

# LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**TO:** Planning Department  
Phone No. (415) 558-6371

**DATE:** November 19, 2019

**TO:** Police Department  
Inspector Nelly Gordon  
Phone No. (415) 837-7273

**AP Block/Lot Nos.:** 0194/035  
**Zoning:** CVR Chinatown Visitor  
Retail 50-N  
**Quad:** NE Planning Team  
**Record No.:** \_\_\_\_\_

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Please submit your response within three weeks; the Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in January of 2020.

**PLEASE EMAIL YOUR RESPONSE BY:** November 27, 2019, to John Carroll, Public Safety and Neighborhood Services Committee Clerk.

[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Phone No: 554-4445

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**Applicant name:** Lions Den Ventures, LLC

**Business name:** Lions Den

**Application address:** 57 Wentworth Place  
San Francisco, CA 94108

**Applicant contact info:** Richard D. Warren  
929 Fresno Avenue  
Berkeley, CA 94707  
415-305-4980  
[rickwarren@pacbell.net](mailto:rickwarren@pacbell.net)

**PLANNING REVIEW:**     Approval     Denial

Planning Staff Contact: \_\_\_\_\_

**Please print review comments on a trailing page.**

**POLICE REVIEW:**     Approval     Denial

**Please print review comments in a trailing report.**

Richard D. Warren  
Attorney at Law

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
929 Fresno Avenue, Berkeley CA 94707  
Tel 415.305.4980 Fax 510.217.4893  
rickwarren@pacbell.net  
www.abc-lawyer.com

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BY FEDEX

November 13, 2019

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

Re: LIONS DEN VENTURES LLC  
Dba Lions Den  
57 Wentworth Place  
San Francisco, CA 94108  
Mailing Address: Calvin Louie, Manager  
Lions Den Ventures LLC  
950 Grant Ave., 2<sup>nd</sup> Floor  
San Francisco, CA 94102

ABC File No. 48-608025 (pending)  
Application for Public Convenience and Necessity (PCN) Determination for ON  
Sale General Public Premises Alcohol Beverage License

Dear Clerk and Honorable Supervisors

On behalf of Lions Den Ventures LLC ("Lions Den"), I am applying for a Public Convenience and Necessity (PCN) determination by the Board of Supervisors for an On-Sale General Public Premises alcoholic beverage bar/lounge business to operate at 57 Wentworth Place alley, between Jackson and Washington Streets. Lions Den will operate in the basement and ground floor, currently vacant. Principal access will be on Wentworth Place alley, and an accessible elevator and second means of egress will be on Grant Ave.

This area of Chinatown was once a neighborhood consisting of many bars, lounges, and night clubs, but through the years has lost many of those uses to other areas of the City. A lounge known as The Lion's Den was once located on the subject property in the 1960s and 1970s and has been historically identified and rated for its contextual importance and association with LGBTQ history.

Lions Den's application to the California Department of Alcoholic Beverage Control (ABC) for the transfer of the Type 48 On Sale General Public Premises ABC license was filed on July 18, 2019 and is pending as ABC File No. 48-608205. Posting of the ABC application notice and mailing ABC notices to residents within 500 feet were completed by July 29, 2019. The ABC application has been approved by San Francisco Police Department subject to conditions accepted by Lions Den (copy attached).

The ABC has also approved Lions Den's application subject to obtaining a Conditional Use Authorization (CUA) from the Planning Commission and the PCN determination from this Board. The CUA application was approved unanimously by the Planning Commission on November 7, 2019.

The ABC license is being transferred from 1420 Market St., Units A&B, San Francisco, CA 94102.

Lions Den's permitted hours of operation will be 4:00 p.m. to 2:00 a.m. daily.

#### LIONS DEN WILL SERVE THE NEIGHBORHOOD AND THE CITY

Lions Den will provide a venue that encourages late night activities that have been missing in Chinatown. Chinatown has traditionally been a major tourist attraction for locals and visitors, but in recent years has experienced a loss of businesses resulting in vacant storefronts. Lions Den will help activate the commercial corridor and encourage vibrancy in the evening and nighttime hours and provide a destination for locals and tourists to frequent.

Lions Den will enhance this predominantly pedestrian corridor and complement the mix of goods and services currently available. It will contribute to the economic viability of the neighborhood by removing a vacant storefront and provide opportunity for employment and ownership in the community.

Accompanying this application are letters of support from the Chinatown Community Development Center, the Chinatown Merchants Association, the American Chinese International Cultural Exchange Council, Chinese American Citizen Alliance, the Rotary Club of San Francisco Chinatown, the Chinatown Neighborhood Association Inc., Chinese Hospital, BeChinatown and the adjacent neighbors to the north at 952-966 Grant Avenue. No opposition has been submitted to the Conditional Use Authorization or the ABC license application.

I invite your questions and request your support of Lions Den's ABC license application by approving a determination that Lions Den provides public convenience.

Respectfully submitted,



Rick Warren

Cc: John Carroll, Public Safety and Neighborhood Committee  
Rosette Rasay, ABC (by email only)

Attachments: ABC License Conditions  
CUA Staff Report  
Nine Letters of Support

# ABC LICENSE CONDITIONS

**BEFORE THE  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE APPLICATION OF

LIONS DEN VENTURES LLC  
LIONS DEN  
57 WENTWORTH PL  
SAN FRANCISCO, CA 94108

} FILE 48-608025

}

} REG.

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**PETITION FOR CONDITIONAL  
LICENSE**

For Issuance of an On-Sale General Public Premises -  
License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, the privilege conveyed with the applied-for license requires that the petitioner(s) operate(s) the premises, in good faith, as a Bona Fide Public Eating Place; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and,

WHEREAS, the proposed premises are located in a crime reporting district that has a 20% greater number of reported crimes, as defined in subdivision (c) of Section 23958.4 of the Business and Professions Code, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency; and,

WHEREAS, the proposed premises are located in Census Tract #611 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and

WHEREAS, the proposed premises are located within the immediate vicinity of a church or hospital, to wit: Matsu Temple of USA, CCM Gospel Center, Chinese Congregational Church, Buddhas Universal Church, First Chinese Baptist Church, Chinese Methodist Church, and issuance of the applied-for license without the below-described conditions would interfere with the normal operation of said facility and constitute grounds for the denial of the application under the provisions of Section 23789 of the Business and Professions Code; and

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would tend to create or aggravate a law enforcement problem; and,

\_\_\_\_\_  
Initials

WHEREAS, the proposed premises is located within the immediate vicinity of a residential area; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s), and issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,

WHEREAS, the proposed premises are located within 600 feet of a school, public playground or non-profit youth facility, to wit: St. Mary's School/Sterne School, and issuance of the applied-for license without the below-described conditions would interfere with the normal operation of said facility and constitute grounds for the denial of the application under the provisions of Section 23789 of the Business and Professions Code; and,

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 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 residences and seven (7) consideration points.
- 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 the most recently certified ABC-257 and ABC-253.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Applicant/Petitioner

\_\_\_\_\_  
Applicant/Petitioner

S F PLANNING DEPARTMENT  
STAFF REPORT IN SUPPORT OF  
CONDITIONAL USE AUTHORIZATION  
FOR LIONS DEN BAR AND LOUNGE





# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: NOVEMBER 7, 2019

*Record No.:* 2019-004664CUA  
*Project Address:* 527 Wentworth Place  
*Zoning:* Chinatown Visitor Retail (CVR) Zoning District  
50-N Height and Bulk District  
Chinatown Planning Area  
*Block/Lot:* 0194/035  
*Project Sponsor:* Calvin Louie  
950 Grant Avenue, 2<sup>nd</sup> Floor  
San Francisco, CA 94108  
*Property Owner:* Jacky Li  
1368 40<sup>th</sup> Street  
Emeryville, CA 94608  
*Staff Contact:* Christy Alexander – (415) 575-8724  
[christy.alexander@sfgov.org](mailto:christy.alexander@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project proposes to change the use from retail to a bar/lounge use in order to operate the Lion's Dens (an approximately 4,048 sf bar/lounge) in the basement and ground floor of the existing building between the hours of 4:00 pm to 2:00 am. The primary entrance to the site is located off of Wentworth Place. Due to the configuration of the building, an accessible elevator and a second means of egress will be located on Grant Avenue. No vehicle parking nor exterior alterations to the building are proposed. The Lion's Den was once located on the subject property in the 1960's and 1970's and has been historically identified and rated for its contextual importance and association with LGBTQ history. On October 20, 2019 the Chinatown Phase 3 code revisions became effective, thus making this proposal permissible. The Ordinance amended the Planning Code to revise the zoning control tables for the Chinatown Mixed Use Districts to make them consistent with those in Articles 2 and 7, to apply the use definitions in Section 102, to set an abandonment period for use size maximums, and to allow General Entertainment and Nighttime Entertainment Uses with conditional use authorization

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 811 and 303 to allow a bar/lounge use, between 2,501 sf – 5,000 sf in size, and that operates between 11:00 pm – 2:00 am within the CVR Zoning District.

## ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received correspondence from the Chinatown Community Development Center, the Chinatown Merchants Association, the American Chinese International Cultural Exchange Council, the Chinese American Citizens Alliance, BeChinatown, the Rotary Club of San Francisco Chinatown, the Chinatown Neighborhood Association Inc, Chinese Hospital, and the adjacent neighbors to the north at 952-966 Grant Avenue, all in support of the Project. As of the writing of this report, no opposition to the Project has been submitted.

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

## BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Chinatown Area Plan and the Objectives and Policies of the General Plan. The Project provides a neighborhood-serving, legacy bar use that has been missing in this area of Chinatown for decades. The Lion's Den was once located on the subject property in the 1960's and 1970's and has been historically identified and rated for its contextual importance and association with LGBTQ history. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Maps and Context Photos



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion HEARING DATE: NOVEMBER 7, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* 2019-004664CUA  
*Project Address:* 57 WENTWORTH PLACE  
*Zoning:* CVR (Chinatown Visitor Retail) Zoning District  
50-N Height and Bulk District  
*Area Plan:* Chinatown  
*Block/Lot:* 0194/035  
*Project Sponsor:* Calvin Louie  
950 Grant Avenue, 2<sup>nd</sup> Floor  
San Francisco, CA 94108  
*Property Owner:* Jacky Li  
1368 40<sup>th</sup> Street  
Emeryville, CA 94608  
*Staff Contact:* Christy Alexander – (415) 575-8724  
[christy.alexander@sfgov.org](mailto:christy.alexander@sfgov.org)

**ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 811 AND 303, FOR A CHANGE OF USE FROM RETAIL TO BAR/LOUNGE USE IN ORDER TO OPERATE THE LION'S DEN (APPROXIMATELY 4,048 SF) LOCATED AT 57 WENTWORTH PLACE, LOT 035 IN ASSESSOR'S BLOCK 0194, WITHIN THE CVR (CHINATOWN VISITOR RETAIL) ZONING DISTRICT, AND 50-N HEIGHT AND BULK DISTRICT.**

### **PREAMBLE**

On April 2, 2019, Calvin Louie of Lion's Den Venture LLC (hereinafter "Project Sponsor") filed Application No. 2019-004664CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to for a change of use from retail to a bar/lounge use in order to operate the Lion's Den (hereinafter "Project") at 57 Wentworth Place, Block 0194 Lot 035 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On November 7, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-004664CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-004664CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-004664CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes to change the use from retail to a bar/lounge use in order to operate the Lion's Dens (an approximately 4,048 sf bar/lounge) in the basement and ground floor of the existing building between the hours of 4:00 pm to 2:00 am. The primary entrance to the site is located off of Wentworth Place. Due to the configuration of the building, an accessible elevator and a second means of egress will be located on Grant Avenue. No vehicle parking nor alterations to the building are proposed. The Lion's Den was once located on the subject property in the 1960's and 1970's and has been historically identified and rated for its contextual importance and association with LGBTQ history.
3. **Site Description and Present Use.** The Project is located on the east side of Grant Avenue, fronting Wentworth Place alley between Jackson and Washington Streets in the heart of Chinatown. The existing building is a three-story with a basement. It is a through lot with street frontage on Grant Avenue and Wentworth Place. The building is an historic resource and is currently authorized for commercial/retail on the first floor, office on the second floor, and 11 units of group housing on the third level. The building's total gross floor area is 15, 660 sf. The subject unit is 1,166 sf in the basement and 2,882 sf on the ground floor for a combined total of 4,048 sf. The entire building measures 15,660 square feet.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the CVR Zoning Districts in the Chinatown Area Plan. The immediate context is mixed in character with retail, restaurants, banks, and residential uses. The immediate neighborhood includes two-to-three-story mixed-use developments along Grant Avenue and Wentworth Place. Portsmouth Square is the closest open space and is located less than two blocks away. This area of Chinatown was once a neighborhood consisting of many bars, lounges, and night clubs, but through the years has lost many of those uses to other areas of the City.
5. **Public Outreach and Comments.** The Department has received correspondence from the Chinatown Community Development Center, the Chinatown Merchants Association, the

American Chinese International Cultural Exchange Council, the Chinese American Citizens Alliance, BeChinatown, the Rotary Club of San Francisco Chinatown, the Chinatown Neighborhood Association Inc, Chinese Hospital, and the adjacent neighbors to the north at 952-966 Grant Avenue, all in support of the Project. No opposition to the Project has been submitted.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Planning Code Section 811 states that a Conditional Use Authorization is required for a Bar/Lounge use, as defined by Planning Code Section 102.

*The Project proposes to change the use from retail to bar/lounge to operate the Lion's Den and is seeking a Conditional Use Authorization. Additional criteria addressing findings for the Conditional Use is discussed under #7 below.*

B. **Non-Residential Use Size Limits.** Planning Code Section 811 states that a Conditional Use Authorization is required for non-residential uses between 2,501 sf and 5,000 sf.

*The Project is proposed to comprise 4,048 sf total on the ground floor and basement levels and is seeking a Conditional Use Authorization. Additional criteria addressing findings for the Conditional Use is discussed under #7 below.*

C. **Hours of Operation.** Planning Code Section 811 states that a Conditional Use Authorization is required for Hours of Operation between 11:00 pm and 2:00 am.

*The Project Sponsor intends to operate the bar/lounge daily between 4:00 pm and 2:00 am and is seeking a Conditional Use Authorization. Additional criteria addressing findings for the Conditional Use is discussed under #7 below.*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the Project complies with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project proposes a change of use to establish a bar/nightclub in a space that has been vacant? In a location that will help serve the neighborhood? and provides a venue that will encourage late night activities that has been missing in Chinatown. Chinatown has traditionally been a major tourist attraction for locals, tourists, and visitors but in recent years has experienced a loss of businesses that has resulted in vacant storefronts. The proposed use will help activate the commercial corridor and*

*encourage vibrancy. The proposed bar/lounge will not impact traffic or parking in the District because it is a predominantly pedestrian corridor and does not propose any parking. The use will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.*

- B. The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the Project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project does not include any physical improvements as the proposed use utilizes an existing structure. The primary entry will be located on Wentworth Place with Grant Avenue acting as a secondary means of egress as well as accessible elevator access. The bar/lounge will not be visible from Grant Avenue.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Project will not adversely impact public transit as this location is primarily a pedestrian corridor and is well served by MUNI transit. . The operational hours of the bar/lounge will be targeted after normal office working hours. Public parking near the building is readily available at the Portsmouth Square Garage less than two blocks away.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*Due to the nature of the use, noise will be generated however the Project Sponsor will install adequate acoustic insulation to reduce unwanted noise to the residents and neighborhood. In addition, the project is subject to the standard conditions of approval for other entertainment uses and are subject to the San Francisco Noise Ordinance. Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment. There will not be any cooking facilities onsite to generate noxious odors.*

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The proposed bar/lounge does not require any additional tenant improvements. The Department shall review all lighting and signs proposed for the new use as required under the Planning Code.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The Project is consistent with the stated purposes of CVR District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during evening and nighttime hours.*

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 6:**

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

**Policy 6.1:** Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

*The proposed bar/lounge use on the subject site offers a use that has been missing in the adjacent neighborhood for decades that will activate night life in the area once again, thereby contributing to the economic vitality of the area. The Project will support the viability of existing industry and the attractiveness and favorable business climate of the City by providing an active use for locals and visitors without additional development. The Project makes use of an existing vacant space and would not displace any existing commercial activity.*

## **MISSION AREA PLAN**

### **TOURISM**

#### **Objectives and Policies**

#### **OBJECTIVE 5:**

RETAIN AND ENHANCE CHINATOWN'S ROLE AS A VISITOR ATTRACTION.

#### **Policy 5.1**

Maintain Grant Avenue as the traditional specialty retailing area.

The Project is subterranean at Grant Avenue but with accessible access and a second means of egress and with primary entrance on Wentworth Avenue. The use will contribute to the diversity of uses that span the neighborhood and activate the area in the evening and nighttime hours to provide a destination for locals and tourists to frequent.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The Project will not displace any neighborhood-serving retail use as it currently sits vacant and will strengthen the existing adjacent uses by providing new visitors into the area during the later hours in the evening.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*The project site contains existing group housing on the third level and many residential sites in the adjacent area. The Project will attract more visitors and locals into this once vibrant neighborhood and provide a venue that has been missing for decades.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*The Project will enhance the supply of affordable housing by participating in the City's Jobs-Housing Linkage Program, pursuant to Planning Code Section 413.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project Site is served by nearby public transportation options. The Project is located along many Muni bus lines and is within a 10-minute walking distance of the BART Stations along Market Street. In addition, the area is characterized by a highly trafficked pedestrian environment.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.



*The Project does not include commercial office development. The Project will provide opportunity for employment and ownership in the vicinity.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The Project proposes conversion of the existing structure which includes steel beams bracing and columns that were added in 2009 and concrete footings were replaced and reinforced consistent with the City's seismic safety standards. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project does not propose any alterations to the existing building envelope or structure.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project will have no negative impact on existing parks and open spaces.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

### DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-004664CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 30, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the Project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on November 7, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion**  
**November 7, 2019**

**RECORD NO. 2019-004664CUA**  
**57 Wentworth Place**

ADOPTED: November 7, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use for a change of use from retail to a bar/lounge use exceeding the principally permitted use size limits and operation hours in non-residential uses on the basement and ground floor of the subject property (d.b.a. **Lion's Den**) located at 57 Wentworth Place, Block 0194 and Lot 035 pursuant to Planning Code Section(s) **303 and 811** within the **CVR** (Chinatown Visitor Retail) Zoning District and 50-N Height and Bulk District; in general conformance with plans, dated **March 30, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-004664CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 7, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 7, 2019** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'EXHIBIT A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the Project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the Project Sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the Project Sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the Project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in "EXHIBIT A" of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

8. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section 102, shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.*

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org).*

*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org).*

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.*

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

10. **Community Liaison.** Prior to issuance of a building permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

11. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block

driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

12. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

14. **Hours of Operation.** The subject establishment is limited to the following hours of operation:  
Daily from 4:00 pm to 2:00 am.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



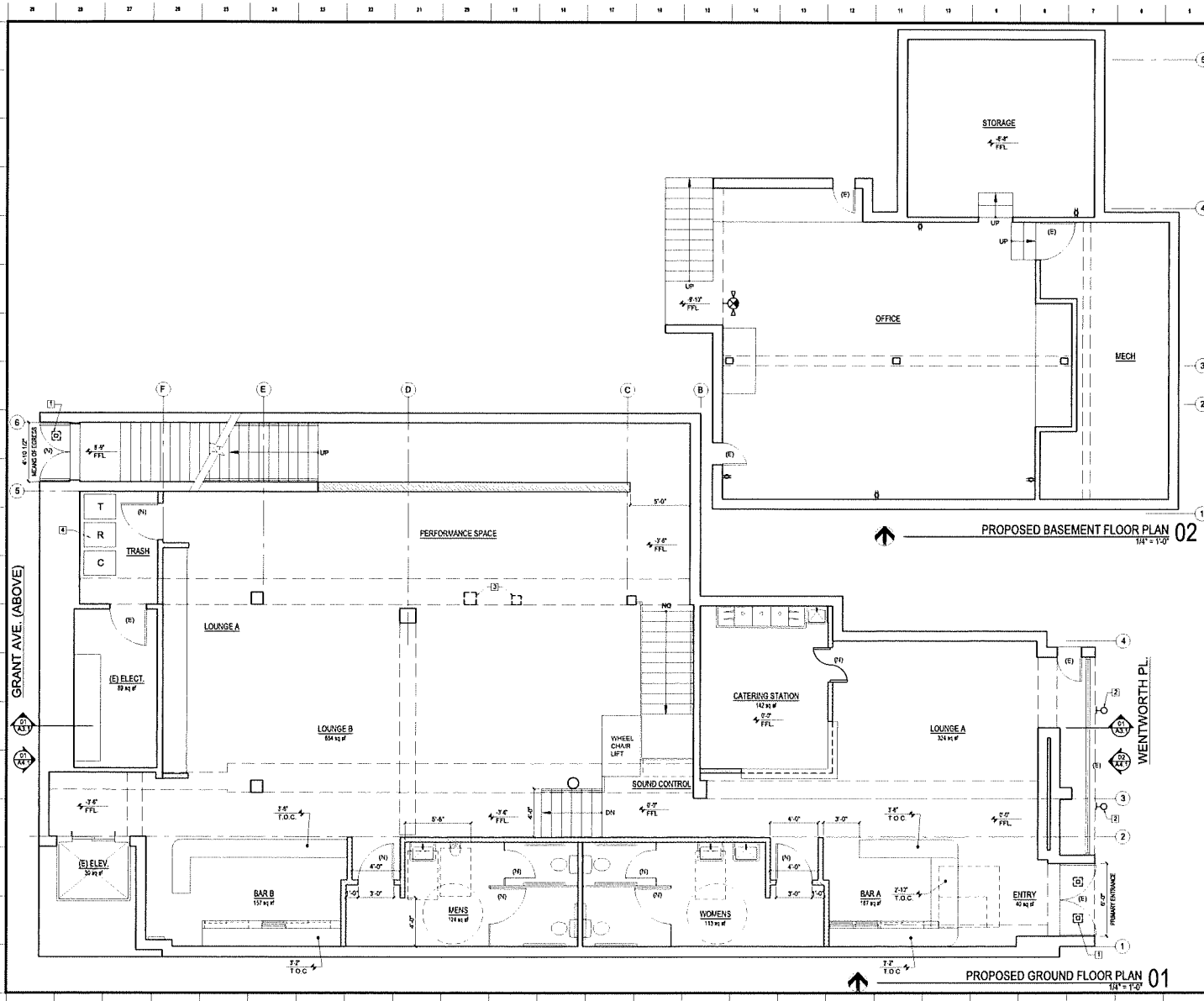
Draft Motion  
November 7, 2019

RECORD NO. 2019-004664CUA  
57 Wentworth Place

**EXHIBIT B**

**Plans and Renderings**





- GENERAL NOTES:**
- A ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO REDUCE GLARE TO SECOND STORY TENANTS.
- SHEET NOTES:**
- 1 (N) RECESSED LTG. W/ SHIELDED LIGHT SOURCE.
  - 2 (N) SURFACE MTD. LTG. W/ SHIELDED LIGHT SOURCE.
  - 3 REMOVAL OF (E) POSTS PENDING STRUCTURAL REVIEW.
  - 4 (N) TRASH RM. W/ 64 GAL. TOTE CONTAINERS.

**WALL LEGEND**

- (E) WALLS/SURFACES TO REMAIN
- (N) WALLS

# LION'S DEN BAR & LOUNGE 57 WENTWORTH PL.

CONSULTANT

ARCHITECT

**CONSORTIUM**  
 3102 Elginway Avenue  
 San Francisco, CA 94116  
 415.556.1442 / 415.556.1451  
 info@consortium.com

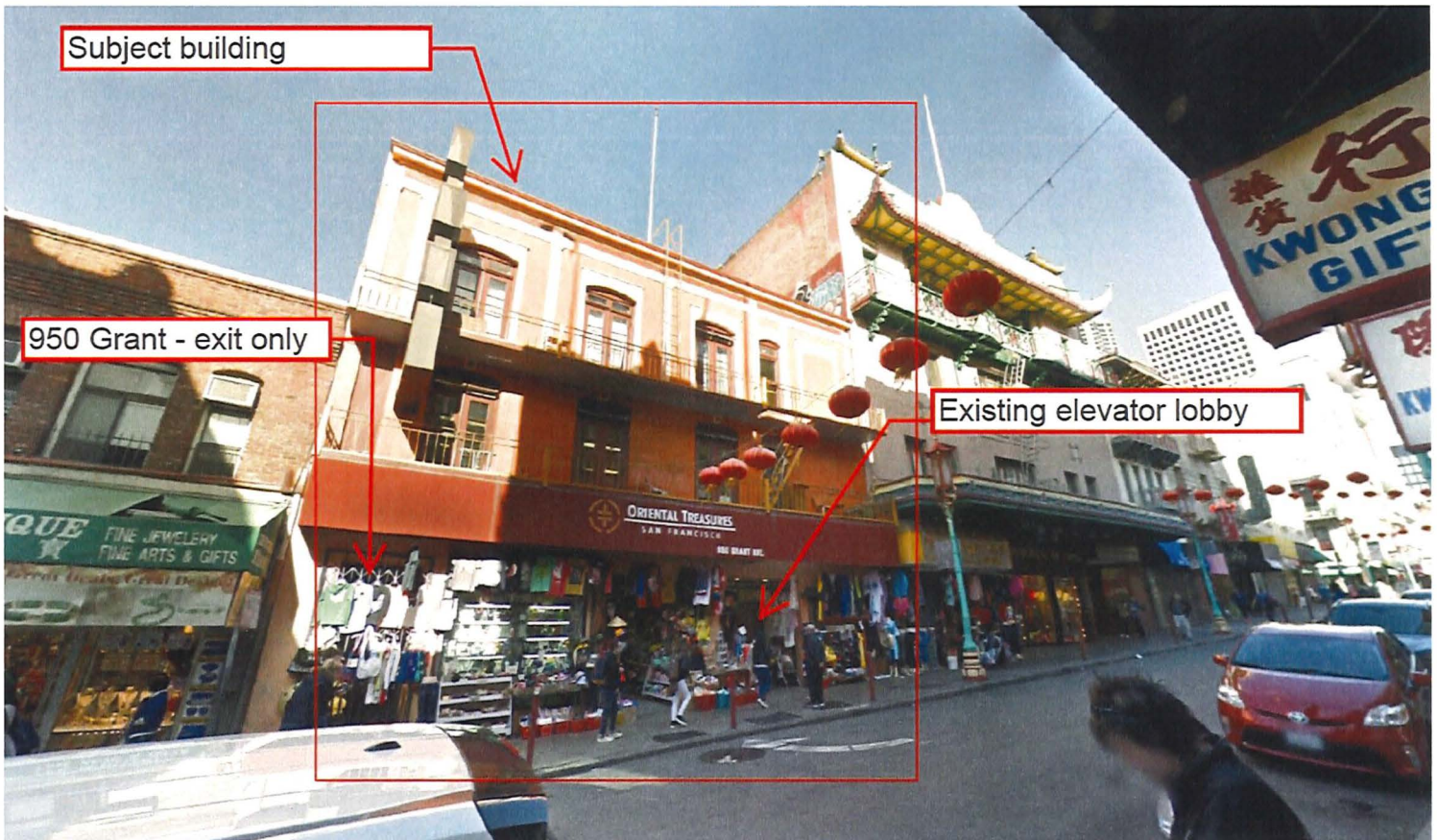
**PROJECT**  
 Commercial Alterations to  
 57 Wentworth Pl. (50 Grant Ave.)  
 San Francisco, CA 94102

PLAN APPLICATION	03/2019	
SCHEMATIC UPDATE	02/21/19	
No.	Revision	Release
Job Code	STACANT	
Scale As Noted		
Proposed Floor Plan	A2.2	





# Site Photos



Conditional Use Authorization Hearing  
Case Number 2019-004664CUA  
Lion's Den  
57 Wentworth Place

LETTERS OF SUPPORT FOR  
LIONS DEN BAR AND LOUNGE





Chinatown Community  
Development Center

華協中心

1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1450  
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,

Norman Fong  
Executive Director  
Chinatown Community Development Center





**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,

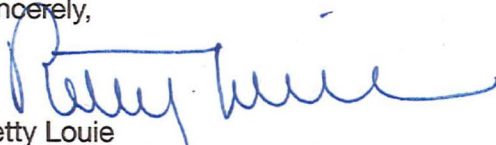
The Chinatown Merchants Association expresses its full support for the above named applicant in its request to change the conditional use of Retail to Retail Bar & Performance entertainment. The ownership and management teams have deep community roots in Chinatown. They also have business experience 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  
Teresa Lai  
*Founder CEO*

Gary Wu  
*Founder VP*

Darius Chan  
*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



**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  
Teresa Lai  
*Founder CEO*

Gary Wu  
*Founder VP*

Darius Chan  
*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

# ***CHINATOWN NEIGHBORHOOD ASSOCIATION INC.***

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

---

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.


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,



Pius Lee  
Chair.





**CHINESE HOSPITAL**  
845 JACKSON 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 finds the Lion's Den Project to be necessary, desirable and compatible. I am very excited about this new business to be a included into the exiting Chinatown Masterplan.

Sincerely,



Felicia Leong  
Fund Development Manager  
Chinese Hospital

# BECHINATOWN SAN FRANCISCO

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.

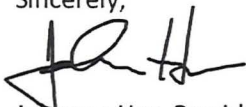
We welcome change, and love the fact the applicant is pivoting the past with the present, breathing new air into the LIONS DEN, rebranding it, modernizing it, and connecting it back to the Chinatown from which it was borne. A new place for the community and tourists to congregate.

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 successful 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.

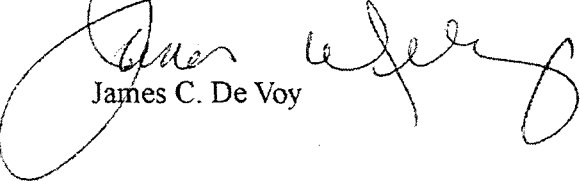
We strongly encourage the Planning Department to fully incorporate the provisions of that Voluntary Agreement into the conditions to be applicable to the operation of the Lion's Den, should the project be approved by the Planning Department.

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