

File No. 160356

Committee Item No. 3

Board Item No. 14

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Neighborhood Services Date September 8, 2016

Board of Supervisors Meeting

Date SEPTEMBER 20, 2016

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- LL Referral - 04/12/2016
- Response Planning Dept - 04/21/2016
- Response Police Dept - 09/01/2016
- _____
- _____
- _____
- _____
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- _____
- _____
- _____

Completed by: Erica Major Date September 2, 2016

Completed by: [Signature] Date 9/13/2016

1 [Liquor License - 50 Mason Street]

2
3 **Resolution determining that the issuance of a Type 48 on-sale general public**
4 **premises license to Pandora Karaoke, Inc. dba Pandora Karaoke, located at 50**
5 **Mason (District 6), will serve the public convenience or necessity of the City and**
6 **County of San Francisco in accordance with California Business and Professions**
7 **Code, Section 23958.4, and recommending that the California Department of**
8 **Alcoholic Beverage Control impose conditions on the issuance of the license.**

9
10 WHEREAS, Pandora Karaoke, Inc. is seeking the issuance of a Type 48 on-sale
11 general public premises license dba Pandora Karaoke, located at 50 Mason Street
12 (District 6); and

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

15 WHEREAS, The Police Department has filed zero (0) protests with the
16 Department of Alcoholic Beverage Control under California Business and Professions
17 Code, Section 24013, and recommends that the Department of Alcoholic Beverage
18 Control issue the liquor license with conditions; and

19 WHEREAS, The conditions recommended by the Police Department, as
20 amended, are the following: 1) sales, service, and consumption of alcoholic beverages
21 shall be permitted from 11:00 a.m. to 12:00 midnight, Sunday through Wednesday, and
22 11:00 a.m. to 2:00 a.m., Thursday through Saturday; 2) the sale of alcoholic beverages
23 for consumption off the premises is strictly prohibited; 3) Karaoke Studio Room
24 constructed on the premises shall have the following characteristics:

25 a) A viewing window in the door or wall;

1 b) The view through the windows shall not be constructed in any way nor shall
2 any physical obstruction including but not limited to planters, partitions, or items
3 of décor, be placed in front of or behind or attached to any section of the door or
4 windows;

5 c) All doors to said studio rooms will remain unlocked and shall not have any
6 form of locking mechanism attached at or near the doors;

7 d) The "Studio Rooms" shall be equipped with audio and video equipment
8 sufficient for performances commonly associated with "karaoke" style
9 entertainment;

10 e) Karaoke entertainment must be available at all times in the rooms during the
11 hours of operation of the premises;

12 4) petitioner(s) shall make no changes in the premises interior without prior written
13 approval from the department; 5) no employee or agent shall be permitted to accept
14 money or any other thing of value from customer for the purpose of sitting or otherwise
15 spending time with customers while in the premises, nor shall the licensee provide or
16 permit, or make available either gratuitous or for compensation, male or female persons
17 who act as escorts, companions, or guests of and for the customers; 6) no employee or
18 agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer
19 while in the premises; 7) loitering (is defined as "to stand idly about; linger aimlessly
20 without lawful business") is prohibited on any sidewalks or property adjacent to the
21 licensed premises under the control of the licensee as depicted on the ABC-257 dated
22 1/27/2016; 8) no noise shall be audible beyond the area under the control of the
23 licensee(s) as depicted on the ABC-257 dated 1-27-2016; 9) the petitioner(s) shall
24 utilize electronic surveillance and recording equipment that is able to view inside and
25 outside of the premises and that is actively maintained and recorded. This electronic

1 surveillance shall be in place during operating hours. Said electronic recording shall be
2 kept up to (72) hours and shall be made available to the Department or police
3 department upon demand; 10) at no time shall a customer have direct access, self-
4 service access to alcoholic beverages. All sales and service of alcoholic beverages
5 shall go through an employee of the premises to the customer; 11) the petitioner(s) shall
6 be responsible for maintaining free of litter the area adjacent to the premises over which
7 they have control; 12) graffiti shall be removed from the premises and all parking lots
8 under the control of the licensee within 72 hours of application. If the graffiti occurs on a
9 Friday or weekend day, or on a holiday, the licensee shall remove the graffiti within 72
10 hours of the beginning of the next weekday; and 13) the licensee(s) or employee of the
11 licensee will monitor the interior of the premises at all times that alcoholic beverages are
12 being served or consumed, to ensure that the premises will operate in compliance will
13 all applicable laws and/ or conditions; now, therefore, be it

14 RESOLVED, That in accordance with California Business and Professions Code,
15 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
16 hereby determines that the issuance of a Type 48 on-sale general public premises
17 license to Pandora Karaoke, Inc., dba Pandora Karaoke, located at 50 Mason Street
18 (District 6), will serve the public convenience or necessity of the City and County of San
19 Francisco; and, be it

20 FURTHER RESOLVED, That the Board of Supervisors of the City and County of
21 San Francisco hereby endorses and adopts the recommendations of the Police
22 Department listed above, and recommends that the Department of Alcoholic Beverage
23 Control issue the license with those conditions.
24
25



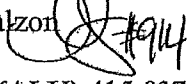
San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
*Public Convenience and
Necessity Recommendation*

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

Supervisor Jane Kim
Supervisor John Avalos
Supervisor David Campos

From: Lieutenant Dave Falzon 
Officer in Charge
ABC Liaison Unit (ALU) 415-837-7287

Date: August 29, 2016

Subject: P.C.N. Investigation Regarding: 50 Mason St
DBA: Pandora Karaoke
50 Mason St
(415) 981-4500

Mark Rennie on behalf of Pandora Karaoke Inc, has filed an application with the California Department of Alcoholic Beverage Control seeking a -Type 48 (On Sale- Public Premise) License for 50 Mason St (Located between Eddy and Turk Streets).

Hours of Operation:

Daily 11:00 a.m to 12:00 midnight
Sunday through Wednesday and 11:00 am to 2:00 a.m. Thursday through
Saturday

Digest:

Pandora Karaoke would like to have a full bar with private rooms conducting karaoke inside these rooms located at 50 Mason St. If approved, this license will allow them to sell on sale beer, wine, and distilled spirits.

Letters of Protest:

0

Letters of Support:

0

Police Calls for Service:

From February 2015 to February 2016

13 Calls for service

Police Reports:

From February 2015 to February 2016: 2

San Francisco Plot Information:

This premise is located in Plot 178

A High Crime area is defined as 99 or more police incidents in a plot for the year of 2015.

This plot had 145 police incidents for 2015, which is 46 over the Citywide "High Crime" average.

State Census Tract Information:

This premise is located in Census Tract 176.01

Population for this tract is: 3,544

On-sale license authorized by census tract: 12

Active on-sale licenses: 76

Off-sale licenses authorized by census tract: 3

Active off-sale licenses: 9

Departmental Recommendation:

Points of consideration: 1-Vietnam Youth Development center

Tenderloin Station does not approve

Applicant premise is located in a "**high crime**" area.

Applicant premise is located in an "**undue concentration**" area.

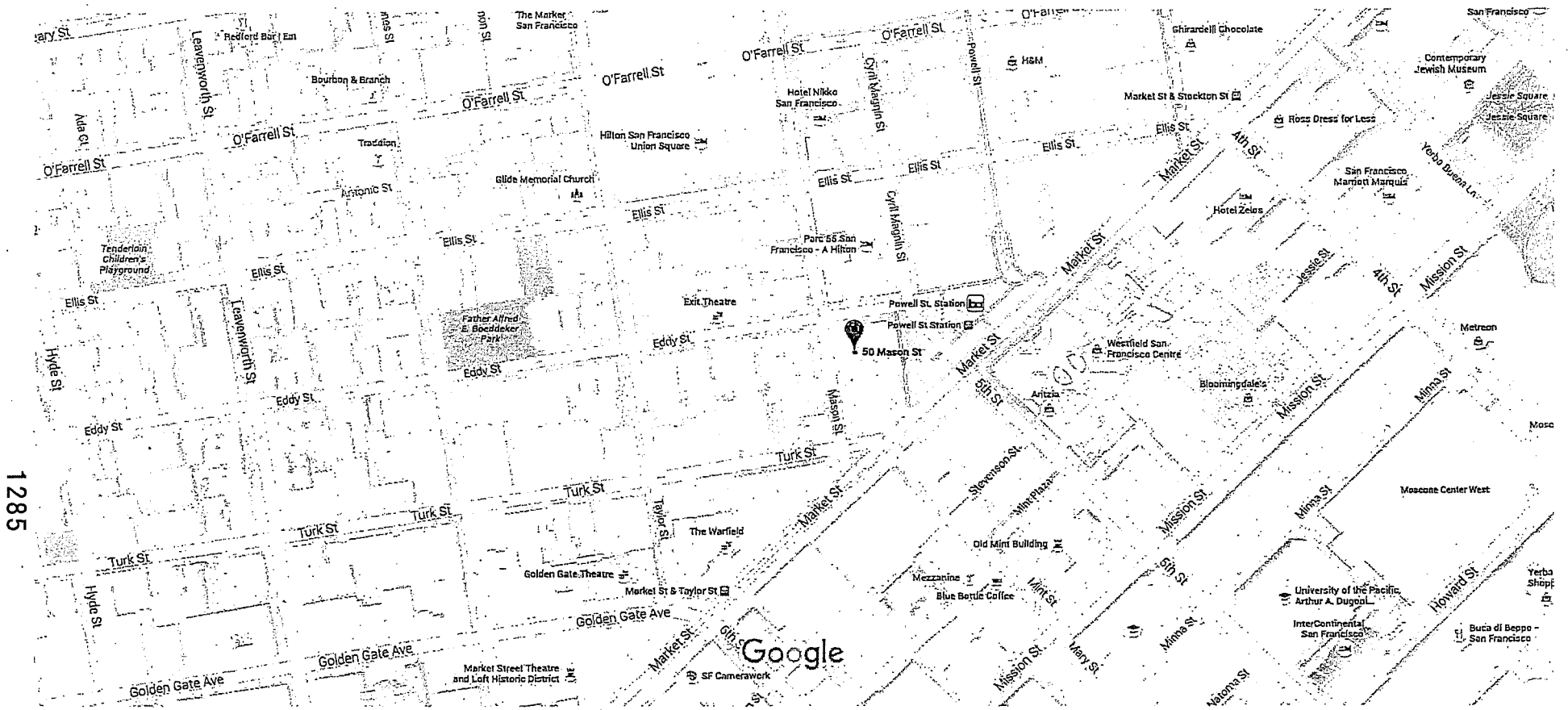
0 - Record of protest.

0 - Record of support.

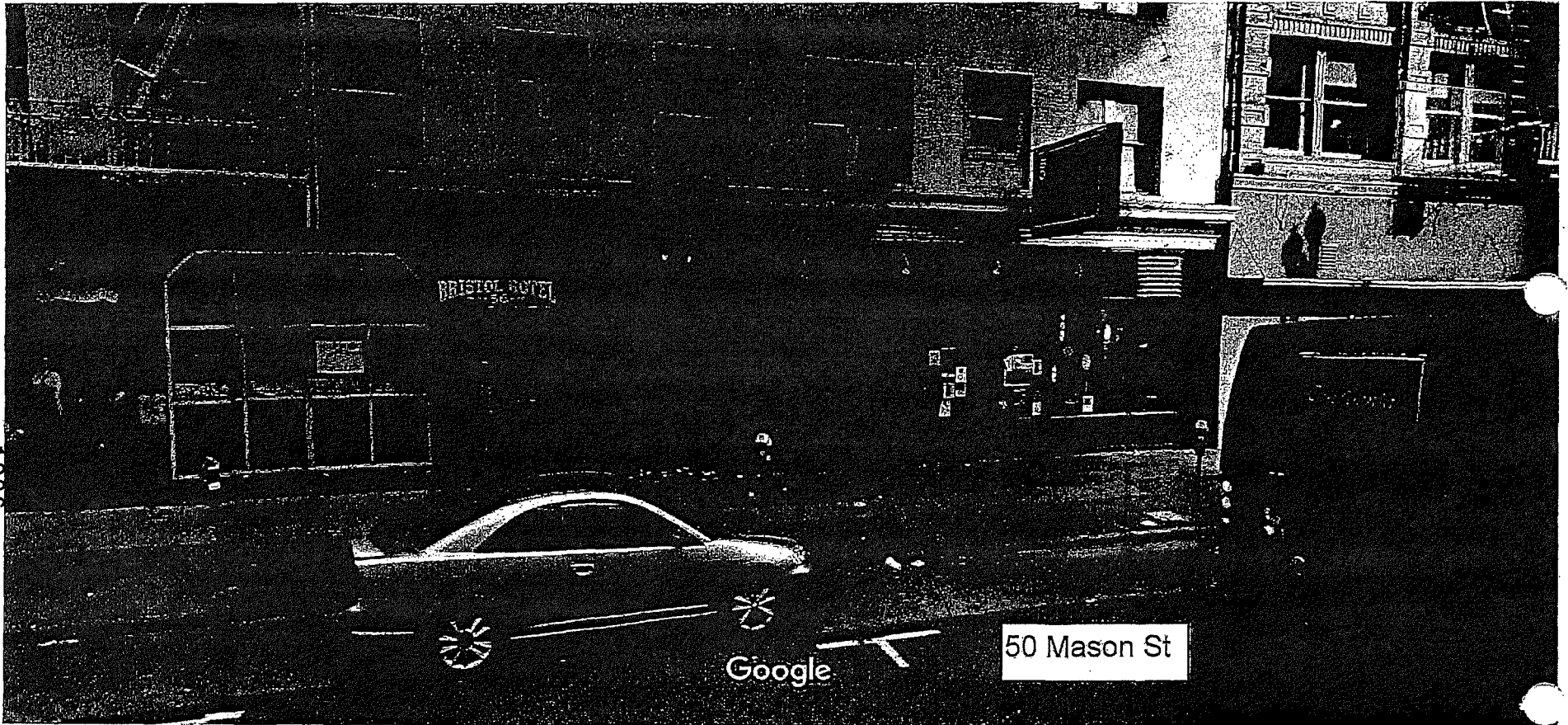
ALU Recommendation: Approval with the following conditions:

1. Sales, service, and consumption of alcoholic beverages shall be permitted from 11:00 a.m. to 12:00 midnight, Sunday through Wednesday, and 11:00 a.m. to 02:00 a.m., Thursday through Saturday.
2. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
3. Karaoke Studio Room constructed on the premises shall have the following characteristics:
 - a. A viewing window in the door or wall.
 - b. The view through windows shall not be constructed in any way nor shall any physical obstruction including but not limited to planters, partitions, or items of décor, be placed in front of or be behind or attached to any section of the door or windows.
 - c. All doors to said studio rooms will remain unlocked and shall not have any form of locking mechanism attached at or near the doors.
 - d. The "Studio Rooms" shall be equipped with audio and video equipment sufficient for performances commonly associated with "karaoke" style entertainment.
 - e. Karaoke entertainment must be available at all times in the rooms during the hours of operation of the premises.
4. Petitioner(s) shall make no changes in the premises interior without prior written approval from the Department.

5. No employee or agent shall be permitted to accept money or any other thing of value from customer for the purpose of sitting or otherwise spending time with customers while in the premises, nor shall the licensee provide or permit, or make available either gratuitous or for compensation, male or female persons who act as escorts, companions, or guests of and for the customers.
6. No employee or agent shall solicit or accept any alcoholic or non-alcoholic beverage from any customer while in the premises.
7. Loitering (loitering is defined as "to stand idly about; linger aimlessly without lawful business") is prohibited on any sidewalks or property adjacent to the licensed premises under the control of the licensee as depicted on the ABC 257 dated 1-27-16
8. No noise shall be audible beyond the area under the control of the licensee(s) as depicted on the ABC 257 dated 1-27-16.
9. The petitioner(s) shall utilize electronic surveillance and recording equipment that is able to view inside and outside of the premises and that is actively maintained and recorded. This electronic surveillance shall be in place during operating hours. Said electronic recording shall be kept up to (72) hours and shall be made available to the Department or police department upon demand.
10. At no time shall a customer have direct access, self-service access to alcoholic beverages. All sales and service of alcoholic beverages shall go through an employee of the premises to the customer.
11. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
12. Graffiti shall be removed from the premises and all parking lots under the control of the licensee within 72 hours of application. If the graffiti occurs on a Friday or weekend day, or on a holiday, the licensee shall remove the graffiti within 72 hours of the beginning of the next weekday.
13. The licensee(s) or employee of the licensee will monitor the interior of the premises at all times that alcoholic beverages are being served or consumed, to ensure that the premises will operate in compliance will all applicable laws and/ or conditions.



1285



1286

50 Mason St

Google

Image capture: Feb 2015 © 2016 Google

San Francisco, California

Street View - Feb 2015



AP
etc.

LIQUOR LICENSE REVIEW

Received via Email
4/21/2016

TO: Planning Department
AnMarie Rodgers/CTYPLN/SFGOV
Georgia Powell/CTYPLN/SFGOV@SFGOV
Fax No.: (415) 558-6409

File: 160356

Block/lot: 0341/008

TO: Police Department
Inspector Nelly Gordon
Phone: (415) 837-7273

Zoning: RC-4

Quadr: NE

DATE: April 12, 2016

Record # 2016-004815

MIS

This item is tentatively scheduled to be heard in four to six weeks.
PLEASE EMAIL YOUR RESPONSE BY: May 11, 2016, to Erica Major, Public
Safety and Neighborhood Services Committee Clerk.

Erica.Major@sfgov.org - Fax No: 554-7771

Applicant Name: Pandora Karaoke, Inc.
Pandora Karaoke
and Business Name: (50 Mason Street)
Applicant Address: 50 Mason Street
San Francisco, CA 94102
and Phone No. (415) 981-4500

PLANNING COMMENTS: Approval Denial

*Type 48 license is permitted in conjunction with an Entertainment,
Arts and Recreation Use within the RC-4 District per
P.C. Sec. 209.3.*

[Signature] 4/20/16
Andrew Perry

POLICE COMMENTS: Approval Denial

TENANT ASSOCIATIONS COALITION OF SAN FRANCISCO

P.O. Box 420846; S.F., CA 94142-0846
Phone: (415) 339-8327
Email: tac_sf@yahoo.com
<http://tacpac.blogspot.com/>

August 31, 2016

Public Safety and Neighborhood Services Committee
Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Type 48 transfer to 50 Mason Street

Dear Jane Kim, John Avalos, and David Campos:

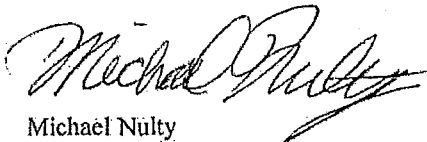
Tenant Associations Coalition of San Francisco is writing in support of Pandora Karaoke Bar relocating to 50 Mason. The operators of Pandora have presented at several community forums on February 9, 2016 and on February 18, 2016 detailing their plans on relocating. Pandora has become apart of the fabric our community and have proven to be a responsible businesses operator.

We support the transfer of their type 48 ABC liquor license because Pandora has been apart of Project Safe's "Take back the Block" efforts where they meet regularly to discuss ways to provide neighborhood safety. As neighbors of the Pandora we are also aware of their proactive responses to make the Tenderloin a safer place for residents, patrons, and tourists.

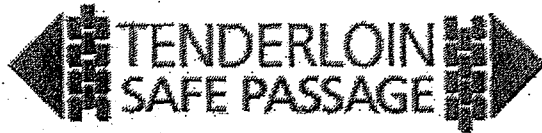
The new location at 50 Mason Street has been a vacant store front for over a year now. The community needs to have an active business operating in this location. That is why we would like the Pandora to be able to operate 7 days a week until 2AM based on the fact that other businesses are open until then and their security team will be the same as in their previous location.

We strongly urge the Board of Supervisors approve the license transfer.

Sincerely,



Michael Nulty
Program Director



June 24, 2016

To Whom It May Concern:

We are writing in support of Pandora Karaoke as an asset to our community. This local business is not like. We are an organization that rarely supports businesses with liquor licenses, yet Pandora - Karaoke has proven to be a responsible and invested establishment in the Tenderloin neighborhood.

The Tenderloin is home to an estimated 3,500 children who must navigate their way to and from school, and other activities while confronting the many dangers in the Tenderloin.

To address the numerous safety challenges, Tenderloin Safe Passage was started in 2008 when a group of mothers came together to find new ways to keep their children safe. Today, we are a coalition of dedicated mothers, youth, seniors, volunteers and service providers who are building a culture of safety in the Tenderloin. We work to help people feel safe and be safe through visibility, preparedness, and involvement.

Very recently, Pandora Karaoke hosted a fundraiser for our organization, where they were extremely generous and supportive of this effort. They believe in the work we do, and take an active role in improving block safety where they operate.

We support efforts that keep Pandora-Karaoke in this neighborhood!

Respectfully,

A handwritten signature in black ink, appearing to read "Kate Robinson", written over a horizontal line.

Kate Robinson
Program Director | Tenderloin Safe Passage
246 Eddy St San Francisco, CA 94102
(415) 292-2328

Good Oel Inc / Mikkeller Bar

34 Mason Street San Francisco CA 94102

07/05/2016

Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco CA 94102

Re: Liquor License Transfer to 50 Mason Street.

Dear Supervisors:

I am writing to express my support and great enthusiasm for Pandora Karaoke relocating to 50 Mason Street and the successful transfer of their type 48 ABC license. Pandora Karaoke has operated successfully one block away at 177 Eddy Street for 7 years on what could be considered one of the toughest blocks in the City to operate any business.

The new location at 50 Mason Street has been vacant for a year now and despite the best efforts of the Tenderloin Police precinct has become an almost constant homeless encampment and magnet for drug dealers and other criminals. Since 50 Mason has turned derelict foot traffic has diminished and businesses below Eddy Street have suffered.

With Pandora Karaoke opening at 50 Mason Street it will curb the unwanted elements and once again encourage pedestrians to walk down Mason Street and support the several businesses near Market & Turk.

I strongly urge the Board of Supervisors to approve this license Transfer.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chuck Stilphen', with a long horizontal line extending to the right.

Chuck Stilphen, CEO, Good Oel Inc, 34 Mason Street. 510-326-5881

July 13, 2016

To:

To Whom This May Concern:

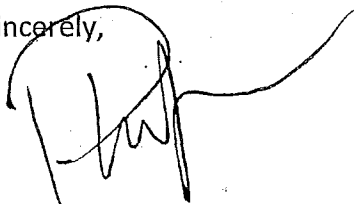
My name is Phoet Tak and I am a community member and resident of the Tenderloin District. I have lived and worked in the neighborhood for more than 2 decades. Of all the local businesses with a liquor licenses, I believe Pandora Karaoke & Bar is one of the best and most responsible establishments in the district.

As you might notice, there has been a recent increase of displacement of residents and small businesses in the Tenderloin due to new development interest and rent increase. Pandora is currently one of the victims of this wave of greedy landlords who are evicting for higher profits. Pandora has done nothing wrong and should not have to suffer.

Pandora Karaoke & Bar is more than just a small business. It has been an active participant in community efforts to fight against crime, participated in neighborhood beautification, and also help to sustain local non-profits by donating and hosting fundraising events. A great establishment like this should be recognized, given the support to relocate to continue to operate, and remain a small business in the neighborhood.

I urge you to support and help Pandora maintain its license to operate and help this small business continue to be the responsible and dedicated establishment it currently is in the Tenderloin Community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Phoet Tak', with a long horizontal flourish extending to the right.

Phoet Tak

Tenderloin Resident, Community Advocate

PANDORA

K A R A O K E & B A R

June 7, 2016

Sheree Simpson
California Department of Alcoholic Beverage Control
San Francisco District Office
33 New Montgomery Street, Ste. 1230
San Francisco, CA 94105.
VIA Email and Messenger

**RE: PANDORA KARAOKE, INC. 50 Mason Street, San Francisco, CA 94102—
\$00.00 consideration license transfer.
License NO. 48-566272**

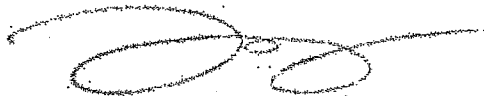
Dear Ms. Simpson:

We are currently transferring the ABC license owned by 177 Eddy St, LLC at 177 Eddy Street in San Francisco to our re-structured company, Pandora Karaoke, Inc. to be held on the premises at 50 Mason Street, San Francisco. I am the sole member of 177 Eddy St, LLC and have joined with my business partner, Jeff Ng, as stock holders of Pandora Karaoke, Inc. for the purposes of this business, new lease, and ownership of the ABC license.

We wish to transfer ABC 47-427913 to 48-566272 for essentially no consideration. Since Jeff Ng has been phased in as my business partner through the work he has contributed to Pandora Karaoke, we have not exchanged money for ownership transfer between companies. Rather, we have joined forces in the new company which runs the business and holds the lease for the premises at 50 Mason Street entirely. There will be no consideration paid for this transfer.

If you have any questions please give me a call.

Thank you,



Tim Choy

TENANT ASSOCIATIONS COALITION OF SAN FRANCISCO

P.O. Box 420846; S.F., CA 94142-0846
Phone: (415) 339-8327
Email: tac_sf@yahoo.com
<http://tacpac.blogspot.com/>

August 31, 2016

Public Safety and Neighborhood Services Committee
Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Type 48 transfer to 50 Mason Street

Dear Jane Kim, John Avalos, and David Campos:

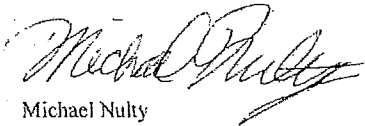
Tenant Associations Coalition of San Francisco is writing in support of Pandora Karaoke Bar relocating to 50 Mason. The operators of Pandora have presented at several community forums on February 9, 2016 and on February 18, 2016 detailing their plans on relocating. Pandora has become apart of the fabric our community and have proven to be a responsible businesses operator.

We support the transfer of their type 48 ABC liquor license because Pandora has been apart of Project Safe's "Take back the Block" efforts where they meet regularly to discuss ways to provide neighborhood safety. As neighbors of the Pandora we are also aware of their proactive responses to make the Tenderloin a safer place for residents, patrons, and tourists.

The new location at 50 Mason Street has been a vacant store front for over a year now. The community needs to have an active business operating in this location. That is why we would like the Pandora to be able to operate 7 days a week until 2AM based on the fact that other businesses are open until then and their security team will be the same as in their previous location.

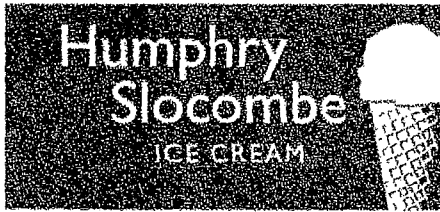
We strongly urge the Board of Supervisors approve the license transfer.

Sincerely,



Michael Nulty
Program Director

SERVING THE COMMUNITY SINCE 1998



Humphry Slocombe Group, LLC
2790A Harrison St.
San Francisco, CA 94110
(415) 550-6971

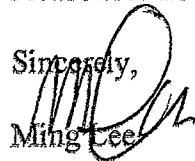
To Whom It May Concern:

My name is Ming Lee and I am writing this letter on behalf of Humphrey Slocombe Ice Cream in support of Pandora Karaoke and their desire to relocate their business to 50 Mason St.

We are located at 173 Eddy St. and have been a tenant here for 2 years. Pandora Karaoke is adjacent to our location and has been successfully doing business there for a number of years. They have proven that good ownership and excellent management can allow a business to succeed in one of the toughest blocks in the roughest neighborhoods of San Francisco. I fully support the relocation because I have experienced their dedication to the neighborhood and feel that their continued presence will be an asset to our community. Pandora Karaoke attracts young professionals from all demographics to the Tenderloin, which clearly demonstrates the type of establishment that they have become and will continue to be at 50 Mason St.

Humphrey Slocombe is in full support of Pandora Karaoke's wish to relocate to a location that is approximately 800 feet away. We see nothing negative associated with the move and are excited to frequent the new location.

Please feel free to contact me should you have any questions.

Sincerely,

Ming Lee

SFCitadel

August 8, 2016
181 Eddy Street
San Francisco, CA 94102

(415) 757-0090
www.sfcitadel.org

To Whom This May Concern:

My name is Phillip Derby and I am a the owner of the SF Citadel Club in the Tenderloin District. We have been in the Tenderloin for almost 5 years now. Of all the local businesses with a liquor licenses, I believe Pandora Karaoke & Bar is one of the best and most responsible establishments in the district.

As you might notice, there has been a recent increase of displacement of residents and small businesses in the Tenderloin due to new development interest and rent increase. Pandora is currently one of the victims of this wave of displacements that the increase of commercial rents is making it imposable continue operations due to increased rent. Pandora has done nothing wrong and should not have to suffer.

Pandora Karaoke & Bar is more than just a small business. It has been an active participant in community efforts to fight against crime, participated in neighborhood beautification, and also help to sustain local non-profits by donating and hosting fundraising events. A great establishment like this should be recognized, given the support to relocate to continue to operate, and remain a small business in the neighborhood.

I urge you to support and help Pandora maintain its license to operate and help this small business continue to be the responsible and dedicated establishment it currently is in the Tenderloin Community.

Sincerely,

Phil Derby
SF Citadel
181 Eddy Street
San Francisco, Ca 94102



THE CHAIRMAN

To Whom it May Concern:

This letter is in regards to Pandora Karaoke's desire to relocate from 177 Eddy St. San Francisco, CA 94102 to 50 Mason St. San Francisco, CA 94102.

My name is Curtis Lam and I am the owner of the Chairman Truck that operates out of 173 Eddy St San Francisco, CA 94102. My proximity to Pandora Karaoke has greatly contributed to my knowledge of how they condone their business and how it can affect the daily operation of mine. The Tenderloin is one of the most difficult, if not the most difficult, neighborhoods in San Francisco to have success as a business owner. Pandora Karaoke has managed to achieve this and continues to strive despite the increase in the homeless population and drug users and dealers that riddle the 100 block of Eddy. They are committed to doing the right thing as business owners and as members of the community. Pandora Karaoke is a member of the "Take back the Block" group that collectively tries to better the neighborhood by ridding it of the drug dealers and problematic street dwellers. Their attentiveness to possibly dangerous situations had not only made the Tenderloin a safer place for businesses, but for people, children, residents, tourists, and patrons alike. It would be a shame for the neighborhood to lose the compassion that the owners and their employees demonstrate.

I offer my full support in their plans to relocate and am urging you to keep this business in the Tenderloin. Aside from solely operating as a business, they are an asset to the community and have so much to offer neighbors and surrounding businesses. Pandora Karaoke attracts a demographic that consists of young professionals and mature adults that would never frequent the Tenderloin otherwise. It would be a great shame for the Tenderloin District and the city of San Francisco to lose such a gem.

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

Sincerely,

Curtis Lam
Owner

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2016 APR 12 PM 2:47

BY ll

MARK E. RENNIE
ATTORNEY AT LAW
870 MARKET STREET
THE FLOOD BUILDING, SUITE 1260
SAN FRANCISCO, CALIFORNIA 94102

(415) 981-4500

TELECOPIER (415) 981-3334

April 11, 2016

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

Re: Pandora Karaoke
California ABC Liquor License Transfer
50 Mason Street, San Francisco, CA 94102
Public Convenience and Necessity Determination Request
*ABC Type 48 License—On-Sale General Public Premises,
Premise to Premise Transfer from 177 Eddy*

Dear Ms. Cavillo:

This office represents Pandora Karaoke, Inc. the shareholders of which presently own a karaoke lounge located at 177 Eddy Street in San Francisco. Pandora Karaoke is moving to nearby 50 Mason Street, as their current landlord is clearing the building of tenants, presumably to build residential units. My client has applied to the California Department of Alcoholic Beverage Control (ABC) to transfer the current On-Sale General Public Premises license [Type 48] to 50 Mason Street.

50 Mason Street was previously licensed as a bar and live entertainment venue known as 50 Mason Social Club. This venue operated for approximately four years with no neighbor complaints or crime issues. The building also includes a hotel on the upper floors, which has historically had no problems with sound from the venue and is currently being renovated by the building owner, who will work in collaboration with Pandora to update and attenuate any sound or security problems that could arise. As part of its commitment to ensure that operations in this new location do not disturb its neighbors, Pandora Karaoke will incorporate high standards of sound attenuation and safe and secure crowd-control measures in their build-out of the new location.

The shareholders, Jeff Ng and Timothy Choy, have been in the bar and restaurant business for many years and are skilled operators. They are committed to providing an excellent experience for their patrons and will strive to make the Eastern Tenderloin area safer and crime free. Foremost, they are and will continue to be Good Neighbors. Pandora Karaoke is enjoyed by a diverse and respectful crowd of business owners, technology workers and others being drawn

to this dynamic and centrally located area. In the last 8 years, they have developed a loyal clientele that includes young professionals, new and longtime neighborhood residents, and bar and restaurant industry workers.

Pandora Karaoke has been operating at 177 Eddy Street, just around the corner from the new premise at 50 Mason, since 2007 and has been fully embraced by neighborhood. They have developed strong relationships with many of the other neighborhood businesses and organizations, including the Tenderloin Neighborhood Development Corporation, Vietnamese Youth Development Center, Hotel Bijou, Piano Fight Theatre, Tea Room Theater, NY Pizza Kitchen, The Chairman Food Truck, The Best Hotel, Super Cool Discount Grocery Store, The Exit Theatre, Humphrey Slocombe Ice Cream, SF Citadel, and Little Delhi Indian Restaurant, and are joined by these and many more in the "100 Block Eddy Take Back the Block" organization, sponsored by SF Safe. This group is responsible for working together with District 6 Supervisor Jane Kim, SFMTA, former Tenderloin Police Captain Jason Cherniss, new Tenderloin Police Captain Teresa Gracie, and many other community leaders to secure the neighborhood day and night, making it safe for businesses, clients, residents, and visitors.

Pandora Karaoke owners are also members of the Alliance for a Better District 6. As a neighborhood partner, they have hosted numerous charitable gatherings and fundraisers, including an upcoming fundraising event benefiting Father Alfred E. Boeddecker Park, which was recently renovated and restored with the help of The Trust for Public Land.

The approved move will allow Pandora Karaoke to offer more of what we they are known for: a relaxed, creative, social atmosphere. Pandora Karaoke will continue to provide jobs in the service industry that support and enhance opportunity for local residents and support local businesses in the Tenderloin and Downtown neighborhoods. The approval by the Board of Supervisors of this ABC license would not have any detrimental effect on the surrounding neighborhood or the City of San Francisco. The clientele of this operation fits well into the existing neighborhood and poses no public safety problems.

For the reasons outlined above, applicant Pandora Karaoke, Inc. dba Pandora Karaoke respectfully requests that this letter be forwarded to the Public Safety & Neighborhood Services Committee of the Board and that this Committee and the full Board of Supervisors make a determination under California Business and Professions Code Section 23958.4 that the public need or convenience would be served by the transfer of the liquor license to Pandora Karaoke, Inc. dba Pandora Karaoke at 50 Mason Street, San Francisco.

Thank you for your consideration of this request.

Yours truly,



Mark E. Rennie

MER/mb

Cc: Jeff Ng, Pandora Karaoke, Inc.
Tim Choy, Pandora Karaoke, Inc.
Lt. David Falzon, Officer-in-Charge SFDP ALU