

## LIQUOR LICENSE REVIEW

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

**File: 100686**

**TO:** Inspector Dave Falzon  
Police Department  
Fax No: 970-3088

BLOCK/LOT: 0666/030  
ZONING: RC-4/NC-3  
QUAD: NW  
MB# 1000572

**DATE:** April 13, 2010

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This item is scheduled to be heard at a meeting on June 28 10, 2010. **PLEASE E-MAIL OR FAX YOUR RESPONSE BY:** June 13, 2010, to Victor Young, Clerk of City Operations and Neighborhood Services Committee.  
**E-Mail: [victor.young@sfgov.org](mailto:victor.young@sfgov.org)**

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**Applicant Name:** Parisima and Amanzio Tamanti  
**Business Name:** Tosco Wines Inc. dba Vino Nostro

**Applicant Address:** 1455 Van Ness Avenue  
**and Phone No.** 415-517-2950

**PLANNING COMMENTS:**  Approval  Denial

See attached memo.

Sharon Young, 558-6346

6/10/10

**POLICE COMMENTS:**  Approval  Denial



**City and County of San Francisco**  
**Master Report**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 100686      **File Type:** Hearing      **Status:** Pending Committee Action

**Enacted:** \_\_\_\_\_ **Effective:** \_\_\_\_\_

**Version:** 1      **In Control:** City Operations and Neighborhood Services Committee

**File Name:** Liquor License - 1455 Van Ness Avenue      **Date Introduced:** 06/08/2010

**Requester:** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Final Action:** \_\_\_\_\_

**Comment:** \_\_\_\_\_ **Title:** Hearing to consider the issuance of a Type 20 off-sale beer and wine license to Parisima and Amanzio Tamanti for Tosco Wines, Inc. dba Vino Nostro located at 1455 Van Ness Avenue (District 2), will serve the convenience of the people of the City and County of San Francisco.

**Indexes:**


**History of Legislative File 100686**

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	05/27/2010	RECEIVED AND ASSIGNED	City Operations and Neighborhood Services Committee		

May 20, 2010

TOSCO WINES INC.  
Parisima & Amanzio Tamanti  
240 South Garrard blvd # 15  
Richmond, CA 94801  
(510)232-7400

*File 100686*

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2010 MAY 27 PM 2:50  
BY 

Clerk of the Board  
San Francisco board of supervisors  
1 Dr. Carlton B Goodlett Place Room # 244  
San Francisco, CA 94102

INFORMATION of APPLICANT for PCN

Name of owners: Parisima & Amanzio Tamanti (415) 517-2950

Business Name: Tosco Wines Inc. dba, VINO NOSTRO

Business location: 1455 Van Ness Ave. San Francisco, CA 94109

Type of license: 20 off sale beer and wine license

Type of Transfer: Premise TO premise & person TO person

Current licensee: Dabit Michael Najib dba Polk & green Market. License# 377271 *(letter)*

Current address of license: 2222 Polk Street San Francisco, CA 94109

Mailing Address: 240 South Garrard Blvd. # 15 Richmond, CA 94801

Business hours: Monday to Saturday 10:30AM TO 7:30 PM Sunday closed.

## Letter of Public Convenience or Necessity

Dear Board of Supervisors and public officials,

I am pleased to write this letter explain Tosco wines inc. dba, Vino Nosto application for type 20 off sale beer & wine license and articulating why a license will not only be a public convenience, but also an opportunity for our community to thrive.

After over 25 years of experience with Italian wines, we have decided to have a unique wine shop in San Francisco.

We are eager to provide fine Italian wines in a comfortable and attractive store that introduce and educate customers to the different variety of wines from Italy.

Our goal is to bring the vibrancy of new life and work to local community and its residence.

Having a specialized Italian wine store, which close at 7:30 P.M will not enhance crime in the area!

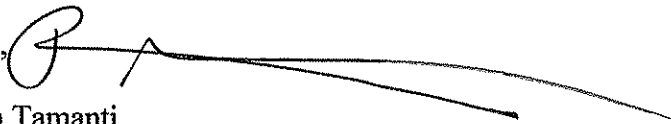
Opening a new store on Van Ness Ave with all the present vacancies only attracts more small business to the area.

For these reasons, Tosco Wines Inc. requests that the board of Supervisors give their approval of our request for ABC license. We would be happy to discuss any community concern or conditions by law enforcement officials.

Please feel free to Contact me at the above number.

Thank you for your consideration and assistance.

Sincerely,



Parissima Tamanti  
Tosco Wines Inc.  
(415)517-2950

Attached; please find a letter from San Francisco towers / Episcopal communities  
Director of security



S A N F R A N C I S C O  
T O W E R S

Clerk of the San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, room #244  
San Francisco, CA 94102

May 20, 2010

RE: Application for ABC License of Mr. & Mrs. Amanzio Tamanti: Tosco Wines, Inc.

To Whom It May Concern:

We are very happy to accept the lease from Mr. & Mrs. Tamanti for their retail store for their corporation, TOSCO WINES INC. dba; Vino Nostro. Their presence in our commercial space will enhance the quality of life for our residents age 65 or older. As a Life Care Facility, often times residents are concerned they will be "cut off" from outside activities. With the retail shop of Tosco wines on our property Tosco Wines INC. Will serve the 300 plus residents of San Francisco Towers, as well as other community residents within walking distance of the shop. There is no business with the type of unique operation offered by TOSCO Wines INC. in the area.

Due to the specialization of the store, imports of fine Italian wines from all regions of Italy, Tosca Wines shall provide an exclusive, inimitable experience and opportunity for the community at large.

The retail space at 1455 Van Ness Ave. has been vacant for quite some time. To have an active involved business on the Van Ness corridor will provide for better police interaction and offer a distinctive opportunity for the neighborhood.

Your positive consideration of their application will be greatly appreciated. It is with great pleasure we welcome TOSCO Wines, Inc. to our "family" at San Francisco Towers.

Sincerely,

  
Sherris Goodwin

Director of Security

San Francisco Towers

1661 Pine Street

San Francisco, CA 94109

415-447-5502

SGoodwin@jtm-esc.org

1661 Pine Street • San Francisco, CA 94109

Tel: (415) 776-0500 • Fax: (415) 776-5192

License: 380540292

[www.ehf.org](http://www.ehf.org)

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME  
**TOSCO WINES, INC.**

2. PREMISES ADDRESS (Street number and name, city, zip code)  
**1455 VAN NESS AVE. SAN FRANCISCO, CA 94109-4637**

3. LICENSE TYPE  
**20**

4. TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<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: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only	<input type="checkbox"/> All		

Supermarket       Membership Store       Service Station       Swap Meet/Flea Market

Liquor Store       Department Store       Convenience Market       Drive-in Dairy

Drug/Variety Store       Florist/Gift Shop       Convenience Market w/Gasoline

Other - describe: **WINE STORE**

5. COUNTY POPULATION **2420**      6. TOTAL NUMBER OF LICENSES IN COUNTY  
 On-Sale     Off-Sale       On-Sale     Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY  
 On-Sale     Off-Sale

8. CENSUS TRACT NUMBER **0151**      9. NO. OF LICENSES ALLOWED IN CENSUS TRACT **3**  
 On-Sale     Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT **6**  
 On-Sale     Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

**3X PUB**

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)       No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER **540**      14. TOTAL NUMBER OF REPORTING DISTRICTS **654**      15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS **170,367**

16. AVERAGE NO. OF OFFENSES PER DISTRICT **184**      17. 120% OF AVERAGE NUMBER OF OFFENSES **221**      18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT **423**

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BDX THAT APPLIES (check only one box)

a. If "No" is checked in both Item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either Item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either Item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**SF Board of Supervisors**

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

*[Signature]* 5/10/10

**PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)**

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

Lined area for providing reasons for license issuance.

22. APPLICANT SIGNATURE

23. DATE SIGNED

**PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)**

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

Lined area for providing additional comments.

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 10, 2010

**TO:** Clerk of the Board  
City Operations and Neighborhood Services Committee

**FROM:** Sharon Young, Planner 558-6346  
Neighborhood Planning Division, Northwest Quadrant

**RE:** Liquor License Review (File: 100686),  
DBA Tosco Wines Inc. dba Vino Nostro  
1455 Van Ness Avenue - Issuance of ABC License Type 20  
off-sale beer and wine license to a retail wine store

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

At the present time, the Planning Department cannot recommend approval to add ABC License Type 20 to the proposed retail wine store dba Vino Nostro at 1455 Van Ness Avenue within an RC-4 (Residential-Commercial Combined, High Density) Zoning District.

The proposed retail wine store is considered a liquor store use pursuant to Planning Code Section 790.55. Within the RC-4 Zoning District, the proposed liquor store use is not currently permitted as a principally permitted use within the nearest NC Zoning District. However, in late 2010, there are proposed Planning Code text amendments which would amend the RC-4 Zoning District controls which would allow your proposed liquor store use as a permitted use within the nearest C-2 (Community Business) Zoning District.