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MAR 23 2018
OFFICE OF SF
PLANNING

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LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

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

BOS File No. 180281

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

Block/Lot: 0258/042
Zoning: C-3-O
Quadrant: NE
Record # 2018-004124 MIS

DATE: March 23, 2018

Please submit your response in four to six weeks for the matter to be heard.
PLEASE EMAIL YOUR RESPONSE BY: May 4, 2018, to John Carroll,
Public Safety and Neighborhood Services Committee Clerk.
john.carroll@sfgov.org - Phone No: 554-4445

Applicant name: Garfield Beach CVS, LLC

Business name: CVS Pharmacy No. 10492

Application address: 500 ^{Pine} ~~Mission~~ Street
San Francisco, CA 94108

Assessor's Parcel Block No. 0258, Lot Nos. 041-042
C-3-O Downtown Office
Northeast Planning Quadrant

Applicant contact info: John Kevlin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
415-567-9000
jkevin@reubenlaw.com

PLANNING REVIEW: ☒ Approval ☐ Denial

Planning Record No. 2018-004124 MIS † 2016-003371 MIS
Planning Staff Contact: SEEMA ADINA

Please print review comments on a trailing page.

POLICE REVIEW: ☐ Approval ☐ Denial

Please provide review comments in a trailing report.

REUBEN, JUNIUS & ROSE, LLP

John Kevlin
jkevin@reubenlaw.com

March 21, 2018

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 – 500 Pine Street – CVS
Our File No.: 7970.38B**

Dear Ms. Calvillo:

At the request of Mr. Kevlin, enclosed please find the letter, which serves as the application for a "public convenience and necessity" resolution from the San Francisco Board of Supervisors for the above-referenced project.

Also enclosed is the information provided by the California Department of Alcoholic Beverage Control regarding the application for the liquor license transfer related to this project.

Should you have any questions, please do not hesitate to contact Mr. Kevlin at (415) 567-9000.

Very truly yours,
REUBEN, JUNIUS & ROSE, LLP



Michael Verity
Legal Assistant

REUBEN, JUNIUS & ROSE, LLP

March 9, 2018

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 – 500 Pine Street – CVS
Our File No.: 7970.38B**

Dear Ms. Calvillo:

Our office represents Boos Development West, LLC ("Boos"), the project sponsor of a new CVS retail store and pharmacy at 500 Pine Street (the "Project"). On January 3, 2018, Boos was issued a building permit for the Project. Subsequent building permits have been issued for tenant improvements to prepare the space for CVS's operation.

Boos now seeks a type-21 off-sale general license from the California Department of Alcohol Beverage Control ("ABC"). Boos has filed an application with ABC on behalf of CVS for a license transfer (current License No. 591492 enclosed). The license would be transferred from Papas Market located at 3699 17th Street, to the CVS store at 500 Pine Street. 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, Boos 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 500 Pine Street.

The Project will establish a CVS retail store and pharmacy at 500 Pine Street, an existing building at the southeast corner of Pine and Kearny Streets. The CVS would occupy approximately 8,827 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 proposed hours of operation are 7 a.m. to 10 p.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, residents and tourists will have a new store that will provide a convenient, "one-stop" shopping experience.

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

Oakland Office
456 8th Street, 2nd Floor, Oakland, CA 94607
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Ms. Angela Calvillo
March 9, 2018
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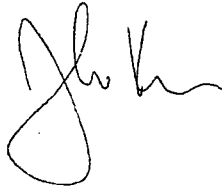
Adding alcohol to the offerings of this CVS store would also serve the public convenience and necessity by establishing an alcohol retailer that has vast experience with the sale of alcohol and is a responsible retailer with an effective training and corporate-wide management policy for controlling the 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.

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

A handwritten signature in black ink, appearing to read 'John Kevlin', with a stylized, cursive script.

John Kevlin

Encl.

REUBEN, JUNIUS & ROSE, LLP

www.reubenlaw.com



California Department of Alcoholic Beverage Control
License Query System Summary as of 03/08/2018

License Information	
License Number:	591492
Primary Owner:	GARFIELD BEACH CVS LLC
ABC Office of Application:	24 - SAN FRANCISCO

Business Name
CVS PHARMACY #10492

Business Address
500 PINE ST SAN FRANCISCO, CA. 94108 County: SAN FRANCISCO Census Tract: 0117.00

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 Type
1) License Type: 21 - OFF-SALE GENERAL
License Type Status: PENDING
Status Date: 28-FEB-2018 Term: 12 Month(s)
Original Issue Date: Expiration Date:
Master: Y Duplicate: 0 Fee Code: P40
License Type was Transferred On: From: 21-348377
License Type was Transferred On: To:

Operating Restrictions
... No Operating Restrictions found ...

Disciplinary Action
... No Active Disciplinary Action found ...

Disciplinary History
... No Disciplinary History found ...

Hold Date: 28-FEB-2018 Type: FORM 220

Escrow: CALIFORNIA BUSINESS ESCROW, 1748 MAIN ST ESCALON, CALIFORNIA 95320

For a definition of codes, view our glossary.