

File No. 200990

Committee Item No. 4

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: October 22, 2020

Board of Supervisors Meeting:

Date: \_\_\_\_\_

#### 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

- Police Department Response – October 15, 2020
- Planning Department Response – October 6, 2020
- Referral – September 16, 2020
- PC or N Request Letter – September 11, 2020
- \_\_\_\_\_

Prepared by: John Carroll

Date: October 15, 2020

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_




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 Rafael Mandelman**  
**Supervisor Catherine Stefani**  
**Supervisor Shamman Walton**

**From:** Lt. Georgia Sawyer #1565   
Officer in Charge  
ALU/Permits Unit 415-553-9550

**Date:** October 15, 2020

**Subject:** P.C.N. Investigation Regarding: Sool Partners LLC  
DBA: Sool  
321-323 Grant Ave  
San Francisco, CA. 94108

Sool Partners LLC., on behalf of Sool, has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 48 (On-Sale General Public Premises) license and Type 58 (Caterer's Permit) license to be located at 321-323 Grant Ave. (located between Bush St. and Sutter St).

**Hours of Operation:**

11am - 2am 7 days a week.

**Digest:**

Sool would like to operate an upscale bar and lounge in the lobby of the boutique hotel located at 321-323 Grant Ave. If approved, this license will allow Sool to sell On-Sale Beer, Wine & Distilled Spirits.

**Letters of Protest**

0

**Letters of Support**

0

**Police Calls for Service:**

From August 2019 to August 2020

**8 calls for service**

**Police Reports:**

From August 2019 to August 2020

**1 police report**

**San Francisco Plot Information:**

This premise is located in Plot: **158**

A High Crime area is defined as **107** or more police reports in a plot for the year of **2019**.

This plot had **281** police reports for **2019**, which is **174 more** than the **Citywide “High Crime”** average

**State Census Tract Information:**

This premise is located in Census Tract: **117**

Population for this tract is: **1,783**

On-sale license authorized by census tract: **6**

Active on-sale licenses: 185 with 0 pending

Off-sale licenses authorized by census tract: **1**

Active off-sale licenses: 37 with 0 pending

**Departmental Recommendation:**

Points of consideration: **0**

No opposition from **Central Station**.

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

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

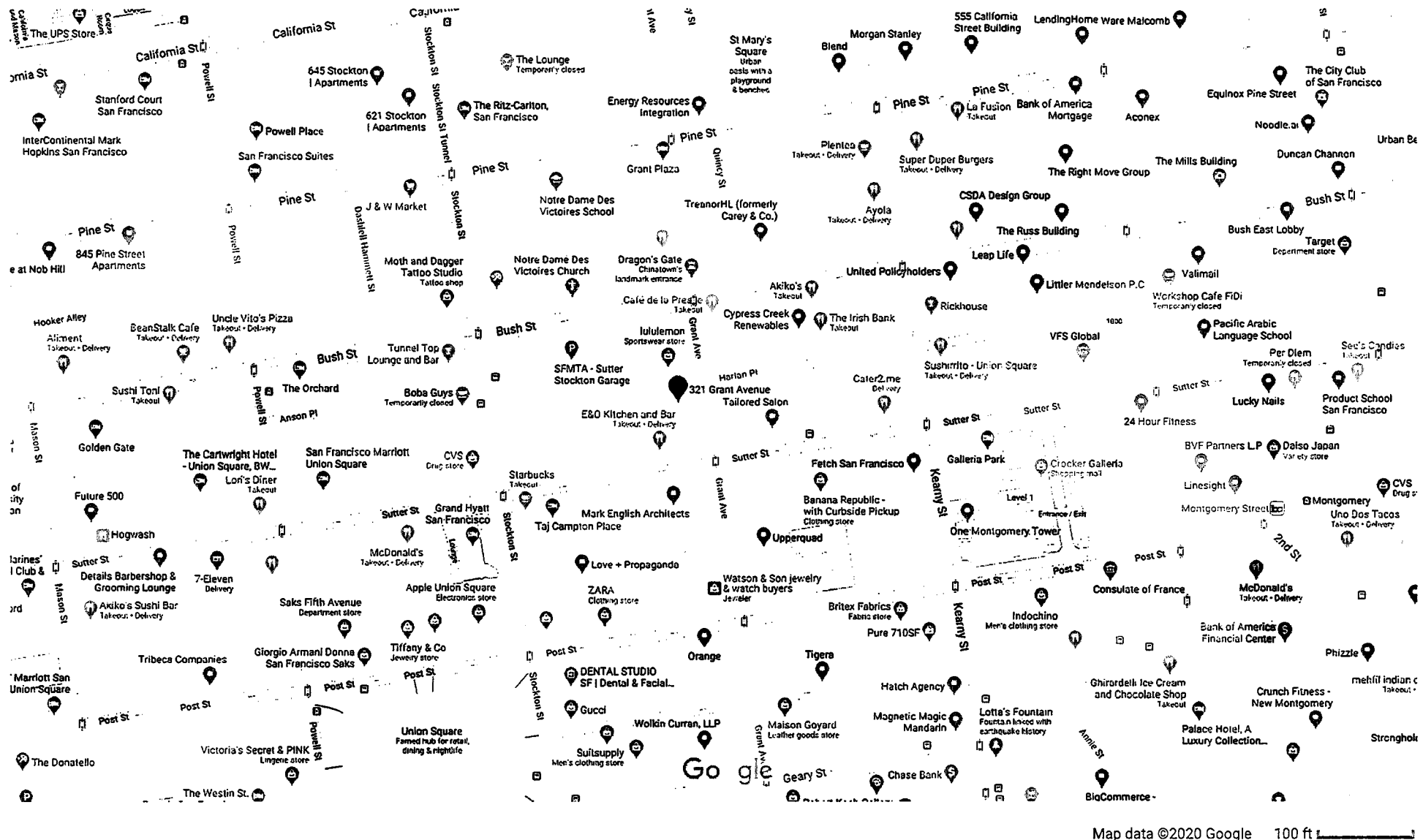
ALU Recommendation: Approval with following conditions:

**Conditions for Type 48- On-Sale General Public Premises & Type 58 – Caterer’s Permit**

1. No noise shall be audible at any nearby residence.
2. 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 ABC-253.
3. The sale of alcoholic beverages for consumption off the premises is prohibited.

The above listed conditions have been signed by the applicant.

# Go g le Maps 321 Grant Ave





2/18

12/1/18



8/12

321 Grant

# LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**TO:** Planning Department  
Phone No. (415) 558-6371

**DATE:** September 16, 2020  
**AP Block/Lot Nos.:** 0286/003  
**Zoning:** C-3-R Downtown Retail  
**Quad:** NE Planning Team  
**Record No.:** \_\_\_\_\_

**TO:** Police Department  
Inspector Georgia Sawyer  
Phone No. (415) 553-9550

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Please submit your response within three weeks; the Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in October of 2020.

**PLEASE EMAIL YOUR RESPONSE BY:** October 2, 2020, to John Carroll,  
Public Safety and Neighborhood Services Committee Clerk.  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Phone No: 554-4445

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**Applicant name:** Sool Partners, LLC

**Business name:** Sool Bar

**Application address:** 321-323 Grant Avenue  
San Francisco, CA 94108

**Applicant contact info:** David J. Villa-Lobos, Licensing Agent  
CLA Consulting  
P.O. Box 642201  
San Francisco, CA. 94164  
415.921.4192  
[david\\_villalobos@sbcglobal.net](mailto:david_villalobos@sbcglobal.net)

**PLANNING REVIEW:**  Approval  Denial

Planning Staff Contact: Kevin Guy

**Please print review comments on a trailing page.**

**POLICE REVIEW:**  Approval  Denial

**Please print review comments in a trailing report.**



9/7/2020

Attn: San Francisco Board of Supervisors

Re: 321 Grant Street  
San Francisco, Ca. 94108 (dba: Hotel 321)

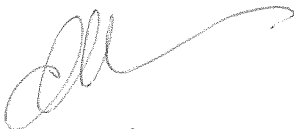
Dear Honorable San Francisco Board of Supervisors,

Sool Bar will be an upscale bar and lounge serving our guests staying at Hotel 32one and our local community. Sool Bar will enhance the position of Hotel 32one as an upscale boutique hotel, situated near the gates of Chinatown and Union Square, by offering our guests a safe and enjoyable experience during their stay.

Having another upscale hotel and upscale bar will also increase foot traffic into the immediate area where other businesses, such as retailers, can reap the benefits. The neighborhood surrounding Sool Bar consists of many luxury retailers such as Cartier, Henry Winston and Ferragamo. We believe that Sool Bar, as part of Hotel 32one, will compliment the area and fulfill the need for a new local venue. In addition, with the new building completed on 300 Grant Avenue for new office space and retailers, Sool Bar will offer those employees, clients and visitors another option for socially safe gatherings.


When the City of San Francisco allows for indoor businesses in its category to re-open, Sool Bar will open with COVID-19 safe protocols in place.

Respectfully



Yong Chin

David j. Villa-Lobos, Authorized Agent  
CLA Consulting  
P.O. Box 642201  
San Francisco, Ca. 94164  
[David\\_villalobos@sbcglobal.net](mailto:David_villalobos@sbcglobal.net)  
415.921.4192

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2020 SEP 11 PM 4:14  
BY 

**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

1 APPLICANT'S NAME *Sool Partners LLC*

2 PREMISES ADDRESS (Street number and name, city, zip code) *321-323 Grant Ave., San Francisco, CA 94108*

3 LICENSE TYPE *48*

4 TYPE OF BUSINESS

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

<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			

5 COUNTY POPULATION *883,869/1,783*

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

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

8. CENSUS TRACT NUMBER *0117-00*

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

10. NO. OF LICENSES EXISTING IN CENSUS TRACT  
*153*  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

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

13. CRIME REPORTING DISTRICT NUMBER  
*158*

14. TOTAL NUMBER OF REPORTING DISTRICTS  
*654*

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS  
*55,022*

16. AVERAGE NO. OF OFFENSES PER DISTRICT  
*84.13*

17. 120% OF AVERAGE NUMBER OF OFFENSES  
*100.8*

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT  
*297*

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)  
 Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17  
 No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name *Board of Supervisors*

**FOR DEPARTMENT USE ONLY**

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

**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 this area. You may attach a separate sheet or additional documentation, if desired. Do *not* proceed to Part 3.

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22. APPLICANT SIGNATURE

23. DATE SIGNED

**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):

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26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

**DAVID VILLA-LOBOS**

Licensing-Permitting Specialist SF

david\_villalobos@sbcglobal.net

**CLA CONSULTING**

Specializing In SF Liquor Licensing

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