



NE

# LIQUOR LICENSE REVIEW

**TO:** Planning Department  
AnMarie Rodgers/CTYPLN/SFGOV  
Georgia Powell/CTYPLN/SFGOV@SFGOV  
Fax No.: (415) 558-6409

**File:** 160184

**TO:** Police Department  
Inspector Nelly Gordon  
Phone: (415) 837-7273

Block/lot: 0692/012

Zoning: NCD

Quad: NE

**DATE:** February 24, 2016

Record # 2016-002833

This item is tentatively scheduled to be heard in four to six weeks.  
**PLEASE EMAIL YOUR RESPONSE BY:** April 6, 2016, to Erica Major, Public Safety and Neighborhood Services Committee Clerk.

MIS

**Erica.Major@sfgov.org - Fax No: 554-7771**

**Applicant Name:** Cory Hunt  
**and Business Name:** Jackalope  
(1104 Polk Street) *(including)*

**Applicant Address:** Cory Hunt  
1092 Post Street  
San Francisco, CA 94109  
**and Phone No.** (916) 601-1872

**PLANNING COMMENTS:**  Approval  Denial

ABC Type 48 is permitted in conjunction w/ continuation of existing Bar use in the Polk street WCD, pursuant to Planning Code Sections 178 & 723.41.

**POLICE COMMENTS:**  Approval  Denial

12/16/2015

Attn: California Alcoholic Beverage Control  
33 New Montgomery Street, Ste. 1233  
San Francisco, CA. 94102

RECEIVED  
DEC 24 11:05

~~FILE~~

Re: Type 48 Application [Expanding Square Footage of an Already Licensed Premise]

1092 Post Street, 1104 Polk Street. dba Jackalope  
San Francisco, CA. 94109

Attn: California Alcoholic Beverage Control, and San Francisco Board of Supervisors-

Lower Polk is a changing neighborhood and we've been a part of that positive transition over the past year. We've done two basic things to make that happen:

First, we've added regular, well-trained security, who are quick to diffuse situations and move along troublesome people likely to engage in criminal or otherwise negative behavior. We also have multiple visible security cameras outside to a) help police in case there is a crime and b) discourage criminals from acting out because they see the cameras there.

Second, we've changed the demographic by altering the music, refusing to serve problematic people, and a variety of other measures. Our demographic is one that is unlikely to engage in crime, and quick to report problems to our security to ensure that Jackalope continues to be a safe, welcoming place for people to hang out.

We've been so successful with these tactics that we've even had police officers stop by on several occasions to tell us how happy they are with the change we've brought to the neighborhood.

Even with all of our efforts, we still have some safety concerns that expansion would solve:

The current business in the space we would like to expand into is a payday loan location, which has attracted a crowd that can be difficult to deal with for a variety of reasons. For example, certain people that stand outside of that business are regularly offering drugs to anyone who walks by, which may be targeting the customer base, or it may be because that business is

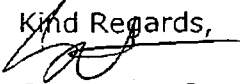
160184

closed at 6 pm, which allows people to stand out front for much of the night with little interference. Allowing us to move into that space and implement the same security and customer measures we have at Jackalope would discourage that crowd from engaging in criminal behavior at that location. We are confident that regularly having security people at two businesses (in addition to cameras) directly next to each other later into the night would help deter a substantial amount of crime in the area.

Additionally, as we've grown more popular, capacity has become more of a concern, and adding an additional exit would solve that problem. Allowing us to expand would ensure more space for our customers, allow us to get customers out easier and more safely at closing, and, most importantly, would add an exit in case there were ever a need for an emergency evacuation.

Hours of Operation: 12:PM to 2:AM

Kind Regards,

  
Cory Hunt, Owner

Jackalope

916. 601.1782

[cohunt@gmail.com](mailto:cohunt@gmail.com)

Jim Saxton, Liquor Licenses of San Francisco Bay Area

925. 689.6766

[sfliquorlicenses@gmail.com](mailto:sfliquorlicenses@gmail.com)

David J. Villa-Lobos, CLA Consulting

415. 921.4192

[admin@communityleadershipalliance.net](mailto:admin@communityleadershipalliance.net)

---

**NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES**

ABC-207-E (9/05)

To the Resident or Owner of Real Property Within a 500' Radius:

The applicant(s) for an alcoholic beverage license must mail this notice to every resident of real property within a 500 foot radius of the premises (Section 23985.5 of the Business and Professions Code). The applicant must mail this notice within 15 days of posting the premises. Any protest against the issuance of the license(s) must be received at any office of the Department of Alcoholic Beverage Control (ABC) or Departmental Headquarters within 30 days of the date the premises are posted, or within 30 days of the mailing of this notification, whichever is later. To obtain a copy of the protest form, ABC-510-A, please contact your local ABC office or go online to [www.abc.ca.gov](http://www.abc.ca.gov).

Date of Mailing: 2/2/2016 Date Premises Posted: 1/27/2016

The below-named applicant(s) has applied for a license to sell alcoholic beverages at:

1092 Post St. Including 1104 Polk St. San Francisco CA 94109

Type of license(s) applied for:

48 On-Sale General Public Premises

The name(s) of the applicant(s) is/are:

Real Drinks Inc

The dba (doing business as) is (if known):

Jackalope

Further information regarding this application or filing a protest may be obtained at:

**Department of Alcoholic Beverage Control**  
33 New Montgomery St  
Ste 1230  
San Francisco CA 94105-4509  
(415)356-6500

Los residentes o dueños que no hablen inglés por favor vean al reverso para mayor información.

非英語語系的居民或所有人，請參見背面資訊。

영어 구사 불가능 주민/소유주는 내용 확인을 위해 뒤면을 참조하십시오.

Cư dân/sở hữu chủ nào không nói tiếng Anh, xin xem mặt sau để biết chi tiết.

المقيمين/المالكين الذين لا يتكلمون اللغة الإنكليزية، رجاء مراجعة الصفحة الخلفية للحصول على المعلومات.

**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  
**Real Drinks Inc**

2. PREMISES ADDRESS (Street number and name, city, zip code):  
**1092 Post St. Including 1104 Polk St. San Francisco CA 94109**

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	
<input type="checkbox"/> Other - describe:			

5. COUNTY POPULATION  
**845,602**

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

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

8. CENSUS TRACT NUMBER  
**120**

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

10. NO. OF LICENSES EXISTING IN CENSUS TRACT  
**26**     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  
**541**

14. TOTAL NUMBER OF REPORTING DISTRICTS  
**653**

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS  
**53,160**

16. AVERAGE NO. OF OFFENSES PER DISTRICT  
**81**

17. 120% OF AVERAGE NUMBER OF OFFENSES  
**97**

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT  
**725**

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)

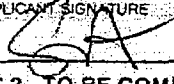
**willie bulanadi**

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

See Attached

22. APPLICANT SIGNATURE



23. DATE SIGNED

1/27/2016

**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):

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED