITH PLANNING SHOWS US THE ASSIGNED PLANNER IS ALLOWED A WIDE BERTH IN INTERPRETATION AND SPECIFICATIONS FURTHER, ANY LOCAL NEIGHBORHOOD ASSOCIATIONS ARE NOT KNOWN TO US AT THIS TIME.



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1 EXISTING SOUTH ELEVATION
SCALE: N.T.S.

- NOTES:**
- HALO LIT CHANNEL LETTERS MOUNTED TO EXPOSED RACEWAY BACKER WITH FINISHED BACKS
 - SIZES TO BE DETERMINED PER JOB CHECK
 - ONE (1) INTERNALLY ILLUMINATED DOUBLE FACE BLADE SIGN WITH ROUTED & PUSH-THRU EDGE LIT COPY



2 PROPOSED SOUTH ELEVATION
SCALE: N.T.S.



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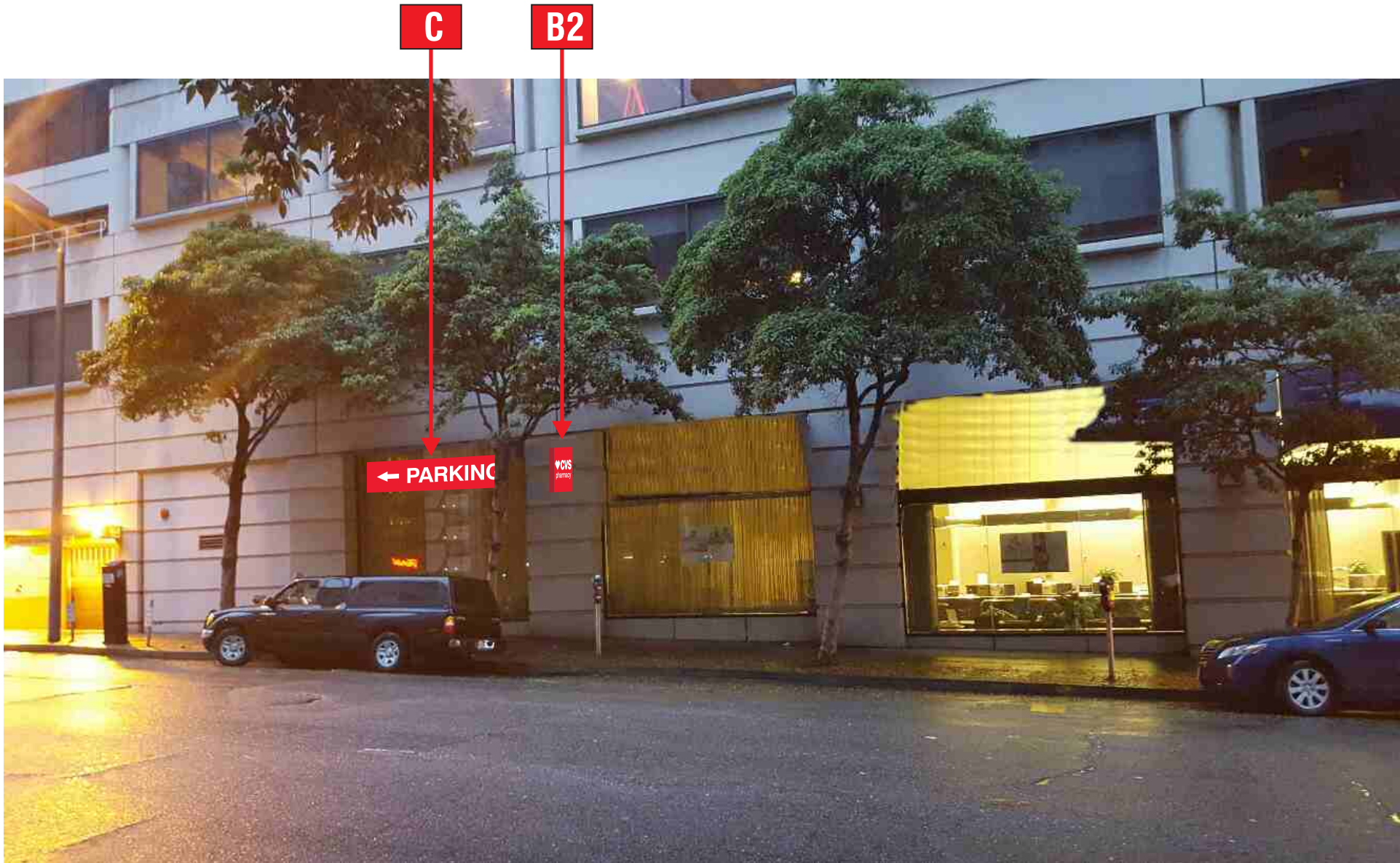
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1 EXISTING SOUTH ELEVATION (PARTIAL VIEW)
SCALE: N.T.S.

NOTE:
ONE (1) INTERNALLY ILLUMINATED DOUBLE FACE BLADE SIGN
WITH ROUTED & PUSH-THRU EDGE LIT COPY



2 PROPOSED SOUTH ELEVATION (PARTIAL VIEW)
SCALE: N.T.S.



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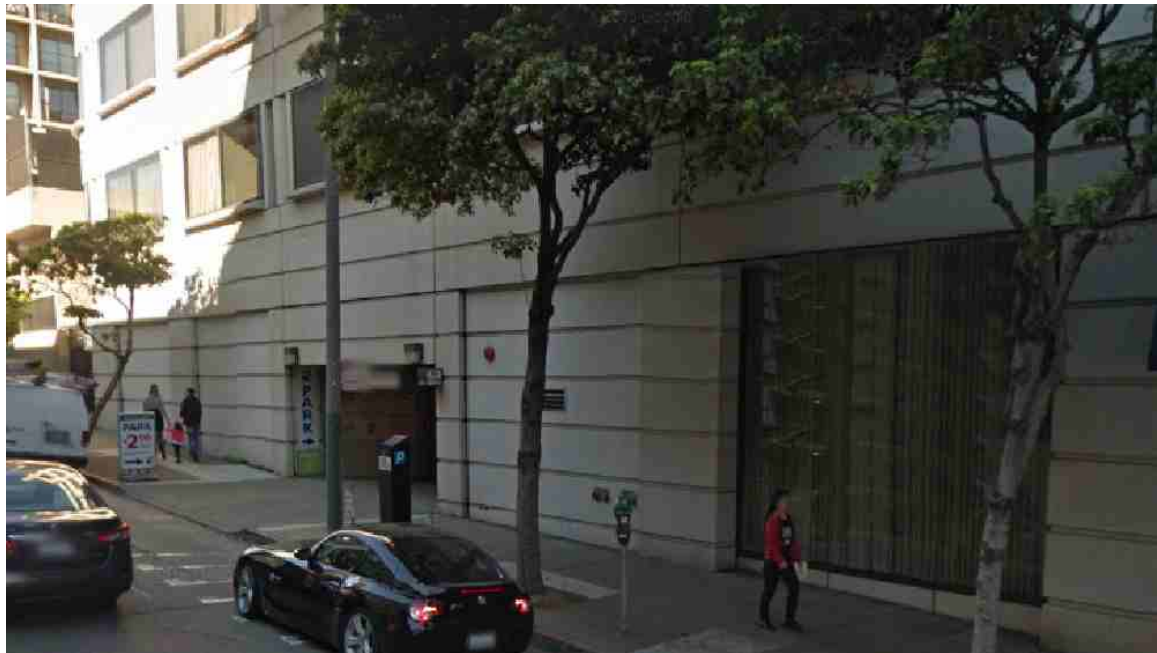
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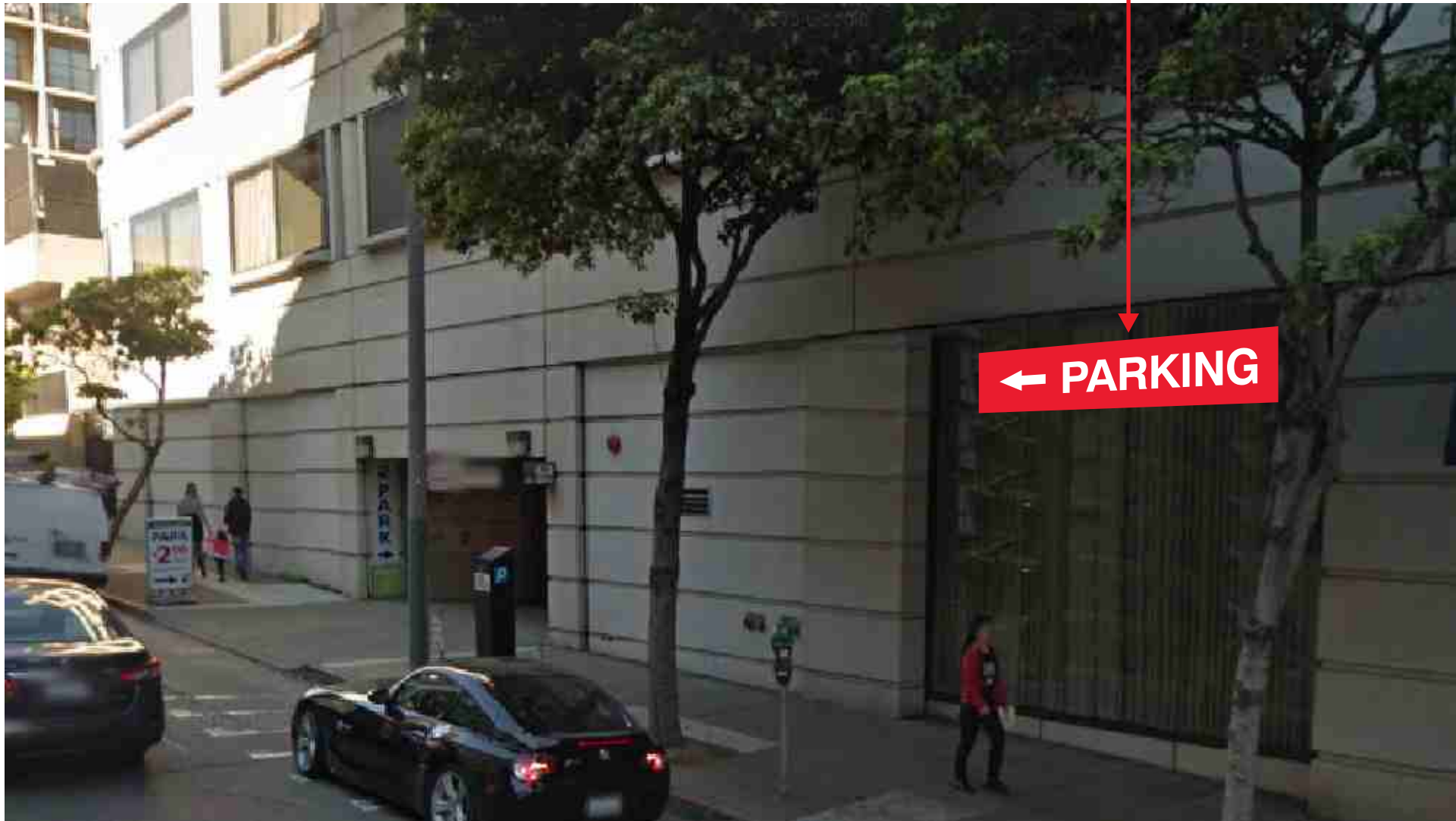
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1

EXISTING SOUTH ELEVATION (PARTIAL VIEW)
SCALE: N.T.S.

NOTE:
ONE (1) INTERNALLY ILLUMINATED SINGLE FACE BLADE SIGN
WITH ROUTED & PUSH-THRU EDGE LIT COPY



2

PROPOSED SOUTH ELEVATION (PARTIAL VIEW)
SCALE: N.T.S.



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D1-D5

SIGN ELEVATION / PARKING ONLY PANEL

QUANTITY: FIVE (5) UNITS REQUIRED

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

SPECIFICATIONS:

PANEL: F.C.O. .080" THICK ALUMINUM PANEL PAINTED PMS #186 RED

COPY: 3M #7725-10 OPAQUE WHITE VINYL APPLIED FIRST SURFACE

NOTE:

ACTUAL INSTALL LOCATIONS T.B.D.



B1

FACE LIT BLADE SIGN WITH ROUTED PUSH-THRU COPY

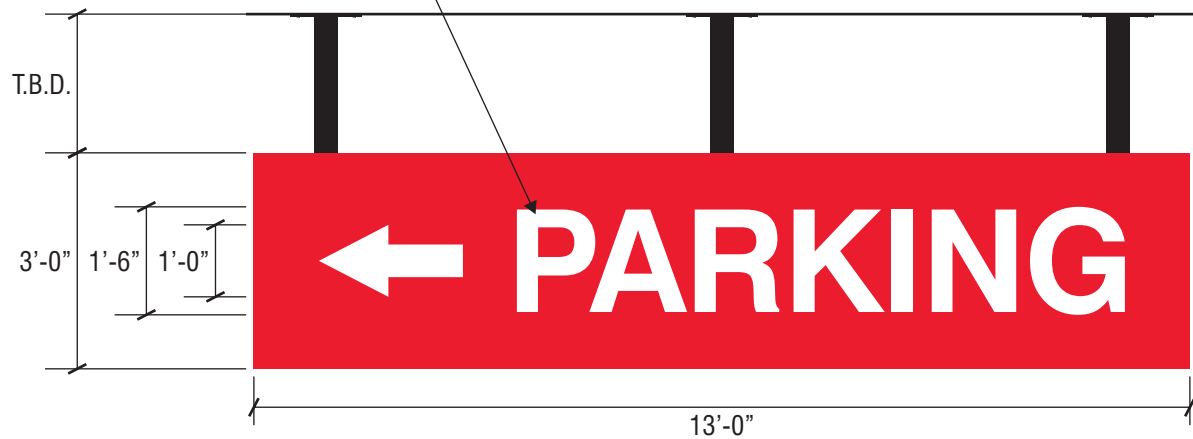
SQ.FT. = 8.02 EACH

B2

QUANTITY: TWO (2) SIGNS REQUIRED

SCALE: 1" = 1'-0"

NOTE: PUSH THRU COPY TO HAVE
OPAQUE WHITE FACE - EDGE LIT ONLY



C

ROUTED & PUSH-THRU INTERNALLY ILLUMINATED SINGLE FACE BLADE SIGN

SQ.FT. = 39.00

QUANTITY: ONE (1) SIGN REQUIRED

SCALE: 3/8" = 1'-0"



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