

From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Erickson, Brandon \(POL\)](#); [david_villalobos](#)
Cc: ["Alabanza, Analyn@ABC"](#); ["amarjit.tamber@abc.ca.gov"](#); [Goff, David \(POL\)](#); [Dahl, Bryan \(BOS\)](#); [Ebadi, Mahanaz \(BOS\)](#); [Donovan, Dominica \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Gutierrez Garcia, Jessica \(BOS\)](#); [Macfie, William \(BOS\)](#); [Logan, Samantha \(BOS\)](#); [Cooper, Raynell \(BOS\)](#)
Subject: Liquor License Transfer- 895 O"Farrell Street - Club 895 - BOS File No. 251121
Date: Friday, November 7, 2025 4:45:00 PM

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 – November 7, 2025](#)

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

-
Board of Supervisors [File No. 251121](#)

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 December 2025.

I request the Planning Department's response before November 19, 2025. 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.

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

DATE: November 7, 2025

TO: Planning Department
Attn: _____
Phone No. _____

AP Block/Lot Nos.: 0717/013
Zoning: NCD – Lower Polk Neighborhood
Commercial District – 130-E

TO: Police Department
Officer Brandon Erickson
#2707

Quad: _____
Record No.: _____

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 December of 2025.

PLEASE EMAIL YOUR RESPONSE by November 19, 2025, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: Big Skye LLC

Business name: Club 895

Application address: 895 O'Farrell Street
San Francisco, CA 94109

Applicant contact info: DAVID VILLA-LOBOS
(415) 559.6627
david_villalobos@sbcglobal.net

PLANNING REVIEW: ☐ Approval ☐ Denial

Planning Staff Contact: _____
(Please add comments on a trailing page.)

POLICE REVIEW: ☐ Approval ☐ Denial

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LIQUOR LICENSE
PUBLIC CONVENIENCE OR NECESSITY REFERRAL
(Please add comments in a trailing report.)

Attn: San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Rm: 244

San Francisco, Ca. 94102

Re: Club 895

895 O'Farrell St. SF, Ca. 94109

Type 48 Liquor License

Application No. 674228

Dear Honorable SF Board of Supervisors,

Club 895 is a multi million dollar business project intended to be the city's premier entertainment venue.

Club 895 will feature a Hollywood/Los Vegas style stage for live performances such as Drag Shows, Standup Comedy, Dramatic Acting Performances etc.

Club 895 will also offer a separate stage for Karaoke night performances. There will be food service and a full service Bar located in an area of the venue separate from the areas of entertainment.

Our venue will have a well trained and staffed security team, high tech surveillance systems and outdoor lighting.

This project has garnered the approval of the San Francisco Planning Department, and we have been in regular communication with the Mayor's office of economic Workforce development.

It is our hope that you too will support this amazing business project.

Respectfully



DAVID VILLA-LOBOS, Authorized Agent

CLA CONSULTING

(415) 559.6627

david_villalobos@sbcglobal.net

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BOARD OF SUPERVISORS
SAN FRANCISCO
2025 OCT 30 PM12:10



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**

Big Skye LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

895 O'Farrell 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 checked="" type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input checked="" 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 | Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | 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

875010

6. TOTAL NUMBER OF LICENSES IN COUNTY

On-Sale

Off-Sale

293

☒ On-Sale

Off-Sale

8. CENSUS TRACT NUMBER

122.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

8

☒ On-Sale

Off-Sale

17

☒ On-Sale

Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY**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**

547

14. TOTAL NUMBER OF REPORTING DISTRICTS

648

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

55745

16. AVERAGE NO. OF OFFENSES PER DISTRICT

86.02

17. 120% OF AVERAGE NUMBER OF OFFENSES

103.23

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

850

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, an on-sale general (public premises) license, or an on-sale general music venue 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:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

RRO

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

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

Jim Saxton

925-787-0770

sfliquorlicenses@gmail.com

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

File Number: **674228**
Receipt Number: **3051764**
Geographical Code: **3800**
Copies Mailed Date: **October 17, 2025**
Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner: **BIG SKYE LLC**
Name of Business: **CLUB 895**
Location of Business: **895 O'FARRELL ST**
SAN FRANCISCO, CA 94109

County **SAN FRANCISCO**Is Premises inside city limits **Yes**

Census Tract:

Mailing Address:(If different
from
premises address) **1550 MISSION STREET**
SAN FRANCISCO, CA 94103

Type of license(s): **48**Dropping Partner: Yes ☐ No ☒Transferor's license/name: **351422 / CHEN, JAMES**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>
48 - On-Sale General Public Premises	PER/PRM	Y	

<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	DBL TRF: PREMISES AND PERSON	NA	0	10/17/25	\$1,525.00
Application Fee	FEDERAL FINGERPRINTS	NA	3	10/17/25	\$72.00
Application Fee	STATE FINGERPRINTS	NA	3	10/17/25	\$117.00
48 - On-Sale General Public Pre	ANNUAL FEE	P40	0	10/17/25	\$1,505.00
Total					\$3,219.00

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: October 17, 2025

Applicant Name(s)

BIG SKYE LLC

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