

**CVS Pharmacy**  
**4949 Santa Monica Avenue**  
**Proposed OB Community Benefits Package**

With the opening of its store on Santa Monica Avenue, CVS Pharmacy is proud to become a stable, long-term member of the Ocean Beach community, and will provide several community benefits to the Ocean Beach community. CVS Pharmacy offers the commitments below in support of its request for a finding of Public Convenience or Necessity in issuance of a license for off-sale alcoholic beverages:

- **Approximately \$2.5mm investment in building, property and FFE improvements, including:**
  - New roof
  - Upgrade building electrical system to current standards which will contribute to energy efficiencies and reduced greenhouse gas emissions. CVS is committed to the California Green Building Standard. By reusing and recycling the existing structure, CVS will minimize environmental impacts, and contribute to the long-term sustainability of the environment.
  - CVS' environmental commitment includes the use of:
    - Super-efficient high SEER rating HVAC units
    - Energy efficient LED for interior and exterior lighting
    - A highly sophisticated Energy Management System linked to a corporate control center and monitored 24/7
  - Repair and resurface parking lot for visual and functional enhancement
  - New parking lot lighting for safety and security
  - Replace existing landscaping and plant new water conserving landscape material to meet City, State and local conservation standards. Placement and selection of landscape material shall be designed to discourage loitering and occupation by transients.
  - Loading dock area redesign for safety, visibility, access
  - Repaint building (see exception below regarding mural)
  - Upgrade pedestrian improvements to comply with ADA and accessibility standards

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- **Community benefits**

- CVS will be a stable, long-term presence in and member of the Ocean Beach community, bringing property stability to the largest vacant parcel in the community, shoring up property values, attracting customers to the central Ocean Beach business district, and actively participating in local community and business causes and events for the term of its occupancy. CVS' lease is expected to be for 25-50 years, including extensions and options.
- CVS occupancy and operation will generate a high and sustainable level of sales and property tax revenue
- CVS has committed to preserving the community character of the property by re-using the existing architectural structure and preserving the existing front elevation of the building.
- CVS will preserve and restore the existing mural (less Apple Tree name), or replace it with a new mural from a community artist that CVS agrees to select with community involvement and/or host a community art mural produced at the Ocean Beach Street Fair.
- CVS will become a member of the Ocean Beach Mainstreet Association
- CVS will become a member of the Ocean Beach Town Council and commits to supporting the annual OB Food and Toy Drive by hosting receptacles for community donations of money, food, and toys.
- CVS will participate with the community in efforts to make any surplus parking open for public use for community businesses (contingent on compliance with City zoning regulations and concurrence of SDPD, as CVS business use allows)
- CVS will provide and maintain trash cans along property frontage sidewalk or property perimeter as part of its regular on-site trash management program (contingent on any required approvals by the City - Requested by Council office)
- CVS will enhance Ocean Beach's food access by offering a variety of groceries, including refrigerated items (such as milk and eggs) and canned and boxed items (such as cereal , canned soup, frozen

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vegetables), and CVS will evaluate the feasibility of offering a limited selection of fresh produce contingent on food and safety regulations and permitting.

- CVS supports the local economy and will provide a process whereby local vendors and suppliers can submit products to be sold within the Ocean Beach CVS location (e.g. - Direct Store Delivery Supplier system or DSD).
  - CVS will provide 20-30 new high-quality jobs to the community including strong training, pay, and benefit packages. Medical coverage is offered to CVS employees that work 24+ hours per week. CVS has the highest rated job satisfaction in its industry and will contribute these beneficial jobs to the Ocean Beach community by prioritizing qualified candidates from within the community in its hiring process.
  - CVS will be supportive of a plastic bag ban ordinance (as passed by the City of Solana Beach and considered for enactment by the City of San Diego) and will sell reusable recycled totes.
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- **Alcohol security measures**
    - CVS is a pharmacy, not a liquor store, with competitive pricing for all daily needs and has a strong incentive for compliance with alcoholic sales laws and regulations, prevention of loitering, and preserving high moral character of the community. Unlike liquor stores, sale of alcoholic beverages is offered as a convenience to CVS customers during the course of their normal shopping experience.
    - No more than 5% of the floor area of the building will be used for the display of alcoholic beverages
    - CVS will provide extensive training of all employees in compliance with all ABC regulations and SDPD requirements, theft prevention, and age verification.
    - CVS will provide regular enforcement of loitering restrictions on the property including prevention of public drinking and transiency, and

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reporting to police of loitering in public areas and any potential threatening circumstances

- A CVS store manager will be on the premises during all business hours and will be responsible for compliance with all laws and regulations, security, public safety, and abatement of litter, graffiti, and loitering
- 14 security cameras inside store, including three cameras to cover alcohol aisles
- 3 security cameras focused on parking lot and grounds
- CVS will implement a Cart Containment System in order to prevent shopping carts from being removed from the store property.
- Alcohol sales will be limited to the hours of 7:00 AM to 10:00 PM
- No sales of kegs
- No sales of individual cans
- No sales of single shot/mini bottles of liquor
- No sales of malt liquor
- Beer will not be sold in single containers of larger than 32 oz. per container
- No cups, glasses, or similar receptacles shall be provided or sold in quantities of less than 24 per container
- Wine shall not be sold in containers smaller than 750 ml and wine coolers, beer coolers, or pre-mixed distilled spirits must be sold in manufacturer pre-packaged multi-unit quantities
- Spirits in display aisles will be protected with anti-theft caps
- No alcoholic beverages shall be consumed on the property
- Alcoholic beverages will not be sold to persons who are obviously intoxicated
- Signs advertising alcohol sales will not exceed 630 square inches
- CVS supports the local economy and will evaluate the feasibility of selling local craft beer that is made in the City and County of San Diego (please see above Community Benefits section for additional details on CVS' support of the local economy.)
- CVS will execute a Police Letter of Authorization allowing law enforcement on the property to enforce crime, loitering, and alcohol rules.

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- **Site Design**

- Windows will not be obstructed to ensure that law enforcement will always have a clear view inside the premises. A minimum of 67% of window area will provide clear view)
- Loitering and on-site consumption of alcohol will be strictly prohibited and enforced
- No public telephone on premises
- No arcade games on the premises
- A contact telephone number for the store will be published in the local directory as well as posted on premises
- Trash receptacles will be provided in accordance with (or in greater amount than) the ordinance requires (one 13-gallon inside, two 31-gallon outside). Exterior trash receptacles shall be of type that would not allow seating. Additional trash receptacles will be provided on sidewalks or property perimeter as described above.
- A new trash enclosure will be provided to secure trash bin.
- Existing loading dock area will be redesigned to provide clear security vision on the alley. An exterior security camera will be provided at the loading area.