

File No. 240857

Committee Item No. 1
Board Item No. 13

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services
Board of Supervisors Meeting:

Date: October 10, 2024
Date: October 22, 2024

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 / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER

- Police Department Report – 090524
- Planning Department Review – 091924
- PC or N Referral to Planning and Police – 090424
- PC or N Request Letter – 083024
- _____
- _____
- _____
- _____
- _____

Prepared by: Monique Crayton
Prepared by: Monique Crayton
Prepared by: _____

Date: October 4, 2024
Date: October 18, 2024
Date: _____

1 [Liquor License Transfer - 406 Clement Street - Neck of the Woods]

2

3 **Resolution determining that the transfer of a Type-90 on-sale general music**
4 **venue liquor license to Urban Life Inc., to do business as Neck of the Woods,**
5 **located at 406 Clement Street (District 1), will serve the public convenience or**
6 **necessity of the City and County of San Francisco, in accordance with California**
7 **Business and Professions Code, Section 23958.4; and requesting that the**
8 **California Department of Alcoholic Beverage Control impose conditions on the**
9 **issuance of the license.**

10

11 WHEREAS, Urban Life Inc., is seeking the transfer of a Type-90 on-sale general
12 music venue liquor license to do business as Neck of the Woods, located at 406
13 Clement Street (District 1); and

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

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

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

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

19 RESOLVED, That in accordance with California Business and Professions Code,
20 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
21 hereby determines that transfer of a Type-90 on-sale general music venue liquor license
22 to Urban Life Inc. doing business as Neck of the Woods, located at 406 Clement Street,
23 will serve the public convenience or necessity of the City and County of San Francisco;
24 and, be it

25

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

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San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
*Public Convenience or
Necessity Recommendation*

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

Supervisor Catherine Stefani
Supervisor Matt Dorsey
Supervisor Joel Engardio

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

Date: September 5, 2024

Subject: P.C.N. Investigation Regarding: First Owner: Urban Life Inc.
DBA: Neck of the Woods
406 Clement St
San Francisco CA. 94118
ABC File # 90-659989

Urban Life Inc., operating as "Neck of the Woods", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 90 (On Sale General Music Venue) license to be located at 406 Clement St. (located between 5th Ave. and 6th Ave.)

Hours of Operation:

6am to 2am each day of the week.

Digest:

"Urban Life Inc." would like to operate a Live Entertainment Venue to be located at 406 Clement St. If approved, this license will allow them to sell Wine, Beer, and Distilled Spirits.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From June 20, 2023 to June 20 ,2024

2 calls for service

Police Reports:

From June 20, 2023 to June 20, 2024

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **722B**

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

This plot had 104 police reports for **2023**, which is 1 **Higher** than the **Citywide “High Crime”** average.

State Census Tract Information:

This premise is located in Census Tract: **401.00**

Population for this tract is: **4,417**

On-sale license authorized by census tract: **15**

Active on-sale licenses: 46 with 0 pending

Off-sale licenses authorized by census tract: **3**

Active off-sale licenses: 6 with 0 pending

Departmental Recommendation:

Points of consideration: **2 (Church and School)**

No opposition from **Richmond Station**.

Applicant premise **is** located in a “**High Crime**” area.

Applicant premise **is** located in a “**High Concentration**” area.

0 - Protest.

0 - Support

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

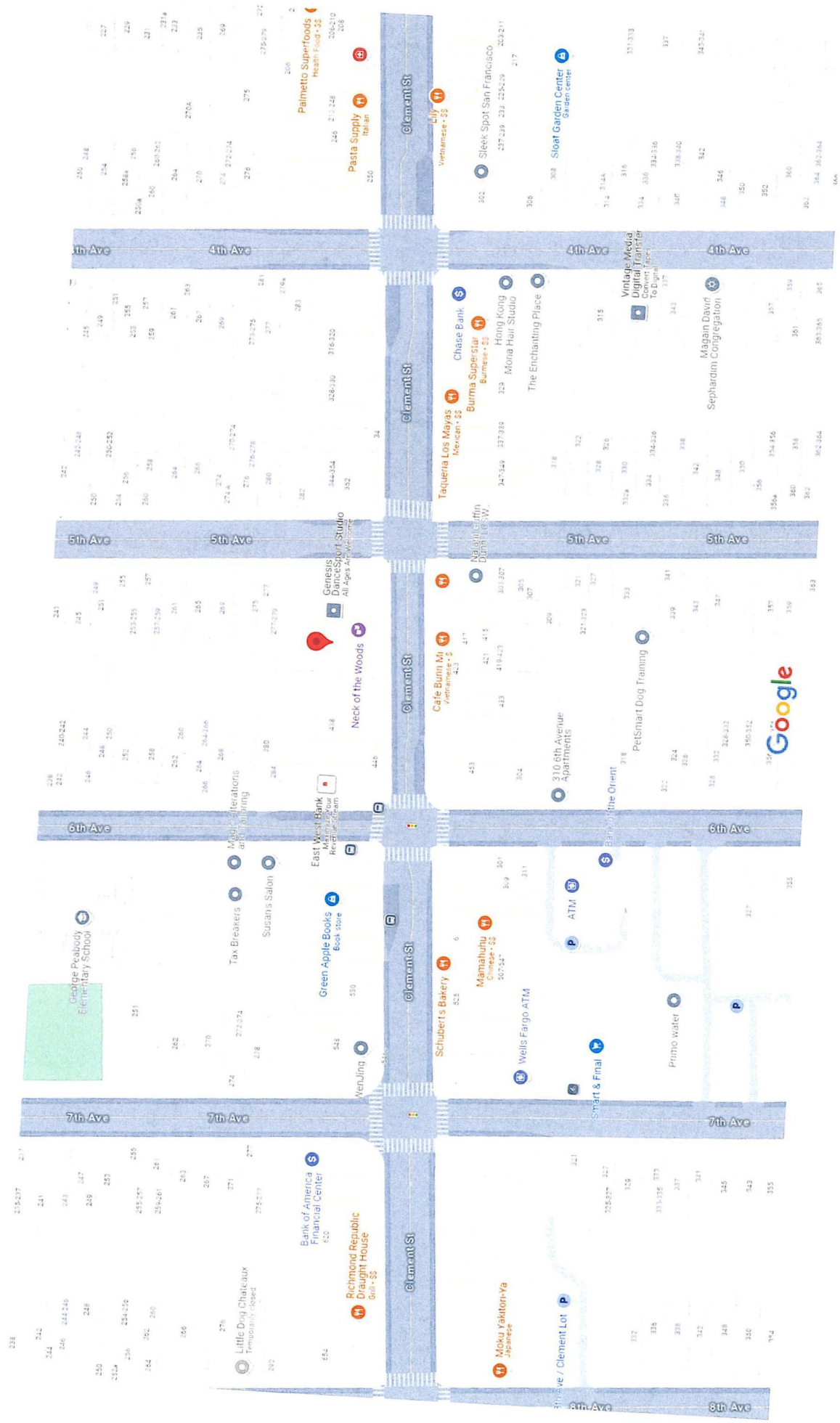
1. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the ABC-253.
2. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on ABC-253.
3. (1) Except as provided in Condition 2 below, no noise shall be audible beyond the area under the control of the licensee. (SF district office only).

(2) Any noise caused by entertainment or amplified sound that is subject to the provisions of an active Entertainment Permit issued by the San Francisco Entertainment Commission shall be authorized in accordance with the limits established by that Entertainment Permit, including any limitation on hours during which entertainment or amplified sound is permitted. A violation of the entertainment or amplified sound noise conditions of the Entertainment Permit, as determined by the San Francisco Entertainment Commission (or any successor agency), shall be deemed to be a violation of this Condition. Any noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be subject to Condition 1 above.
“Entertainment Permit” means any of the following: a Just Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit, a Fixed Place

Amplified Sound permit, or any similar such permit issued by the San Francisco Entertainment Commission. (SF district office only)

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

406 Clement St



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: September 4, 2024
AP Block/Lot Nos.: 1428/051 ____
Zoning: NCD - inner clement street
neighborhood commercial – 40-X
Quad: Dist 1
Record No.: 2024-008083MIS

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

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

PLEASE EMAIL YOUR RESPONSE by September 13, 2024, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: Urban Life, Inc.

Business name: Neck of the Woods

Application address: 406 Clement Street

Applicant contact info: Mark Rennie
415-621-2300
mark@markrennielaw.com

PLANNING REVIEW: **Approval** **Denial**

Planning Staff Contact: Mary Woods, mary.woods@sfgov.org
(Please add comments on a trailing page.)

POLICE REVIEW: **Approval** **Denial**

(Please add comments in a trailing report.)

Mark E. Rennie

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

File Number: **659989** (415) 621-2300
 Receipt Number: **2907705** JB
 Geographical Code: **3800**
 Copies Mailed Date: **June 20, 2024**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO** 1428/051
 First Owner: **URBAN LIFE INC** Dist 1
 Name of Business: **NECK OF THE WOODS** NCD
 Location of Business: **406 CLEMENT ST** 2024-005711MIS
SAN FRANCISCO, CA 94118-2318
 County **SAN FRANCISCO**
 Is Premises inside city limits **Yes** Census Tract: **0401.00**
 Mailing Address:(If different from premises address)
 Type of license(s): **90** Dropping Partner: Yes ___ No X
 Transferor's license/name:

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

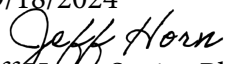
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	06/20/24	\$18,635.00
90 - On-Sale General Music Ven	ANNUAL FEE	P40	0	06/20/24	\$1,450.00
Total					\$20,085.00

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

STATE OF CALIFORNIA County of SAN FRANCISCO Date: June 20, 2024

Applicant Name(s)
 URBAN LIFE INC

Type 90 - On-Sale General Music Venue License Type allowed. Continuing nighttime entertainment use and Place of Entertainment (MB0601489 and EC - 969 POE, Amended 11/16/2022). Therefore the Type 90 license is in compliance with the legal land uses.

Recommend Approval
 09/18/2024

 Jeff Horn, Senior Planner

JB

From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Froines, Andrew \(POL\)](#); mark@markrennielaw.com
Cc: [Alabanza, Analyn@ABC](#); amarjit.tamber@abc.ca.gov; [Wong, Joanne \(POL\)](#); [Jonas, Stephen \(POL\)](#); [Logan, Sam \(BOS\)](#); [Burke, Robyn \(BOS\)](#); [Lee, Tiff \(BOS\)](#); [Yu, Angelina \(BOS\)](#); [Hsieh, Frances \(BOS\)](#)
Subject: Liquor License Transfer - 406 Clement Street - Neck of the Woods - BOS File No. 240857
Date: Wednesday, September 4, 2024 11:50:00 AM

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 – September 4, 2024](#)

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

[Board of Supervisors File No. 240857](#)

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 September of 2024.

I request the Planning Department's response before September 13, 2024. Please confirm receipt of this message.

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

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

Thanks for the review.

Monique C. Crayton (she/her)
Assistant Clerk
Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
(415) 554-7750 | Fax: (415) 554-5163
monique.crayton@sfgov.org | www.sfbos.org

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

MARK E. RENNIE
ATTORNEY AT LAW
1222 SUTTER STREET
SAN FRANCISCO, CALIFORNIA 94109

(415) 981-4500

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2024 AUG 30 PM 4:45
BY JJS

August 28, 2024

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

Via Messenger

Re: Urban Life, Inc. dba Neck of the Wood
Original California ABC Liquor License Transfer- Type 90 Music Venue License
406 Clement Street, San Francisco, CA 94118
Public Convenience and Necessity Determination Request
ABC Type-90 —Music Venue General License.
Conversion of Type 48 ABC license to new Type-90 Music Venue

Dear Ms. Cavillo:

This office represents Urban Life, Inc. dba Neck of the Wood. My client has applied to the California Department of Alcoholic Beverage Control (ABC) for an original Type-90. Music Venue license. Urban Life, Inc currently operates a Type-48 On-Sale General Public Premises license at this location.

There are surrounding residences within 100 feet of this proposed new music venue license. Our location has been a bar, music venue and lounge since at least 1982 ,and has served the community well for many years. This request is to allow Urban Life, Inc. to place a new Type-90 license on their venue and sell their current ABC to fund needed upgrades on the premises.

The area is properly zoned [NCD-Inner Clement] for this type of license. We do not see any problems with the San Francisco Police Department approving this new ABC license, with conditions. We have the support for this application from many of our neighbors, and are open to the imposition of conditions, if necessary, to this license. We have the support of this application, also, from many of our Clement Street neighbors.

Neck of the Woods is locally-owned, and thus revenue and taxes from the business will stay in the community. This new license after we remodel the premise will allow Neck of the Woods to remain open and viable, will sustain the pedestrian traffic to other businesses in the neighborhood, and keep more “eyes on the street” and make the neighborhood safer after 10 PM. Like many small businesses in San Francisco, the COVID-19 shutdown was devastating to their business.

There have been no noise complaints and minimal police issues since the business opened 15 years ago. My client will continue with the new business model to be respectful to the neighborhood and to its customers. Neck of the Woods is committed to providing an excellent experience for their customers and will strive to make its Inner Richmond area safer and pedestrian friendly. Foremost, they will be Good Neighbors.

Neck of the Woods store will continue to give back to the community. Urban Life group owns several entertainment venues and consistently offers their spaces at no cost to community groups. There programs which have raised over \$500,000.00 to non-profits and charities since 2009.

For the reasons outlined above, applicant Urban Life, Inc dba Neck of the Woods 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 allowing this Type-90 license of be transferred to 406 Clement Street, San Francisco, CA 94118.

Thank you for your consideration of this request.

Yours truly,


Mark E. Rennie

MER/mb

Cc: Timmy Choy
Officer-in-Charge SFPD ALU

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

State of California

Mark E. Rennie

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

File Number: 659989
Receipt Number: 2907705
Geographical Code: 3800
Copies Mailed Date: June 20, 2024
Issued Date:

(415) 621-2300

JB

DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner: URBAN LIFE INC
Name of Business: NECK OF THE WOODS
Location of Business: 406 CLEMENT ST
SAN FRANCISCO, CA 94118-2318

County: SAN FRANCISCO

Is Premises inside city limits: Yes Census Tract: 0401.00

Mailing Address: (If different from premises address)

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

Transferor's license/name:

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

<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	06/20/24	\$18,635.00
90 - On-Sale General Music Ven	ANNUAL FEE	P40	0	06/20/24	\$1,450.00
Total					\$20,085.00

Have you ever been convicted of a felony? No

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

STATE OF CALIFORNIA County of SAN FRANCISCO

Date: June 20, 2024

Applicant Name(s)

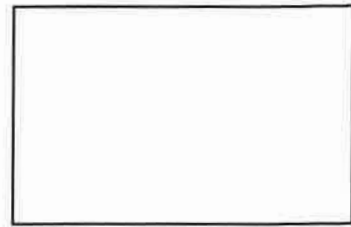
URBAN LIFE INC

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2024 JUN 24 AM 8:58
BY JA

JB

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 - 406 Clement Street - Neck of the Woods

Long Title or text listed:

Hearing to consider that the transfer of a Type-90 on-sale general music venue liquor license to Urban Life Inc., to do business as Neck of the Woods located at 406 Clement Street (District 1), will serve the public convenience or necessity of the City and County of San Francisco.

240857

Signature of Sponsoring Supervisor: