

**LIQUOR LICENSE  
PUBLIC CONVENIENCE OR  
NECESSITY REFERRAL**

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

**DATE:** July 21, 2021  
**AP Block/Lot Nos.:** 3615/027  
**Zoning:** Mission Street NCT 65-B  
**Quad:** SE Planning Team  
**Record No.:** 2021-007353MIS

**TO:** Police Department  
Joel Salmonson  
Phone No. (415) 553-1115

---

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 September of 2021.

**PLEASE EMAIL YOUR RESPONSE BY August 6, 2021, to John Carroll,**  
Public Safety and Neighborhood Services Committee Clerk.  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Phone No: 554-4445

---

**Applicant name:** Bigote de Gato Arts and Music Inc.

**Business name:** Teatro Tin Tan

**Application address:** 2519 and 2521 Mission Street  
San Francisco, CA 94110

**Applicant contact info:** Krista Garritano  
(310) 975-8588  
[krista@liquorlicenseagents.com](mailto:krista@liquorlicenseagents.com)

**PLANNING REVIEW:**  Approval  Denial

Planning Staff Contact: Xinyu Liang (Xinyu.Liang@sfgov.org)

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

**POLICE REVIEW:**  Approval  Denial

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

Recommend approval to establish a Non-profit Theater with an accessory bar use per BPA 202003116802.



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2021 JUL 19 PM 4:08

BY

*[Handwritten signature]*

Clerk's Office  
Room 244 City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Attn: John Carroll

Re: **2519 & 2521 Mission Street – PCN Determination**

Enclosed you will find the following items:

- **Letter Requesting PCN Determination**

If you should have any questions, please feel free to contact me directly.

Sincerely,

**Krista Garritano**  
**(310) 975-8588**  
**krista@liquorlicenseagents.com**

Board of Supervisors  
City of San Francisco

Request for a Public Convenience and Necessity Determination

Re Bigote de Gato Arts and Music Inc 64-613426  
2519 & 2521 Mission Street  
San Francisco CA 94110

Owner: Nicolette Beck (415) 798-7986  
Mailing Address: 2435 Bryant St San Francisco CA 94110

The above applicant applied for a new Type 64 ABC License (Special On-Sale General for Nonprofit Theater Company) on 12/10/2019. The required mailing notifications were sent to the surrounding residents within 500ft of the premise on 12/23/2019.

The theatre will be operating under the name Teatro Tin Tan. The hours of operation will be from 10:00am – 12:00am Monday through Saturday and 10:00am – 5:00pm Sunday. The applicant plans to open an arts space, comprised of a theatre with a small cafe in the front. The cafe shall function as a lobby and concessions area for the theatre, as well as a community space. The café will also serve the arts community by acting as a gathering space for art events, classes and performances. The subject space will be used to offer inclusive, affordable classes and performances for the diverse and vibrant neighborhood. The premise will have 3 main aspects: the performances, the café, and the classes.

Performances will consist of both live theatrical performances and acoustic music. Some styles and types of entertainment will be short comedic pieces, short plays, improv and music such as folk, jazz and different world music styles like salsa, mariachi, Balkan music and string bands. Anticipated instruments will include strings: guitar, upright bass and violin, wind instruments, piano and percussion. All played acoustically or with minimal amplification with normally 5 or less musicians, but occasionally a 10 piece band. There will be no outdoor amplified music involved and plan to sound-proof the space to prevent any disruption to the surrounding neighbors. Performances plan to start around 8:00pm and will end no later than 11:00pm during the week and 12:00am during Friday and Saturdays.

The Café will serve as a lobby, box office, concessions stand and community space to relax and discuss topics between shows. The intention with the café is to hire within the community and provide affordable food options while using organic, local products, perhaps even giving local chefs, bakers and food artisans a platform to highlight their creations. It will operate throughout the performance shows offering food, drinks, and tickets. Alcoholic beverages will only be offered to ticketholders of the day's performance. With the Type 64 license, alcoholic beverages can only be sold and served during a performance and two hours prior to and one hour after said performance. This limitation promotes a use that is respectful and ancillary to the primary use of the space.

Classes at the location will be offered throughout the week for children and weekends for adults. Planned classes for children will primarily be during the weekday mornings and will consist of bilingual puppet shows and music classes. Adult classes will be offered between 9:00am-5:00pm on the weekends. Some options for our music classes will be songwriting and composition and our theatre classes include mime, mask theatre and improv in both English and Spanish.

This project will be an enriching addition to the surrounding community. Overall, it will employ at least 15 residents throughout the café, class and performance areas impacting the employment opportunities for the community, which is consistent with the General Plan to enhance future opportunities for residential employment and growth.

The location is not undergoing any changes to the structure's current footprint and will improve an existing building that has had a vacant ground level commercial space for a number of years. The improvements made will enhance the quality and general welfare of the neighborhood.

The request for an incidental alcohol license will provide a desirable service to the patrons when coming to enjoy a performance. The limitation of alcohol sales in conjunction with shows ensures a use that is respectful of the community and furthers the goals of the General Plan. The issuance of the license will create a positive experience for the patrons and community. Although the ABC has determined a Public Convenience and Necessary is required for the application process, there is not a nonprofit theatre currently in the area that provides the atmosphere Teatro Tin Tan is proposing.

It is respectfully requested that the Board of Supervisors supports and finds that a Public Convenience and Necessity would be served by the issuance of the Type 64 liquor license at the subject premise.

If you have any further questions or require any additional information, please do not hesitate to contact me directly.

Thank you for your assistance.

Sincerely,

*Nicolette Beck*





Attn: John Carroll

Re: **2519 & 2521 Mission Street – PCN Determination**

RECEIVED  
BOARD OF SUPERVISORS  
SANTA CRUZ COUNTY  
2021 JUL 15 PM 3:44  
BY \_\_\_\_\_ AK

Enclosed you will find the following items:

- **Letter Requesting a PCN**
- **ABC245**

If you should have any questions, please contact me directly. I am handling this on behalf of the applicant.

Sincerely,

**Krista Garritano**  
**(310) 975-8588**  
**krista@liquorlicenseagents.com**

Board of Supervisors  
City of San Francisco

Request for a Public Convenience and Necessity Determination

Re Bigote de Gato Arts and Music Inc 64-613426  
2519 & 2521 Mission Street  
San Francisco CA 94110

Owner: Nicolette Beck (415) 798-7986  
Mailing Address: 2435 Bryant St San Francisco CA 94110

The above applicant applied for a new Type 64 ABC License (Special On-Sale General for Nonprofit Theater Company) on 12/10/2019. The required mailing notifications were sent to the surrounding residents within 500ft of the premise on 12/23/2019.

The theatre will be operating under the name Teatro Tin Tan. The hours of operation will be from 10:00am – 12:00am Monday through Saturday and 10:00am – 5:00pm Sunday. The applicant plans to open an arts space, comprised of a theatre with a small cafe in the front. The cafe shall function as a lobby and concessions area for the theatre, as well as a community space. The café will also serve the arts community by acting as a gathering space for art events, classes and performances. The subject space will be used to offer inclusive, affordable classes and performances for the diverse and vibrant neighborhood. The premise will have 3 main aspects: the performances, the café, and the classes.

Performances will consist of both live theatrical performances and acoustic music. Some styles and types of entertainment will be short comedic pieces, short plays, improv and music such as folk, jazz and different world music styles like salsa, mariachi, Balkan music and string bands. Anticipated instruments will include strings: guitar, upright bass and violin, wind instruments, piano and percussion. All played acoustically or with minimal amplification with normally 5 or less musicians, but occasionally a 10 piece band. There will be no outdoor amplified music involved and plan to sound-proof the space to prevent any disruption to the surrounding neighbors. Performances plan to start around 8:00pm and will end no later than 11:00pm during the week and 12:00am during Friday and Saturdays.

The Café will serve as a lobby, box office, concessions stand and community space to relax and discuss topics between shows. The intention with the café is to hire within the community and provide affordable food options while using organic, local products, perhaps even giving local chefs, bakers and food artisans a platform to highlight their creations. It will operate throughout the performance shows offering food, drinks, and tickets. Alcoholic beverages will only be offered to ticketholders of the day's performance. With the Type 64 license, alcoholic beverages can only be sold and served during a performance and two hours prior to and one hour after said performance. This limitation promotes a use that is respectful and ancillary to the primary use of the space.

Classes at the location will be offered throughout the week for children and weekends for adults. Planned classes for children will primarily be during the weekday mornings and will consist of bilingual puppet shows and music classes. Adult classes will be offered between 9:00am-5:00pm on the weekends. Some options for our music classes will be songwriting and composition and our theatre classes include mime, mask theatre and improv in both English and Spanish.

This project will be an enriching addition to the surrounding community. Overall, it will employ at least 15 residents throughout the café, class and performance areas impacting the employment opportunities for the community, which is consistent with the General Plan to enhance future opportunities for residential employment and growth.

The location is not undergoing any changes to the structure's current footprint and will improve an existing building that has had a vacant ground level commercial space for a number of years. The improvements made will enhance the quality and general welfare of the neighborhood.

The request for an incidental alcohol license will provide a desirable service to the patrons when coming to enjoy a performance. The limitation of alcohol sales in conjunction with shows ensures a use that is respectful of the community and furthers the goals of the General Plan. The issuance of the license will create a positive experience for the patrons and community. Although the ABC has determined a Public Convenience and Necessary is required for the application process, there is not a nonprofit theatre currently in the area that provides the atmosphere Teatro Tin Tan is proposing.

It is respectfully requested that the Board of Supervisors supports and finds that a Public Convenience and Necessity would be served by the issuance of the Type 64 liquor license at the subject premise.

If you have any further questions or require any additional information, please do not hesitate to contact me directly.

Thank you for your assistance.

Sincerely,

*Nicolette Beck*

A handwritten signature in cursive script that reads "Nicolette Beck". The signature is written in dark ink and is positioned below the printed name.



**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
  - Part 2 is to be completed by the applicant, and returned to ABC.
  - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

1 APPLICANT'S NAME

BIGOTE DE GATO ARTS AND MUSIC INC.

2 PREMISES ADDRESS (Street number and name, city, zip code)

2519 & 2521 Mission St San Francisco, CA 94110-2511

3 LICENSE TYPE

64

4 TYPE OF BUSINESS

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Full Service Restaurant      | <input type="checkbox"/> Hofbrau/Cafeteria  | <input type="checkbox"/> Cocktail Lounge               | <input type="checkbox"/> Private Club          |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club        | <input type="checkbox"/> Night Club                    | <input type="checkbox"/> Veterans Club         |
| <input type="checkbox"/> Cafe/Coffee Shop             | <input type="checkbox"/> Brew Pub           | <input type="checkbox"/> Tavern: Beer                  | <input type="checkbox"/> Fraternal Club        |
| <input type="checkbox"/> Bed & Breakfast:             | <input checked="" type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine           | <input type="checkbox"/> Wine Tasting Room     |
| <input type="checkbox"/> Wine only                    | <input type="checkbox"/> All                |  |  |
| <input type="checkbox"/> Supermarket                  | <input type="checkbox"/> Membership Store   | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store                 | <input type="checkbox"/> Department Store   | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input type="checkbox"/> Drug/Variety Store           | <input type="checkbox"/> Florist/Gift Shop  | <input type="checkbox"/> Convenience Market w/Gasoline |  |
| <input type="checkbox"/> Other - describe:            |   |  |  |

5 COUNTY POPULATION

6,577,883,963

6 TOTAL NUMBER OF LICENSES IN COUNTY

On-Sale Off-Sale 286 X On-Sale Off-Sale

7 RATIO OF LICENSES TO POPULATION IN COUNTY

8 CENSUS TRACT NUMBER

208

9 NO. OF LICENSES ALLOWED IN CENSUS TRACT

22

10 NO. OF LICENSES EXISTING IN CENSUS TRACT

X On-Sale Off-Sale 68 X On-Sale Off-Sale

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

Yes, the number of existing licenses exceeds the number allowed

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

12 DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

No (Go to Item #20)

13 CRIME REPORTING DISTRICT NUMBER

444

14 TOTAL NUMBER OF REPORTING DISTRICTS

654

15 TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

55,022

16 AVERAGE NO. OF OFFENSES PER DISTRICT

84.13

17 120% OF AVERAGE NUMBER OF OFFENSES

100.8

18 TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

241

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

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

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

20 CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: San Francisco Board of Supervisors

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

jm

*63*



---

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

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

22. APPLICANT SIGNATURE

23. DATE SIGNED

---

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

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

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

Yes

No

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

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

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED