

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

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

Zoning: C-3-R Downtown Retail

Quad: NE Planning Team

Record No.: _____

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 - Phone No: 554-4445

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

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)

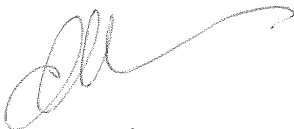
Dear Honorable San Francisco Board of Supervisors,

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
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.

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):

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

P.O. Box 642201
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