

# LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**TO:** Planning Department  
Phone No. (415) 558-6371

**DATE:** October 19, 2020

**AP Block/Lot Nos.:** 3726/118

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

**Zoning:** 85-X MUG

**Quad:** SE Planning Team

**Record No.:** 2020-009461MIS

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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 December of 2020.

**PLEASE EMAIL YOUR RESPONSE BY:** November 6, 2020, to John Carroll, Public Safety and Neighborhood Services Committee Clerk.

**john.carroll@sfgov.org - Phone No: 554-4445**

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**Applicant name:** Tawfiq Fayez Jodeh

**Business name:** Tony Baloney's

**Application address:** 1098 Howard Street  
San Francisco, CA 94103

**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: Michael Christensen 4155758742 Michael.Christensen@sfgov.org

**Please print review comments on a trailing page.**

**POLICE REVIEW:**  Approval  Denial

**Please print review comments in a trailing report.**

On October 2, 2020, Building Permit Application No. 202010025735 was filed to change the use of the ground floor commercial space at 1098 Howard from Limited Restaurant to Specialty Grocery, in order to allow the business (dba Tony Baloney's) to obtain a Type 21 ABC License. A Type 21 ABC License permits an establishment to sell beer, wine and distilled spirits for consumption off the premises where sold. Under the Planning Code, this license type is permitted in conjunction with a Specialty Grocery use, but not a Limited Restaurant.

As such, the Planning Department recommends approval of the requested PCN letter, subject to the following conditions:

1. The sponsor shall COMPLETE BPA 202010025735 by obtaining and issued permit and completing all inspections.
2. The site shall maintain shelves and product sales of a Specialty Grocer and shall not revert to a Limited Restaurant use after license approval. Specifically, the site shall maintain at least 85% of the gross floor area for sale of "specialty food products such as baked goods, pasta, cheese, confections, coffee, meat, seafood, produce, artisanal goods, and other specialty food products, and may also offer additional food and non-food commodities related or complementary to the specialty food products."
3. No more than 15% of the gross floor area shall be devoted to the sale of alcohol products.
4. The business shall comply with the operating conditions of Planning Code Section 202.2(a)(1).



Michael Christensen - PLN

**PLANNING**

October 22, 2020

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2020 OCT 13 PM 3:06

BY



Re: Tony Baloney's (Type 21 Application)  
1098 Howard Street  
San Francisco, CA. 94103

Dear Honorable Board of Supervisors,

Our business (Tony Baloney's) serves as a public convenience and necessity as we've served the neighborhood for almost 30 years and acted as a place of both convenience and gathering for residents and local employees alike. We understand what the community needs and have adjusted our business to continue to serve our customers best as San Francisco and the SOMA have changed over the years.

Adding a liquor license to our business will allow us to better serve our customers' needs especially in a time where people need to be able to go to one local shop to have their essential needs met rather than multiple locations. If approved we plan on dedicating approximately ten percent of our space to high end craft beers, local wines and only very high-end distilled spirits. We humbly ask for your support.

Thank you most Sincerely.



Aminah Joudeh  
Tony Baloney's  
(415)697-9397

Hours of Operation: 9:am to 9:pm

David J. Villa-Lobos, Licensing Agent  
CLA Consulting  
P.O. Box 642201  
San Francisco, CA. 94164  
415.921.4192  
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

*Jodeh, Tawfiq Fayed*

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

*1098 Howard St., San Francisco, CA 94103*

3. LICENSE TYPE

*21*

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 checked="" 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*

6. TOTAL NUMBER OF LICENSES IN COUNTY

- On-Sale  Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

*1/132*

- On-Sale  Off-Sale

8. CENSUS TRACT NUMBER

*0170.01*

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

*6*

- On-Sale  Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

*9*

- 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

*220*

14. TOTAL NUMBER OF REPORTING DISTRICTS

*054*

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

*15,022*

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

*232*

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)

*AD*

**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.

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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):

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26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED