




San Francisco Police Department  
**ABC Liaison Unit**



Alcoholic Beverage License -  
*Public Convenience or  
Necessity Recommendation*

**To:** The San Francisco Board of Supervisors' Committee on Public Safety  
and Neighborhood Services

**Supervisor Rafael Mandelman**  
**Supervisor Catherine Stefani**  
**Supervisor Shamman Walton**

**From:** Lt. Georgia Sawyer #1565   
Officer in Charge  
ALU/Permits Unit 415-553-9550

**Date:** January 2, 2019

**Subject:** P.C.N. Investigation Regarding: Lions Den Ventures, LLC  
DBA: LIONS DEN  
57 Wentworth Place  
San Francisco, CA. 94108

Lions Den Ventures has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 48 (On-Sale General Public Premises) and Type 58 (Caterer Permit) license to be located at 57 Wentworth Place (located Jackson St. and Washington St.)

**Hours of Operation:**

4:00 p.m. to 2:00 a.m. Mon-Fri and 12:00 (noon) to 2:00 a.m. Saturday and Sunday.

**Digest:**

LIONS DEN would like to operate a cocktail lounge located at 57 Wentworth Place. If approved, this license will allow LIONS DEN to sell On-Sale Beer, Wine and Distilled Spirits and have Caterer privileges.

**Letters of Protest**

0

**Letters of Support**

11

**Police Calls for Service:**

From July 2018 to July 2019

**0 calls for service**

**Police Reports:**

From July 2018 to July 2019

**0 police reports**

**San Francisco Plot Information:**

This premise is located in Plot: **140**

A High Crime area is defined as **101** or more police reports in a plot for the year of **2018**.

This plot had **309** police reports for **2018**, which is **208 more** than the **Citywide "High Crime"** average

**State Census Tract Information:**

This premise is located in Census Tract: **611.00**

Population for this tract is: **4,307**

On-sale license authorized by census tract: **15**

Active on-sale licenses: 74 with 0 pending

Off-sale licenses authorized by census tract: **3**

Active off-sale licenses: 9 with 0 pending

**Departmental Recommendation:**

Points of consideration: **0**

No opposition from **Central Station**.

Applicant premise **is** located in a “**High Crime**” area.

Applicant premise **is** located in a “**High Concentration**” area.

**0** - Protest.

**11** - Support

ALU Recommendation: **Approval with following conditions:**

**Conditions for Type 48- On-Sale General Public Premises, Type-58 Caterer  
Permit**

1. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.
2. No noise shall be audible at any nearby residence or consideration point.
3. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on ABC-253 dated\_\_\_\_\_.

It should be noted that as of January 16, 2020 the applicant agreed to the above recommended conditions.



1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1460  
FAX 415.362.7992  
TTY 415.984.9910  
www.chinatowncdc.org

April 5, 2018

San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: The Lion's Den Bar and Lounge at 950 Grant Ave; Conditional Use Pre-Application Meeting

Dear San Francisco Planning Department:

The Chinatown Community Development Center is excited by the potential Lion's Den project at 950 Grant Avenue coming to Chinatown in which the applicant is proposing a change of use from Retail to a Retail, Bar, & Performance/ Entertainment establishment. The ownership and management team is rooted in Chinatown and has business experience with a proven track record doing commerce in the San Francisco Chinatown district.

We understand that in today's challenging economy, it is important for new small businesses to offer alternative attractions to bring local and tourist consumers. We are excited that this project has the potential to enhance visitors who venture into Chinatown to experience a former legacy performance space of the 50's and 60's, essentially the same time period when the Forbidden City USA and the Chinese Skyroom were a part of the evening attraction and economy in Chinatown. While most of current Chinatown businesses and eateries close early in the evening, we hope this new destination business will help promote vibrant, economic activity and safety along Grant Avenue and Chinatown overall after dark.

We look forward to working with the project sponsor as it conducts further community outreach and develops the details of this proposed business.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman Fong".

Norman Fong  
Executive Director  
Chinatown Community Development Center

華 埠 商 人 協 會

CHINATOWN MERCHANTS ASSOCIATION

667 Grant Avenue ☆ San Francisco ☆ California 94108 ☆ Tel: (415) 982-6306 ☆ Fax: (415) 982-6306

April 11, 2019

San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

RE: The LIONS DEN Bar and Lounge  
Address: 57 Wentworth/950 Grant Avenue, San Francisco, CA 94108  
Conditional Use Pre-Application Meeting  
Approval Letter from a Retail to a Retail Bar & Performance establishment  
With operating hours of a Tie 48 license from 9 am to 2 am daily

Dear San Francisco Planning Department,

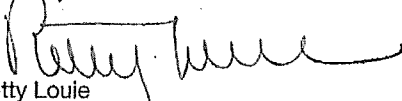
The Chinatown Merchants Association expresses its full support for the above named applicant in its request to change the conditional use of Retail to Retail Bar & Performance entertainment. The ownership and management teams have deep community roots in Chinatown. They also have business experience with a proven track record doing commerce in the San Francisco Chinatown district.

In today's challenging economy, it is important for new small businesses especially to be able to offer alternative attractions to encourage local and tourist consumers to come to our neighborhood. Because most Chinatown businesses including eateries close early in the evening, we hope this new destination business will help to bring a bit of night life back to Chinatown.

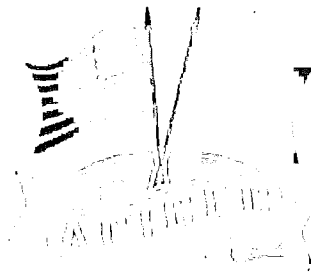
This will also enhance the local and tourist experiences for those who venture into Chinatown in the evening. Former Chinatown nightclubs such as the Forbidden City USA and the Chinese Sky Room were the driving forces for the night life in Chinatown in the 50's and 60's and they gained international fame. We are hoping that this new venture will bring a reinvigorated interest in our neighborhood.

We are very excited about the prospect of having this new enterprise in Chinatown.

Sincerely,



Betty Louie  
Community Advisor for the Chinatown Merchant Association



**ACICEC** | American Chinese International  
Cultural Exchange Council

(美國) 中美國際文化交流協會

2501 Taraval Street, San Francisco CA 94116

Email : ACICEC@yahoo.com

Website: <http://www.acicec.org>

Board of Directors  
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Legal Counsel

Andrew Dai  
Legal Counsel

George Lai  
Joel K.Wong

April 16, 2019

San Francisco Planning Department  
1650 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: The LIONS DEN Bar and Lounge  
950 Grant Ave / 57 Wentworth Street, San Francisco CA 94108  
Project Review, Pre-Application and Conditional Use Application

Subject: Letter of Support for Change of Use from Retail Bar with Other Entertainment  
With operating hours of a Type 48 license from 12noon to 2am daily

Dear San Francisco Planning Department:

The American Chinese International Cultural Exchange Council (ACICEC) is in full support of the project sponsor's Conditional Use Application, changing portion of the 1<sup>st</sup> floor and basement into a bar and place of entertainment. The ownership and management team is rooted in Chinatown and has business experience with a proven track record operating in San Francisco Chinatown.

In today's challenging economy, it is important to revive a previous legacy business like the LIONS DEN in the Chinatown neighborhood and be able to offer an alternative attraction to bring local and tourist consumers. Most of Chinatown businesses including eateries close early in the evening, we hope this new destination business will help to bring a bit of positive night time activities back to Chinatown and keeping more "eyes" on both Grant Ave and Wentworth Alley making the neighborhood safer.

The new bar and lounge will encourage locals and tourists to explore Chinatown to experience a piece of legacy venue of the 50's and 60's. We have lost places like The Forbidden City USA, the Chinese

非牟利机构 501C (3) 捐款可以扣税

501C (3) donations are tax deductible



**ACICEC** | American Chinese International Cultural Exchange Council

(美國) 中美國際文化交流協會

2501 Taraval Street, San Francisco CA 94116

Email : ACICEC@yahoo.com

Website: <http://www.acicec.org>

Board of Directors  
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*Legal Counsel*

Andrew Dai  
*Legal Counsel*

George Lai  
Joel K.Wong

Skyroom and many other clubs that once brought a vibrant nightlife which were famous all over the world to Chinatown. Let's bring one back!

We are very excited to support this new business to be included into the Chinatown fabric.

Sincerely,

Teresa Lai, Founder & CEO

1044 Stock Street , San Francisco, CA 94108

April 16, 2019  
San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: The LIONS DEN Bar and Lounge  
950 Grant Ave, San Francisco CA 94108  
Conditional Use Permit  
Limited Live Entertainment Permit 10pm  
Approval letter from a Retail to a Retail Bar & Performance establishment  
With operating hours of a Type 48 license from 12 Noon to 2am daily

Dear San Francisco Planning Department,  
The Chinese American Citizens Alliance (CACA) is in full support of the applicant changing the conditional use of a Retail to a Retail Bar til 2am. But the Performance establishment until 10pm. The ownership and management team are rooted in Chinatown and have the business experience with a proven track record for doing commerce in San Francisco Chinatown district, and be respectful to the surrounding neighbors.

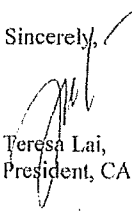
In today's challenging economy, it is important for new small businesses especially a previous legacy business like the LIONS DEN in the Chinatown neighborhood to be able to offer an alternative attraction to bring local and tourist consumers. Most of Chinatown businesses including eateries close early in the evening. We hope this new destination business will help to bring a bit of positive consumer spending activities back to Chinatown in the evenings. In addition, the applicants plan of creating more building lighting and more "eyes" on both Grant Ave and Wentworth Street alley for the neighborhood residents at night.

The Lion's Den will enhance the local and tourist experiences who venture into Chinatown to experience a once legacy performance space of the 50's and 60's. Essentially the same time the Forbidden City USA and the Chinese Skyroom were driving night life economy to Chinatown and famous all over the world.

With new eateries like China Live and Mister Jiu's, they are very successful attracting hundreds of new consumers to Chinatown once again. The additional activation of the Lions Den Lounge, these great new customers will have the opportunity to stay in Chinatown longer and spend more time in Chinatown to be entertained.

CACA finds the Lion Den Project to be necessary desirable and compatible. We are very excited about this new business to be a included into the exiting Chinatown Masterplan

Sincerely,

  
Teresa Lai,  
President, CACA San Francisco Lodge



April 15, 2018

San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: The LIONS DEN Bar and Lounge  
950 Grant Ave, San Francisco CA 94108  
Conditional Use Permit  
Limited Live Entertainment Permit 10pm  
Approval letter from a Retail to a Retail Bar & Performance establishment  
With operating hours of a Type 48 license from 12 Noon to 2am daily

Dear San Francisco Planning Department,

The Rotary Club of San Francisco Chinatown is in full support of the applicant changing the conditional use of a Retail to a Retail Bar til 2am. But the Performance establishment until 10pm. The ownership and management team are rooted in Chinatown and have the business experience with a proven track record for doing commerce in San Francisco Chinatown district, and be respectful to the surrounding neighbors.

The Rotary Club of San Francisco Chinatown performs humanitarian volunteer services and partnerships with over a dozen non-profit organizations throughout Chinatown. The once thriving nightlife was severed after the earthquake of 1989 and somewhere where we can go to socialize is something our club would welcome.

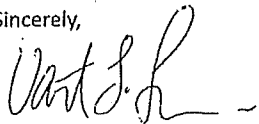
In today's challenging economy, it is important for new small businesses especially a previous legacy business like the LIONS DEN in the Chinatown neighborhood to be able to offer an alternative attraction to bring local and tourist consumers. Most of Chinatown businesses including eateries close early in the evening. We hope this new destination business will help to bring a bit of positive consumer spending activities back to Chinatown in the evenings. In addition, the applicants plan of creating more building lighting and more "eyes" on both Grant Ave and Wentworth Street alley for the neighborhood residents at night.

The Lion's Den will enhance the local and tourist experiences who venture into Chinatown to experience a once legacy performance space of the 50's and 60's. Essentially the same time the Forbidden City USA and the Chinese Skyroom were driving nightlife economy to Chinatown and famous all over the world.

With new eateries like China Live and Mister Jiu's, they are very successful attracting hundreds of new consumers to Chinatown once again. The additional activation of the Lions Den Lounge, these great new customers will have the opportunity to stay in Chinatown longer and spend more time in Chinatown to be entertained.

The Rotary Club of SF Chinatown members finds the Lion Den Project to be necessary desirable and compatible. We are very excited about this new business to be a included into the exiting Chinatown Masterplan

Sincerely,



ROTARY CLUB OF SAN FRANCISCO CHINA TOWN  
PAST PRESIDENT

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***CHINATOWN NEIGHBORHOOD ASSOCIATION INC.***

916 Stockton Street, 2nd Floor, San Francisco, CA 94108  
Tel: (415) 699-1010 Fax: (415-397-2110

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May 24, 2018  
San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: The LIONS DEN Bar and Lounge  
950 Grant Ave, San Francisco CA 94108  
Conditional Use Permit  
Limited Live Entertainment Permit 10pm  
Approval letter from a Retail to a Retail Bar & Performance  
establishment  
With operating hours of a Type 48 license from 9am to 2am  
daily

Dear San Francisco Planning Department,  
The Chinatown Neighborhood Association is in full support of the applicant changing the conditional use of a Retail to a Retail Bar til 2am. But the Performance establishment until 10pm. The ownership and management team are rooted in Chinatown and have the business experience with a proven track record for doing commerce in San Francisco Chinatown district, and be respectful to the surrounding neighbors.  
In today's challenging economy, it is important for new small businesses especially a previous legacy business like the LIONS DEN in the Chinatown neighborhood to be able to offer an alternative attraction to bring local and tourist consumers. Most of Chinatown businesses including eateries close early in the evening. We hope this new destination business will help to bring a bit of positive consumer spending activities back to Chinatown in the evenings. In addition, the applicants plan of creating more building lighting and more "eyes" on both Grant Ave and Wentworth Street alley for the neighborhood residents at night.

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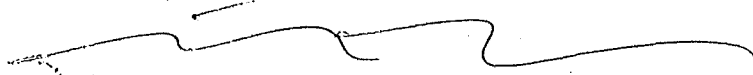
The Lion's Den will enhance the local and tourist experiences who venture into Chinatown to experience a once legacy performance space of the 50's and 60's. Essentially the same time the Forbidden City USA and the Chinese Skyroom were driving night life economy to Chinatown and famous all over the world.

With new eateries like China Live and Mister Jiu's, they are very successful attracting hundreds of new consumers to Chinatown once again. The additional activation of the Lions

Den Lounge, these great new customers will have the opportunity to stay in Chinatown longer and spend more time in Chinatown to be entertained.

The Chinatown neighborhood Association finds the Lion Den Project to be necessary desirable and compatible. We are very excited about this new business to be a included into the exiting Chinatown Masterplan

Sincerely,



Plus Lee  
Chair.

**CHINESE HOSPITAL**  
840 WENTWORTH STREET  
SAN FRANCISCO, CALIFORNIA 94133

May 2, 2019

San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: The LIONS DEN Bar and Lounge  
950 Grant Ave, San Francisco CA 94108  
Conditional Use Permit  
Limited Live Entertainment Permit 10pm  
Approval letter from a Retail to a Retail Bar & Performance establishment  
With operating hours of a Type 48 license from 12 Noon to 2am daily

Dear San Francisco Planning Department,

My name is Felicia Leong and I am the Fund Development Manager here at Chinese Hospital and I personally am in full support of the applicant changing the conditional use of a Retail to a Retail Bar till 2am and the Performance establishment until 10pm. The ownership and management team are rooted in Chinatown and have the business experience with a proven track record for doing commerce in San Francisco Chinatown district, and be respectful to the surrounding neighbors.

Chinese Hospital has been servicing the community for over 120 years and support business commerce in our nearby neighborhood.

In today's challenging economy, it is important for new small businesses especially a previous legacy business like the LIONS DEN in the Chinatown neighborhood to be able to offer an alternative attraction to bring local and tourist consumers. Most of Chinatown businesses including eateries close early in the evening. We hope this new destination business will help to bring a bit of positive consumer spending activities back to Chinatown in the evenings. In addition, the applicants plan of creating more building lighting and more "eyes" on both Grant Ave and Wentworth Street alley for the neighborhood residents at night.

The Lion's Den will enhance the local and tourist experiences who venture into Chinatown to experience a once legacy performance space of the 50's and 60's. Essentially the same time the Forbidden City USA and the Chinese Skyroom were driving night life economy to Chinatown and famous all over the world.

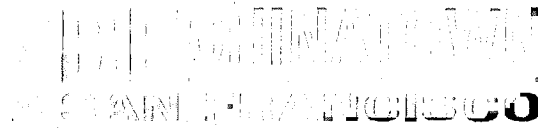
With new eateries like China Live and Mister Jiu's, they are very successful attracting hundreds of new consumers to Chinatown once again. The additional activation of the Lions Den Lounge, these great new customers will have the opportunity to stay in Chinatown longer and spend more time in Chinatown to be entertained.

As a community leader and a patron of businesses near my place of employment; I find the Lion's Den Project to be necessary, desirable and compatible. I am very excited about this new business to be included into the exiting Chinatown Masterplan.

Sincerely,



Felicia Leong  
Fund Development Manager  
Chinese Hospital



April 28, 2019

San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: The LIONS DEN Bar and Lounge  
57 Wentworth Place / 950 Grant Ave, San Francisco CA 94108

Dear San Francisco Planning Department,

BeChinatown fully supports the applicant's use and proposed change of the conditional use of the location from Retail to a Retail Bar with an ABC License Type 48 and with operating hours from Noon to 2AM daily in line with such license. From my talks with the ownership, and from what I know of the management team and in working on past projects with some of them, I believe, they will do justice for the space, bring back community to the space, and with their track record for managing like entertainment spaces for the last couple of decades, their know-how will ensure safe operations of the space while being respectful of the Chinatown community.

We welcome change, and love the fact the applicant is pivoting the past with the present, breathing new air into the LIONS DEN, rebranding it, modernizing it, and connecting it back to the Chinatown from which it was borne. A new place for the community and tourists to congregate.

Most of Chinatown businesses including eateries close early in the evening. We hope this new destination brings positive consumer spending activities back to Chinatown in the evenings. We like the applicant's proposal of having limited live entertainment till 10PM as they are being considerate of their neighbors. We also look forward to working with the management on creating more ambient lighting as well having more "eyes" on both Grant Ave and Wentworth Street alley to keep the community safe.

With new eateries like China Live and Mister Jiu's, they have successfully attracted hundreds of new consumers to Chinatown once more. The additional activation of the Lions Den Lounge, folks can stay and enjoy the ambiance of Chinatown like they used to.

BeChinatown is excited to see this new business to commit to being part of our Chinatown, and promises to enhance Chinatown's character, lore, and charisma for residents, tourists, and community alike.

Sincerely,

Johnson Hor, President

**De Voy and Associates**

1259 El Camino Real, Suite 402

Menlo Park, CA. 94025

650 392 4752

jdevoy2996@aol.com

April 23, 2019

San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: The LION'S DEN Bar and Lounge  
Conditional Use Permit Application  
57 Wentworth Place, San Francisco

Ladies and Gentlemen

We represent Grant Jackson, LLC, the owners of the property located at 952 - 966 Grant Avenue, 677 - 699 Jackson Street, and 63 - 65 Wentworth Place, San Francisco. Our property adjoins the proposed Lion's Den project to the north on both the Grant Avenue and the Wentworth Place sides

We share the comments made in the letters submitted for your review by the Chinatown Neighborhood Association, Inc. , Chinese Community Development Center, the ACICEC, the CACA San Francisco Lodge. and the Chinatown Merchant Association.

We also wish to commend the sponsors of the Lion's Den project for their outreach to us with respect to their project. They have been extremely accessible, meeting on several occasions to work with us to both maximize the use of their property, but also, to recognize and protect the viability of our property by making several very important concessions in their design and development plans.

In particular, we felt it was particularly important for them to focus the access of the Lion's Den to the Wentworth Place side of their property, which afford the best access to their facility, and it would also benefit all the owners of properties on that Place, which has also been the focus of both vacancies and the proliferation of graffiti.

We also are quite appreciative of the cooperation of the Lion's Den sponsors in their agreement to the provisions in the Voluntary Agreement attached to their proposal. That Voluntary Agreement addresses the questions of access, noise, security, lighting and other provisions which would both maximize their operations, but also protect the businesses and residences on both Grant Avenue and Wentworth Place.

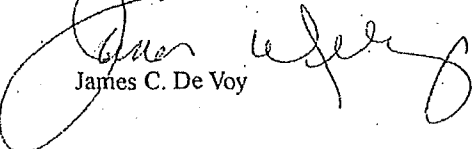
We strongly encourage the Planning Department to fully incorporate the provisions of that Voluntary Agreement into the conditions to be applicable to the operation of the Lion's Den, should the project be approved by the Planning Department.

With those significant provisions in place and enforced by the applicable City Agencies, we feel that the addition of the Lion's Den should be an asset to the neighborhood and it has our support.

However, we would like to point out that while the Voluntary Agreement does propose certain limits on the operation of the Lion's Den, we would suggest that the opening time of the facility be adjusted to later each day. That change would better match the opening hours of another bar and entertainment facility on Grant Avenue. In addition, while they have agreed to not use the Lion's Den as a restaurant, it would better assure our three restaurant tenants that the Lion's Den would not have a significant effect upon their operations.

If anyone on the Planning Department staff should request any further information, please feel free to contact me

Sincerely,

  
James C. De Voy

Google Maps 57 Wentworth Pl



Image capture: Nov 2018 © 2019 Google

San Francisco, California

Google

Street View



