

From: [Carroll, John \(BOS\)](#)
To: [CPC.Referrals](#); [Salmonson, Joel \(POL\)](#); [Elise Yamaguchi](#)
Cc: ["Alabanza, Analyn@ABC"](#); ["amarjit.tamber@abc.ca.gov"](#); ["Reyes, Gertie@ABC"](#); [Wong, Joanne \(POL\)](#); [Jonas, Stephen \(POL\)](#); [Donovan, Dominica \(BOS\)](#); [Balba, Ryan \(CPC\)](#)
Subject: FW: Liquor License Transfer - 800 Bay Street - Pink House by the Bay - BOS File No. 231289
Date: Wednesday, December 27, 2023 10:08:00 AM
Attachments: [image001.png](#)

Greetings,

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

[Referral Letter - Planning and Police Departments – December 27, 2023](#)

I can see from the Property Information Map that planner Ryan Balba has reviewed this referral already, and identified that this service premise will require a change of use. Please confirm that this is the case, so we can ensure that the Applicant and Planning Department are working on this issue.

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.

Provided that the Planning Department approves this referral, the Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in February of 2024. If the Planning Department is not ready to respond until the change of use is in order, then we will need to postpone this hearing.

I request the Planning Department's response before January 12, 2024. Please confirm receipt of this message.

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

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[Board of Supervisors File No. 231289](#)

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.

John Carroll
Assistant Clerk
Board of Supervisors

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: December 27, 2023

AP Block/Lot Nos.: 0026/039

Zoning: RH-3, 40X

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

Quad: District 2

Record No.: _____

Please submit your response within two weeks. The Public Safety and Neighborhood Services Committee will **tentatively** schedule a PC or N hearing for the regular meeting of February 22, 2024.

PLEASE EMAIL YOUR RESPONSE by January 12, 2024, to:

John Carroll, Public Safety and Neighborhood Services Committee Clerk.

john.carroll@sfgov.org ~ (415) 554-4445

Applicant name: Pink House by the Bay LLC

Business name: Pink House by the Bay

Application address: 800 Bay Street

Applicant contact info: Elise Yamaguchi
(415) 573-5871
elise@pinkhousebythebay.com

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.)

December 22, 2023

Attn: Board of Supervisors
Re: Determination of Public Convenience

Dear Board of Supervisors,

Please consider my request for a Public Convenience Determination for a Type 20 Beer & Wine off sale license at the address of 800 Bay Street. The commercial space is a recent addition to the Russian Hill / Fisherman's Wharf neighborhood and has been very well received.

My name is Elise Yamaguchi, I can be reached at: (415) 573-5871, my email address is Elise@pinkhousebythebay.com. I am the sole proprietor of The Pink House by the Bay, located at 800 Bay Street. My mailing address is: 1592 Union Street #217, San Francisco, CA 94123.

The store is well located by the cable car stop on Hyde street across from the Francisco Park. I plan to keep a limited and curated selection of beer & wine from our local businesses; selections not easily found within walking distance of the establishment. Our unique gift/convenient store offering beer & wine will compliment other gifts suitable for baby showers, engagements, or friends just gathering for an evening.

The majority of the merchandise and gifts focus on the regular demand from local neighbors and tourists organic healthy snacks, organic dairy products, chocolate gifts, books, tea pots, cold drinks, bottled water.

Beer and wine will consume less than 10% of total sale, as companion product but not a primary focus.


I have endeavored to create a space that is unique and charming, featuring quality products that represent San Francisco. In adding beer & wine, we provide a perfect compliment to our existing offerings in serving the neighborhood.

The Pink House by the Bay is currently open daily, from 10 am to 8 pm. Through the efforts of a broker, I obtained a Type 20 off sale Beer & Wine license in November 2023. I posted a notice, prominently on my shop window on November 22, 2023 through December 22, 2023 and mailed over 150 notices to neighbors within 500' of the business property.

Enclosed with this letter, please find:

- ABC-245, which includes Section 3 for a resolution allowing the license on the basis of Public Convenience
- ABC-207F, my signed affidavit regarding notices to the community

Please know this is a time sensitive request due to funds waiting in escrow for your decision. Your expedited approval is appreciated.


Elise Yamaguchi
Pink House By the Bay

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2023 DEC 26 AM 9:00
BY 

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 *Pink House by the Bay LLC*

2. PREMISES ADDRESS (Street number and name, city, zip code) *800 Bay St., San Francisco, CA 94109*

3. LICENSE TYPE *20*

4. TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast:	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only <input type="checkbox"/> All			

<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 checked="" type="checkbox"/> Other - describe: <i>gift shop/Convenience store</i>			

5. COUNTY POPULATION *875,010*

6. TOTAL NUMBER OF LICENSES IN COUNTY *11*

7. RATIO OF LICENSES TO POPULATION IN COUNTY

<input type="checkbox"/> On-Sale	<input type="checkbox"/> Off-Sale	<i>1,136</i>	<input type="checkbox"/> On-Sale	<input checked="" type="checkbox"/> Off-Sale
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8. CENSUS TRACT NUMBER *102.02*

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT *1*

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

<input type="checkbox"/> On-Sale	<input checked="" type="checkbox"/> Off-Sale	<i>6</i>	<input type="checkbox"/> On-Sale	<input checked="" type="checkbox"/> Off-Sale
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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 *106*

14. TOTAL NUMBER OF REPORTING DISTRICTS *654*

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS *54,049*

16. AVERAGE NO. OF OFFENSES PER DISTRICT *82.64*

17. 120% OF AVERAGE NUMBER OF OFFENSES *99.16*

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT *503*

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 *Board of Supervisors*

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee) *[Signature]*

Complete this form, attach the original Form ABC-207E and return to ABC office listed below. Refer to Instructions, Form ABC-528, for more information.

ABC District Office:

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

Applicant(s) Name(s):

PINK HOUSE BY THE BAY, LLC

Premises Address:

**800 BAY ST
SAN FRANCISCO, CA 94109-1233**

I, Elise Yamaguchi, do hereby declare that on 12-7-2023, I served by mail upon each Resident of real property owner of real property within a 500-foot radius of the above-designated premises, by depositing in the United States Mail, with postage fully prepaid, a sealed envelope containing a true copy of the Notice of Intention to Engage in the Sale of Alcoholic Beverages (ABC-207E), a copy of which is attached hereto, giving the name(s) of the applicant(s), the type(s) of license(s) applied for, the address of the premises where the business is to be conducted, addressed to the resident/occupant for each of the following addresses (If more space is needed, use reverse or attach a separate sheet):

ADDRESS 800 Bay Street CITY San Francisco ZIP CODE 94109

Continued on reverse or on attachment

I declare under the penalty of perjury that the foregoing is true and correct.

Executed at San Fran's, California, this 7th day of Dec., 2023

Elise Yamaguchi
Signature

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

State of California

Elise Yamaguchi
 (415) 573-5871

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

File Number: **654682**
 Receipt Number: **2851786**
 Geographical Code: **3800**
 Copies Mailed Date: **November 22, 2023**
 Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO
First Owner: **PINK HOUSE BY THE BAY, LLC**
Name of Business: **PINK HOUSE BY THE BAY**
Location of Business: **800 BAY ST**
SAN FRANCISCO, CA 94109-1233
County **SAN FRANCISCO**
Is Premises inside city limits **Yes**
Mailing Address:(If different from premises address) **1592 UNION ST**
#217
SAN FRANCISCO, CA 94123-4505
Type of license(s): **20**
Transferor's license/name: **552794 / DENG, ERIC ZHU QI**

Census Tract: **0102.02**

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 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2023 DEC -1 AM 9:08
 BY *[Signature]*

Dropping Partner: Yes No

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
20 - Off-Sale Beer And Wine	PER/PRM	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	DBL TRF: PREMISES AND PERSON	NA	0	11/22/23	\$990.00
Application Fee	FEDERAL FINGERPRINTS	NA	1	11/22/23	\$24.00
Application Fee	STATE FINGERPRINTS	NA	1	11/22/23	\$39.00
20 - Off-Sale Beer And Wine	ANNUAL FEE	NA	0	11/22/23	\$435.00
Total					\$1,488.00

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: November 22, 2023

Applicant Name(s)

PINK HOUSE BY THE BAY, LLC

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 Transfer - 800 Bay Street - Pink House by the Bay

Long Title or text listed:

Hearing to consider that the person-to-person, premise-to-premise transfer of a Type-20 off-sale beer and wine liquor license to Pink House by the Bay LLC, to do business as Pink House by the Bay, located at 800 Bay Street (District 2), will serve the public convenience or necessity of the City and County of San Francisco.

Signature of Sponsoring Supervisor:


+ _____