

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
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

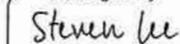
Current application: 2025-000726CUA Conditional Use Authorization has been filed.*

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

CC: Andrew Froines #2050, SFPD Community Alcohol Liaison, andrew.froines@sfgov.org

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

DocuSigned by:



4/6/2025

Steven Lee, Applicant

steven.lee.ventures@gmail.com

(415) 720-4208



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,

A handwritten signature in black ink, appearing to read 'Rosa Chen', written in a cursive style.

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, 1927 LENNAH 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

(3/14/25)
Date of Post

SAN FRANCISCO WINE DIST. OFFICE
 37 NEW MONTEGOMERY ST, SUITE 1230
 SAN FRANCISCO, CA 94105
 TEL 415-397-5800

WARNING
 Every person who intentionally violates this notice prior to 30 days from the date it was posted is liable for civil or criminal penalties as provided in Sections 230.1 and 230.2 of the California Business & Professions Code.

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

SBL LIVING ASSET 2018, LLC
59 EAST 39TH AVE
SAN MATEO, CA 94403
415.720.4208

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
San Francisco District Office
33 New Montgomery Street Ste 1230
San Francisco, Ca 94105

Re: ABC Type 42 Application – Non-Interference statement
File No: 42-667591

March 3, 2025

To whom it may concern,

SBL Living Assets 2018, LLC plans to bolster Chinatown's commercial economy by unveiling a pioneering small business venture on the relatively not as famous stretch of Grant Ave, south of California Street. By fusing a fine art gallery, wine bar, and event space, SBL Living Assets 2018, LLC is breaking away from conventional nightlife wine bars and restaurants.

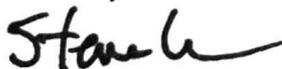
This venue will open early afternoon educational sessions and wine tasting, highlighting exceptional West Coast products, sourced directly from distinguished vineyards and wineries, thus obviating the need for extended travel north to Napa Valley's wine country. This concept is rare in San Francisco, visitors will also enjoy wine in a refined and relaxed atmosphere, enabling them to appreciate the art gallery by local artists during their visit.

Limited store time of operations will be from 12 noon to 6pm, and closed by midnight(at the very latest) should any private rental events are booked for the evenings. Amplified music for performers will be limited to background so people can have decent conversations. This low volume we not to disturb the neighbors, the front glass door will be closed to keep sound from leaking outside when any performers or DJ's are scheduled to play for any venue rental event. SBL Living Assets 2018 LLC's small staff are seasoned, experienced, each supporting the food and beverage industry for ten (plus) years, all RBS trained.

Chinatown needs to be diverse and offer new and unique experiences, dba Bluestream Gallery and Wines needs to be a lot more than selling "back scratchers" and T-shirts on Grant Ave. Based upon the listed facts above, the normal operation of the premises will not interfere with the nearby residents and will attract new customers to the Chinatown commercial corridor,

If you need further information, please do not hesitate to contract me.

Thankyou.



Steven Lee
SBL LIVING ASSETS 2018, LLC
Steven.Lee.Ventu