

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

DATE: April 14, 2025

TO: Planning Department  
Attn: \_\_\_\_\_  
Phone No. \_\_\_\_\_

AP Block/Lot Nos.: 0257/001  
Zoning: CCB - Chinatown - Community  
Business - 50-N

TO: Police Department  
Sakher Ghanem  
Phone No. (415) 553-1115

Quad: Dist 3  
Record No.: 2025-003109MIS

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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 May of 2025.

**PLEASE EMAIL YOUR RESPONSE by April 21, 2025, to:**

Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.  
[monique.crayton@sfgov.org](mailto:monique.crayton@sfgov.org) ~ (415) 554-7750

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**Applicant name:** SBL Living Asset 2018 LLC.

**Business name:** Blue Stream Wines

**Application address:** 555 Grant Ave  
San Francisco, CA 94108

**Applicant contact info:** Steven Lee  
steven.lee.ventures@gmail.com  
415-720-4208

**PLANNING REVIEW:** ☒ Approval ☐ Denial

Planning Staff Contact: Honora Montano 6/17/2025  
(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](http://www.sfplanning.org)

6/17/2025

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 Blue Stream Wine and Gallery – 555 Grant Avenue., Planning Department Files No. **2025-003109MIS**

To Whom It May Concern:

The Planning Department is recommending approval of the attached Type 42 License. The License is permitted per Conditional Use Authorization 2025-000726CUA, approved by the Planning Commission May 15, 2025, under Motion No. 21736, and pursuant to Planning Code Section 210.1, 303, and 810 to add beer/wine sales and consumption on the premises (ABC Type-42).

If you have any questions related to Planning's evaluation, please contact me at [honora.montano@sfgov.org](mailto: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](mailto:pic@sfgov.org) | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#) | [San Francisco Permit Center](#)

**From:** [Crayton, Monique \(BOS\)](#)  
**To:** [CPC.Referrals](#); [Ghanem, Sakher \(POL\)](#); [steven.lee.ventures@gmail.com](#)  
**Cc:** [Alabanza, Analyn@ABC](#); [amarjit.tamber@abc.ca.gov](#); [Goff, David \(POL\)](#); [Dahl, Bryan \(BOS\)](#); [Ebadi, Mahanaz \(BOS\)](#); [Donovan, Dominica \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Bell, Tita \(BOS\)](#); [Lee, Amy \(BOS\)](#); [Nagano, Tomio \(BOS\)](#); [Andrews, Michelle \(BOS\)](#)  
**Subject:** Liquor License Issuance - 555 Grant Ave - Blue Stream Wines - BOS File No. 250378  
**Date:** Monday, April 14, 2025 12:52:00 PM

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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 – April 14, 2025](#)

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. 250378](#)

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 May of 2025.**

**I request the Planning Department's response on or before April 21, 2025. 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](mailto:monique.crayton@sfgov.org) | [www.sfbos.org](http://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.

April 6, 2025

San Francisco Board of Supervisors  
Public Safety & Neighborhood Services Committee  
1 Dr. Carlton B. Goodlette Place, Room 244  
San Francisco, CA 94102

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2025 APR 09 AM 10:23

**Re: 555 Grant Ave. (Block 257/Lot 001), Ground Floor,  
PC or N hearing date request.**

To Whom It May Concern:

We hereby request a PC or N hearing for the following applicant:

1. Applicant's name and contact: SBL Living Asset 2018 LLC, contact Steven Lee, 415-720-4208, [steven.lee.ventures@gmail.com](mailto:steven.lee.ventures@gmail.com)
2. Applicant's business and address: Blue Stream Wines at 555 Grant Ave.
3. Applicant's mailing address: 555 Grant Ave. San Francisco, CA 94108
4. License type the applicant seeks: New issuance Type-42
5. The venue will be open early afternoon for educational sessions and wine tastings. Limited store hours of operation will be 12:00 PM to 6:00 PM or 12:00 PM to 12:00 AM for any private rental events.
6. The application was filed on March 14, 2025, at the ABC Office located at 49 South Van Ness in San Francisco. The applicant engaged the services of SGC Strategic Communications, which utilized Express Mapping to provide mailing labels, a mailing list, and a 500-foot radius map. On March 17, 2025, a total of 1,168 envelopes were dispatched to addresses included in the mailing list. A Conditional Use Application was filed approximately on March 7, 2025.
7. The ABC Poster was installed on 03/14/25 and will be removed after 04/14/25\*
8. See attached letter.

Attachments:

- A. 03/31/2025 Letter from Rosa Chen/CCDC
- B. ABC Poster

*\*Current application: 2025-000726CUA Conditional Use Authorization has been filed.\*\**

*\*\*CUA is currently on the Consent Calendar for May 15, 2025.*

CC: Andrew Froines #2050, SFPD Community Alcohol Liaison, [andrew.froines@sfgov.org](mailto:andrew.froines@sfgov.org)

We trust the above information is in order and look forward to your earliest confirmation.

DocuSigned by:  
  
Steven Lee, Applicant  
[steven.lee.ventures@gmail.com](mailto:steven.lee.ventures@gmail.com)  
(415) 720-4208

4/6/2025



Chinatown Community  
Development Center  
華協中心

Chinatown Community Development Center  
615 Grant Ave  
San Francisco, CA

03/31/2025

To the Zoning and Planning Committee,

I am writing on behalf of Chinatown Community Development Center (CCDC) regarding a proposal from Blue Stream Gallery, located at 555 Grant Avenue, to obtain a conditional use authorization with the San Francisco Planning Commission to add a Type 42 Alcoholic Beverage Control (ABC) license for the operation of a wine bar.

Chinatown Community Development Center (CCDC) mission is to build community and enhance the quality of life for San Francisco residents. CCDC is a place-based community development organization serving primarily the Chinatown neighborhood, and also serve other areas including North Beach and the Tenderloin. CCDC has many roles - as neighborhood advocates, organizers and planners, and as developers and managers of affordable housing. We are committed to the empowerment of low-income residents, diversity and coalition building, and social and economic justice.

Currently, Blue Stream Gallery operates under two existing ABC licenses:

1. **Type 20 License** – This license allows the sale of beer and wine for off-premises consumption.
2. **Type 86 License** – A license specifically for instructional tastings at off-sale licensed premises.

The principal owner and operator, Steven Lee, proposes adding a **Type 42 License**, which permits the sale of beer and wine for on-site consumption in a bar or tavern setting, but does not allow the sale of distilled spirits.

Blue Stream Gallery has been a vital asset to the Chinatown community for many years, playing a significant role in enhancing the vibrancy, safety, and appeal of this historic neighborhood. This new proposal aims to further support Chinatown's growth as a destination that serves both locals and tourists.

The proposed wine bar would bring several benefits to the community, including:



Chinatown Community  
Development Center

華協中心

- **Job Creation:** Generating employment opportunities for local residents.
- **Increased Vibrancy:** Adding energy and life to the Grant Street Corridor.
- **Community Connectivity:** Working alongside local nonprofits and fostering a stronger connection between locals and visitors.

We hope to continue to see Blue Stream Gallery thrive in Chinatown and continue to support the economic development in the neighborhood. We ask that you approve the conditional use authorization.

Sincerely,

Rosa Chen

Director of Programs – Planning and Policy

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL

# PUBLIC NOTICE OF APPLICATION TO SELL ALCOHOLIC BEVERAGES

APPLICANT **SBL LIVING ASSET 2018, LLC**  
TYPE OF LICENSE **42 - ON-SALE BEER & WINE PUBLIC PREMISES**  
BUSINESS NAME **BLUE STREAM GALLERY AND WINES**  
ADDRESS OF PREMISES **555 GRANT AVE, SAN FRANCISCO, CA 94108**  
APPLICANT HAS FILED FOR: **NEW LICENSE** **PREMISES TO PREMISES TRANSFER**  
**CHANGE IN LICENSE PRIVILEGE**

IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED BY ANY OFFICE OF THE DEPARTMENT OR DEPARTMENTAL HEADQUARTERS, 3927 LEHMAN DRIVE, SUITE 100, SACRAMENTO 95834, WITHIN 30 DAYS OF DATE POSTED. PROTESTS MUST BE VERIFIED. FURTHER INFORMATION REGARDING THIS APPLICATION AND VERIFICATION FORMS MAY BE OBTAINED AT

SAN FRANCISCO AND DIST. OFFICE  
33 NEW MONTELEONE ST. SUITE 1230  
SAN FRANCISCO, CA 94105  
TEL 415-397-5000

## WARNING

Every person who intentionally violates  
this notice shall be liable to a fine of \$10,000  
per day from the date of violation  
or imprisonment for the same or both.

PREMISES ARE (NOT NOW) (ALREADY) LICENSED TO SELL ALCOHOLIC BEVERAGES.

( 3/14/25 )  
Date Posted