

File No. 130163

Committee Item No. 1

Board Item No. 25

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Neighborhood Services & Safety Date 5/2/13

Board of Supervisors Meeting Date 5/14/13

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form (for hearings) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Application |
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OTHER (Use back side if additional space is needed)

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Completed by: Derek Evans Date 4/29/13

Completed by: Derek Evans Date 5/9/13

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

1 [Liquor License Transfer - 2545-24th Street]

2
3 Resolution determining that the transfer of a Type 48 on-sale general public
4 premises license from 1480 Alabama Street to 2545-24th Street (District 10), to
5 Steven Schefsky and Jim Saxton, for Playland ABC, LLC, will serve the public
6 convenience and necessity of the City and County and San Francisco, in
7 accordance with California Business and Professions Code, Section 23958.4, and
8 recommending that the California Department of Alcoholic Beverage Control
9 impose conditions on the issuance of the license.

10
11 WHEREAS, Steven Schefsky and Jim Saxton are seeking the transfer of a Type
12 48 on-sale general public premises license from 1480 Alabama Street to 2545-24th
13 Street for Playland ABC, LLC; 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 (4) protests and zero (0)
17 letters of support with the Department of Alcoholic Beverage Control under California
18 Business and Professions Code, Section 24013, and recommends that the Department
19 of Alcoholic Beverage Control issue the liquor license; and

20 WHEREAS, The conditions recommended by the Police Department are the
21 following: 1) Sales, service and consumption of alcoholic beverages shall be permitted
22 between the hours of 11:00 a.m. until 2:00 a.m. daily; 2) The sale of alcoholic
23 beverages for off-sale consumption is strictly prohibited; 3) Loitering (defined as "to
24 stand idly about; linger aimlessly without lawful business") is prohibited on any
25 sidewalks or property adjacent to the licensed premises under the control of the

1 licensee as depicted on the ABC-257; 4) No noise shall be audible beyond the area
2 under the control of the licensee as defined on the ABC-257; 5) As a component of a
3 comprehensive security plan, the petitioner should employ security cameras during
4 hours of operation. These devices are a deterrent to crime and their recordings often
5 yield valuable evidence in criminal investigations.; and 6) The front door(s) shall be
6 kept closed at all times during the operation of the premises except in case of
7 emergency and to permit deliveries. Said door(s) not to consist solely of a screen or
8 ventilated security door.

9 RESOLVED, That in accordance with California Business and Professions Code,
10 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
11 hereby determines for the foregoing reasons that the transfer of a Type 48 on-sale
12 general public premises license from 1480 Alabama Street to 2545-24th Street, to
13 Steven Schefsky and Jim Saxton, for Playland ABC, LLC, will serve the public
14 convenience or necessity of the City and County of San Francisco; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors of the City and County of
16 San Francisco hereby endorses and adopts the recommendations of the Police
17 Department listed above, and recommends that the Department of Alcoholic Beverage
18 Control issue the license.



San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
Public Convenience or Necessity
Recommendation

To: The San Francisco Board of Supervisors' Committee on City Operations & Neighborhood Services

Supervisor David Campos
Supervisor Eric Mar
Supervisor Norman Yee

From: Inspector Nelly Gordon
ABC Liaison Unit (ALU) 553-1049

Date: May 10, 2013

Subject: P.C.N. Investigation Regarding:
DBA: Playland ABC, LLC
2545 24th Street
San Francisco, CA 94110-3508
(925) 689-6766; (650) 248-9218

Steven Schefsky and Jim Saxton on behalf of Playland ABC, LLC has filed an application with the California Department of Alcoholic Beverage Control (ABC) seeking a Type 48 license (On-Sale General Public Premises) for 2545 24th Street (located on the south side of 24th Street cross of Utah Street).

For the purposes of this hearing, the California Department of Alcoholic Beverage Control (ABC) seeks a determination from the Board of Supervisors as to the approval or denial of this license.

Police Calls for Service: From December 2011 to December 2012

7

Police Reports: From December 2011 to December 2012

None

Notifications

Notification date for the 500' mailer was on February 4 and March 28, 2013.

The Notice to the Public was posted on January 25, 2013.

San Francisco Plot Information:

This premises is located in Plot 465.

The High Crime area is defined as 86 or more police reports in a plot.

This plot had 78 police reports recorded for 2012.

Applicant premises is **not** located in a "High Crime" area.

State Census Tract Information:

This premises is located in Census Tract **229.03**.

Population for this tract is: 3,384.

On-sale license authorized by census tract: 11.

Active on-sale licenses: 11.

Off-sale licenses authorized by census tract: 3.

Active off-sale licenses: 8.

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

Letters of Protest:

4 letters of protests are recorded with the California Department of Alcoholic Beverage Control, (ABC).

Letters of Support:

No record with the California Department of Alcoholic Beverage Control, (ABC).

Departmental Recommendation:

No opposition from Mission Police Station if the applicant agrees to the recommended conditions.

ALU recommends: Approval with the below conditions.

1. Sales, service and consumption of alcoholic beverages shall be permitted between the hours of 11:00 am until 2:00 am daily.

2. The sale of alcoholic beverages for off-sale consumption is strictly prohibited.
3. 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 _____.
4. No noise shall be audible beyond the area under the control of the licensee as defined on the ABC-257, dated _____.
5. As a component of a comprehensive security plan, the petitioner should employ security cameras during hours of operation. These devices are a deterrent to crime and their recordings often yield valuable evidence in criminal investigations.
6. The front door(s) shall be kept closed at all times during the operation of the premises except in case of emergency and to permit deliveries. Said door(s) not to consist solely of a screen or ventilated security door.

Thank you,



**California Department of Alcoholic
Beverage Control**
*License Query System Summary
as of 1/24/2013*

License Information
License Number: 529291
Primary Owner: PLAYLAND ABC, LLC
ABC Office of Application: 24 - SAN FRANCISCO
Business Name
<i>... No Active DBA found ...</i>
Business Address
Address: 2545 24TH ST Census Tract: 0229.03
City: SAN FRANCISCO County: SAN FRANCISCO
State: CA Zip Code: 94110
Licensee Information
Licensee: PLAYLAND ABC, LLC
Company Information
Officer: BISESI, ANZHELIKA V (MANAGER)
Officer: SCHEFSKY, STEVEN JOEL (MANAGER)
Stock Holder: BISESI, ANZHELIKA V
Stock Holder: SCHEFSKY, STEVEN JOEL
License Types
1) License Type: 48 - ON-SALE GENERAL PUBLIC PREMISES
License Type Status: PENDING
Status Date: 17-JAN-2013 Term: 12 Month(s)
Original Issue Date: Expiration Date:
Master: <input checked="" type="checkbox"/> Duplicate: 0 Fee Code: P40
License Type was Transferred On: FROM: 48-192135
Current Disciplinary Action
<i>... No Active Disciplinary Action found ...</i>
Disciplinary History
<i>... No Disciplinary History found ...</i>
Hold Information
Hold Date: 17-JAN-2013 Type: FORM 220
Escrow
Escrow: CALIFORNIA BUSINESS ESCROW INC, 1748 MAIN ST ESCALON, CALIFORNIA 95320

--- End of Report ---

For a definition of codes, view our [glossary](#).



**California Department of Alcoholic
Beverage Control**
*License Query System Summary
as of 1/24/2013*

License Information
License Number: 384652
Primary Owner: ENCINAS, IRMA
ABC Office of Application: 24 - SAN FRANCISCO
Business Name
Doing Business As: JACKS CLUB
Business Address
Address: 2545 24TH ST Census Tract: 0229.03
City: SAN FRANCISCO County: SAN FRANCISCO
State: CA Zip Code: 94110
Licensee Information
Licensee: ENCINAS, IRMA
License Types
1) License Type: 48 - ON-SALE GENERAL PUBLIC PREMISES
License Type Status: ACTIVE
Status Date: 26-JUN-2002 Term: 12 Month(s)
Original Issue Date: 26-JUN-2002 Expiration Date: 31-MAY-2013
Master: Y Duplicate: 0 Fee Code: P40
License Type was Transferred On: 26-JUN-2002 FROM: 48-272550
Current Disciplinary Action
... No Active Disciplinary Action found ...
Disciplinary History
Reg. Number: 09071147
1) Section: 25602(a)
2) Section: 24200(a&b)
Proceeding Status: CLOSED Decision: DISMISS
Suspension Days: Stayed Days POIC/Fine:
Suspension Start Date:
Suspension End Date:
Hold Information
... No Active Holds found ...
Escrow
... No Escrow found ...

--- End of Report ---

For a definition of codes, view our [glossary](#).

Department of Alcoholic Beverage Control

State of California

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Please refer to Form ABC-510, Instructions for Contesting an Alcoholic Beverage License Application, before completing and submitting your protest. The ABC-510 can be found at www.abc.ca.gov.
- Please print legibly or type. Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter regarding a hearing on your protest. You will need to attend the hearing to testify and/or present evidence to support your protest.
- A copy of your valid protest, including your name and address, will be provided to the applicant as a public record and a right of discovery for a protest hearing.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

PLAYLAND ABC, LLC
(Name(s) of Applicant(s))

For premises at:

2545 24th St San Francisco, CA 94110
(Exact address of proposed premises)

on the grounds that:

- 1) Undue concentration Business & Professional Code Section 23958.4
- 2) High crime Business & Professional Code Section 23958.4 (c)
- 3) Definition of High of high crime Business & Professional Code Section 23958.4 (c) (1)

Conditions For Approval

- A) No off-sale beer & wine allowed.
- B) No coin operated or mechanical devices or pool table.
- C) Hours of operation: 10AM - 12AM 5-7th 10AM - 2AM F&S
- D) No live entertainment or D. J. entertainment allowed.
- E) A San Francisco Health Code Section 1009 No Smoking sign shall be posted on door.
- F) A No loitering sign shall be posted on door.
- G) No - after - hours permit allowed.
- H) NO MECHANICAL DEVICES ALLOWED

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FEB 11 2010

Dept of Alcoholic Beverage Control
San Francisco

Check here if additional sheets attached

I, Marvis J. Phillips, PUBLIC SAFETY CHAIR, declare under penalty of perjury:
PRINT (Name of Protestor)

ALCOHOLIC BEVERAGE BETTER DISTRICT

(1) That I am the protestant herein; (2) That I have read the above protest and know the contents thereof; and (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE

Marvis J. Phillips

PROTESTANT'S TELEPHONE NUMBER (Optional)

415.674.1935

SIGNED AT (City and State)

SAN FRANCISCO CALIFORNIA

DATE SIGNED

2 FEB 2010

PROTESTANT'S ADDRESS (Street number and name, city, state, zip code)

2310 Eddy St H 1206, San Francisco CA 94109

ABC 510-A (07/08)

CC: SFPD - R. L. G. 5th DISTRICT ST
CC: SFPD - INSURANCE DIVISION - DISTRICT ATTORNEY
1895

Department of Alcoholic Beverage Control
PROTEST AGAINST ALCOHOLIC
BEVERAGE LICENSE APPLICATION

State of California

- Please refer to Form ABC-510, Instructions for Protesting an Alcoholic Beverage License Application, before completing and submitting your protest. The ABC-510 can be found at www.abc.ca.gov.
- Please print legibly or type. Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter regarding a hearing on your protest. You will need to attend the hearing to testify and/or present evidence to support your protest.
- A copy of your valid protest, including your name and address, will be provided to the applicant as a public record and a right of discovery for a protest hearing.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to: PLAYLAND ABC LLC
 (Steve J. Schefsky & Anzhelikav. Bisesi)
(Name(s) of Applicant(s))
 For premises at: 2545 JATH Street
Playland ABC LLC San Francisco CA 94110
(Exact address of proposed premises)

on the grounds that: A NEW BAR TO OUR NEIGHBORHOOD WILL INCREASE NOISE AND VEHICLE AND FOOT TRAFFIC. THIS UNNEEDED INTRUSION TO OUR RESIDENCE WILL BRING MORE CRIME, DRUGS, AND HOMICIDES. WE SUFFER ENOUGH AS IT IS. MR. SCHEFSKY'S PLANS ARE NOT CONDUCIVE TO OUR NEIGHBORHOOD AND ITS RESIDENTS.

RECEIVED
 FEB 25 2013
 Dept of Alcoholic Beverage Control
 San Francisco

Check here if additional sheets attached

I, SARA S. ACUARO, declare under penalty of perjury:
PRINT (Name of Protestor)

(1) That I am the protestant herein; (2) That I have read the above protest and know the contents thereof, and (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE <u>[Signature]</u>	PROTESTANT'S TELEPHONE NUMBER (Optional)
SIGNED AT (City and state) <u>San Francisco CA</u>	DATE SIGNED <u>21 FEB 13</u>
PROTESTANT'S ADDRESS (Street number and permit, city, state, zip code) <u>2545 JATH St San Francisco CA 94110</u>	

Department of Alcoholic Beverage Control

State of California

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Please refer to Form ABC-510, Instructions for Protesting an Alcoholic Beverage License Application, before completing and submitting your protest. The ABC-510 can be found at www.abc.ca.gov.
- Please print legibly or type. Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter regarding a hearing on your protest. You will need to attend the hearing to testify and/or present evidence to support your protest.
- A copy of your valid protest, including your name and address, will be provided to the applicant as a public record and a right of discovery for a protest hearing.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

Playland ABC, LLC

(Name(s) of Applicant(s))

For premises at:

2545 24th Street, San Francisco, CA 94110

(Exact address of proposed premises)

on the grounds that:

SEE ATTACHED

RECEIVED

FEB 07 2013

Dept. of Alcoholic Beverage Control
San Francisco

Check here if additional sheets attached

I, Theo Schulte and Grace Woo

PRINT (Name of Protestant)

declare under penalty of perjury:

(1) That I am the protestant herein; (2) That I have read the above protest and know the contents thereof, and (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE

SIGNED AT (City and state)

San Francisco, CA

PROTESTANT'S ADDRESS (Street number and name, city, state, zip code)

2541 24th Street, San Francisco, CA 94110

PROTESTANT'S TELEPHONE NUMBER (Optional)

DATE SIGNED

2/1/2013

ABC-510-A (07/08)

received email 2/1/13

1897

I hereby protest the issuance of the license under the Alcoholic Beverage Control Act to Playland ABC, LLC at 2545 24th Street, San Francisco, CA on the grounds that:

- A bar or club is out of character for this neighborhood and its presence is of no public benefit. The character of this quiet, small section of 24th Street is significantly different than the noise and heavy activity found west of Potrero. In the month that the previous bar, Jack's Club, has been closed, this small section of 24th Street has enjoyed peace and quiet every night for the first time in 88 years! This quiet activity level is consistent with all the other business on this block. The sale of alcohol at this location will contribute directly to peace, health, safety, and general welfare problems, including noise problems; loitering; trash, smoking and human waste pollution; and concern for the safety of all residents, especially children.
- It is in a high crime area. This neighborhood sits immediately outside the border of San Francisco's civil gang injunction program Safety Zone. As a result, this block is one in which gang members congregate, sell drugs, and engage in violent and undesirable behavior. Shootings have occurred within one block west or east of this location, one as recent as December 15, 2012, a triple shooting in September, 2008, and a double shooting *inside* a restaurant in September, 2009. Because of ongoing crime and violence in the 24th Street-Mission neighborhood, city planners must be especially vigilant about promoting the growth of neighborhood serving businesses and protecting the livability of this area. A business selling alcohol does not fit in that plan.
- It is too close to family and health services. It is one block from Bryant Elementary School and Potrero Del Sol park to the south, one block from the San Francisco General Hospital to the north, and 20 yards from Seneca Center, a non-profit which provides family services such as foster care and adoption services. Sales of alcohol at this location, particularly in a bar or club setting, is not consistent with an environment in which these institutions will flourish.
- The applicant already has a history of non-compliance. The Application for Ownership Change notification on this location indicates Playland ABC is the new owner, which is also the owner of the Playland bar at 1351 Polk Street. The July 12, 2012 Entertainment Commission meeting minutes indicate that Playland on Polk Street received a notice of violation of the Good Neighbor Policy and for blocking the sidewalk.
- The police and Entertainment Commission are understaffed in this area. When Jack's Club was operating at this location, it illegally had DJs and live music without a permit several times a week for years. The Entertainment Commission, in conjunction with the police, cited the bar in March, 2009. However, Jack's Club continued operating without a permit. After a number of requests to the Entertainment Commission, the Commission's investigator stated he did not have the resources for enforcement and forwarded the information to the ABC in March, 2010 for assistance. The police said

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FEB 01 2013

Dept. of Alcoholic Beverage Control
San Francisco


they could not always respond to noise complaints because they had to respond to bigger crimes (see second bullet point). If a new license to sell alcohol at this location is granted, we already know what to expect not only in terms of noise and disruption but also with city assistance in enforcing the Good Neighbor Policy. We will have no recourse when quality of life disruptions occur.

The sale of alcohol at this location is not the type of business that belongs in this neighborhood. Granting a license to sell alcohol at this location will contribute to the deterioration of the neighborhood and the neighbors' quality of life. Alcohol should not be sold at this location.

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FEB 01 2013

Dept of Alcoholic Beverage Control
San Francisco

export To  **New!**

Records 1 through 2 of 2

Call No	Report No.	Received Date	Received Time	Priority	Call Type	Unit ID	Disposition	Location
<u>122033302</u>		07/21/2012	22:06:48	C	415	3D103	GOA	2545 24TH ST
<u>121573595</u>		06/05/2012	23:34:30	B	418	3D15D	GOA	2545 24TH ST

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export To New!

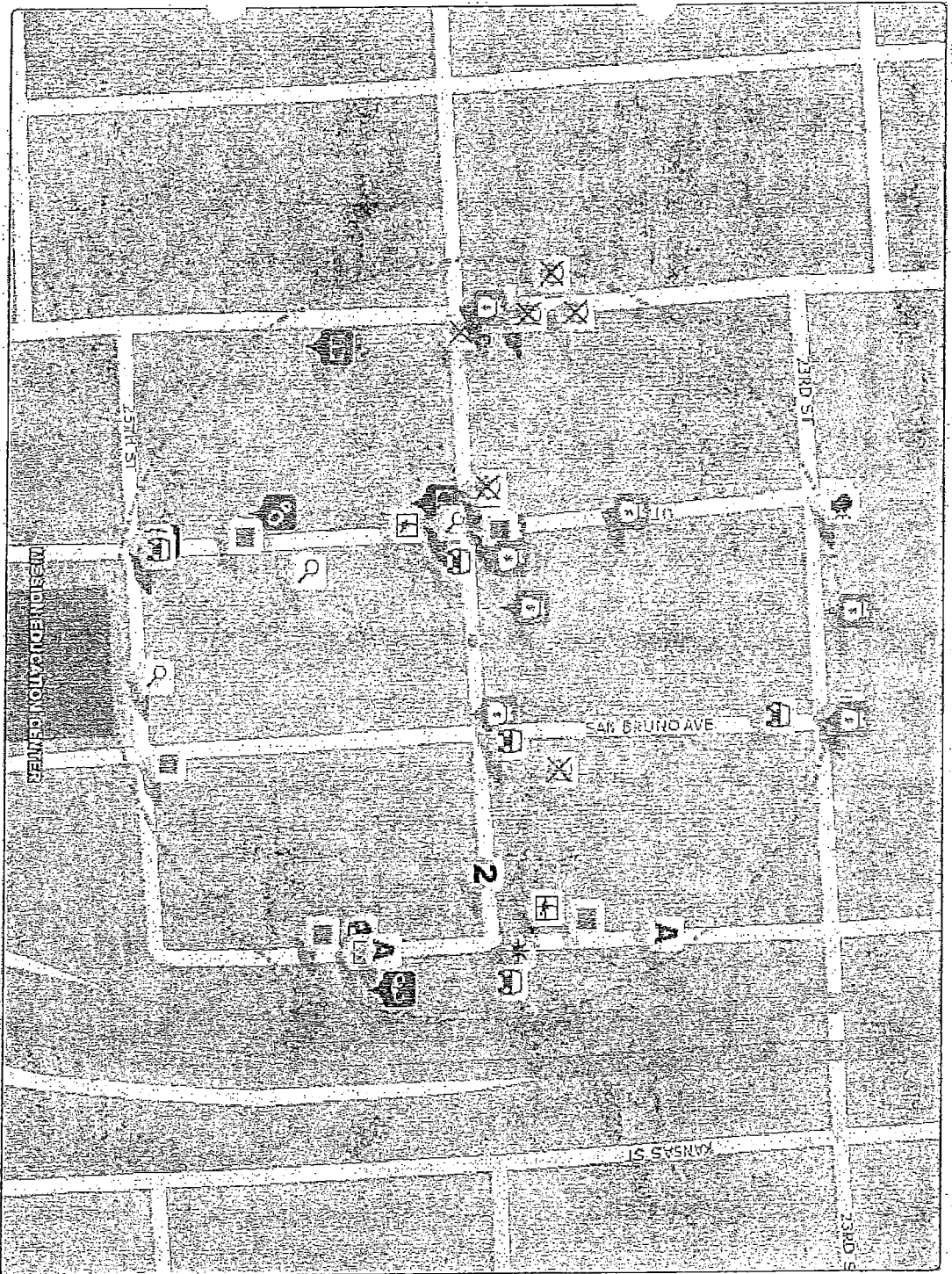
Records 1 through 5 of 5

Call No	Report No	Received Date	Received Time	Priority	Call Type	Unit ID	Disposition	Location
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123502204		12/15/2012	17:15:48	C	917	3D16D	DUP	2545 24TH ST
123303264		11/25/2012	20:50:01	I	000			2545 24TH ST
122943142		10/20/2012	20:38:46	I	000			2545 24TH ST
122472169		09/03/2012	16:44:34	C	418	3D14D	HAN	2545 24TH ST

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2545 24th St
500 Feet

San Francisco Police Department



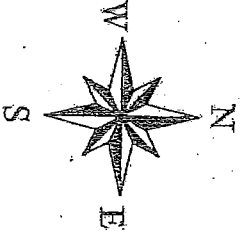
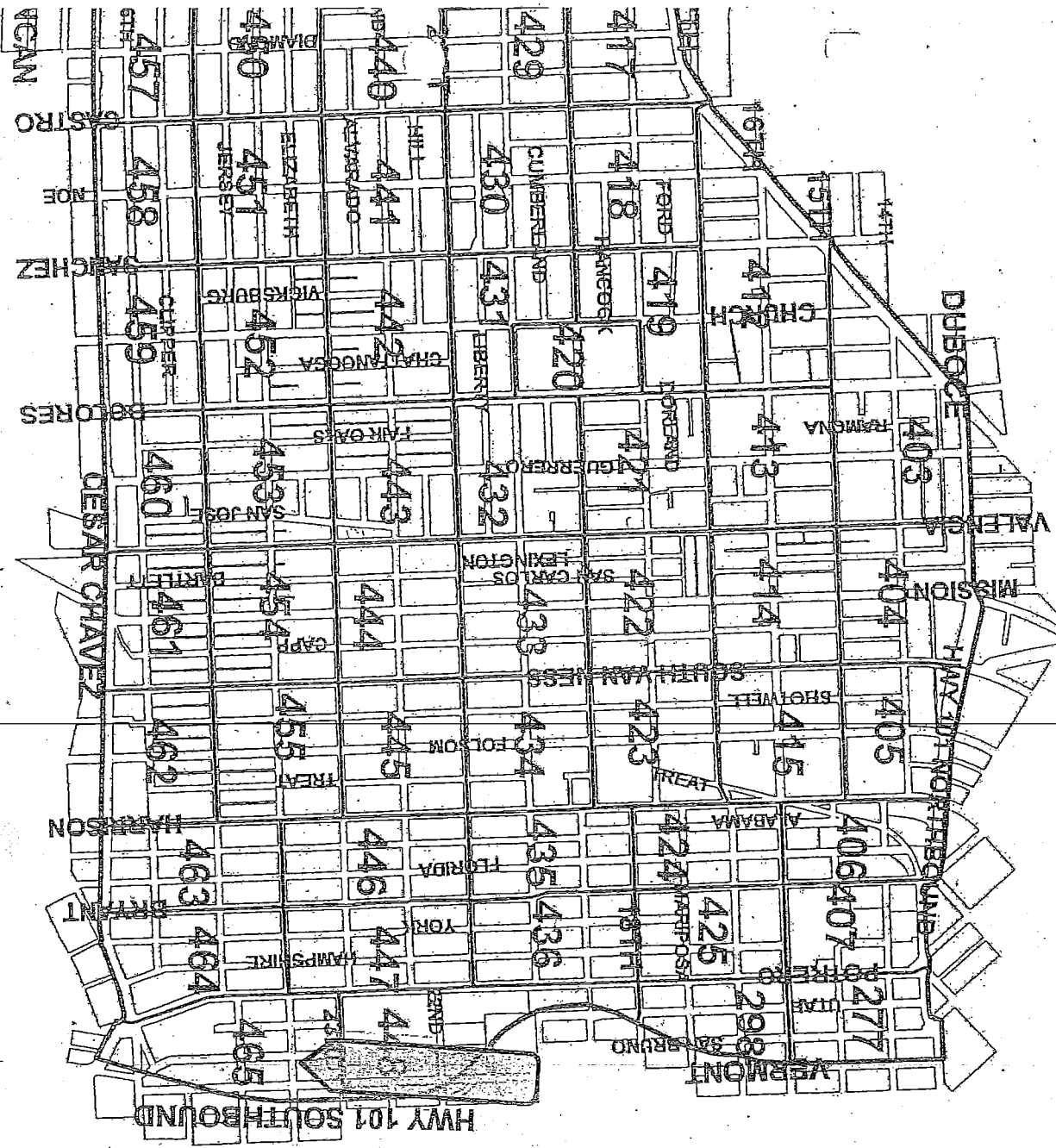
Map Legend	
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[Icon]	Larceny/Theft (29)
[Icon]	Warrants (23)
[Icon]	Assault (19)
[Icon]	Other Offenses (16)
[Icon]	Vehicle Theft (12)
[Icon]	Non-Criminal (12)
[Icon]	Robbery (8)
[Icon]	Vandalism (8)
[Icon]	Missing Person (7)
[Icon]	Weapon Laws (6)
[Icon]	Suspicious Occurrence (6)
[Icon]	Fraud (6)
[Icon]	Warrants (5)
[Icon]	Burglary (5)
[Icon]	D.U.I. (3)
[Icon]	Drug/Narcotic (3)
[Icon]	Secondary Codes (3)
[Icon]	Trespassing (2)
[Icon]	Disorderly Conduct (2)
[Icon]	Sex Offenses, Forcible (1)

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WARNING: This map does not meet the national map accuracy standards.

MISSION DISTRICT

Reporting Plots & Major Streets



Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



1904

PUBLIC NOTICE OF APPLICATION FOR OWNERSHIP CHANGE

DEPARTMENT OF ALCOHOL BEVERAGE CONTROL

APPLICANT

TYPE OF LICENSE

BUSINESS NAME

ADDRESS OF BTL. DIST.

APPLICANT HAS READ FORM

CHANGE IN STOCK OWNERSHIP

REMOVAL OF PARTNER

ADDITION OF PARTNER

IF A VERIFIED PROTEST IS TO BE MADE AGAINST THIS APPLICATION, IT MUST BE RECEIVED BY ANY OFFICE OF THE DEPARTMENT OF DEPARTMENTAL HEADQUARTERS, 3927 LENOX 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 BTL. DIST. OFF.

370 NEW MONTGOMERY ST., SUITE 2200

SAN FRANCISCO, CA 94105

TEL: 415-398-6800

PREMIERS ARE ALREADY LICENSED TO SELL ALCOHOLIC BEVERAGES.

12513

WARNING
 This label is required by law to be placed on all containers of alcoholic beverages. Failure to do so is a violation of the law and may result in the container and contents being seized.

LIQUOR LICENSE REVIEW

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

File: 130163

4263/018

Block/lot: ~~4213/001~~

Zoning: P NCT-24th ST.

Quad: SE

MS # 1300215

TO: Police Department
Inspector Nelly Gordon
Inspector Joseph Fong
Fax No.: 553-1463

DATE: February 25, 2013

This item is tentatively scheduled to be heard in four to six weeks.

PLEASE EMAIL YOUR RESPONSE BY: April 8, 2013, to Derek Evans, Clerk,
City Operations and Neighborhood Services Committee.

Derek.Evans@sfgov.org - Fax No: 554-7714

Applicant Name: Steven Schefsky and Jim Saxton
and Business Name: Playland ABC, LLC
(2545-24th Street)

Applicant Address: 24 Vista Lane
Burlingame, CA 94010
and Phone No. (650) 248-9218

PLANNING COMMENTS:

Approval

Denial

POLICE COMMENTS:

Approval

Denial

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2013 FEB 25 PM 1:48

DLG

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

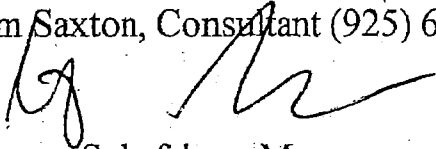
To Whom It May Concern:

Attached is the PCN of a Type 48 Liquor License for Playland ABC, LLC, 2545 24th Street, San Francisco CA 94110, DBA – None. The license is transferring from 1480 Alabama Street, San Francisco CA 94110

Please find attached the written response to the PCN as requested by the ABC.

Hours of operation are: Sunday thru Saturday 6:00 am to 2:00 am

Please contact Steven Schefsky, Manager (650) 248-9218 and/or Jim Saxton, Consultant (925) 689-6766.


Steven Schefsky – Manager
(650) 248-9218
24 Vista Lane
Burlingame, CA 94010

172117

1907

**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
Playland ABC, LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)
2545 24th St., San Francisco, CA 94110-3508

3. LICENSE TYPE
48

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		

Supermarket Membership Store Service Station Swap Meet/Flea Market

Liquor Store Department Store Convenience Market Drive-in Dairy

Drug/Variety Store Florist/Gift Shop Convenience Market w/Gasoline

Other - describe:

5. COUNTY POPULATION
812,820

6. TOTAL NUMBER OF LICENSES IN COUNTY
284 On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY
 On-Sale Off-Sale

8. CENSUS TRACT NUMBER
229.03

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
11 On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT
12 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
3x PUB

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?
 Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER
465

14. TOTAL NUMBER OF REPORTING DISTRICTS
653

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
37,807

16. AVERAGE NO. OF OFFENSES PER DISTRICT
60

17. 120% OF AVERAGE NUMBER OF OFFENSES
72

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
83

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)

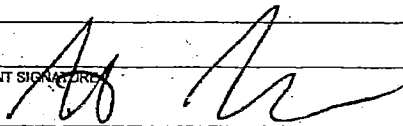
willie bulanadi

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

See Attached

22. APPLICANT SIGNATURE



23. DATE SIGNED

2/20/13

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):

RECOMMEND APPROVAL.

PER P.C. SEC. 727.41, BARS ARE NOT PERMITTED IN THE 24TH STREET - MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONE, HOWEVER ACCORDING TO P.C. SEC. 183, THE BAR USE AT 2545 24TH STREET IS A LEGALLY NONCONFORMING USE BECAUSE IT HAS NOT BEEN CHANGED OR DISCONTINUED FOR A CONTINUOUS PERIOD OF THREE YEARS OR MORE.

26. CITY/COUNTY OFFICIAL NAME

DANIELLE J. HARRIS

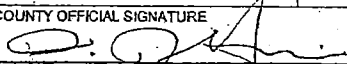
27. CITY/COUNTY OFFICIAL TITLE

PLANNER, DCP

28. CITY/COUNTY OFFICIAL PHONE NUMBER

415.575.9102

29. CITY/COUNTY OFFICIAL SIGNATURE



30. DATE SIGNED

3.14.13

Part 2

Response to Question 21

We respectfully submit that we believe that public convenience and necessity would be served by the issuance of the license for the following reasons:

- 1) A bar has been operated at the premises located at 2545-24th Street in San Francisco (the "Premises") for more than eighty (80) years.
- 2) Playland ABC (i.e. the Applicant) is the owner of the Premises and the building and will also be the operator of the new bar at the Premises.
- 3) The owner/operator has a history of purchasing and reviving properties in San Francisco.
- 4) The bar and the building at the Premises today is in need of repair and the owner/operator intends to fully remodel the bar and the building.
- 5) The remodel of the building will help improve the appearance the building, and in turn, will help to improve the neighborhood.
- 6) The owner/operator purchased the building with the intention of remodeling the bar and then operating the bar.
- 7) The owner/operator of the bar will provide security at the door, which will provide enhanced safety for the community.
- 8) The owner/operator will provide community service activities and support donations for neighborhood fundraisers.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2013 FEB 25 PM 1:48

D146

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

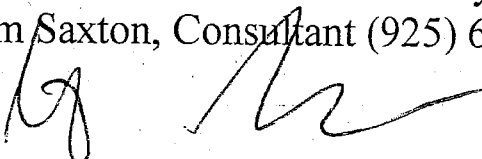
To Whom It May Concern:

Attached is the PCN of a Type 48 Liquor License for Playland ABC, LLC, 2545 24th Street, San Francisco CA 94110, DBA – None. The license is transferring from 1480 Alabama Street, San Francisco CA 94110

Please find attached the written response to the PCN as requested by the ABC.

Hours of operation are: Sunday thru Saturday 6:00 am to 2:00 am

Please contact Steven Schefsky, Manager (650) 248-9218 and/or Jim Saxton, Consultant (925) 689-6766.



Steven Schefsky – Manager
(650) 248-9218
24 Vista Lane
Burlingame, CA 94010

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

Playland ABC, LLC

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

2545 24th St., San Francisco, CA 94110-3508

3. LICENSE TYPE

48

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 | |

Other - describe:

5. COUNTY POPULATION

812,820

6. TOTAL NUMBER OF LICENSES IN COUNTY

284

On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale Off-Sale

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229.03

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On-Sale Off-Sale

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3x PUB.

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

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Governing Body/Designated Subordinate Name: Board of Supervisors

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

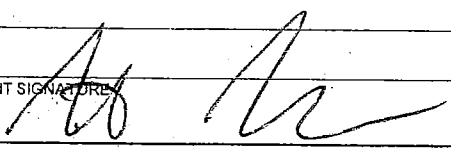
willie bulanadi

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

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See Attached

22. APPLICANT SIGNATURE



23. DATE SIGNED

2/20/13

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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):

CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

Part 2

Response to Question 21

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- 7) The owner/operator of the bar will provide security at the door, which will provide enhanced safety for the community.
- 8) The owner/operator will provide community service activities and support donations for neighborhood fundraisers.

LIQUOR LICENSE REVIEW

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

File: 130163

TO: Police Department
Inspector Nelly Gordon
Inspector Joseph Fong
Fax No.: 553-1463

DATE: February 25, 2013

This item is tentatively scheduled to be heard in four to six weeks.

PLEASE EMAIL YOUR RESPONSE BY: April 8, 2013, to Derek Evans, Clerk,
City Operations and Neighborhood Services Committee.

Derek.Evans@sfgov.org - Fax No: 554-7714

Applicant Name: Steven Schefsky and Jim Saxton
and Business Name: Playland ABC, LLC
(2545-24th Street)

Applicant Address: 24 Vista Lane
Burlingame, CA 94010
and Phone No. (650) 248-9218

PLANNING COMMENTS: Approval Denial

POLICE COMMENTS: Approval Denial

1916