

File No. 250335

Committee Item No. 1

Board Item No. 30

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services

Date: April 24, 2025

Board of Supervisors Meeting:

Date: May 6, 2025

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution - VERSION 2
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Police Department Report – 041625</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Planning Department Review – 040225</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>PC or N Referral to Planning and Police – 040125</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>PC or N Request Letter – 032525</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
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<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>

Prepared by: Monique Crayton

Date: April 18, 2025

Prepared by: John Carroll

Date: May 2, 2025

Prepared by:

Date:

1 [Liquor License Transfer - 627 Grant Avenue - Far East Cafe Social Club]

2
3 **Resolution determining that the person-to-person, premise-to-premise transfer of**
4 **a Type-48 on-sale general beer, wine, and distilled spirits liquor license to Far**
5 **East Cafe Inc., doing business as Far East Cafe Social Club, located at 627 Grant**
6 **Avenue (District 3), will serve the public convenience or necessity of the City and**
7 **County of San Francisco, in accordance with California Business and**
8 **Professions Code, Section 23958.4; and requesting that the California Department**
9 **of Alcoholic Beverage Control impose conditions on the issuance of the license.**

10
11 WHEREAS, Far East Cafe Inc., is seeking the person-to-person, premise-to-
12 premise transfer of a Type-48 on-sale general beer, wine, and distilled spirits liquor
13 license to do business as Far East Cafe Social Club, located at 627 Grant Avenue
14 (District 3); and

15 WHEREAS, The Planning Department has verified that the area is properly
16 zoned and recommends approval; and

17 WHEREAS, The Police Department has filed zero protests and zero letters of
18 support with the Department of Alcoholic Beverage Control under California Business
19 and Professions Code, Section 24013, and recommends that the Department of
20 Alcoholic Beverage Control issue the liquor license with conditions; and

21 WHEREAS, The conditions recommended by the Police Department are the
22 following: 1) Petitioner(s) shall actively monitor the area under their control in an effort
23 to prevent the loitering of persons on any property adjacent to the licensed premises as
24 depicted on ABC-253; 2) The petitioner(s) shall be responsible for maintaining free of
25 litter the area adjacent to the premises over which they have control, as depicted on

1 ABC-253; 3) (1) Except as provided in Condition 2 below, no noise shall be audible
2 beyond the area under the control of the licensee. (2) Any noise caused by
3 entertainment or amplified sound that is subject to the provisions of an active
4 Entertainment Permit issued by the San Francisco Entertainment Commission shall be
5 authorized in accordance with the limits established by that Entertainment Permit,
6 including any limitation on hours during which entertainment or amplified sound is
7 permitted. A violation of the entertainment or amplified sound noise conditions of the
8 Entertainment Permit, as determined by the San Francisco Entertainment Commission
9 (or any successor agency), shall be deemed to be a violation of this Condition. Any
10 noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be
11 subject to Condition 1 above. "Entertainment Permit" means any of the following: a Just
12 Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit,
13 a Fixed Place Amplified Sound permit, or any similar such permit issued by the San
14 Francisco Entertainment Commission; 4) At any time, the premise is providing live
15 entertainment, the petitioner(s) shall have two (2) uniformed security guard(s) on the
16 premises and shall maintain order therein to prevent any activity which would interfere
17 with the quiet enjoyment of their nearby residents, or the surrounding community. The
18 uniform security guards must be licensed by the State of California Department of
19 Consumer Affairs; now, therefore, be it

20 RESOLVED, That in accordance with California Business and Professions Code,
21 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
22 hereby determines that the person-to-person, premise-to-premise transfer of a Type-48
23 on-sale general beer, wine, and distilled spirits liquor license to Far East Cafe Inc.,
24 doing business as Far East Cafe Social Club, located at 627 Grant Avenue, will serve
25 the public convenience or necessity of the City and County of San Francisco; and, be it

1 FURTHER RESOLVED, That the Board of Supervisors of the City and County of
2 San Francisco hereby endorses and adopts the recommendations of the Police
3 Department listed above and recommends that the Department of Alcoholic Beverage
4 Control issue the license with those conditions.



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 Matt Dorsey
Supervisor Bilal Mahmood
Supervisor Danny Sauter

From: Lt. David Goff #1465
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: April 24, 2025

Subject: P.C.N. Investigation Regarding: First Owner: Far East Café Inc.
DBA: Far East Café Social Club
627 Grant Ave.
San Francisco CA. 94108
ABC File # 48-666693

Far East Café Inc., operating as "Far East Café Social Club", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 48 (On Sale General Public Premises) license to be located at 627 Grant Ave. (located between Sacramento St. and California St.)

Hours of Operation:

11am to 1am each day of the week.

Digest:

"Far East Café Social Club." would like to operate a On Sale (General Public Premises) to be located at 627 Grant Ave. If approved, this license will allow them to sell Wine, Beer, and Distilled Spirits.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From March 11, 2024 to March 11, 2025

0 calls for service

Police Reports:

From March 11, 2024 to March 11, 2025

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **148D**

A High Crime area is defined as **103** or more police reports in a plot for the year of **2024**.

This plot had 107 police reports for **2024**, which is 4 **Higher** than the **Citywide “High Crime”** average.

State Census Tract Information:

This premise is located in Census Tract: **118**
Population for this tract is: **1589**

On-sale license authorized by census tract: **05**
Active on-sale licenses: 42 with 0 pending

Off-sale licenses authorized by census tract: **01**
Active off-sale licenses: 19 with 0 pending

Departmental Recommendation:

Points of consideration: **11**

No opposition from **Central Station**

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

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

0 - Protest.

0 - Support

ALU Recommendation: **Approval with the condition:**

1. 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 ABC253.

2. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on ABC-253.

3. (1) Except as provided in Condition 2 below, no noise shall be audible beyond the area under the control of the licensee. (SF district office only). (2) Any noise caused by entertainment or amplified sound that is subject to the provisions of an active Entertainment Permit issued by the San Francisco Entertainment Commission shall be authorized in accordance with the limits established by that Entertainment Permit, including any limitation on hours during which entertainment or amplified sound is permitted. A violation of the entertainment or amplified sound noise conditions of the Entertainment Permit, as determined by the San Francisco Entertainment Commission (or any successor agency), shall be deemed to be a violation of this Condition. Any noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be subject to Condition 1 above. "Entertainment Permit" means any of the following: a Just Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit, a Fixed Place Amplified Sound permit, or any similar such permit issued by the San Francisco Entertainment Commission. (SF district office only)

4. At any time, the premise is providing live entertainment, the petitioner(s) shall have two (2) uniformed security guard(s) on the premises and shall maintain order therein to

prevent any activity which would interfere with the quiet enjoyment of their nearby residents, or the surrounding community. The uniform security guards must be licensed by the State of California Department of Consumer Affairs.



Google Account
Sakher Ghanem
ghanemsakher@gmail

627
Grant Ave

Chinatown San Francisco
Famous neighborhood
for Chinese culture

Willie "Woo"
Wong
Playground
Park
Sand-floor playgrounds
& athletic courts

Old Saint Mary's
Cathedral
Historic Catholic
church since 1894

Walkup Personal
Injury Lawyers

WeWork Office
Space & Coworking

St. Mary's
Square
Urban oasis with a
playground & benches

The Ritz-Carlton,
San Francisco
4.6 ★ (1978)

Google



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

4/2/2025

Assistant Clerk of the Board of Supervisors
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: BOS referral - Liquor License Public Convenience or Necessity Referral for Far East Cafe – 627 Grant Ave., Planning Department Files No. 2025-002737MIS.

To Whom It May Concern:

The Planning Department is recommending approval of the attached ABC Type 48 (On Sale General Public Premises) at 627 Grant Avenue (dba Far East Café) permitted in the CVR Chinatown Visitor's Retail District per Section 180 of the Planning Code. ABC has confirmed that the existing Full Bar and accompanying ABC type 47 license has existed on these premises since Jan. 1965, considered to be continuation of existing use.

If you have any questions related to Planning's evaluation, please contact me at honora.montano@sfgov.org.

Sincerely,

Honora Montano

**Honora Montano (she/her), Planner
District 3, Current Planning Division**

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7402 | General Inquiries: pic@sfgov.org | www.sfplanning.org

[San Francisco Property Information Map](#) | [San Francisco Permit Center](#)

From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Froines, Andrew \(POL\)](#); [David Villa-Lobos](#); sliquorlicenses@gmail.com
Cc: [Alabanza, Analyn@ABC](#); amarjit.tamber@abc.ca.gov; [Ghanem, Sakher \(POL\)](#); [Goff, David \(POL\)](#); [Dahl, Bryan \(BOS\)](#); [Ebadi, Mahanaz \(BOS\)](#); [Donovan, Dominica \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Bell, Tita \(BOS\)](#); [Lee, Amy \(BOS\)](#); [Nagano, Tomio \(BOS\)](#); [Andrews, Michelle \(BOS\)](#)
Subject: Liquor License Transfer - 627 Grant Ave - Far East Cafe Social Club- BOS File No. 250335
Date: Tuesday, April 1, 2025 10:43:00 AM

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 – April 1, 2025](#)

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

-

Board of Supervisors [File No. 250335](#)

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 May of 2025.

I request the Planning Department's response on or before April 11, 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: April 1, 2025

TO: Planning Department
Attn: _____
Phone No. _____

AP Block/Lot Nos.: 0242/003
Zoning: CVR - chinatown- visitor retail –
50-N

TO: Police Department
Andrew Froines
Phone No. (415) 837-7254

Quad: Dist 3
Record No.: 2025-002737MIS

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 May of 2025.

PLEASE EMAIL YOUR RESPONSE by April 11, 2025, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: Far East Cafe, Inc.

Business name: Far East Café Social Club

Application address: 627 Grant Ave
San Francisco, CA 94108

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

Jim Saxton
sfliquorlicenses@gmail.com
925-787-0770

PLANNING REVIEW: ☒ Approval ☐ Denial

Planning Staff Contact: Honora.montano@sfgov.org
(Please add comments on a trailing page.)

BOARD of SUPERVISORS



City Hall
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

POLICE REVIEW:

☐

Approval


☐

Denial

(Please add comments in a trailing report.)

Attn: San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, Ca. 94102, Rm. 244

Re: Far East Cafe Social Club
627 Grant Ave.
San Francisco, Ca. 94108
Type 48 Liquor license application
No. 666693

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 MAR 25 AM 11:03


Dear and Honorable Board of Supervisors,

The Far East Cafe brand has a long history of doing business in China Town. They are well known for their amazing Chinese cuisine, and for their dedication to the preservation of our city's beloved historical China Town.

The Far East Cafe Social Club if approved would be an extension to the already existing full service restaurant immediately adjacent.

The objective is to not only offer amazing cocktails, but to also have poetry reading, Asian art history lectures, community events and much more.

Based on community input we are confident that a type 48 license at 627 Grant Avenue will serve as a Public Convenience and Necessity.

It is our hope that the City of San Francisco will support our application.

Respectfully



DAVID VILLA-LOBOS, Authorized Agent
CLA CONSULTING
P.O. BOX 642201
SAN FRANCISCO, CA. 94164
(415) 559.6627
DAVID_VILLALOBOS@SBCGLOBAL.NET

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**

Far East Café Inc

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

627 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 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

875010

6. TOTAL NUMBER OF LICENSES IN COUNTY
☐ On-Sale ☐ Off-Sale **293** ☒ On-Sale ☐ Off-Sale
8. CENSUS TRACT NUMBER

118

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

13

☒ 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

148

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

132

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)

ROR

ABC-245 (rev. 03-23)

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.

[illegible]

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):

[illegible]

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: **666693**
 Receipt Number: **2969997**
 Geographical Code: **3800**
 Copies Mailed Date: **February 6, 2025**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**

First Owner: **FAR EAST CAFE INC**
 Name of Business: **FAR EAST CAFE SOCIAL CLUB**
 Location of Business: **627 GRANT AVENUE**
SAN FRANCISCO, CA 94108

County **SAN FRANCISCO**Is Premises inside city limits **Yes** Census Tract:

Mailing Address: (If different
 from
 premises address) **631 GRANT AVE**
SAN FRANCISCO, CA 94108

Type of license(s): **48** Dropping Partner: Yes ☐ No ☒Transferor's license/name: **541791 / MONTECINOS, MARIA A**

<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	02/06/25	\$1,525.00
48 - On-Sale General Public Pre	ANNUAL FEE	P40	0	02/06/25	\$1,505.00
Total					\$3,030.00

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: **February 6, 2025**

Applicant Name(s)

FAR EAST CAFE INC

Recommend approval of Type 48 ABC License at 627 Grant Ave. in conjunction with existing full service Restaurant & Full Bar (dba Far East Café), permitted in the CVR Chinatown Visitor's Retail District per Section 180 of the Planning Code. ABC has confirmed that the existing Full Bar and accompanying ABC type 47 license has existed on these premises since Jan. 1965. Continuation of existing use. Honora Montano, SF Planning. honora.montano@sfgov.org

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2025 FEB 10 AM09:08

From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Froines, Andrew \(POL\)](#); [David Villa-Lobos](#); sliquorlicenses@gmail.com
Cc: [Alabanza, Analyn@ABC](#); amarjit.tamber@abc.ca.gov; [Ghanem, Sakher \(POL\)](#); [Goff, David \(POL\)](#); [Dahl, Bryan \(BOS\)](#); [Ebadi, Mahanaz \(BOS\)](#); [Donovan, Dominica \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Bell, Tita \(BOS\)](#); [Lee, Amy \(BOS\)](#); [Nagano, Tomio \(BOS\)](#); [Andrews, Michelle \(BOS\)](#)
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Date: Tuesday, April 1, 2025 10:43:00 AM

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[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: April 1, 2025

TO: Planning Department
Attn: _____
Phone No. _____

AP Block/Lot Nos.: 0242/003
Zoning: CVR - chinatown- visitor retail –
50-N

TO: Police Department
Andrew Froines
Phone No. (415) 837-7254

Quad: Dist 3
Record No.: 2025-002737MIS

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 May of 2025.

PLEASE EMAIL YOUR RESPONSE by April 11, 2025, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: Far East Cafe, Inc.

Business name: Far East Café Social Club

Application address: 627 Grant Ave
San Francisco, CA 94108

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

Jim Saxton
sfliquorlicenses@gmail.com
925-787-0770

PLANNING REVIEW: ☒ Approval ☐ Denial

Planning Staff Contact: Honora.montano@sfgov.org
(Please add comments on a trailing page.)

BOARD of SUPERVISORS



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LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

POLICE REVIEW:

☐

Approval


☐

Denial

(Please add comments in a trailing report.)

Attn: San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, Ca. 94102, Rm. 244

Re: Far East Cafe Social Club
627 Grant Ave.
San Francisco, Ca. 94108
Type 48 Liquor license application
No. 666693

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 MAR 25 AM 11:03


Dear and Honorable Board of Supervisors,

The Far East Cafe brand has a long history of doing business in China Town. They are well known for their amazing Chinese cuisine, and for their dedication to the preservation of our city's beloved historical China Town.

The Far East Cafe Social Club if approved would be an extension to the already existing full service restaurant immediately adjacent.

The objective is to not only offer amazing cocktails, but to also have poetry reading, Asian art history lectures, community events and much more.

Based on community input we are confident that a type 48 license at 627 Grant Avenue will serve as a Public Convenience and Necessity.

It is our hope that the City of San Francisco will support our application.

Respectfully



DAVID VILLA-LOBOS, Authorized Agent
CLA CONSULTING
P.O. BOX 642201
SAN FRANCISCO, CA. 94164
(415) 559.6627
DAVID_VILLALOBOS@SBCGLOBAL.NET

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**

Far East Café Inc

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

627 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 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

875010

6. TOTAL NUMBER OF LICENSES IN COUNTY
☐ On-Sale ☐ Off-Sale **293** ☒ On-Sale ☐ Off-Sale
7. RATIO OF LICENSES TO POPULATION IN COUNTY**8. CENSUS TRACT NUMBER**

118

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

5

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

13

☒ On-Sale ☐ Off-Sale ☒ 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

148

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

132

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)

ROR

ABC-245 (rev. 03-23)

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: **666693**
 Receipt Number: **2969997**
 Geographical Code: **3800**
 Copies Mailed Date: **February 6, 2025**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**

First Owner: **FAR EAST CAFE INC**
 Name of Business: **FAR EAST CAFE SOCIAL CLUB**
 Location of Business: **627 GRANT AVENUE**
SAN FRANCISCO, CA 94108

County **SAN FRANCISCO**Is Premises inside city limits **Yes** Census Tract:

Mailing Address: (If different
 from
 premises address) **631 GRANT AVE**
SAN FRANCISCO, CA 94108

Type of license(s): **48** Dropping Partner: Yes ☐ No ☒Transferor's license/name: **541791 / MONTECINOS, MARIA A**

<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	02/06/25	\$1,525.00
48 - On-Sale General Public Pre	ANNUAL FEE	P40	0	02/06/25	\$1,505.00
Total					\$3,030.00

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: **February 6, 2025**

Applicant Name(s)

FAR EAST CAFE INC

Recommend approval of Type 48 ABC License at 631 Grant Ave. in conjunction
 with existing full service Restaurant & Full Bar (dba Far East Café), permitted in
 the CVR Chinatown Visitor's Retail District per Section 180 of the Planning
 Code. ABC has confirmed that the existing Full Bar and accompanying ABC
 type 47 license has existed on these premises since Jan. 1965. Continuation of
 existing use. Honora Montano, SF Planning. honora.montano@sfgov.org

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 FEB 10 AM09:08

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor _____ inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. _____ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. _____
- ☐ 9. Reactivate File No. _____
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Transfer - 627 Grant Avenue - Far East Cafe Social Club

Long Title or text listed:

Hearing to consider that the person-to-person, premise-to-premise transfer of a Type-48 on-sale general beer, wine, and distilled spirits liquor license to Far East Cafe Inc., doing business as Far East Cafe Social Club, located at 627 Grant Avenue (District 3), will serve the public convenience or necessity of the City and County of San Francisco.

250335

Signature of Sponsoring Supervisor:

f. Allisfomera