

File No. 190830

Committee Item No. 2

Board Item No. 20

COMMITTEE/BOARD OF SUPERVISORS

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Comm: Public Safety & Neighborhood Services
Board of Supervisors Meeting:

Date: Sept. 26, 2019
Date: October 8, 2019

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- Planning Review – August 8, 2019
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- Form ABC-211 – October 9, 2018
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Prepared by: John Carroll
Prepared by: John Carroll

Date: Sept. 20, 2019
Date: October 4, 2019

1 [Liquor License Transfer - 399 Geary Street - CVS]
2

3 Resolution determining that the transfer of a Type-21 off-sale general beer, wine,
4 and distilled spirits liquor license to Garfield Beach CVS, LLC, doing business as
5 CVS Pharmacy, located at 399 Geary Street (District 3), will not serve the public
6 convenience or necessity of the City and County of San Francisco; and
7 requesting that the California Department of Alcoholic Beverage Control deny the
8 issuance of the license, in accordance with California Business and Professions
9 Code, Section 23958.4.
10

11 WHEREAS, Garfield Beach CVS, LLC is seeking the transfer of a Type-21 off-
12 sale general beer, wine, and distilled spirits liquor license for a proposed service
13 premise doing business as CVS Pharmacy, located at 399 Geary Street (District 3); and

14 WHEREAS, The Planning Department has verified that the area is properly
15 zoned and recommends approval; and

16 WHEREAS, The Police Department has filed two protests and zero letters of
17 support with the Department of Alcoholic Beverage Control under California Business
18 and Professions Code, Section 24013, and recommends that the Department of
19 Alcoholic Beverage Control issue the liquor license with conditions; and

20 WHEREAS, The site is located in an area with an undue concentration of liquor
21 licenses; now, therefore, be it

22 RESOLVED, That the transfer of a Type-21 off-sale general beer, wine, and
23 distilled spirits liquor license to Garfield Beach CVS, LLC, doing business as CVS
24 Pharmacy, located at 399 Geary Street, will not serve the public convenience or
25 necessity of the City and County of San Francisco; and, be it

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FURTHER RESOLVED, That the Board of Supervisors of the City and County of San Francisco hereby respectfully requests that the Department of Alcoholic Beverage Control deny the issuance of the license.

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Thursday, September 19, 2019 4:36 PM
To: Mundy, Erin (BOS); 'Angulo, Sunny (sunny.angulo@sfgov.org)'; Hepner, Lee (BOS); Yan, Calvin (BOS); jkevin@reubenlaw.com; Jennica Dandan; jzucker@reubenlaw.com
Cc: Gebb, Justin@ABC; Meyer, Rose @ABC; Arnel.Junio@abc.ca.gov; Perry, Andrew (CPC); CPC.Referrals; Gordon, Nelly (POL); Macchi, Patrick (POL); Wong, Joanne (POL); Sawyer, Georgia (POL); Salmonson, Joel (POL)
Subject: RE: Liquor License Transfer - 399 Geary Street - CVS
Categories: 190830, 2019.09.26 - PSNS

Good afternoon,

The Police Department has completed their review of the subject public convenience or necessity request, and has forwarded their recommendation for approval with conditions. For your convenience, I have their review available from the link below:

[Police Department Response – September 19, 2019](#)

The Police Department's ALU is recommending approval with the following conditions:

- 1) Sales and Service of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 11:00 p.m. each day of the week;
- 2) No distilled spirits shall be sold in bottles or containers of less than 750 milliliters;
- 3) No wine shall be sold with an alcohol content of greater than 15% by volume;
- 4) The following alcoholic beverages shall not be sold in quantities of fewer than three (3) individual containers per sale: 1. Beer, including malt beverages and malt liquor products, in containers of 40 ounces or less; 2. Pre-mixed wine products commonly known as "wine coolers;" 3. Pre-mixed distilled spirits-based cocktails;
- 5) Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

This request for public convenience or necessity findings will be heard by the Public Safety and Neighborhood Services Committee in a regular session on Thursday, September 26, 2019, to begin at 10:00 a.m.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

[Board of Supervisors File No. 190830](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445



San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
*Public Convenience or
Necessity Recommendation*

To: The San Francisco Board of Supervisors' Committee on Public Safety
and Neighborhood Services

Supervisor Rafael Mandelman
Supervisor Catherine Stefani
Supervisor Shamman Walton

From: Lt. Georgia Sawyer #1565 *JS 9/14*
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: September 19, 2019

Subject: P.C.N. Investigation Regarding: Garfield Beach CVS LLC
DBA: CVS Pharmacy #104195
399 Geary St
San Francisco, CA. 94102

Garfield Beach CVS LLC, on behalf of CVS Pharmacy, has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 21 (Off-Sale General) license to be located at 399 Geary St. (located between Leavenworth St. and Jones St.)

Hours of Operation:

7:00 a.m. to 12:00 a.m. 7 days a week.

Digest:

CVS would like to operate a retail store located at 399 Geary St. If approved, this license will allow CVS to sell Off-Sale Beer, Wine and Distilled Spirits.

Letters of Protest

2

Letters of Support

0

Police Calls for Service:

From October 2017 to October 2018

6 calls for service

Police Reports:

From October 2017 to October 2018

1 police reports

San Francisco Plot Information:

This premise is located in Plot: 166

A High Crime area is defined as **101** or more police reports in a plot for the year of **2018**.

This plot had **627** police reports for **2018**, which is **526 more** than the **Citywide “High Crime”** average

State Census Tract Information:

This premise is located in Census Tract: **123.01**

Population for this tract is: **2,734**

On-sale license authorized by census tract: **9**

Active on-sale licenses: **28** with **0** pending

Off-sale licenses authorized by census tract: **2**

Active off-sale licenses: **8** with **0** pending

Departmental Recommendation:

Points of consideration: **0**

No opposition from **Central Station**.

Applicant premise is located in a **“High Crime”** area.

Applicant premise is located in a **“High Concentration”** area.

ALU Recommendation: Approval with following conditions:

Conditions for Type 21 - Off Sale General

1. Sales and Service of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 11:00 p.m. each day of the week.
2. No distilled spirits shall be sold in bottles or containers of less than 750 ml.
3. No wine shall be sold with an alcohol content of greater than 15% by volume.
4. The following alcoholic beverages shall not be sold in quantities of fewer than three (3) individual containers per sale:
 1. Beer, including malt beverages and malt liquor products, in containers of 40 oz. or less;
 2. Pre-mixed wine products commonly known as "wine coolers";
 3. Pre-mixed distilled spirits-based cocktails.
5. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

It should be noted that the applicant has agreed to and signed the above listed conditions on August 1, 2019.

812



Image capture: May 2019 © 2019 Google

San Francisco, California

Google

Street View - May 2019

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Tuesday, August 27, 2019 1:28 PM
To: Gordon, Nelly (POL); Macchi, Patrick (POL); Wong, Joanne (POL); Sawyer, Georgia (POL); Salmonson, Joel (POL)
Cc: Mundy, Erin (BOS); 'Angulo, Sunny (sunny.angulo@sfgov.org)'; Hepner, Lee (BOS); Yan, Calvin (BOS); Gebb, Justin@ABC; Meyer, Rose @ABC; Arnel.Junio@abc.ca.gov; jkevin@reubenlaw.com; Perry, Andrew (CPC); CPC.Referrals
Subject: RE: Liquor License Transfer - 399 Geary Street - CVS
Categories: 190830

Good afternoon,

The Planning Department has completed their review of the subject application, and has forwarded their recommendation for approval. For your convenience, I have their review available from the link below:

[Planning Dept. Response - Received August 8, 2019](#)

The matter is now awaiting review by the Police Department's ALU.

After receiving review from the Police Department, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for their consideration in the license matter.

The Public Safety and Neighborhood Services Committee may hear this matter during a regular meeting on September 26, 2019.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 190830](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

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From: Perry, Andrew (CPC)
Sent: Friday, August 09, 2019 5:52 PM
Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: RE: Liquor License Transfer - 399 Geary Street - CVS

Hi John,

Please find Planning's response attached.

"Recommend Approval - Type 21 ABC License is permitted in conjunction with a Formula Retail General Grocery Retail use within the C-3-G District per P.C. Sec. 210.2."

Thanks,

Andrew Perry, Senior Planner
Northeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9017 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Carroll, John (BOS) <john.carroll@sfgov.org>
Sent: Tuesday, July 30, 2019 3:15 PM
To: CPC.Referrals <CPC.Referrals@sfgov.org>; Gordon, Nelly (POL) <Nelly.Gordon@sfgov.org>; Perry, Andrew (CPC) <andrew.perry@sfgov.org>
Cc: Mundy, Erin (BOS) <erin.mundy@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Hepner, Lee (BOS) <lee.hepner@sfgov.org>; Yan, Calvin (BOS) <calvin.yan@sfgov.org>; Gebb, Justin@ABC <justin.gebb@abc.ca.gov>; Meyer, Rose @ABC <Rose.Meyer@ABC.ca.gov>; Arnel.Junio@abc.ca.gov; Macchi, Patrick (POL) <patrick.macchi@sfgov.org>; Wong, Joanne (POL) <joanne.k.wong@sfgov.org>; Sawyer, Georgia (POL) <Georgia.Sawyer@sfgov.org>; Salmonson, Joel (POL) <Joel.R.Salmonson@sfgov.org>; jkevin@reubenlaw.com
Subject: Liquor License Transfer - 399 Geary Street - CVS

Good afternoon,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license. This matter is being referred to you for response via the following linked document:

[Referral Letter - Planning and Police Departments - July 30, 2019](#)

You may review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 190830](#)

After receiving review from the Planning and Police Departments, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for consideration in the license matter.

The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in September of 2019.

I request the Planning Department's response before August 16, 2019. Please confirm receipt of this message.

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445

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**LIQUOR LICENSE
PUBLIC CONVENIENCE OR
NECESSITY REFERRAL**

TO: Planning Department
Referrals
Phone No. (415) 558-6371

DATE: July 30, 2019

TO: Police Department
Inspector Nelly Gordon
Phone No. (415) 837-7273

AP Block/Lot Nos.: 0315/019
Zoning: C-3-G Downtown General
Quad: NE Planning Team
Record No.: 2019-014847MS

Please submit your response within three weeks; the Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in September of 2019.

PLEASE EMAIL YOUR RESPONSE BY: August 16, 2019, to John Carroll,
Public Safety and Neighborhood Services Committee Clerk.
john.carroll@sfgov.org - Phone No: 554-4445

Applicant name: Garfield Beach CVS
Business name: CVS
Application address: 399 Geary Street
San Francisco, CA 94104
Applicant contact info: John Kevlin
Reuben, Junius & Rose LLP
415-567-9000

PLANNING REVIEW: Approval Denial

Planning Staff Contact: Andrew Perry 415-575-9017

Please print review comments on a trailing page.
(see reverse)

POLICE REVIEW: Approval Denial

Please print review comments in a trailing report.

Recommended Approval - Type 21 ABC License is permitted in conjunction with a Formula Retail General Grocery Retail use within the C-3-G District per P.C. Sec. 210.2.

From: [Perry, Andrew \(CPC\)](#)
To: [Carroll, John \(BOS\)](#)
Subject: RE: Liquor License Transfer - 399 Geary Street - CVS
Date: Friday, August 09, 2019 5:52:24 PM
Attachments: [399 Geary St BOS PCN Referral 2019-014847MIS.pdf](#)
[image001.png](#)

Hi John,

Please find Planning's response attached.

"Recommend Approval - Type 21 ABC License is permitted in conjunction with a Formula Retail General Grocery Retail use within the C-3-G District per P.C. Sec. 210.2."

Thanks,

Andrew Perry, Senior Planner
Northeast Team, Current Planning Division
San Francisco Planning Department
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The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in September of 2019.

I request the Planning Department's response before August 16, 2019. Please confirm receipt of this message.

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

John Carroll

Assistant Clerk

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415) 554-4445



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Public Safety and Neighborhood Services Committee Clerk.
john.carroll@sfgov.org - Phone No: 554-4445

Applicant name: Garfield Beach CVS

Business name: CVS

Application address: 399 Geary Street
San Francisco, CA 94104

Applicant contact info: John Kevlin
Reuben, Junius & Rose LLP
415-567-9000

PLANNING REVIEW: Approval Denial

Planning Staff Contact: _____

Please print review comments on a trailing page.

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[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445

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REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

July 23, 2019

Delivered Via Messenger

Ms. Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 JUL 23 AM 11:42
BY _____
AK

**Re: Liquor License "PCN" Request – 399 Geary Street - CVS
Our File No.: 11397.01**

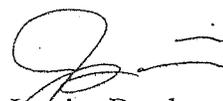
Dear Ms. Calvillo:

At Mr. John Kevlin's request, please find enclosed letter regarding a Liquor License "PCN" Request related to the above-referenced matter.

Please feel free to contact Mr. Kevlin at (415) 567-9000 if you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP


Jennica Dandan
Legal Assistant

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

REUBEN, JUNIUS & ROSE, LLP

John Kevlin

jkevin@reubenlaw.com

July 23, 2019

Delivered Via Messenger

Ms. Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

**Re: Liquor License "PCN" Request – 399 Geary Street - CVS
Our File No.: 11397.01**

Dear Ms. Calvillo:

At Mr. John Kevlin's request, please find enclosed letter regarding a Liquor License "PCN" Request related to the above-referenced matter.

Please feel free to contact Mr. Kevlin at (415) 567-9000 if you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP


Jessica Dandan
Legal Assistant

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

July 23, 2019

Delivered Via Messenger

Ms. Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

**Re: Liquor License "PCN" Request – 399 Geary Street - CVS
Our File No.: 11397.01**

Dear Ms. Cavillo:

Our office represents CVS Health ("CVS"), the project sponsor of a new CVS retail store and pharmacy at 399 Geary Street (the "Project"). On February 21, 2019, CVS was issued a building permit (BPA No. 2019.02.15.3139) for the Project. Buildout is complete and CVS began operation at the site on May 15, 2019.

CVS now seeks a type-21 off-sale general license from the California Department of Alcohol Beverage Control ("ABC"). CVS has filed an application with ABC for a license transfer. The license would be transferred from the Villa Florence Hotel located at 225 Powell Street (previous License No. 47-515548), to the CVS store at 399 Geary Street (new License No. 599706). Due to the overconcentration of this type of ABC license in this census tract and the Project's location in a high crime reporting district, CVS must obtain a determination by the Board of Supervisors that the public convenience and necessity will be served by the issuance of this license for operations at 399 Geary Street.

The Project will establish a CVS retail store and pharmacy at 399 Geary Street, an existing building at the southeast corner of Geary and Mason Streets. The CVS would occupy approximately 4,320 square feet of ground floor space. The CVS would sell over-the-counter drugs, beauty products and cosmetics, photo finishing, seasonal merchandise, greeting cards, and groceries (such as milk, bread and eggs). The hours of operation are 7 a.m. to 12 a.m. daily.

The CVS will offer a wide variety of convenience goods in the neighborhood. Adding beer, wine and liquor to the offerings of this CVS store would serve the public convenience and necessity of the neighborhood by increasing the variety of goods offered at this location. Area workers,

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

Angela Calvillo
Clerk of the Board of Supervisors
July 23, 2019
Page 2 of 3

residents and tourists will have a new store that will provide a convenient, "one-stop" shopping experience.

Adding alcohol to the offerings of this CVS store would also serve the public convenience and necessity by establishing an alcohol retailer that has vast experience with the sale of alcohol and is a responsible retailer with an effective training and corporate-wide management policy for controlling the sale of alcohol. CVS's employee training program, approved by the ABC, must be completed by all employees within 14 days of their hire and before they are permitted to operate the registers. CVS has a zero-tolerance policy – any employee knowingly or recklessly selling any age restricted product to a minor or to an adult purchasing product for a minor is subject to disciplinary action up to termination. Security cameras will be equipped throughout the store and particularly in the area of alcohol sales, which will be monitored by on-site store management, CVS regional and corporate operations, and can be made available to the San Francisco Police Department upon request. The interior store layout for the placement of alcohol products will be designed to allow employees and management to easily monitor activities visually. Further, all checkouts will be equipped with electronic scan detection systems to control the sale of age-restricted products and prompt cashiers to require proper identification before a sale is completed.

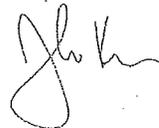
Considering CVS's extensive history of alcohol sales in San Francisco, we are also enclosing with this letter a list of proposed conditions to apply to the PCN finding.

For the reasons outlined above, I respectfully request that this letter be forwarded to the Public Safety and Neighborhood Services Committee of the Board and that the Committee and the full Board of Supervisors make a determination under California Business & Professions Code §23958.4 that the public need or convenience would be served by the issuance of a type-21 off-sale general license to this CVS location.

Please contact me with any questions you have.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



John Kevlin

Enclosures

399 Geary Street Proposed Conditions

CVS proposes the following conditions be attached to the alcohol license:

1. The hours of operation for the store are currently 7 a.m. to 12 a.m. Customer access to all alcohol will be restricted after 10 p.m. by using any combination of locked cooler cases, gondola covers, and/or physical barricades at the ends of the aisles where the product is located on the sales floor.
2. All liquor bottles will be secured and capped to ensure that an individual must make a purchase using a valid identification in order to avoid delinquent behavior.
3. No more than 5% of the square footage of the premises will be used for the display of alcoholic beverages.
4. No malt beverage shall be sold with an alcoholic content greater than 5.7% by volume.
5. The sale of single beer or malt beverages in quantities of 16 oz., 22 oz., 32 oz., 40 oz., or similar size containers is prohibited.
6. No beer or malt beverages, wine coolers or beer coolers shall be sold in quantities of less than manufacturer pre-packaged multi-unit quantities of four (4) or more.
7. No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles.
8. Interior security cameras will be installed within the store and concentrated in the area of alcohol products. These cameras will be monitored during store hours by on-site management, CVS regional and corporate operations, and made available to the SFPD for a minimum of 30 days upon request. External cameras will be installed and operated, focused on the perimeter of the store. Output from these cameras will be shared with the SFPD, upon request.
9. Interior store layout for the placement of alcohol products will be designed to allow employees and management to easily monitor activities visually.
10. All checkouts will be equipped with electronic scan detection systems to control the sale of age-related products and to prompt cashiers to require proper identification before a sale is completed.

Attachment

License Information

CA



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Home | Licensing | License Lookup | License Details

License Details

Report Date: Tuesday, July 23, 2019

LICENSE INFORMATION

License Number:

515548

Primary Owner:

LET IT FLHO LESSEE INC

Office of Application:

24 - SAN FRANCISCO

BUSINESS ADDRESS:

225 POWELL ST , SAN FRANCISCO, CA, 94102

County:

SAN FRANCISCO

Census Tract:

0123.01

LICENSEE INFORMATION

Licensee:

LET IT FLHO LESSEE INC

Company Information

OFFICER: FULLER, KENNETH GRANT (SECRETARY/ASST SEC)

OFFICER: FULLER, KENNETH GRANT (DIRECTOR)

OFFICER: FULLER, KENNETH GRANT (CHIEF FINANCIAL OFFICER)

OFFICER: YOUNG JR, ALFRED LEE (PRESIDENT)

OFFICER: YOUNG JR, ALFRED LEE (DIRECTOR)

OFFICER: GUAM, IAN MARK (VICE PRESIDENT/SECRETARY)

OFFICER: GUAM, IAN MARK (TREASURER)

OFFICER: GUAM, IAN MARK (DIRECTOR)

OFFICER: HAGAN, ROBERT KENNETH (VICE PRESIDENT)

OFFICER: HAGAN, ROBERT KENNETH (SECRETARY/ASST SEC)

LICENSE TYPES

21 - OFF-SALE GENERAL

License Type Status:

SURRENDERED

Status Date:

04-APR-2018

Term:

12 Month(s)

Original Issue Date:

09-FEB-2012

Expiration Date:

31-JAN-2020

Master:

Y

Duplicate:

0

Fee Code:

P40

Transfers:

From License Number: 21-450182

Transferred On: 09-FEB-2012

To License Number: 21-599706

Conditions:

None

47 - ON-SALE GENERAL EATING PLACE

License Type Status:

ACTIVE

Status Date:

22-NOV-2017

Term:

12 Month(s)

Original Issue Date:

09-FEB-2012

Expiration Date:

31-JAN-2020

Master:

Y

Duplicate:

0

Fee Code:

P40

Transfers:

From License Number: 47-450182

Transferred On: 09-FEB-2012

Conditions:

None

47 - ON-SALE GENERAL EATING PLACE

License Type Status:

ACTIVE

Status Date:

22-APR-2016

Term:

12 Month(s)

Original Issue Date:

09-FEB-2012

Expiration Date:

31-JAN-2020

Master:

N

Duplicate:

1

Fee Code:

P40

Transfers:

From License Number: 47-450182

Transferred On: 09-FEB-2012

Conditions:

None

58 - CATERER PERMIT

License Type Status:

ACTIVE

Status Date:

22-APR-2016

Term:

12 Month(s)

Original Issue Date:

09-FEB-2012

Expiration Date:

31-JAN-2020

Master:

N

Duplicate:

1

Fee Code:

P40

Transfers:

From License Number: 47-450182

Transferred On: 09-FEB-2012

Conditions:

None

66 - CONTROLLED ACCESS CABINET PERMIT

License Type Status:

ACTIVE

Status Date:

22-APR-2016

Term:

12 Month(s)

Original Issue Date:

09-FEB-2012

Expiration Date:

31-JAN-2020

Master:

N

Duplicate:

1

Fee Code:

P40

Transfers:

From License Number: 47-450182

Transferred On: 09-FEB-2012

Conditions:

None

OPERATING RESTRICTIONS:

*Operating Restrictions exist. For more information, please see our Guidelines for Access to Records.

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found

For definition of codes, view our glossary

CAMPAIGNS

- Register to Vote
- Save Our Water
- Flex Alert
- Amber Alert

MEDIA

- Industry Advisories
- News Releases
- Videos

SUPPORT

- Technical Support
- Sitemap
- Customer Survey
- File a Complaint
- Web Accessibility Certification

EXTERNAL

- Office of Governor
- BCSH
- Office of Traffic Safety
- TTB

24 Hour Trace Hotline

For law enforcement only

LEAD

Licensee/Server Training

CA



CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Home | Licensing | License Lookup | License Details

License Details

Report Date: Tuesday, July 23, 2019

LICENSE INFORMATION

License Number:

599706

Primary Owner:

GARFIELD BEACH CVS LLC

Office of Application:

24 - SAN FRANCISCO

BUSINESS NAME:

CVS PHARMACY #104195

BUSINESS ADDRESS:

399 GEARY ST STE B, SAN FRANCISCO, CA, 94102

County:

SAN FRANCISCO

Census Tract:

0123.01

LICENSEE INFORMATION**Licensee:**

LONGS DRUG STORES CALIFORNIA LLC

Company Information

OFFICER: LONGS DRUG STORES LLC (MEMBER)

OFFICER: MOFFATT, THOMAS (PRESIDENT)

OFFICER: CIMBRON, LINDA (SECRETARY/ASST SEC)

OFFICER: DESOUSA, KIMBERLY MARIE (SECRETARY/ASST SEC)

OFFICER: LUKER, MELANIE (SECRETARY/ASST SEC)

OFFICER: BEAULIEU, SHEELAGH MARY (TREASURER)

OFFICER: CLARK, JEFFREY EDWARD (TREASURER)

OFFICER: DENALE, CAROL ANN (VICE PRESIDENT/TREASURER)

MEMBER: LONGS DRUG STORES LLC

Licensee:

GARFIELD BEACH CVS LLC

Company Information

OFFICER: CVS PHARMACY INC (MANAGING MEMBER)

OFFICER: MOFFATT, THOMAS (PRESIDENT)

OFFICER: CIMBRON, LINDA (SECRETARY/ASST SEC)

OFFICER: DESOUSA, KIMBERLY MARIE (SECRETARY/ASST SEC)

OFFICER: LUKER, MELANIE (SECRETARY/ASST SEC)

OFFICER: BEAULIEU, SHEELAGH MARY (TREASURER)

OFFICER: DENALE, CAROL ANN (VICE PRESIDENT/TREASURER)

MEMBER: CVS PHARMACY INC

LICENSE TYPES

21 - OFF-SALE GENERAL

License Type Status:

PENDING

Status Date:

03-OCT-2018

Term:

12 Month(s)

Original Issue Date:

Expiration Date:

Master:

Y

Duplicate:

Fee Code:

P40

Transfers:

From License Number: 47-515548

Conditions:

None

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

Hold Type:

FORM 220

Hold Date:

03-OCT-2018

Hold Type:

H & L PROTEST

Hold Date:

05-NOV-2018

ESCROWS:

CALIFORNIA BUSINESS ESCROW INC, 1748 MAIN ST ESCALON,CALIFORNIA 95320

For definition of codes, view our glossary

CAMPAIGNS

Register to Vote

Save Our Water

Flex Alert

Amber Alert

MEDIA

Industry Advisories

News Releases

Videos

SUPPORT

Technical Support

Sitemap

Customer Survey

EXTERNAL

Office of Governor

BCSH

Office of Traffic Safety

File a Complaint

TTB

Web Accessibility Certification



24 Hour Trace Hotline

For law enforcement only



LEAD

Licensee/Server Training

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)
 ABC 211 (6/99)

State of California

Michael Brewer

TO: Department of Alcoholic Beverage Control
 33 NEW MONTGOMERY STREET
 SUITE 1230
 SAN FRANCISCO, CA 94105
 (415) 356-6500

File Number: 599706
 Receipt Number: 2530566
 Geographical Code: 3800
 Copies Mailed Date: October 3, 2018
 Issued Date:

(951) 698-6868

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2018 OCT -9 PM 12:25
 AK

DISTRICT SERVING LOCATION: SAN FRANCISCO
 First Owner: GARFIELD BEACH CVS LLC
 Name of Business: CVS PHARMACY #104195
 Location of Business: 399 GEARY ST
STE B
SAN FRANCISCO, CA 94102
 County: SAN FRANCISCO

Is Premise inside city limits? Yes Census Tract 0123.01
 Mailing Address: 1 CVS DR
 (If different from MC #1160
 premises address) WOONSCKET, RI 02895-6146

Type of license(s): 21

Transferor's license/name: 515548 / LET IT FLHO LESSEE INC Dropping Partner: Yes No

| License Type | Transaction Type | Fee Type | Master | Dup | Date | Fee |
|-----------------------|-----------------------------|----------|--------|-----|----------|------------|
| 21 - Off-Sale General | ANNUAL FEE | NA | Y | 0 | 10/03/18 | \$646.00 |
| 21 - Off-Sale General | PREMISE TO PREMISE TRANSFER | NA | Y | 0 | 10/03/18 | \$100.00 |
| 21 - Off-Sale General | PERSON-TO-PERSON TRANSFER | NA | Y | 0 | 10/03/18 | \$1,250.00 |
| Total | | | | | | \$1,996.00 |

Have you ever been convicted of a felony? No
 Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No
 Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of SAN FRANCISCO Date: October 3, 2018

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

See 211 Signature Page.

GARFIELD BEACH CVS LLC

LONGS DRUG STORES CALIFORNIA LLC

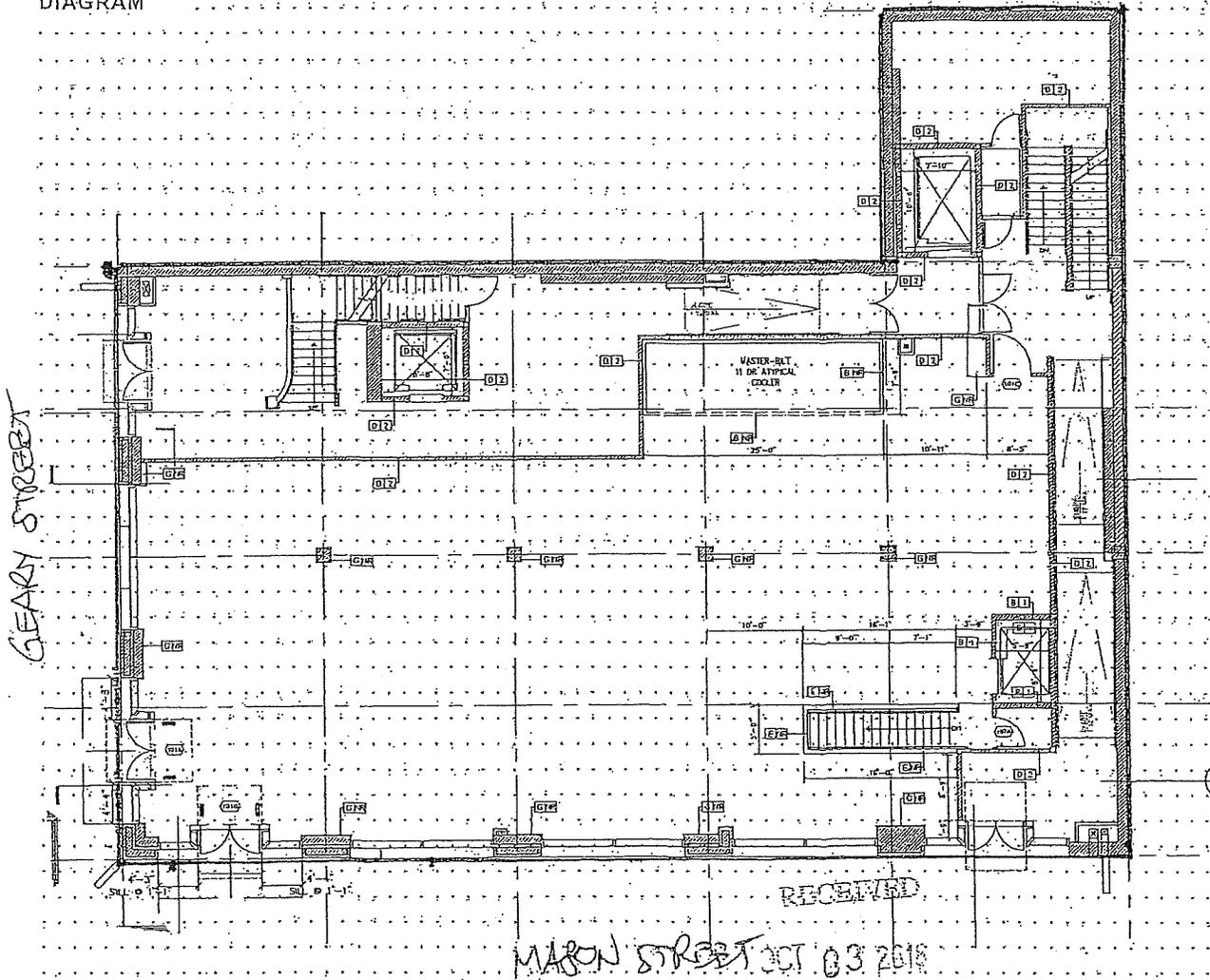
Department of Alcoholic Beverage Control
LICENSED PREMISES DIAGRAM (RETAIL)

State of California

| | |
|--|---|
| 1. APPLICANT NAME (Last, first, middle) Garfield Beach CVS, LLC/Longs Drug Stores California LLC | 2. LICENSE TYPE 21 |
| 3. PREMISES ADDRESS (Street number and name, city, zip code) 399 Geary St., Suite B, San Francisco, CA 94102 | 4. NEAREST CROSS STREET Mason St. |

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM



It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

| | | |
|--|---------------------------------------|---------------------------------|
| APPLICANT SIGNATURE (Only one signature required) <i>Linda M. Cimbron</i> | Linda M. Cimbron, Assistant Secretary | DATE SIGNED <i>8-22-2018</i> |
|--|---------------------------------------|---------------------------------|

| | | |
|-------------------------------|---|-----------------|
| CERTIFIED CORRECT (Signature) | PRINTED NAME FOR ABC USE ONLY | INSPECTION DATE |
|-------------------------------|---|-----------------|

Department of Alcoholic Beverage Control
PLANNED OPERATION (RETAIL)

SECTION I - FOR ALL RETAIL APPLICANTS

1. APPLICANT NAME(S) **Garfield Beach CVS, LLC/Longs Drug Stores California LLC**

2. LICENSE TYPE(S) **21**

3. PREMISES ADDRESS (Street number and name, city, zip code) **399 Geary Street San Francisco, CA 94102**

4. NEAREST CROSS STREET **Mason St.**

5. TYPE OF BUSINESS (Choose one that best describes the planned operation)

| | | | |
|---|--|--|---|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Cafeteria/Hofbrau | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast | <input type="checkbox"/> Theater | <input type="checkbox"/> Wine Tasting Room | |

| | | | |
|--|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input checked="" type="checkbox"/> Variety/Drug Store | <input type="checkbox"/> Gift Shop/Florist | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

6. PATRON CAPACITY **N/A**

7. SURROUNDING AREA

| | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> Rural |
| <input type="checkbox"/> Residential | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Other | |

8. PREMISES IS LOCATED IN

| | |
|--|--|
| <input checked="" type="checkbox"/> Free Standing Building | <input type="checkbox"/> Shopping Center (Name): |
| <input type="checkbox"/> 10 Units or Less | <input type="checkbox"/> More than 10 Units |

9. FOOD SERVICE

| | | |
|--|----------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> Minimal | <input type="checkbox"/> Full Meals |
|--|----------------------------------|-------------------------------------|

10. PARKING LOT? Yes No

11. PATIO? Yes No

12. WILL YOU HIRE A MANAGER? (Rule 57.5) Yes No

13. WILL YOU HAVE A FOOD LESSEE? (Rule 57.7) Yes No

14. MEAL TYPE

| | | | | | |
|---|----------------------------------|-----------------------------------|---------------------------------|----------------------------------|---------------------------------|
| <input type="checkbox"/> Dinner House | <input type="checkbox"/> Seafood | <input type="checkbox"/> American | <input type="checkbox"/> Greek | <input type="checkbox"/> Indian | <input type="checkbox"/> French |
| <input type="checkbox"/> Fast Food/Deli | <input type="checkbox"/> Other: | <input type="checkbox"/> Chinese | <input type="checkbox"/> Korean | <input type="checkbox"/> Italian | <input type="checkbox"/> Thai |
| <input type="checkbox"/> Pizza/Pasta | N/A | <input type="checkbox"/> Japanese | <input type="checkbox"/> Other: | | |

15. TYPE OF FOOD

16. HOURS OF FOOD SERVICE

| | |
|------------------|----------------|
| BREAKFAST HOURS | |
| From: _____ | To: _____ |
| LUNCH HOURS | |
| From: N/A | To: N/A |
| DINNER HOURS | |
| From: _____ | To: _____ |

17. OPERATING HOURS

| | | | | | | |
|-----------------------------------|--------|---------|-----------|----------|--------|----------|
| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
| Opening Time 24 hour ----- | | | | | | |
| Closing Time _____ | | | | | | |

18. ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterick (*) below)

| | | | |
|--|--|---|--|
| <input checked="" type="checkbox"/> None | <input type="checkbox"/> *Amplified Music | <input type="checkbox"/> Patron Dancing | <input type="checkbox"/> Card Room |
| <input type="checkbox"/> Recorded Music | <input type="checkbox"/> *Live Entertainment | <input type="checkbox"/> Bikini/Topless/Exotic | <input type="checkbox"/> Movies |
| <input type="checkbox"/> Juke Box | <input type="checkbox"/> *Floor/Stage Shows | <input type="checkbox"/> Pool/Billiard Tables | <input type="checkbox"/> "Hot Spot"/Lottery |
| <input type="checkbox"/> *Other | <input type="checkbox"/> Karaoke | <input type="checkbox"/> *Amateur/Pro Sports Events | <input type="checkbox"/> Video/Coin-Operated Games |

*Description:

19. PREMISES IS LOCATED ON

| | |
|--|---|
| <input checked="" type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> Secondary Street |
| <input type="checkbox"/> Other | |

20. TYPE OF STRUCTURE

| | |
|---|---|
| <input type="checkbox"/> Single Story | <input checked="" type="checkbox"/> Two-Story |
| <input type="checkbox"/> Multi-Story - Number of stories: | |

21. PASS-THROUGH WINDOW? Yes No

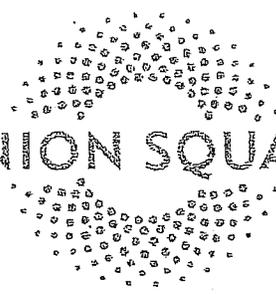
22. FIXED BARS? Yes - how many: No

23. WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE ALCOHOLIC BEVERAGES? **5%**

FOR ABC USE ONLY

24. INFORMATION GIVEN (R-27, R-107, Sec. 25512.5, Sec. 23790.5, etc.)

25. DATE ENTERED INTO CABIN



UNION SQUARE

May 23, 2019

Public Safety and Neighborhood Services Committee
City Hall
Room 263
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Union Square BID Support of Type 21 Liquor Licenses at CVS Pharmacy 399 Geary Street

Dear Members of the Public Safety and Neighborhood Services Committee:

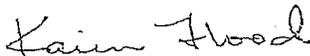
The Union Square Business Improvement District is pleased to submit our support for CVS Pharmacy's application for a Type 21 liquor license for its newly-constructed store at 399 Geary Street. CVS Pharmacy occupies 8,474 square feet of ground floor retail and basement level retail space, replacing the former site of the International House of Fine Wine & Spirits, a retail store dedicated primarily to alcohol sales.

CVS Pharmacy has developed stringent operational standards and training programs to ensure the lawful selling of alcoholic beverages. Additionally, CVS Pharmacy will work with the San Francisco Police Department to create a set of conditions to ensure the responsible management of alcohol sales, including limiting the hours of customer access to alcohol and not selling nuisance beverages (ie singles, malt liquors or pint type servings).

The sale of alcohol at its 399 Geary Street location is an incidental purchase and only 88 square feet (or less than one percent of the total square footage) will be used to sell a small selection of alcohol to the thousands of tourists and visitors that pass through Union Square on a daily basis. Additionally, we appreciate that CVS Pharmacy made an effort to obtain a license from the same census tract and intends to purchase the on-sale liquor license from the Hotel Florence, which is located two blocks from its new location.

We are pleased to welcome CVS Pharmacy to Union Square and respectfully request you support CVS Pharmacy's application for a Type 21 alcohol license.

Sincerely,



Karin Flood
Executive Director

UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

323 GEARY STREET, SUITE 208 SAN FRANCISCO, CA 94102
TEL (415) 781-7880 FAX (415) 781-0258 VISITUNIONSQUARESF.COM

ALU Recommendation: Approval with following conditions:

Conditions for Type 21 - Off Sale General

1. Sales and Service of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 11:00 p.m. each day of the week.
2. No distilled spirits shall be sold in bottles or containers of less than 750 ml.
3. No wine shall be sold with an alcohol content of greater than 15% by volume.
4. The following alcoholic beverages shall not be sold in quantities of fewer than three (3) individual containers per sale:
 1. Beer, including malt beverages and malt liquor products, in containers of 40 oz. or less;
 2. Pre-mixed wine products commonly known as "wine coolers";
 3. Pre-mixed distilled spirits-based cocktails.
5. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

It should be noted that the applicant has agreed to and signed the above listed conditions on August 1, 2019.

399 Geary Street Proposed Conditions

CVS proposes the following conditions be attached to the alcohol license:

1. The hours of operation for the store are currently 7 a.m. to 12 a.m. Customer access to all alcohol will be restricted after 10 p.m. by using any combination of locked cooler cases, gondola covers, and/or physical barricades at the ends of the aisles where the product is located on the sales floor.
2. All liquor bottles will be secured and capped to ensure that an individual must make a purchase using a valid identification in order to avoid delinquent behavior.
3. No more than 5% of the square footage of the premises will be used for the display of alcoholic beverages.
4. No malt beverage shall be sold with an alcoholic content greater than 5.7% by volume.
5. The sale of single beer or malt beverages in quantities of 16 oz., 22 oz., 32 oz., 40 oz., or similar size containers is prohibited.
6. No beer or malt beverages, wine coolers or beer coolers shall be sold in quantities of less than manufacturer pre-packaged multi-unit quantities of four (4) or more.
7. No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles.
8. Interior security cameras will be installed within the store and concentrated in the area of alcohol products. These cameras will be monitored during store hours by on-site management, CVS regional and corporate operations, and made available to the SFPD for a minimum of 30 days upon request. External cameras will be installed and operated, focused on the perimeter of the store. Output from these cameras will be shared with the SFPD, upon request.
9. Interior store layout for the placement of alcohol products will be designed to allow employees and management to easily monitor activities visually.
10. All checkouts will be equipped with electronic scan detection systems to control the sale of age-related products and to prompt cashiers to require proper identification before a sale is completed.

Outreach Summary and Support

CVS Pharmacy has strived to be a good neighbor, beginning an early outreach process in November 2018 by sending a letter to nearby residents (see Enclosure A), notifying them of CVS Pharmacy's intention to seek a Type 21 alcohol license. The letter also provided additional details on store features and invited neighbors to reach out to the project team to learn more about the new store.

The letter was sent to Alliance for a Better District 6, an organization founded by the Nulty brothers, among many others. The ABC received two protests from Michael and John Nulty, requesting that conditions of approval be required as part of the licenses' approval. Various CVS Pharmacy representatives attempted to contact the Nulty brothers via email and phone on numerous occasions to discuss their concerns, however no response was ever received. It's important to mention, that CVS Pharmacy's proposed conditions already address many of the Nultys' concerns.

In addition to adhering to the conditions required by the San Francisco Police Department, CVS Pharmacy has voluntarily added the following conditions.

- Customer access to all alcohol will be restricted after 10 p.m. by using any combination of locked cooler cases, gondola covers, and/or physical barricades at the ends of the aisles where the product is located on the sales floor.
- All liquor bottles will be secured and capped to ensure that an individual must make a purchase using a valid identification in order to avoid delinquent behavior.
- Interior security cameras will be installed within the store and concentrated in the area of alcohol products. These cameras will be monitored during store hours by on-site management, CVS regional and corporate operations, and made available to the SFPD for a minimum of 30 days upon request. External cameras will be installed and operated, focused on the perimeter of the store.
- Interior store layout for the placement of alcohol products will be designed to allow employees and management to easily monitor activities visually.
- All checkouts will be equipped with electronic scan detection systems to control the sale of age-related products and to prompt cashiers to require proper identification before a sale is completed. Only 88 SF (or less than one percent of the total square footage) will be used to sell a small selection of alcohol.

CVS Pharmacy is proud to have received an endorsement from the Union Square Business Improvement District, in support of its plans for the safe and responsible sale of beer, wine and distilled spirits. Over the years, CVS has operated several stores in the Union Square area and looks forward to an ongoing partnership. See Enclosure B for the BID's endorsement letter.

 **CVS** pharmacy™
399 Geary Street



CVS Pharmacy is pleased to announce the opening of its newest store on May 15, 2019 at 399 Geary Street, a newly-constructed 24,000 square-foot retail center with a rooftop restaurant and bar. CVS Pharmacy occupies 8,474 square-feet of ground floor and basement level retail space, replacing the former site of the International House of Fine Wine & Spirits, a convenience store dedicated primarily to alcohol sales. The new store activates the long-vacant site with a well-lit storefront, providing floor to ceiling windows around the perimeter of the building and illuminated CVS signage, creating a welcoming and safe retail spot for neighbors, visitors and passersby.

Store Features

- Open 7:00am – Midnight, 7 days a week.
- Corner entrance fronting Geary and Mason Streets.
- Security cameras throughout the exterior and interior of the store are managed by store management during hours of operation.
- Full-service pharmacy, including premium over the counter healthcare-related products, full line of basic needs items/conveniences, expanded dairy and pre-packaged to go food selections, and beer, wine and distilled spirits.
- The store created 17 new jobs, including full-time positions like store manager and pharmacy manager.
- The 2nd floor and rooftop bar will be occupied by Mastro's Ocean Club, a sophisticated steakhouse and fine-dining destination.

To learn more about our plans, or schedule a meeting, please contact our community relations representative Luis Cuadra at lcuadra@bergdavis.com or 415-788-1000 ext. 206.



399 Geary Street

CVS Pharmacy is applying to sell beer, wine and distilled spirits at its 399 Geary Street location. The sale of alcohol for off-site consumption is an incidental purchase and only 88 SF (or less than one percent of the total square footage) will be used to sell a small selection of alcohol.

Experience Matters

With over 40 years of experience, CVS Pharmacy has developed stringent operational standards and training programs to teach techniques for the lawful selling of alcoholic beverages. CVS Pharmacy will require all employees selling alcoholic beverages to complete its training program and execute a semi-annual acknowledgement of its alcohol sales policies. CVS Pharmacy will work with the San Francisco Police Department to create a set of conditions to ensure the responsible management of alcohol sales.

Facts About Alcohol Sales

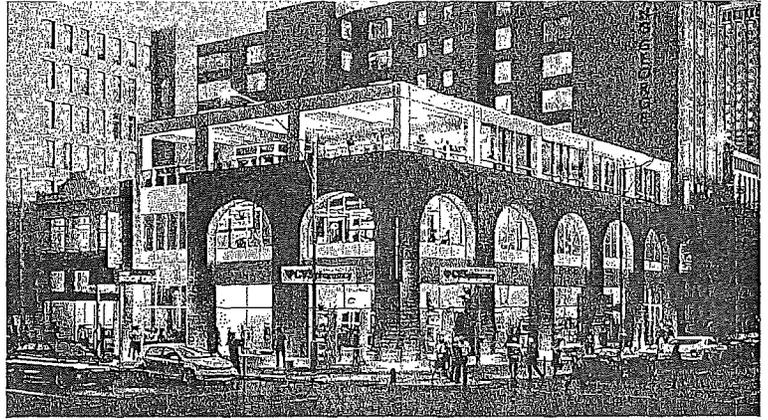
- The alcohol license associated with the International House of Fine Wine & Spirits was cancelled due to repeated violations. Instead CVS Pharmacy is planning to purchase the on-sale liquor license from the Hotel Florence, which is located within the same census tract and less than two blocks from the new 399 Geary Street store.
- Customer access to alcohol will be prohibited between 10 p.m. and 10 a.m. by using a combination of locked cooler cases, gondola covers, and/or physical barricades at the end of the aisles where the product is located on the sales floor.
- No malt beverage will be sold with an alcoholic content greater than 5.7% by volume. Additionally, no wine will be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles.
- CVS Pharmacy does not sell nuisance beverages—including individual or mini-bottles, single beer or malt beverages in quantities of 16 oz., 22 oz., 32 oz., 40 oz., or in quantities of less than manufacturer pre-packaged multi-unit quantities of four or more.
- Interior store layout for the placement of alcohol products will be designed to allow employees and management to easily monitor activities visually.
- All checkouts will be equipped with electronic scan detection systems to control the sale of age-related products and to prompt cashiers to require proper identification before a sale is completed.

Enclosure A

Neighbor Letter

 **CVS** pharmacy™

399 Geary Street



Dear Neighbor,

CVS Pharmacy is pleased to announce that it's coming soon to 399 Geary Street, a newly-constructed 24,000 square-foot retail center with a rooftop restaurant and bar. CVS Pharmacy will occupy 8,474 square-feet of ground floor and basement level retail space, replacing the former site of the International House of Fine Wine & Spirits, a convenience store dedicated primarily to alcohol sales. The new store will activate the long-vacant site with a well-lit storefront, providing floor to ceiling windows around the perimeter of the building and illuminated CVS signage, creating a welcoming and safe retail spot for neighbors, visitors and passersby. The store is scheduled to open in early 2019.

Store Features

- Open 24 hours a day, 7 days a week.
- Corner entrance fronting Geary and Mason Streets.
- Security cameras throughout the exterior and interior of the store will be managed by store management during hours of operation.
- Full-service pharmacy, including premium over the counter healthcare-related products, full line of basic needs items/conveniences, expanded dairy and pre-packaged to go food selections, and beer, wine and distilled spirits.
- The store will create 17 new jobs, and will include full-time positions like store manager and pharmacy manager.
- The 2nd floor and rooftop bar will be occupied by Mastro's Ocean Club, a sophisticated steakhouse and fine-dining destination.

To learn more about our plans, or schedule a meeting, please contact our community relations representative Luis Cuadra at lcuadra@bergdavis.com or 415-788-1000 ext. 206.



399 Geary Street

CVS Pharmacy is applying to sell beer, wine and distilled spirits at its 399 Geary Street location. The sale of alcohol for off-site consumption is an incidental purchase and only 88 SF (or less than one percent of the total square footage) will be used to sell a small selection of alcohol.

Experience Matters

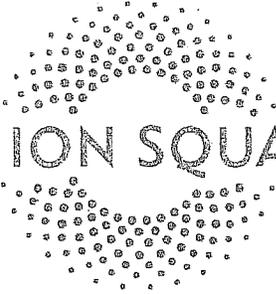
With over 40 years of experience, CVS Pharmacy has developed stringent operational standards and training programs to teach techniques for the lawful selling of alcoholic beverages. CVS Pharmacy will require all employees selling alcoholic beverages to complete its training program and execute a semi-annual acknowledgement of its alcohol sales policies. CVS Pharmacy will work with the San Francisco Police Department to create a set of conditions to ensure the responsible management of alcohol sales.

Facts About Alcohol Sales

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- Interior store layout for the placement of alcohol products will be designed to allow employees and management to easily monitor activities visually.
- All checkouts will be equipped with electronic scan detection systems to control the sale of age-related products and to prompt cashiers to require proper identification before a sale is completed.

Enclosure B

Union Square BID
Support Letter



UNION SQUARE

May 23, 2019

Public Safety and Neighborhood Services Committee
City Hall
Room 263
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Union Square BID Support of Type 21 Liquor Licenses at CVS Pharmacy 399 Geary Street

Dear Members of the Public Safety and Neighborhood Services Committee:

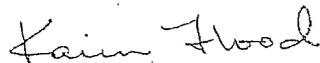
The Union Square Business Improvement District is pleased to submit our support for CVS Pharmacy's application for a Type 21 liquor license for its newly-constructed store at 399 Geary Street. CVS Pharmacy occupies 8,474 square feet of ground floor retail and basement level retail space, replacing the former site of the International House of Fine Wine & Spirits, a retail store dedicated primarily to alcohol sales.

CVS Pharmacy has developed stringent operational standards and training programs to ensure the lawful selling of alcoholic beverages. Additionally, CVS Pharmacy will work with the San Francisco Police Department to create a set of conditions to ensure the responsible management of alcohol sales, including limiting the hours of customer access to alcohol and not selling nuisance beverages (ie singles, malt liquors or pint type servings).

The sale of alcohol at its 399 Geary Street location is an incidental purchase and only 88 square feet (or less than one percent of the total square footage) will be used to sell a small selection of alcohol to the thousands of tourists and visitors that pass through Union Square on a daily basis. Additionally, we appreciate that CVS Pharmacy made an effort to obtain a license from the same census tract and intends to purchase the on-sale liquor license from the Hotel Florence, which is located two blocks from its new location.

We are pleased to welcome CVS Pharmacy to Union Square and respectfully request you support CVS Pharmacy's application for a Type 21 alcohol license.

Sincerely,



Karin Flood
Executive Director

UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

323 GEARY STREET, SUITE 203 SAN FRANCISCO, CA 94102
TEL (415) 781-7880 FAX (415) 781-0855 VISIT UNIONSQUARESF.COM

Enclosure C

Signed Conditions of Approval

BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA

IN THE MATTER OF THE APPLICATION OF

| | | |
|---|---|---------------------------------|
| GARFIELD BEACH CVS LLC, LONGS DRUG STORES | } | FILE 21-599706 |
| CALIFORNIA LLC | } | |
| CVS PHARMACY #10495 | } | REG. |
| 399 GEARY ST | } | |
| STE B | } | |
| SAN FRANCISCO, CA 94102 | } | |
| | } | |
| | } | |
| | } | |
| | } | <u>PETITION FOR CONDITIONAL</u> |
| | } | <u>LICENSE</u> |

For Issuance of an Off-Sale General - License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and,

WHEREAS, the proposed premises are located in a crime reporting district that has a 20% greater number of reported crimes, as defined in subdivision (c) of Section 23958.4 of the Business and Professions Code, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency; and,

WHEREAS, the proposed premises are located in Census Tract #0123.01 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would tend to create or aggravate a law enforcement problem; and,

WHEREAS, the proposed premises is located within the immediate vicinity of a residential area; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:



Initials

- 1 Sales and service of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 11:00 p.m. each day of the week.
- 2 No Distilled Spirits shall be sold in bottles or containers of less than 750 ml.
- 3 No wine shall be sold with an alcohol content of greater than 15% by volume.
- 4 The following alcoholic beverages shall not be sold in quantities of fewer than three (3) individual containers per sale:
 1. Beer, including malt beverages and malt liquor products, in containers of 40 oz. or less;
 2. Pre-mixed wine products commonly known as "wine coolers";
 3. Pre-mixed distilled spirits-based cocktails.
- 5 Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

Signature Page to Follow



Initials

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS (day) 1ST OF (month) August, 2019.

[Signature]
Applicant/Petitioner

Applicant/Petitioner

[Signature]
Initials

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Tuesday, August 27, 2019 1:29 PM
To: Brianna Caspersen
Cc: karin@unionsquarebid.com; Luis Cuadra; LaBonge, Stephen
Subject: RE: Sept 12 Public Safety & Neighborhood Services Committee- Type 21 Alcohol License at CVS Pharmacy

Categories: 190830

Thanks for the letter. I have added it to the file for this matter.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

From: Brianna Caspersen [mailto:Bri@unionsquarebid.com]
Sent: Friday, August 23, 2019 9:51 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: karin@unionsquarebid.com; Luis Cuadra <LCuadra@bergdavis.com>; LaBonge, Stephen <Stephen.LaBonge@CVSHealth.com>
Subject: Sept 12 Public Safety & Neighborhood Services Committee- Type 21 Alcohol License at CVS Pharmacy

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi John,

Enclosed is the Union Square Business Improvement District's letter of support for the Type 21 Alcohol License at CVS Pharmacy at 399 Geary to be heard at the September 12 Committee meeting.

Thank you,
Bri

Brianna Caspersen | Project Coordinator
Union Square Business Improvement District



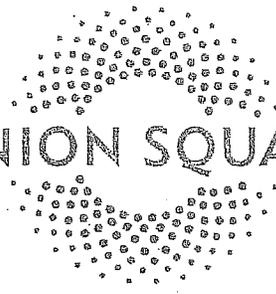
Email: Bri@UnionSquareBID.com
Office: 415-781-7880
323 Geary Street, Suite 203
San Francisco, CA 94102

Member Services: 415-781-4456

www.VisitUnionSquareSF.com



A horizontal banner with a dark background. On the left, there is a heart-shaped graphic containing a black and white photograph of a city street scene. To the right of the heart, the text "USBID Renewal" is written in a large, bold, white sans-serif font. Below this, the text "Click to Stay Informed" is written in a smaller white font. To the right of the text is a white icon of a person with their arms raised inside a heart shape.



UNION SQUARE

May 23, 2019

Public Safety and Neighborhood Services Committee
City Hall
Room 263
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: Union Square BID Support of Type 21 Liquor Licenses at CVS Pharmacy 399 Geary Street

Dear Members of the Public Safety and Neighborhood Services Committee:

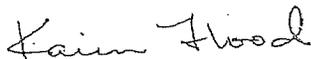
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We are pleased to welcome CVS Pharmacy to Union Square and respectfully request you support CVS Pharmacy's application for a Type 21 alcohol license.

Sincerely,



Karin Flood
Executive Director

UNION SQUARE BUSINESS IMPROVEMENT DISTRICT

323 GEARY STREET, SUITE 203 SAN FRANCISCO, CA 94102
TEL (415) 781-7880 FAX (415) 781-0258 VISITUNIONSQUARESF.COM

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Use check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Transfer - 399 Geary Street - CVS

The text is listed below or attached:

Hearing to consider that the transfer of a Type-21 off-sale general beer, wine, and distilled spirits liquor license to Garfield Beach CVS, LLC, doing business as CVS Pharmacy, located at 399 Geary Street (District 3), will serve the public convenience or necessity of the City and County of San Francisco.

Signature of Sponsoring Supervisor: Alisa Gomerá

For Clerk's Use Only:

