

File No. 240464

Committee Item No. 2

Board Item No. 15

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Public Safety and Ngbh Services

Date: June 13, 2024

Board of Supervisors Meeting:

Date: June 25, 2024

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- Department/Agency Cover Letter and/or Report
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OTHER

- Police Department Report – 052324
- Planning Department Review – 052024
- PC or N Referral to Planning and Police – 051324
- PC or N Request Letter – 042924
- _____
- _____
- _____
- _____
- _____

Prepared by: Monique Crayton

Date: June 7, 2024

Prepared by: Monique Crayton

Date: June 21, 2024

Prepared by: _____

Date: _____

1 [Liquor License Issuance - 2 Embarcadero Center - Embarc Wines]

2

3 **Resolution determining that the issuance of a Type-42 on-sale beer and wine**
4 **liquor license to EW BY THE GLASS LLC, doing business as Embarc Wines,**
5 **located at 2 Embarcadero Center (District 3), will serve the public convenience or**
6 **necessity of the City and County of San Francisco, in accordance with California**
7 **Business and Professions Code, Section 23958.4; and requesting that the**
8 **California Department of Alcoholic Beverage Control impose conditions on the**
9 **issuance of the license.**

10

11 WHEREAS, EW BY THE GLASS LLC, is seeking the Type-42 on-sale beer and
12 wine liquor license to do business as Embarc Wines, located at 2 Embarcadero Center
13 (District 3); and

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

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

20 WHEREAS, The conditions recommended by the Police Department are the
21 following: 1) Petitioner(s) shall actively monitor the area under their control in an effort to
22 prevent the loitering of persons on any property adjacent to the licensed premises as
23 depicted on the ABC-253; 2) The petitioner(s) shall be responsible for maintaining free
24 of litter the area adjacent to the premises over which they have control, as depicted on
25 ABC-253; and 3) (1) Except as provided in Condition 2 below, no noise shall be audible

1 beyond the area under the control of the licensee. (2) Any noise caused by
2 entertainment or amplified sound that is subject to the provisions of an active
3 Entertainment Permit issued by the San Francisco Entertainment Commission shall be
4 authorized in accordance with the limits established by that Entertainment Permit,
5 including any limitation on hours during which entertainment or amplified sound is
6 permitted. A violation of the entertainment or amplified sound noise conditions of the
7 Entertainment Permit, as determined by the San Francisco Entertainment Commission.
8 (or any successor agency), shall be deemed to be a violation of this Condition. Any
9 noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be
10 subject to Condition 1 above. "Entertainment Permit" means any of the following: a Just
11 Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit,
12 a Fixed Place Amplified Sound permit, or any similar such permit issued by the San
13 Francisco Entertainment Commission; now, therefore, be it

14 RESOLVED, That in accordance with California Business and Professions Code,
15 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
16 hereby determines that the issuance of a Type-42 on-sale beer and wine liquor license
17 to EW BY THE GLASS LLC, doing business as Embarc Wines, located at 2
18 Embarcadero Center (District 3), will serve the public convenience or necessity of the
19 City and County of San Francisco; and, be it

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

24
25




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 Catherine Stefani
Supervisor Matt Dorsey
Supervisor Joel Engardio

From: Lt. Stephen Jonas #79 
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: May 22, 2024

Subject: P.C.N. Investigation Regarding: First Owner: EW By the Glass, LLC
DBA: Embarc Wines
2 Embarcadero Center Suite #R2118
San Francisco CA. 94111
ABC File # 42-658214

EW By the Glass, LLC LLC., operating as "Embarc Wines", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 42 (On Sale Beer and Wine for Public Premises)) license to be located at 2 Embarcadero Center (located between Front St. and Davis St.)

Hours of Operation:

1 pm to 8 pm Monday through Friday.

Digest:

"EW By the Glass, LLC." would like to operate a Wine Bar to be located at 2 Embarcadero Center Suite R2118. If approved, this license will allow them to sell Wine, and Beer.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From April 16, 2023 to April 16,2024

0 calls for service

Police Reports:

From April 16, 2023 to April , 2024

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **152**

A High Crime area is defined as **103** or more police reports in a plot for the year of **2023**.

This plot had 101 police reports for **2023**, which is **2 Lower** than the **Citywide “High Crime”** average.

State Census Tract Information:

This premise is located in Census Tract: **105**
Population for this tract is: **3,234**

On-sale license authorized by census tract: **11**
Active on-sale licenses: 74 with 0 pending

Off-sale licenses authorized by census tract: **2**
Active off-sale licenses: 10 with 0 pending

Departmental Recommendation:

Points of consideration: **0**

No opposition from **Central Station**.

Applicant premise **is** located in a “**Low 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 the ABC-253.
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).

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

TO: Planning Department
Attn: Honora Montano
Phone No. 628.652.7402

DATE: May 13, 2024

AP Block/Lot Nos.: 0231/023
Zoning: C-3-O - Downtown- Office
Quad: _____
Record No.: _____

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

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 June of 2024.

PLEASE EMAIL YOUR RESPONSE by May 24, 2024, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: EW BY THE GLASS LLC

Business name: EMBARC WINES

Application address: 2 EMBARCADERO CENTER

Applicant contact info Adam Lovingood
adam@embarcwines.com

richard@embarcwines.com

Vanessa Graves
vanessa@abclicensecompany.com
510-788-5881 ext. 5

PLANNING REVIEW: Approval Denial

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

POLICE REVIEW: Approval Denial

(Please add comments in a trailing report.)



San Francisco Planning

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

5/17/2024

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 Embarc Wines – 2 Embarcadero Center
Planning Department Files No. 2024-004263MIS

To Whom It May Concern:

The Planning Department is recommending approval of the attached ABC Type 42 (On Sale Beer and Wine) at 2 Embarcadero Center, Suite R2118 (dba Embarc Wines). Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Food service is not required. Wine bar use permitted within the C-3-O District per P.C. Sec. 210.2.

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 \(POL\)](#); adam@embarcwines.com; richard@embarcwines.com; vanessa@abclicensecompany.com
Cc: [Alabanza, Analyn@ABC](mailto:Alabanza_Analyn@ABC); amarjit.tamber@abc.ca.gov; [Wong, Joanne \(POL\)](#); [Jonas, Stephen \(POL\)](#); [Logan, Sam \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Horrell, Nate \(BOS\)](#); [Souza, Sarah \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Liquor License Issuance - 2 Embarcadero Center - Embarc Wines - BOS File No. 240464
Date: Monday, May 13, 2024 12:39:00 PM

Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license issuance. I'm referring this matter to you for response via the following linked document:

[Referral Letter - Planning and Police Departments – May 13, 2024](#)

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

- Board of Supervisors [File No. 240464](#)

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 June of 2024.

I request the Planning Department's response before May 24, 2024. 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.

EW By The Glass LLC

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2024 APR 29 AM 8:53

BY 

Alisa Somera, Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415-554-4445

Re: Liquor License "PCN" Request
Original Type 42, Pending License No: 658214
Prem Address: 2 Embarcadero Center, Suite R2118, San Francisco CA 94111

To the Clerk of the Board,

The purpose of this letter is to respectfully request to be placed on the Board's calendar for Public Convenience and Necessity approval with regard to our original Type 42 license. We are taking over the premises at 2 Embarcadero Center, Suite R2118 and wish to operate as a wine bar, merchant, and social learning space, combining hospitality, education, and curated selections for the every day drinker. Our operations will be unlike discount retailers or anonymous web stores, as we will be engaging neighborhood locals, connoisseurs, and industry professionals in a relaxed and friendly setting.

Our business proves to be necessary in San Francisco, as there is a passion for craft wine, but there is not an appropriate retail establishment to serve the needs of consumers aesthetically, educationally, or personally. Our operations will be a solution to this by being a one-stop shop for all things wine; offering beverage education classes to the general public and trade; offering a private educational event space for individuals and businesses; and creating a fun and comfortable environment to buy, taste, and learn.

Our desired hours of operation are 1:00pm – 8:00pm, each day of the week except Saturday and Sunday. We will vigilantly monitor the surrounding area to ensure the safety of our business and customers at all times and maintain a lawful business. Our co-founder team is a great combination of fantastic sommeliers and savvy business professionals. Our experience in this area has allowed us to cultivate very good relationships with community leaders and members.

We seek the SF Board of Supervisor's affirmative ruling that our application serves the public convenience and necessity of our City.

Sincerely,



Adam Lovingood, Manager

Please send correspondence to: richard@embarcwines.com, adam@embarcwines.com and vanessa@abclicensecompany.com

VANESSA GRAVES

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

File Number: **658214**
Receipt Number: **2884545**
Geographical Code: **3800**
Copies Mailed Date: **April 16, 2024**
Issued Date:

510 788-5881 x005

DISTRICT SERVING LOCATION: **SAN FRANCISCO**

First Owner: **EW BY THE GLASS, LLC**
Name of Business: **EMBARC WINES**
Location of Business: **2 EMBARCADERO CENTER
SUITE R2118
SAN FRANCISCO, CA 94111**

County **SAN FRANCISCO**

Is Premises inside city limits **Yes** Census Tract: **0105.00**

Mailing Address:(If different from premises address) **2412 HARRISON ST
UNIT 214
SAN FRANCISCO, CA 94110**

Type of license(s): **42** Dropping Partner: Yes No

Transferor's license/name:

| <u>License Type</u> | <u>Transaction Type</u> | <u>Master</u> | <u>Secondary LT And Count</u> | | |
|-------------------------------------|-------------------------|---------------|-------------------------------|--|--|
| 42 - On-Sale Beer And Wine - Public | ORI | Y | | | |

| <u>License Type</u> | <u>Transaction Description</u> | <u>Fee Code</u> | <u>Dup</u> | <u>Date</u> | <u>Fee</u> |
|---------------------------------|--------------------------------|-----------------|------------|-------------|------------|
| Application Fee | FEDERAL FINGERPRINTS | NA | 2 | 04/16/24 | \$48.00 |
| Application Fee | STATE FINGERPRINTS | NA | 2 | 04/16/24 | \$78.00 |
| Application Fee | ADD PRIMARY LICENSE TYPE | NA | 0 | 04/16/24 | \$1,065.00 |
| 42 - On-Sale Beer And Wine - Pu | ANNUAL FEE | NA | 0 | 04/16/24 | \$665.00 |
| Total | | | | | \$1,856.00 |

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: April 16, 2024

Applicant Name(s)

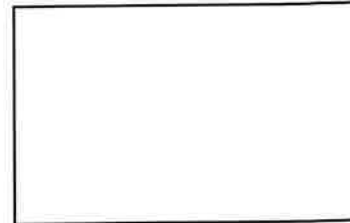
EW BY THE GLASS, LLC

ABC referral - Type 42. Recommend approval of ABC referral - Type 42 (On-sale beer and wine). Authorizes the sale of beer and wine for consumption on or off the premises where sold. No distilled spirits may be on the premises. Food service is not required. Wine bar use permitted within the C-3-O District per P.C. Sec. 210.2. Honora Montano, SF Planning, honora.montano@sfgov.org

Honora Montano

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 Issuance - 2 Embarcadero Center - Embarc Wines

Long Title or text listed:

Hearing to consider that the issuance of a Type-42 on-sale beer and wine liquor license to EW BY THE GLASS LLC, doing business as Embarc Wines, located at 2 Embarcadero Center (District 3), will serve the public convenience or necessity of the City and County of San Francisco.

240464

Signature of Sponsoring Supervisor: