



# LIQUOR LICENSE REVIEW

**TO:** Planning Department  
AnMarie Rodgers/CTYPLN/SFGOV  
Georgia Powell/CTYPLN/SFGOV@SFGOV  
Fax No.: (415) 558-6409

**File:** 160301

*Block/lot: 0287/020*  
*Zoning: C-3-R*  
*Quad: NE*

**TO:** Police Department  
Inspector Nelly Gordon  
Phone: (415) 837-7273

**DATE:** March 28, 2016

*Record # 2016-004022 MS*

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This item is tentatively scheduled to be heard in four to six weeks.  
**PLEASE EMAIL YOUR RESPONSE BY:** May 4, 2016, to Erica Major, Public Safety and Neighborhood Services Committee Clerk.  
**Erica.Major@sfgov.org - Fax No: 554-7771**

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**Applicant Name:** 451 Bush Street, Inc.  
and SFFSRE, LLC  
**and Business Name:** Fluxus  
(447 Bush Street)  
**Applicant Address:** 447 Bush Street  
San Francisco, CA 94108  
**and Phone No.** (415) 235-3921

**PLANNING COMMENTS:**  Approval  Denial

*Place of Entertainment permit is permitted in C-3-R Zoning District as an entertainment, arts and recreation use per PC sections 210.2 and 102.*

*[Signature]* - 5/9/16

**POLICE COMMENTS:**  Approval  Denial

032416

**451 Bush Street, Inc.  
SFFSRE, LLC**

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  
Transfer Type 48, Pending License 567344  
447 Bush Street, San Francisco, CA 94108

RECEIVED  
BOARD OF SUPERVISORS  
2016 APR 29 PM 2:28  
AK

To the Clerk of the Board,

The purpose of this letter is to respectfully request to be placed on the Board's calendar for Public Convenience and Necessity approval with regard to our transfer Type 48 On Sale General Public Premises license. We are renovating the downstairs level premises at 447 Bush Street within the Hotel des Arts, and wish to operate as a cocktail lounge to serve the artists, professionals, hotel guests, and visitors of this area.

Our desired hours of operation are 6:00am - 2:00am. We will vigilantly monitor the surrounding area to ensure the safety of our business and customers at all times and maintain a lawful business. We've operated several other liquor licenses in San Francisco (Amelie, Michel Bistro, Tunnel Top, Madrone, Pop's Bar) since 2006 with no problems. Our long history in this area has allowed us to cultivate very good relationships with community leaders and members.

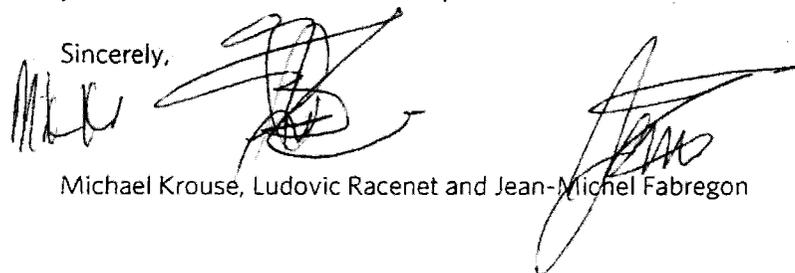
Further, our co-licensee, SFFSRE LLC, is the owner of the real estate. The process by which to obtain their approval and complete this buildout has been long fought. We feel forging this relationship with the landlord assures our success at this location.

In addition to each of the owners of 451 Bush Street Inc. taking shifts to run the business, we anticipate having between 6-7 employees. We have settled on the name of FLUXUS for the bar name. We are spending approximately \$800,000 on the build-out of the space.

We seek the SF Board of Supervisor's affirmative ruling that our application serves the public convenience and necessity of our City.

Please contact our representative, Carrie A Peters, for scheduling our hearing date. She can be reached at 415-235-3921 or via email at [Carrie@ABCLicenseCompany.com](mailto:Carrie@ABCLicenseCompany.com). Thank you for your kind consideration of this request.

Sincerely,



Michael Krouse, Ludovic Racenet and Jean-Michel Fabregon

60301