

Attachment Pre-Application No. PA #13-052

Proposed CVS Pharmacy

1885 S. Norfolk Street
San Mateo, CA

PROJECT DESCRIPTION

1. Project Overview:

Armstrong Development Properties, Inc. proposes to subdivide a 3.15 acre commercial parcel into 3 parcels and build a 16,556 s.f. CVS/pharmacy retail store with drive-thru window and a 4,000 s.f. retail pad.

2. Site Description:

The site is a 3.15 acre commercial site located at the northeast corner of S. Norfolk Street and Fashion Island Boulevard. The site is currently occupied by a 2-story restaurant (Fish Market) and a single story furniture store (Better Source Liquidators).

Summary of buildings and parcel area:

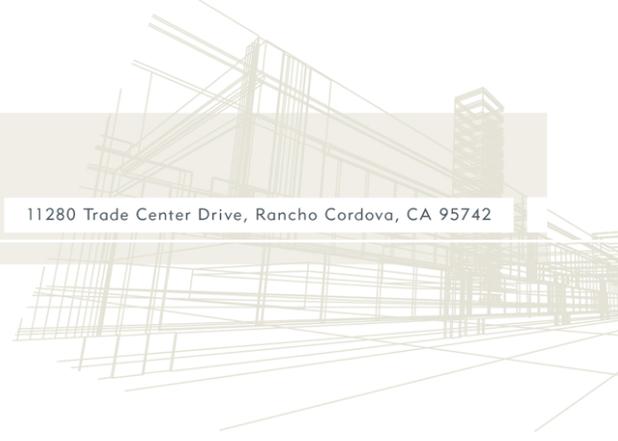
Parcel #	Use	Building Area	Parcel Area
035-	Fish Market Restaurant (to remain)	8,980 sf	137,217 sf (3.15 acres)
383-	Best Source Liquidators (to be demolished)	6,202 sf	
200-9	Total:	15,182 sf	

3. Project Summary:

3.1 Proposed Parcel and Building Summary.

The project will subdivide the existing parcel to 3. The proposed parcels and buildings are as follows:

Lot #	Use	Building Area	Parcel Area
1	Fish Market Restaurant (Existing to remain)	8,980 sf	52,028 sf (1.19 acres)
2	Retail Pad	4,000 sf	16,339 sf (0.37 acre)
3	CVS Pharmacy	16,556 sf	68,850 sf (1.58 acres)
	Total:	29,536 sf	137,217 sf (3.15 acres)



3.2 Parking.

The project meets the parking count required by the City of San Mateo, as listed below:

Lot #	Use	Required	Provided
1	Fish Market Restaurant (public area space is 5,441 sf; 1/50 sf up to 4 ksf + 1/80 sf over 4 ksf)	98	89
2	Retail Pad (4 ksf / 300 sf)	14	17
3	CVS Pharmacy (16,556 sf / 300 sf)	55	61
	Total:	167	167

3.3 Landscape areas.

The project provides ample landscaping as follows:

Lot #	Use	Provided	% of lot
1	Fish Market Restaurant	6,350 sf	12.2
2	Retail Pad	2,983 sf	18.3
3	CVS Pharmacy	13,482 sf	19.6
	Total:	22,815 sf	16.6

3.4 Pedestrian and Bike Access to Seal Slough Lagoon.

In conformance with the both the Shoreline Park Specific Plan and the 2030 General Plan, the project will extend and enhance the existing 8-foot pedestrian/bike path along the project boundary adjacent to the Seal Slough Lagoon shoreline for future connection by the city. The project will also provide a new 8-foot pedestrian/bike path adjacent to Lot 2, which will provides access connection from S. Norfolk Street to the Seal Slough Lagoon shoreline.

3.5 Building Architecture.

The architecture of the CVS building and retail building on Lot 2 has been designed to share a color and material palette, with similar façade features as the existing Fish Market restaurant. The restaurant is not a part of this project.

4. Project Goals and Objectives

4.1 Retail Variety

The CVS Pharmacy store retails various products such as: health and beauty aids, personal care items, gift items, beer, wine, distilled spirits, common household goods, vitamins, and retail pharmaceutical products available over-the-counter or by prescription from the in-store pharmacy. In addition to these products, the proposed store will also provide one-hour photo processing, as well as standard photo processing from standard negatives or digital photography. Other than photographic prints, products are not produced onsite, but a full range of products are available in-store, with an emphasis on convenience to the consumer.

CVS/pharmacy will sell beer, wine and distilled spirits for off-site consumption only. Alcoholic beverages comprise only a small percent of the store shelf-space providing customers with a complete range of convenient products.

In addition, CVS/pharmacy may host a seasonal or annual flu clinic for the benefit of the local consumers, which may include an in-store display or sign to notify consumers of the date and time. If held, this activity would be inside the store. Besides the seasonal clinic, many CVS/pharmacy facilities also include a wellness center. This center, known as a "Minute Clinic", is staffed by a registered nurse practitioner who can diagnose and prescribe pharmaceuticals for minor ailments.

4.2 Accommodating Store Hours

Initially, the CVS/pharmacy will operate approximately from the hours of 7 a.m. to 10 p.m., seven days week. However, if the demand of the neighborhood warrants 24-hour operations, CVS/pharmacy would like the ability to remain open as a service to the community.

4.3 Employment Opportunities

The typical CVS/pharmacy generally has between 25-30 employees on payroll. The typical number of employees staffed at a given time throughout the day may be between 4-12 depending on time of day, year and other factors. Most part-time employees will work between 20-25 hours per week and most full-time employees will work approximately 40 hours per week.

4.4 Commitment to Security and Control

CVS/pharmacy is committed to taking steps to address law enforcement concerns about the site. In addition, CVS/pharmacy has an extensive employee-training program and is a

responsible retailer of alcoholic beverages. CVS/pharmacy is a large corporate retailer with a national presence. It certainly has and utilizes the resources necessary to be a responsible retailer of all types of goods and especially of alcoholic beverages.

As part of the commitment to the safety of the community CVS/pharmacy provides:

- a. Adequate off street parking spaces for use by customers.
- b. Security cameras are mounted inside and outside the store, which are located in areas visible to patrons yet not accessible by reach. At least one camera will be placed to focus on cash register transactions to include both employee and customer waiting area. There will also be at least one camera focused on the entrance.
- c. A notice shall be placed therein that California state law prohibits the sale of alcoholic beverages to persons who are under the age of twenty-one (21) years and no such sales will be made.
- d. Ensure all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance.
- e. Post and maintain a professional quality sign stating "No loitering is allowed on or in front of these premises."
- f. The possession of alcoholic beverages in open containers or the consumption of alcoholic beverages will be prohibited on the premises or any adjacent property under the control of CVS/pharmacy. CVS/pharmacy will post and maintain a professional quality sign stating "No open alcoholic beverage containers are allowed on these premises."
- g. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of adjacent properties.
- h. Any graffiti painted or marked upon the premises shall be removed or painted over within 48 hours of discovery thereof.
- i. Litter shall be removed daily from the premises, including adjacent public sidewalks and all parking areas under the control of CVS/pharmacy.
- j. CVS/pharmacy will adhere to any applicable Business and Professions Codes.

CVS/pharmacy recognizes the seriousness of loitering, delinquency, crime and underage drinking. Therefore, through 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. In addition CVS/pharmacy is open to operating conditions that the police department considers necessary to mitigate significant concerns that may exist.



11280 Trade Center Drive, Rancho Cordova, CA 95742

p:916/635/2444 www.tait.com

Armstrong Development Properties, Inc. believes that a new retailer such as CVS/pharmacy would be a welcome use to this area. CVS/pharmacy is committed to operating a retail store that provides for a safe family oriented shopping. Should staff have any questions or concerns regarding this application, please do not hesitate to contact Armstrong Development Properties, Inc. at any time.