

File No. 240490

Committee Item No. 5

Board Item No. 18

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services

Date: June 13, 2024

Board of Supervisors Meeting:

Date: June 25, 2024

Cmte Board

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- Budget and Legislative Analyst Report
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- Introduction Form
- Department/Agency Cover Letter and/or Report
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OTHER

- Police Department Report – 05234
- Planning Department Review – 052024
- PC or N Referral to Planning and Police – 051324
- PC or N Request Letter – 051024
- _____
- _____
- _____
- _____
- _____

Prepared by: Monique Crayton

Date: June 7, 2024

Prepared by: Monique Crayton

Date: June 21, 2024

Prepared by: _____

Date: _____

1 [Liquor License Issuance - 420 Mason Street - August Hall]

2

3 **Resolution determining that the issuance of a Type-90 on-sale general music**
4 **venue liquor license to AH & GLCC LLC, doing business as August Hall, located**
5 **at 420 Mason Street (District 3), will serve the public convenience or necessity of**
6 **the City and County of San Francisco, in accordance with California Business**
7 **and Professions Code, Section 23958.4; and requesting that the California**
8 **Department of Alcoholic Beverage Control impose conditions on the issuance of**
9 **the license.**

10

11 WHEREAS, AH & GLCC LLC, is seeking the Type-90 on-sale general music
12 venue liquor license to do business as August Hall, located at located at 420 Mason
13 Street (District 3); and

14 WHEREAS, The Planning Department has verified that the area is properly
15 zoned and recommends approval; and

16 WHEREAS, The Police Department has filed zero protests and zero letters of
17 support with the Department of Alcoholic Beverage Control under California Business
18 and Professions Code, Section 24013, and recommends that the Department of
19 Alcoholic Beverage Control issue the liquor license with conditions; and

20 WHEREAS, The conditions recommended by the Police Department are the
21 following: 1) Petitioner(s) shall actively monitor the area under their control in an effort to
22 prevent the loitering of persons on any property adjacent to the licensed premises as
23 depicted on the ABC-253; 2) The petitioner(s) shall be responsible for maintaining free
24 of litter the area adjacent to the premises over which they have control, as depicted on
25 ABC-253; and 3) (1) Except as provided in Condition 2 below, no noise shall be audible

1 beyond the area under the control of the licensee. (2) Any noise caused by
2 entertainment or amplified sound that is subject to the provisions of an active
3 Entertainment Permit issued by the San Francisco Entertainment Commission shall be
4 authorized in accordance with the limits established by that Entertainment Permit,
5 including any limitation on hours during which entertainment or amplified sound is
6 permitted. A violation of the entertainment or amplified sound noise conditions of the
7 Entertainment Permit, as determined by the San Francisco Entertainment Commission
8 (or any successor agency), shall be deemed to be a violation of this Condition. Any
9 noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be
10 subject to Condition 1 above. "Entertainment Permit" means any of the following: a Just
11 Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit,
12 a Fixed Place Amplified Sound permit, or any similar such permit issued by the San
13 Francisco Entertainment Commission. 4) At any time, the premise is providing live
14 entertainment, the petitioner(s) shall have two (2) uniformed security guard(s) on the
15 premises and shall maintain order therein to prevent any activity which would interfere
16 with the quiet enjoyment of their nearby residents, or the surrounding community. The
17 uniform security guards must be licensed by the State of California Department of
18 Consumer Affairs; now, therefore, be it

19 RESOLVED, That in accordance with California Business and Professions Code,
20 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
21 hereby determines that the issuance of a Type-90 on-sale general music venue liquor
22 license to AH & GLCC LLC, doing business as August Hall, located at 420 Mason
23 Street (District 3), will serve the public convenience or necessity of the City and County
24 of San Francisco; and, be it

25

1 FURTHER RESOLVED, That the Board of Supervisors of the City and County of
2 San Francisco hereby endorses and adopts the recommendations of the Police
3 Department listed above and recommends that the Department of Alcoholic Beverage
4 Control issue the license with those conditions.

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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 Catherine Stefani
Supervisor Matt Dorsey
Supervisor Joel Engardio

From: Lt. Stephen Jonas #79 
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: May 22, 2024

Subject: P.C.N. Investigation Regarding: First Owner: AH & GLCC LLC.
DBA: August Hall
420 Mason St
San Francisco CA. 94102
ABC File # 90-657871

AH & GLCC LLC., operating as "August Hall", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 90 (On Sale General Music Venue) license to be located at 420 Mason ST. (located between Post St. and Geary St.)

Hours of Operation:

6am to 2am each day of the week.

Digest:

"AH&GLCC LLC." would like to operate a Live Entertainment Venue to be located at 420 Maso St. If approved, this license will allow them to sell Wine, Beer, and Distilled Spirits.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From April 4, 2023 to April 4, 2024

6 call for service

Police Reports:

From April 4, 2023 to April 4, 2024

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **166**

A High Crime area is defined as **103** or more police reports in a plot for the year of **2023**.

This plot had 307 police reports for **2023**, which is 204 **Higher** than the **Citywide "High Crime"** average.

State Census Tract Information:

This premise is located in Census Tract: **0123.02**
Population for this tract is: **2,875**

On-sale license authorized by census tract: **9**
Active on-sale licenses: 54 with 0 pending

Off-sale licenses authorized by census tract: **2**
Active off-sale licenses: 5 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.

0 - Support

ALU Recommendation: **Approval with the condition:**

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 ABC-253.
2. 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.
3. (1) Except as provided in Condition 2 below, no noise shall be audible beyond the area under the control of the licensee. (SF district office only).

(2) Any noise caused by entertainment or amplified sound that is subject to the provisions of an active Entertainment Permit issued by the San Francisco Entertainment Commission shall be authorized in accordance with the limits established by that Entertainment Permit, including any limitation on hours during which entertainment or amplified sound is permitted. A violation of the entertainment or amplified sound noise conditions of the Entertainment Permit, as determined by the San Francisco Entertainment Commission (or any successor agency), shall be deemed to be a violation of this Condition. Any noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be subject to

Condition 1 above. "Entertainment Permit" means any of the following: a Just Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit, a Fixed Place Amplified Sound permit, or any similar such permit issued by the San Francisco Entertainment Commission. (SF district office only).

- 4 At any time, the premise is providing live entertainment, the petitioner(s) shall have two (2) uniformed security guard(s) on the premises and shall maintain order therein to prevent any activity which would interfere with the quiet enjoyment of their nearby residents, or the surrounding community. The uniform security guards must be licensed by the State of California Department of Consumer Affairs.

Google Maps 420 Mason St



Map data ©2024 Google 50 ft

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

TO: Planning Department
Attn: _____
Phone No. _____

DATE: May 13, 2024

AP Block/Lot Nos.: 0307/008
Zoning: C-3-G - Downtown- General
Quad: _____
Record No.: _____

TO: Police Department
Andrew Froines
Phone No. (415) 837-7254

Please submit your response within two weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in June of 2024.

PLEASE EMAIL YOUR RESPONSE by May 24, 2024, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: AH&GLCC LLC
Business name: AUGUST HALL
Application address: 420 MASON STREET
Applicant contact info: Scott Murphy
scott@augusthallsf.com
415-559-1145

Nathan Valentine
415-713-3439

PLANNING REVIEW: Approval Denial

Planning Staff Contact: _____
(Please add comments on a trailing page.)

POLICE REVIEW: Approval Denial

(Please add comments in a trailing report.)



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

5/17/2024

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

Re: BOS referral - Liquor License Public Convenience or Necessity Referral for August Hall – 420 Mason St., Planning Department Files No. 2024-004316MIS

To Whom It May Concern:

The Planning Department is recommending approval of the attached ABC Type 90 (On Sale General Music Venue) at 420 Mason Street (concert venue dba August Hall) in association with the continuation of Entertainment, Arts and Recreation Use which is principally permitted in C-3-G.

If you have any questions related to Planning's evaluation, please contact me at honora.montano@sfgov.org.

Sincerely,

Honora Montano

**Honora Montano (she/her), Planner
District 3, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7402 | General Inquiries: pic@sfgov.org | www.sfplanning.org

[San Francisco Property Information Map](#) | [San Francisco Permit Center](#)

From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Froines, Andrew \(POL\)](#); scott@augusthallsf.com
Cc: [Alabanza, Analyn@ABC](#); amarjit.tamber@abc.ca.gov; [Wong, Joanne \(POL\)](#); [Jonas, Stephen \(POL\)](#); [Logan, Sam \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Horrell, Nate \(BOS\)](#); [Souza, Sarah \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Liquor License Issuance - 420 Mason Street - August Hall - BOS File No. 240490
Date: Monday, May 13, 2024 3:46:00 PM

Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license issuance. I'm referring this matter to you for response via the following linked document:

[Referral Letter - Planning and Police Departments – May 13, 2024](#)

You may review the entire matter on our [Legislative Research Center](#) by following the link below:

Board of Supervisors [File No. 240490](#)

After receiving review from the Planning and Police Departments, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for consideration in the license matter.

The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in June of 2024.

I request the Planning Department's response before May 24, 2024. Please confirm receipt of this message.

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

Monique C. Crayton (she/her)

Assistant Clerk

Board of Supervisors - Clerk's Office

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

(415) 554-7750 | Fax: (415) 554-5163

monique.crayton@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

REQUEST FOR DETERMINATION OF PUBLIC CONVENIENCE
OR NECESSITY

2024 MAY 18 AM 10:43

BY 

May 6, 2024

John Carroll
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689

Dear John,

AH & GLCC, LLC is submitting the enclosed letter for our type 90 liquor license application. We are submitting as a new application while retaining our existing type 47 liquor license under a premises reduction of our restaurant, known as Fifth Arrow. Hours of operation are 6am-2am daily. The application was filed with the California Department of Alcoholic Beverage Control in April of 2024 and all noticing requirements were sent on May 6, 2024.

August Hall & Fifth Arrow, located at 420/430 Mason St in downtown San Francisco, is a truly unique project. The building, owned by the Native Sons of the Golden West, was rebuilt in 1911 after the tragic 1906 earthquake and subsequent fire that devastated much of San Francisco. Once rebuilt, the ground floor venue housed various theater brands including the Stage Door Theater, the Regency III, and a nightclub called Ruby Skye. Below the theater space at 430 Mason St was a well-known speakeasy in the 1930's called Café Dans that was only accessible by a street level slide.

In 2015, the same team preparing this letter planned the renovation of both 420 and 430 Mason St with a bold concept in mind – a state of the art concert & events venue along with a gaming parlor, restaurant, and bar with a full kitchen and 3 bowling lanes. Considering the building is over 100 years old, it required a complete rehabilitation of the infrastructure including electrical, plumbing, hvac, not to mention the design, bowling lanes, ADA compliance, sound, and lighting system we put in place. We opened on May 5, 2018 and in our first year in operation, the venue won the SF Weekly award for best new venue.

As Bay Area Natives, the ownership group takes pride in serving the local clientele and providing enjoyment to those who visit the Bay Area. 420/430 Mason St has been a music venue and gathering space for over 100 years, serves a clear need in the neighborhood, and is an important component of the revitalization of downtown San Francisco which is still recovering from the covid 19 pandemic. We hope that this letter satisfies your request of how this license will serve the public convenience or necessity in the neighborhood and city-wide.

If you have any questions, please do not hesitate to contact us. Thank you for your time and consideration.

Sincerely,

Scott Murphy

Scott Murphy
AH & GLCC, LLC
420 Mason St.
San Francisco, CA 94102
scott@augusthallsf.com
415-559-1145

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE
 ABC 211 (6/99)

State of California

NATHAN VALENTINE

415 713 3439

TO: Department of Alcoholic Beverage Control
 33 NEW MONTGOMERY STREET
 STE 1230
 SAN FRANCISCO, CA 94105
 (415) 356-6500

File Number: **657871**
 Receipt Number: **2881675**
 Geographical Code: **3800**
 Copies Mailed Date: **April 4, 2024**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**

First Owner: **AH & GLCC LLC**
 Name of Business: **AUGUST HALL**
 Location of Business: **420 MASON ST
 SAN FRANCISCO, CA 94102-1706**

County **SAN FRANCISCO**

Is Premises inside city limits **Yes** Census Tract: **0123.02**

Mailing Address:(If different from premises address)

Type of license(s): **90** Dropping Partner: Yes ___ No ___

Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
90 - On-Sale General Music Venue	ORI	Y			

<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	04/04/24	\$18,635.00
90 - On-Sale General Music Ven	ANNUAL FEE	P40	0	04/04/24	\$1,450.00
Total					\$20,085.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of SAN FRANCISCO

Date: April 4, 2024

Applicant Name(s)

AH & GLCC LLC

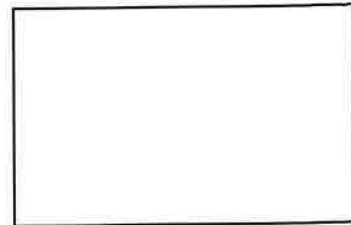
Recommend approval of ABC Type 90 in association with continuation of Entertainment Arts and Recreation Use (concert venue dba August Hall) which is principally permitted in C-3-G. Honora Montano SF Planning honora.monano@sfgov.org

Honora Montano

BY *[Signature]*
 2024 APR 12 AM 8:44
 RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor _____ inquiries..."
- 5. City Attorney Request
- 6. Call File No. _____ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. _____
- 9. Reactivate File No. _____
- 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Issuance - 420 Mason Street - August Hall

Long Title or text listed:

Hearing to consider that the issuance of a Type-90 on-sale general music venue liquor license to AH & GLCC LLC., to do business as August Hall located at 420 Mason Street (District 3), will serve the public convenience or necessity of the City and County of San Francisco.

240490

Signature of Sponsoring Supervisor:

