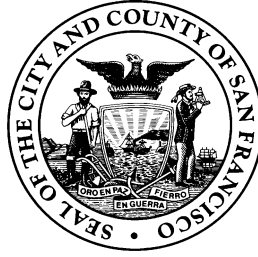


BOARD of SUPERVISORS



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

## MEMORANDUM

PUBLIC SAFETY AND NEIGHBORHOOD SERVICES COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Gordon Mar, Chair  
Public Safety and Neighborhood Services Committee

FROM: Stephanie Cabrera, Assistant Clerk

DATE: September 26, 2022

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**  
Tuesday, September 27, 2022

The following file should be presented as COMMITTEE REPORT at the regular Board meeting on Tuesday, September 27, 2022. This RESOLUTION was acted upon at the regular Public Safety and Neighborhood Services Committee meeting on Thursday, September 22, 2022, at 10:00 a.m., by the votes indicated.

**Item No. 1                      File No. 220753**

**[Liquor License Transfer - 556 Hayes Street - True Sake]**

Resolution determining that the transfer of a Type-20 off-sale beer and wine liquor license, with the additional issuance of a Type-86 instructional tasting license, to True Sake, LLC, located at 556 Hayes Street (District 5), will serve the public convenience or necessity of the City and County of San Francisco; and requesting that the California Department of Alcoholic Beverage Control impose conditions on the issuance of the license.

The motion carried by the following vote:

**RECOMMENDED AS A COMMITTEE REPORT**

Vote:            Supervisor Gordon Mar - Aye  
                  Supervisor Catherine Stefani - Aye  
                  Supervisor Myrna Melgar - Aye

Cc: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Alisa Somera, Legislative Deputy  
Anne Pearson, Deputy City Attorney

File No. 220753

Committee Item No. 1

Board Item No. 41

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Neighborhood Services  
Board of Supervisors Meeting:

Date: September 22, 2022  
Date: September 27, 2022

#### Cmte Board

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- Resolution
- Ordinance
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- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

#### OTHER

- PCN Request 061322
- PCN Referral 062722
- PLN Determination 072622
- SFPD Determination 091522
- \_\_\_\_\_
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- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: Stephanie Cabrera  
Prepared by: Stephanie Cabrera  
Prepared by: \_\_\_\_\_

Date: September 16, 2022  
Date: September 26, 2022  
Date: \_\_\_\_\_

1 [Liquor License Transfer - 556 Hayes Street - True Sake]

2

3 **Resolution determining that the transfer of a Type-20 off-sale beer and wine**  
4 **liquor license, with the additional issuance of a Type-86 instructional tasting**  
5 **license, to True Sake, LLC, located at 556 Hayes Street (District 5), will serve the**  
6 **public convenience or necessity of the City and County of San Francisco; and**  
7 **requesting that the California Department of Alcoholic Beverage Control impose**  
8 **conditions on the issuance of the license.**

9

10 WHEREAS, True Sake, LLC, is seeking the transfer of a Type-20 off-sale beer  
11 and wine liquor license, with the additional issuance of a Type-86 instructional tasting  
12 license, to do business as True Sake, LLC, located at 556 Hayes Street (District 5);  
13 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; now, therefore, be it

24 RESOLVED, That in accordance with California Business and Professions Code,  
25 Section 23958.4, the Board of Supervisors of the City and County of San Francisco

1 hereby determines that the transfer of a Type-20 off-sale beer and wine liquor license,  
2 with the additional issuance of a Type-86 instructional tasting license to True Sake,  
3 LLC, doing business as True Sake, LLC, located at 556 Hayes Street (District 5), will  
4 serve the public convenience or necessity of the City and County of San Francisco; and,  
5 be it

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

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2022 JUN 13 AM 11:05

**From:** True Sake, LLC  
556 Hayes St  
San Francisco, CA 94102

BY JA

To Whom It May Concern:

My name is Beau Timken and I am the owner of **True Sake, LLC** doing business under the name **True Sake** at 560 Hayes Street here in San Francisco. We recently made application with the ABC to transfer our existing Type 20 Off-Sale Beer and Wine License, with the addition of an 86 instructional tasting license, from our current store located at 560 Hayes Street, to the adjacent property located at 556 Hayes St. Our application to transfer the license was submitted with the San Francisco ABC office on 4/4/2022. We also notified the neighbors by sending out the mandated ABC mailers on 4/20/2022 and we posted the required signage on 4/12/22 which will remain posted for 30 consecutive days. Our proposed business hours are Monday-Thursday: 12PM-7PM, Fri-Sat: 11AM-7PM, and Sunday 11AM-6PM.

We are proud and excited to request your help to allow a SF success story known as **True Sake** to expand into the adjacent larger retail space to provide a more comprehensive and educational retail experience for our clients. "We," **True Sake** and the City of San Francisco, opened the first dedicated sake retail store outside of Japan 20 years ago and it has become one of the top sake-related tourist destinations in the world. Due to this success and our desire to continue to provide award winning sake retail we need to move into the adjacent larger space to accommodate the increased demand and provide an even deeper retail experience. The larger space at 556 Hayes St, which is directly next door will allow **True Sake** to continue its current formula of excellent neighborhood service.

**Business Purpose:** To continue to sell Japanese and American Sake in the same retail manner that has made us the global leader in the education, promotion, and sale of sake for the past two decades in the heart of Hayes Valley, which is also the personal home of proprietor Beau Timken.

**Products and Services:** With increased competition in the sake market the larger adjacent space will allow us to pursue our mission of remaining both the global and local leader in the retail sales of Japanese and American Sake using our hand-seller techniques that have educated a generation of sake drinkers.

**Revenue and Management:** The transition of **True Sake's** operations from 560 Hayes to 556 Hayes will be seamless and the relocated store will continue to operate with 100% of our revenue from the sale of closed bottles of Sake. The LLC will stay the same, and the management team will not change.

**Responsibility and Civic Awareness:** True Sake has a spotless record in nearly 20 years of selling retail Sake. We do it right, and we have a proven and trustworthy track record. We are loved, supported, and very much a part of our Hayes Valley community and neighborhood. We take great pride in both promoting Hayes Valley and San Francisco to the international world of sake sales responsibly and by the book.

**Uniqueness:** This was and continues to be the strength of **True Sake**. Although we were once a one of a kind retail operation that now has competition from other purveyors we will continue to be the best outpost for the sale of Sake outside of Japan.

**Positive Impact:** 20 years ago we spoke to the Board of Supervisors, including Gavin Newsome, and said that we wanted to be the Plump Jack of Sake. They agreed and entrusted us with our mission to be the first, the best, and most important sake destination outside of Japan. We put Hayes Valley and San Francisco on the international map, and to this day we have countless numbers of tourists visiting the store annually. We have created a destination retail small business in San Francisco for the past 20 years providing jobs, tax revenue for SF and creating a unique retail destination that put San Francisco on the map for sake aficionados worldwide. We look forward to continuing this mission and increasing our revenue and providing additional job opportunities with the larger space for decades to come.

Thank you for your consideration and further efforts to support this success story.

Warmest Regards,

Beau Timken  
415-355-9555  
timken@truesake.com



**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 <b>TRUE SAKE LLC</b>		3. LICENSE TYPE <b>20 / 86-636593</b>	
2. PREMISES ADDRESS (Street number and name, city, zip code) <b>556 HAYES ST SAN FRANCISCO, CA 94102-4214</b>			
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 Specially 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 <b>3,672/875,010</b>	6. TOTAL NUMBER OF LICENSES IN COUNTY <input type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale		7. RATIO OF LICENSES TO POPULATION IN COUNTY <b>1,136</b> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale
8. CENSUS TRACT NUMBER <b>162</b>	9. NO. OF LICENSES ALLOWED IN CENSUS TRACT <b>12</b> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale		10. NO. OF LICENSES EXISTING IN CENSUS TRACT <b>7</b> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> 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?) <input type="checkbox"/> Yes, the number of existing licenses exceeds the number allowed <input checked="" type="checkbox"/> No, the number of existing licenses is lower than the number allowed			
12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS? <input checked="" type="checkbox"/> Yes (Go to Item #13) <input type="checkbox"/> No (Go to Item #20)			
13. CRIME REPORTING DISTRICT NUMBER <b>558</b>	14. TOTAL NUMBER OF REPORTING DISTRICTS <b>654</b>	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS <b>55,022</b>	
16. AVERAGE NO. OF OFFENSES PER DISTRICT <b>84.13</b>	17. 120% OF AVERAGE NUMBER OF OFFENSES <b>100.8</b>	18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT <b>226</b>	
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) <input checked="" type="checkbox"/> Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17 <input type="checkbox"/> 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)			
<input type="checkbox"/> a. If "No" is checked in both item #11 and item #19, <u>Section 23958.4 B&amp;P does not apply</u> 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.			
<input type="checkbox"/> 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 <u>applicant to complete Section 2</u> and bring the completed form to ABC when filing the application or as soon as possible thereafter.			
<input checked="" type="checkbox"/> 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 <u>applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3</u> . 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)

jm

**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



BOARD of SUPERVISORS



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## LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**TO:** Planning Department  
Attn: \_\_\_\_\_  
Phone No. \_\_\_\_\_

**DATE:** June 27, 2022

**AP Block/Lot Nos.:** 0807 / 007  
**Zoning:** NCT – Hayes NCT

**TO:** Police Department  
Joel Salmonson  
Phone No. (415) 553-1115

**Quad:** \_\_\_\_\_  
**Record No.:** \_\_\_\_\_

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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 the regular meeting of September 8, 2022.

**PLEASE EMAIL YOUR RESPONSE by August 31, 2022, to:**

Alisa Somera, Public Safety and Neighborhood Services Committee Clerk.

[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org) ~ (415) 554-7711

---

**Applicant name:** True Sake, LLC

**Business name:** True Sake, LLC

**Application address:** 556 Hayes Street  
San Francisco, CA 94102

**Applicant contact info:** Beau Timken  
[timken@truesake.com](mailto:timken@truesake.com) ~ (415) 355-9555

**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.)

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2022 JUN 13 AM 11:05

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BY JA

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Beau Timken  
415-355-9555  
timken@truesake.com



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<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
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8. CENSUS TRACT NUMBER <b>162</b>	9. NO. OF LICENSES ALLOWED IN CENSUS TRACT <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	10. NO. OF LICENSES EXISTING IN CENSUS TRACT <b>7</b> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	
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13. CRIME REPORTING DISTRICT NUMBER <b>558</b>	14. TOTAL NUMBER OF REPORTING DISTRICTS <b>654</b>	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS <b>55,022</b>	
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<input checked="" type="checkbox"/> 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 <u>applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3</u> . 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)

jm



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: Wesley Wong  
Phone No. (626) 652-7466

**DATE:** June 27, 2022

**AP Block/Lot Nos.:** 0807 / 007  
**Zoning:** NCT – Hayes NCT

**TO:** Police Department  
Joel Salmonson  
Phone No. (415) 553-1115

**Quad:** \_\_\_\_\_  
**Record No.:** \_\_\_\_\_

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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 the regular meeting of September 8, 2022.

**PLEASE EMAIL YOUR RESPONSE by August 31, 2022, to:**

Alisa Somera, Public Safety and Neighborhood Services Committee Clerk.

[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org) ~ (415) 554-7711

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**Applicant name:** True Sake, LLC

**Business name:** True Sake, LLC

**Application address:** 556 Hayes Street  
San Francisco, CA 94102

**Applicant contact info:** Beau Timken  
[timken@truesake.com](mailto:timken@truesake.com) ~ (415) 355-9555

**PLANNING REVIEW:**  **Approval**  **Denial**

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

**POLICE REVIEW:**  **Approval**  **Denial**

(Please add comments in a trailing report.)



# PLANNING COMMISSION MOTION NO. 21044

**HEARING DATE: DECEMBER 9, 2021**

Record No.: 2021-009720CUA  
Project Address: 556 HAYES STREET  
Zoning: Hayes-Gough Neighborhood Commercial Transit (NCT) Zoning District  
40-X Height and Bulk District  
Block/Lot: 0807/007  
Project Sponsor: Amanda Baird  
38 E. Crescent Drive  
San Rafael, CA 94901  
Property Owner: Hayes Valley Properties, LLC  
San Francisco, CA 94102  
Staff Contact: Linda Ajello Hoagland, AICP – (628) 652-7320  
linda.ajellohogland@sfgov.org

**ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 761 AND 303 TO AUTHORIZE A LIQUOR STORE (DBA TRUE SAKE) TO OPERATE IN A 1,440 SQUARE-FOOT, GROUND FLOOR RETAIL SPACE AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. THE SUBJECT PROPERTY IS LOCATED AT 556 HAYES STREET, WITHIN THE HAYES-VALLEY NCT-3 (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.**

## PREAMBLE

On September 23, 2021, Amanda Baird of Baird Holdings Consulting (hereinafter "Project Sponsor") filed Application No. 2021-009720CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to allow a liquor store (d.b.a. True Sake) to operate in an existing 1,140 square foot ground floor retail space (hereinafter "Project") at 556 Hayes Street, Block 0807 Lot 007 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On December 9, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-009720CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-009720CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2021-009720CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project proposes to establish a liquor store (dba True Sake) in a 1,440 square-foot ground floor retail space. On December 19, 2002, True Sake obtained approval of Conditional Use Authorization 2002.1112C (Motion 16497) to operate at 560 Hayes Street, where it is has been operating for twenty years. The business has since outgrown its existing space and proposes to relocate to a larger, adjacent tenant space located at 556 Hayes Street. Since a Conditional Use Authorization approval remains with the property, a new Conditional Use Authorization is required for the a new location.
- 3. Site Description and Present Use.** The Project site is located on a 4,181 square foot, rectangular shaped lot with approximately 33.88 feet of frontage along Hayes Street. The site is developed with a three-story, mixed use building with ground floor commercial and residential units above, constructed in 1900. The ground floor commercial space is divided into two tenant spaces. True Sake proposes to occupy a vacant, 1,440 square foot space that was most recently occupied by a retail clothing store. The building is listed as a Class “A” Historic Resource, located in the Hayes Valley Commercial Historic District as a contributor to the District.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Hayes Valley Neighborhood Commercial Transit (NCT) Zoning District in the Market and Octavia Area Plan. The immediate context of the neighborhood is predominantly mixed-use buildings with ground floor retail and residential units above. Other zoning districts in the vicinity of the project site include: P (Public) and Residential Transit Oriented (RTO) Zoning Districts.
- 5. Public Outreach and Comments.** The Department has received one letter in support from the Hayes Valley Neighborhood Association.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:



- A. **Use.** Planning Code Section 761 states that a Conditional Use Authorization is required for a liquor store use within the Hayes-Gough Neighborhood Commercial Transit District (NCT).
- B. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has approximately 14-feet 8½ inches of frontage on Hayes Street which is devoted to the entrance and window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage*

- C. **Ground Floor Commercial Uses.** Section 145.4 of the Planning Code requires ground floor commercial uses on Hayes Street for the entirety of the Hayes-Gough NCT.

*The Project is a Retail Sales and Service use on the ground floor of an existing building; thus it complies with Planning Code Section 145.4.*

- 7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The size of the proposed use is in keeping with other storefronts on the block face. The proposed liquor store (d.b.a. True Sake) is relocating from the adjacent tenant space where it has been operating for over 20 years and will not impact traffic or parking in the District. True Sake will continue to complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.*

- B. The proposed project will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety, or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape, and arrangement of structures;

*The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require parking or loading for a 1,440 square-foot non-residential use. The proposed use will relocate from the adjacent tenant space where it has been operating for over 20 years and will continue to meet the needs of the immediate neighborhood and would not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Additionally, the Project site is located within ¼ mile of the 21, 5, 5R, and 7X Muni lines.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor;

*The Project would occupy a ground floor tenant space of an existing building and would not alter the existing relationship of the building to its surroundings. The proposed retail use will not generate noise, glare, dust, or odors.*

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

*The proposed retail sales and service use does not require any alterations of the Project Site. Given the relatively small size of the retail sales and service space, no new parking or loading areas are required or proposed.*

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

- D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The Project is consistent with the stated purposes of Hayes-Gough NCT Districts in that the intended use is located at the ground floor of an existing building and will continue to provide a compatible convenience service for the immediately surrounding neighborhoods.*

- 8. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

#### POLICY 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

#### OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

#### POLICY 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

#### OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

#### POLICY 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

#### POLICY 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship, and which are responsive to economic and technological innovation in the marketplace and society.

#### POLICY 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

*The Project will allow an established small business to continue to provide a desirable service to individuals in the neighborhood. The Project will provide net benefits to the community by allowing an established business to relocate to a larger space to accommodate its growth over the last twenty years and allow it to continue to operate in the Hayes Valley Neighborhood Commercial Transit Zoning District.*

## MARKET AND OCTAVIA AREA PLAN

### Objectives and Policies

#### OBJECTIVE 1: Land Use and Urban Form

Create a land use plans that embraces the Market and Octavia Neighborhood's potential as a sustainable mixed-use district.

#### POLICY 1.1.3

Encourage housing and retail infill to support the vitality of the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts.

#### POLICY 1.1.8

Reinforce continuous retail activities on Market, Church, and Hayes Streets, as well as on Van Ness Avenue.

*The Project will allow an established small business to continue to provide a desirable service to individuals in the neighborhood by relocating to an adjacent tenant space. The Project will provide net benefits to the community by allowing an established business to relocate to a larger space to accommodate its growth over the last twenty years and allow it to continue to operate in the Hayes Valley Neighborhood Commercial Transit Zoning District.*

**9. Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The Project would relocate an existing business to a vacant tenant space next door to its current location, thus preserving an existing neighborhood-serving retail uses.*

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

*No changes are proposed to the residential units in the building as part of this Project.*

- C. That the City's supply of affordable housing be preserved and enhanced,

*No changes are proposed to the residential units in the building as part of this Project.*

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project Site is served by nearby public transportation options. The Project is located within ¼ mile of the 21, 5, 5R, and 7X Muni lines.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project does not include commercial office development.*

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*No improvements to the building are proposed as part of the Project.*

- G. That landmarks and historic buildings be preserved.

*The existing building on the Project Site is designated as a Contributor in the Hayes Valley Commercial Historic District. The Project would not alter the exterior of the building and will continue to provide rental income to promote the ongoing economic viability and physical maintenance of the building.*

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

*The Project would not alter the physical envelope of the building and will therefore have no effect on shadows cast on parks and open spaces.*

- 10.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 11.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

## DECISION

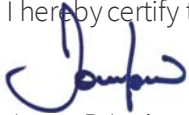
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2021-009720CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 13, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action, or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 9, 2021.



Jonas P Ionin Digitally signed by Jonas P Ionin  
Date: 2022.01.03 08:35:20 -0800

Jonas P. Ionin  
Commission Secretary

AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore, Koppel  
NAYS: None  
ABSENT: None  
ADOPTED: December 9, 2021

## EXHIBIT A

### **Authorization**

This authorization is for a conditional use to allow a liquor store (d.b.a. True Sake) located at 556 Hayes Street, Block 0807, and Lot 007] pursuant to Planning Code Section(s) 303 and 761 within the Hayes Valley NCT Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated September 13, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2021-009720CUA and subject to conditions of approval reviewed and approved by the Commission on December 9, 2021 under Motion No. 21044. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### **Recordation of Conditions Of Approval**

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 9, 2021 under Motion No. 21044.

### **Printing of Conditions of Approval on Plans**

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 21044 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### **Severability**

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section, or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

### **Changes and Modifications**

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

# CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

## Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*



- 6. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 7. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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- 8. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

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- 9. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 10. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 11. Operation.** The Conditional Use Authorization shall be limited to the approved liquor store use (d.b.a. True Sake) specializing in premium grade sake and premium grade Japanese beer, or other specialty wine or beer products, and only under a California Alcoholic Beverage Control Board License Type 20 (off-sale beer and wine). Under this authorization, the liquor store use shall not be operated as general wine and beer retail shop or sell liquor under a California Alcoholic Beverage Control Board License Type 21 (off-sale general), without

a new Conditional Use authorization.

## Parking and Traffic

- 12. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 13. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 14. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

- 15. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

**EXHIBIT  
B**

chris telles  
design & architecture

e chris@ctdarch.com  
t 415.849.7660  
www.ctdarch.com

# TRUE SAKE - CONDITIONAL USE AUTHORIZATION

556 HAYES STREET  
SAN FRANCISCO, CA 94102

PROJECT  
DATE  
ISSUANCE

21.002  
9/13/2021  
SF PLANNING CUA

**ABBREVIATIONS**

8	AND
9	AT
10	BE
11	BEHIND
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**SYMBOLS**

	TRUE NORTH
	PROJECT NORTH
	ROOM NAME
	WINDOW NUMBER
	DOOR NUMBER
	ELEV. HT. REFERENCE
	CEILING HT. REFERENCE
	KEYS NOTE
	WALL MATERIAL TAG
	FLOOR (CEILING) MATERIAL TAG
	MATERIAL TRANSITION TAG
	ASSEMBLY TAG
	FIRE RATING
	WALL TAG
	REVISION CLOUD / TAG
	INTERIOR / EXTERIOR ELEVATION REFERENCE
	BUILDING / WALL SECTION REFERENCE
	DETAIL CALLOUT
	ELECTRICAL FEATURE TAG
	LIGHT FEATURE TAG
	PLUMBING FEATURE TAG
	EQUIPMENT TAG

**PROJECT DATA**

**SITE / PROPERTY INFORMATION**  
 ADDRESS: 556 HAYES STREET, SAN FRANCISCO, CA 94102  
 BLOCK / LOT: 0807 / 007  
 ZONING DISTRICT: MCT - HAYES MCT  
 EXISTING BUILDING HEIGHT: 35'-0"  
 EXISTING BUILDING OCCUPANCY: R-2  
 PROPOSED BUILDING HEIGHT: 38'-0" (NO CHANGE)  
 PROPOSED RESIDENTIAL UNITS: 8 (NO CHANGE, RES. UNITS NOT IN PROJECT SCOPE)  
 USE (AS DEFINED IN SECTION 101): M.F.S. (MIXED USE, PER TABLE 701)  
 EXISTING BUILDING OCCUPANCY: M.R.2  
 PROPOSED BUILDING OCCUPANCY: M.R.2  
 EXISTING TENANT SPACE GROSS SQ. FT.: 1,140 SQ. FT. (NO CHANGE)  
 PROPOSED TENANT SPACE GROSS SQ. FT.: 1,140 SQ. FT. (NO CHANGE)

**DRAWING INDEX**

SHEET	TITLE	DATE
01	GENERAL	9/13/2021
02	ARCHITECTURE	9/13/2021
03	MECHANICAL	9/13/2021
04	ELECTRICAL	9/13/2021
05	PLUMBING	9/13/2021
06	FINISHES	9/13/2021
07	EXTERIOR ELEVATIONS	9/13/2021
08	EXTERIOR ELEVATIONS	9/13/2021
09	EXTERIOR ELEVATIONS	9/13/2021
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98	EXTERIOR ELEVATIONS	9/13/2021
99	EXTERIOR ELEVATIONS	9/13/2021
100	EXTERIOR ELEVATIONS	9/13/2021



**AGENCY APPROVALS**

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

When documents are submitted for review, the applicant shall provide the following information to the City of San Francisco: 1. A copy of the project description and 2. A copy of the project description. The project description shall include the following information: 1. A copy of the project description and 2. A copy of the project description.

DATE: 9/13/2021  
 ISSUE: SF PLANNING C/A  
 No. \_\_\_\_\_  
 Date: \_\_\_\_\_

PROJECT NO: 21-002  
**TRUE SAKE - CONDITIONAL USE AUTHORIZATION**  
 556 HAYES STREET  
 SAN FRANCISCO, CA 94102

SCALE:  
 PROJECT OVERVIEW

**A0.01**  
 No. \_\_\_\_\_  
 ©2021

**TRUE SAKE - CONDITIONAL USE AUTHORIZATION**  
 556 HAYES STREET  
 SAN FRANCISCO, CA 94102





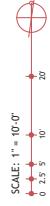
AGENCY APPROVALS

When dimensions on these drawings shall have precedence over verbal instructions, the drawings shall control. The drawings shall be read in their entirety. The drawings and the data contained in the drawings are intended for the use of the contractor and are not to be used for any other purpose without the written consent of the architect.

DATE: 9/13/2021  
ISSUANCE: SF PLANNING CUA

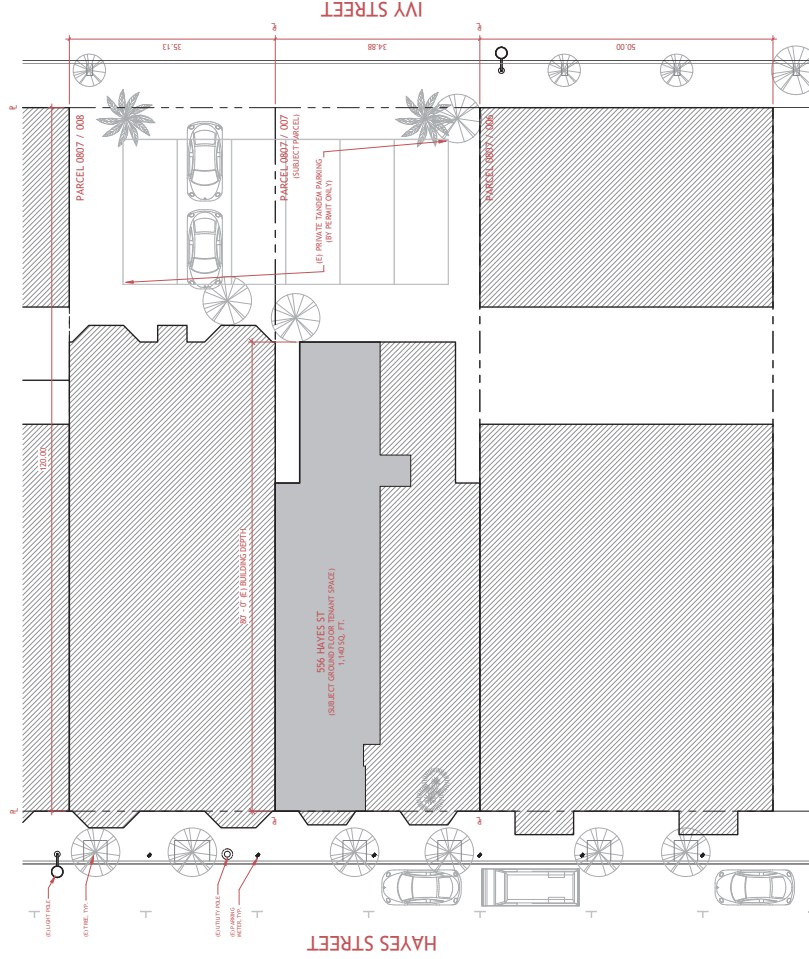
No.	Date

PROJECT NO. 21-002  
**TRUE SAKE -  
CONDITIONAL USE  
AUTHORIZATION**  
554 HAYES STREET  
SAN FRANCISCO, CA 94102



**SITE PLAN**

**A1.00**  
NO.



**SITE PLAN 1**  
1" = 10'-0"



AGENCY APPROVALS

When documents are stamped and have gone through the review process, the stamp is a certification that the documents are complete and correct. It is not a guarantee of approval. The stamp is not a license to practice architecture. The stamp is not a license to practice engineering or geology. The stamp is not a license to practice any other profession. The stamp is not a license to practice any other profession. The stamp is not a license to practice any other profession.

DATE: 9/13/2021  
ISSUANCE: SF PLANNING CUA

No.	Date

PROJECT NO. 21-002  
**TRUE SAKE -  
CONDITIONAL USE  
AUTHORIZATION**  
554 HAYES STREET  
SAN FRANCISCO, CA 94102

SCALE:

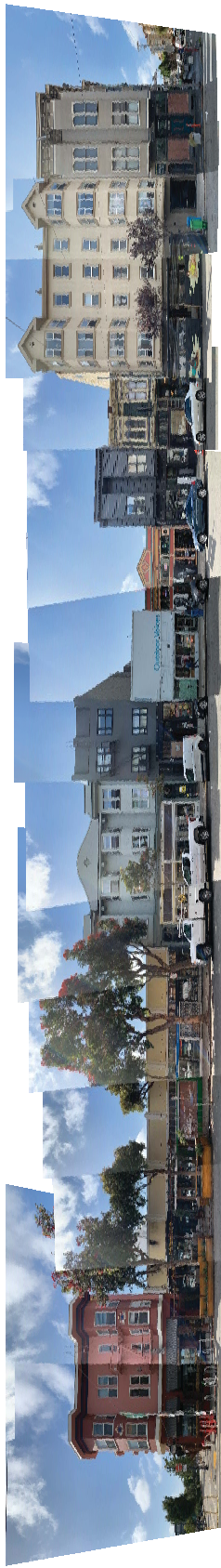
SITE PHOTOS

**A1.20**

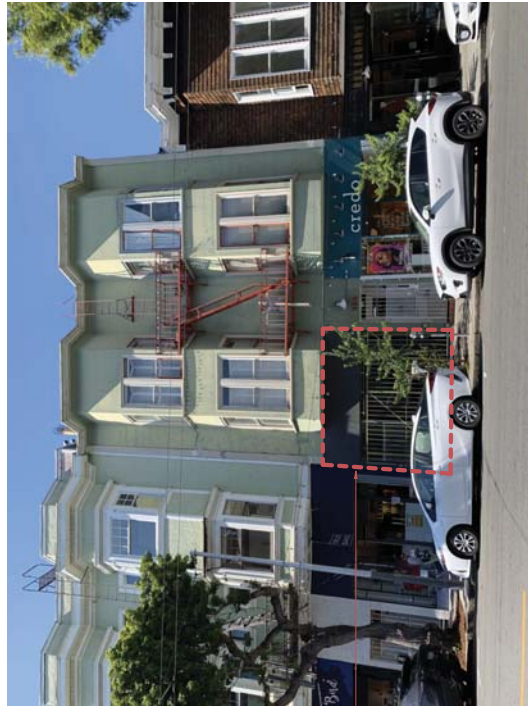
NO. ©2021



HAYES STREET (NORTH) ○



HAYES STREET (SOUTH) ○



SUBJECT TENANT SPACE  
554 HAYES STREET



SUBJECT TENANT SPACE  
554 HAYES STREET

EXISTING SITE PHOTOS ○

1/2" = 1'-0"



AGENCY APPROVALS

When dimensions on these drawings differ from those on previous drawings, the dimensions on this drawing shall govern. The drafter shall verify that the dimensions are correct and that the drawings are in accordance with the approved plan set and all applicable codes. The drafter shall also verify that the drawings are in accordance with the approved plan set and all applicable codes. The drafter shall also verify that the drawings are in accordance with the approved plan set and all applicable codes.

DATE: 9/13/2021  
ISSUANCE: SF PLANNING CUA

No.	Date

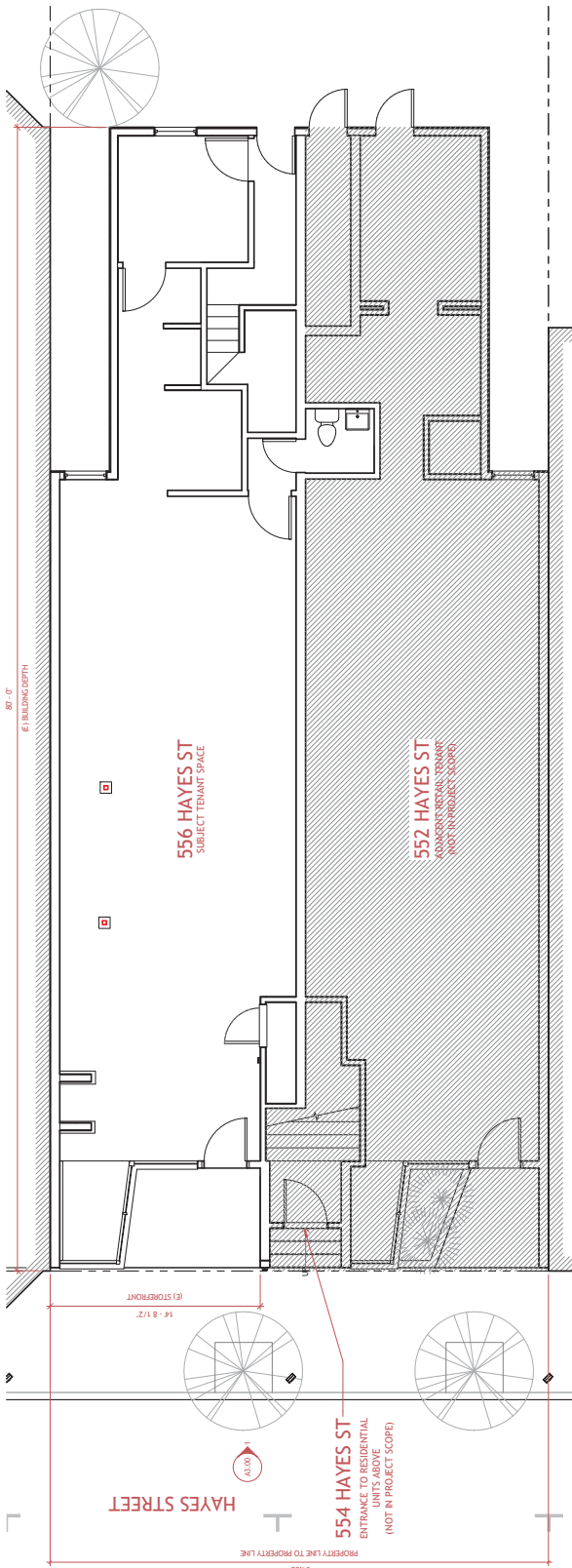
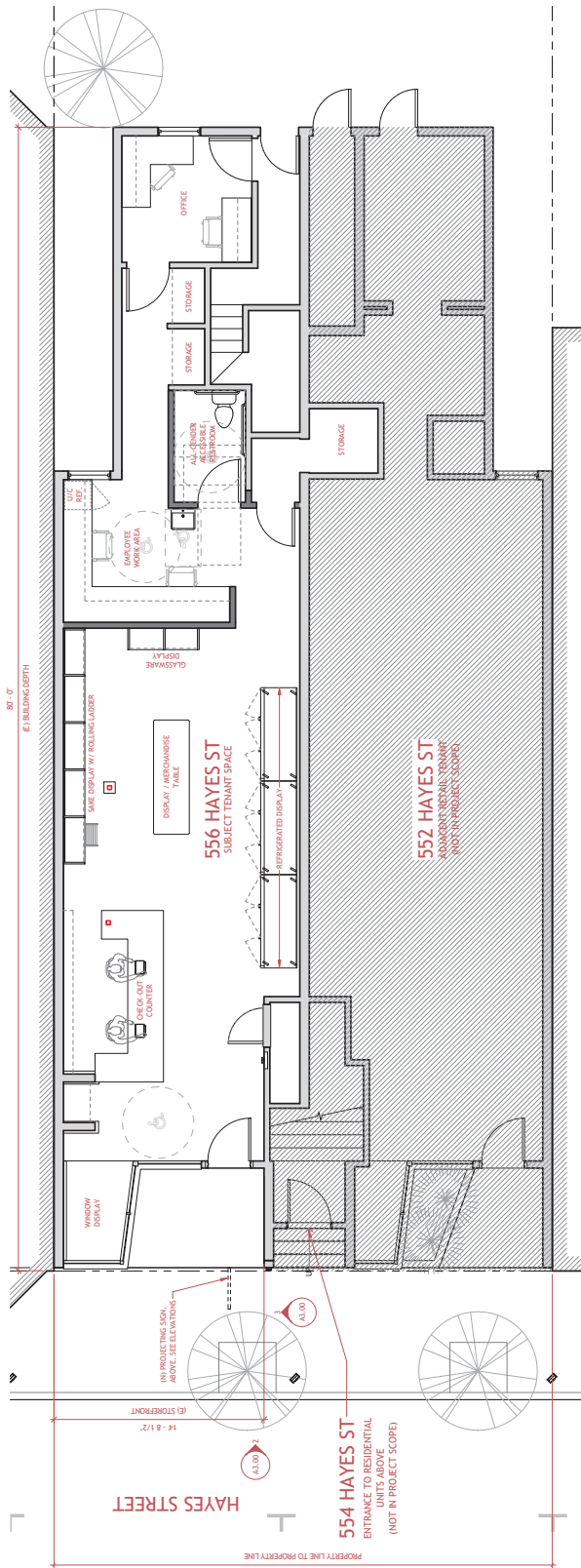
PROJECT NO.: 21-002  
TRUE SAKE -  
CONDITIONAL USE  
AUTHORIZATION  
554 HAYES STREET  
SAN FRANCISCO, CA 94102

SCALE: 1/4" = 1'-0"  
0' 1' 2' 3' 4' 5' 6'

EXISTING & PROPOSED  
FLOOR PLAN

A2.10  
NO.

©2021










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 Gordon Mar**  
**Supervisor Catherine Stefani**  
**Supervisor Myrna Melgar**

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

**Date:** September 15, 2022

**Subject:** P.C.N. Investigation Regarding: True Sake, LLC  
DBA: True Sake  
556 Hayes St.  
San Francisco, CA. 94102

True Sake, LLC. has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 20 (Off-Sale Beer and Wine) license to be located at 556 Hayes St.. (located between Laguna St. and Octavia St.)

**Hours of Operation:**

12:00 p.m. to 7:00 p.m. Monday through Friday, 11:00 a.m. to 7:00 p.m. on Saturday and Sunday.

**Digest:**

True Sake, LLC. would like to operate a specialty liquor store at 556 Hayes St. If approved, this license will allow them to sell Beer and Wine.

**Letters of Protest**

0

**Letters of Support**

0

**Police Calls for Service:**

From April 2021 to April 2022

**0 calls for service**

**Police Reports:**

From April 2021 to April 2022

**0 police reports**

**San Francisco Plot Information:**

This premise is located in Plot: **558**

A High Crime area is defined as **96** or more police reports in a plot for the year of **2021**.

This plot had 182 police reports for **2021**, which is **86 higher** than the **Citywide "High Crime"** average

**State Census Tract Information:**

This premise is located in Census Tract: **162.00**

Population for this tract is: **3,672**

On-sale license authorized by census tract: **12**

Active on-sale licenses: 56 with 0 pending

Off-sale licenses authorized by census tract: **3**

Active off-sale licenses: 7 with 0 pending

**Departmental Recommendation:**

Points of consideration: **0**

No opposition from **Northern 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 following 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.

