

File No. 170272 Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Neighborhood Services Date May 10, 2017

Board of Supervisors Meeting Date _____
Cmte Board

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

OTHER (Use back side if additional space is needed)

- | | | |
|-------------------------------------|--------------------------|----------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | LL Referral 03/14/17 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Planning Response 03/20/17 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Police Response 04/04/17 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hotel Epik Powerpoint - 04/12/17 |
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Completed by: Erica Major Date May 5, 2017
Completed by: _____ Date _____

Letters of Protest:

0

Letters of Support:

0

Police Calls for Service:

From January 2015 to January 2016

0 Calls for service

Police Reports:

From January 2015 to January 2016: 0

San Francisco Plot Information:

This premise is located in Plot **547**

A High Crime area is defined as **99** or more police incidents in a plot for the year of **2015**.

This plot had **605** police incidents for **2015**, which is 506 over the **Citywide "High Crime"** average.

State Census Tract Information:

This premise is located in Census Tract **124.02**

Population for this tract is: 3,974

On-sale license authorized by census tract: **14**

Active on-sale licenses: 34

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

Active off-sale licenses: 3

Departmental Recommendation:

Points of consideration: No consideration points

Northern Station has no opposition

Applicant premise **is** located in a **“high crime”** area.

Applicant premise **is** located in an **“undue concentration”** area.

0 - Record of protest.

0 - Record of support.

ALU Recommendation: Approval with the following conditions:

1. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.
2. Noise shall not be audible beyond the area under the control of the licensee as depicted on ABC-257, dated 1-18-17.
3. Sales, service, or consumption of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 2:00 a.m. each day of the week.
4. Loitering (loitering is defined as “to stand idly about; linger aimlessly without lawful business”) is prohibited on any sidewalks or property adjacent to the licensed premises under the control of the licensee as depicted on the ABC-257, dated 1-18-17.

It should be noted that the applicant has agreed with the above listed recommended conditions.

RECEIVED

MAR 14 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

LIQUOR LICENSE REVIEW



TO: Planning Department
AnMarie Rodgers/CTYPLN/SFGOV
Georgia Powell/CTYPLN/SFGOV@SFGOV
Fax No.: (415) 558-6409

File: 170272

TO: Police Department
Inspector Nelly Gordon
Phone: (415) 837-7273

Block/Lot: 0740/014
Zoning: RC-4
Quad: NE
Record #2017-003105

DATE: March 14, 2017

Please submit your response in four to six weeks for the matter to be heard.
PLEASE EMAIL YOUR RESPONSE BY: April 12, 2017, to Erica Major, Public Safety and Neighborhood Services Committee Clerk.

MIS

Erica.Major@sfgov.org - Fax No: 554-7771

Applicant Name: S.A.K. Bars, Inc.
and Business Name: (Hotel Epik)
Applicant Address: 708 Polk Street
San Francisco, CA 94109
and Phone No. (415) 788-1000

PLANNING COMMENTS: Approval Denial

Recommended Approval; ABC Type 48 is permitted w/ Bar use
[Retail Sales & Service use] in the RC-4 district, pursuant to PC section 209.3

POLICE COMMENTS: Approval Denial

170277

MEMO

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2017 MAR 14 AM 9:05
OK

TO: Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

FROM: Evette Davis and Luis Cuadra
BergDavis Public Affairs

DATE: March 14, 2017

RE: Public Convenience and Necessity Resolution

BergDavis Public Affairs is submitting this request for a Public Convenience Necessity Resolution on behalf of the project sponsor, Amish Patel with SAKS Bars Inc. Mr. Patel intends to open a small bar in the approximately 1,000-square-foot vacant retail space located at 708 Polk Street, adjacent to the Hotel Epik.

Public Convenience and Necessity

Situated just steps from San Francisco City Hall, Bill Graham Civic Auditorium, War Memorial Opera House, and Davies Symphony Hall, the proposed bar intends to serve the many City residents and tourists that frequent local Civic Center and Tenderloin destinations. The bar will also serve as an amenity for the newly-opened, 84-room Hotel Epik at 706 Polk Street.

Facts About the Proposed Bar

- The hours of operation as proposed are 4:00 p.m. to 2:00 a.m., seven days a week.
- On-site security will be provided during hours of operation, ensuring visitors are respectful of their surroundings. Additionally, interior and exterior cameras will be installed.
- An application for a Type 48 license (on-sale general) has been submitted to the California Department of Alcohol Beverage Control (ABC). The license is being

transferred within District 6, from the recently closed Volta Modern Brasserie at 868 Mission Street.

Outreach

Preliminary discussions with Sergeant Patrick Kennedy, SFPD Alcohol Liaison Unit, and Officer Steve Matthias, SFPD Central Station Alcohol Licensing, were favorable and did not reveal any substantive concerns. The project is supported by Randy Shaw, Tenderloin Housing Clinic and several of the local merchants.

Per the ABC requirements, a notification was mailed to all persons living within a 500' radius of the proposed site. The comment period closed on February 18, 2017 and there were no comments received by the ABC.

Residents that reside within the 500' foot radius were also invited to attend a community meeting on Wednesday, March 8 at 6pm at the SFPD Tenderloin. We also invited Supervisor Kim's office to attend the meeting and offered to provide an in-person project briefing. At the meeting, neighbors had the opportunity meet the project sponsors and architect and ask questions about the project. Over 1,900 invitations were mailed – one community member in support of the project attended the meeting.

Attached for your reference are the community meeting invitation and a project fact sheet.

Contact Information

Name: Amish Patel

Phone: 415-279-7080

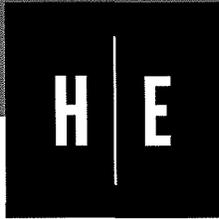
Business Name and Address: Nokturnal, 708 Polk Street, San Francisco, CA 94109

Mailing Address: 706 Polk Street, San Francisco, CA 94109

If you require additional information, please contact Luis Cuadra at 415-788-1000 ext. 206 or lcuadra@bergdavis.com.

Thank you.





HOTEL EPIK

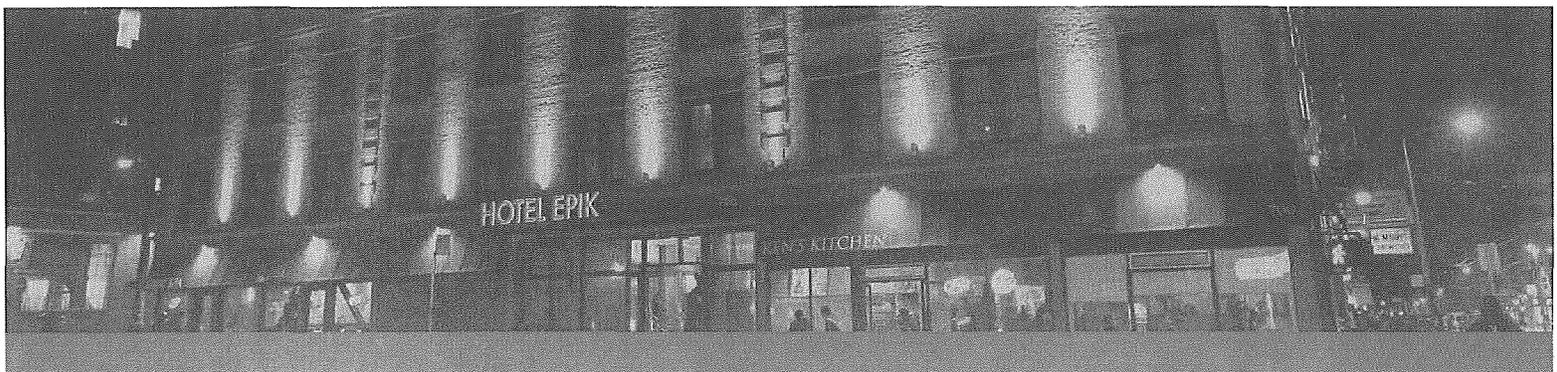
Dear neighbor,

You are receiving this official notification from the California Department of Alcoholic Beverage Control to inform you that the Hotel Epik located at 706 Polk Street has filed for a Type 48 license. The license is to open a small bar in the approximately 1,000 square foot vacant retail space adjacent to the hotel.

We are in the early stages of the project. Filing this application is the first step in what can be a months-long permitting process. Our future plans include holding a community meeting in February or March to provide neighbors with additional details and the opportunity to meet the bar owners.

In the meantime, if you have questions or would like more information, please contact the hotel's community relations liaison Luis Cuadra at lcuadra@bergdavis.com or (415) 788-1000 x206. To learn more about the Hotel Epik, please visit www.epiksf.com.

Sincerely,
Hotel Epik



H | E**HOTEL EPIK**

Dear Neighbor,

We would like to invite you to a neighborhood meeting on March 8, to discuss plans to open a small bar at 708 Polk Street. The proposed bar will occupy the approximately 1,000 square foot vacant retail space adjacent to the Hotel Epik.

This meeting is open for all to attend. Please feel free to forward this invitation to your friends and neighbors. To RSVP, request translation services or for more information, contact our community relations representative Luis Cuadra at 415-788-1000 ext. 206 or lcuadra@bergdavis.com.

Date:

Wednesday, March 8, 2017

Time:

6:00 p.m. – 7:00 p.m.

Location:

Tenderloin Police Station
Community Room
301 Eddy Street

Estimado vecino:

Nos gustaría invitarlo a la reunión vecinal que se celebrará el 8 de marzo para debatir los planes de abrir un pequeño bar en 708 Polk Street. El bar propuesto ocupará el espacio comercial vacante de aproximadamente 1,000 pies cuadrados que se encuentra junto al Hotel Epik.

Esta es una reunión abierta a la que pueden asistir todos. Siéntase libre de reenviar esta invitación a sus amigos y vecinos. Para confirmar asistencia, solicitar servicios de traducción u obtener más información, contacte a nuestro representante de relaciones comunitarias Luis Cuadra al 415-788-1000 ext. 206 o lcuadra@bergdavis.com.

Fecha:

Miércoles 8 de marzo de 2017

Hora:

6:00 p.m. – 7:00 p.m.

Lugar:

Estación de Policía de Tenderloin
Community Room
301 Eddy Street

亲爱的街坊,

我们想要求您参加3月8日的社区会议, 讨论在708 Polk Street 开设一家小酒吧的计划。拟开设的酒吧将占用Epik酒店附近约1000平方英尺空置零售空间。

本次会议对所有人开放。请将本份邀请转达给您的朋友和邻居。答复邀请, 请求翻译服务, 或需要获得更多信息, 请致电415-788-1000 ext. 206或发送电邮至lcuadra@bergdavis.com, 联系我们的社区关系代表Luis Cuadra。

日期:

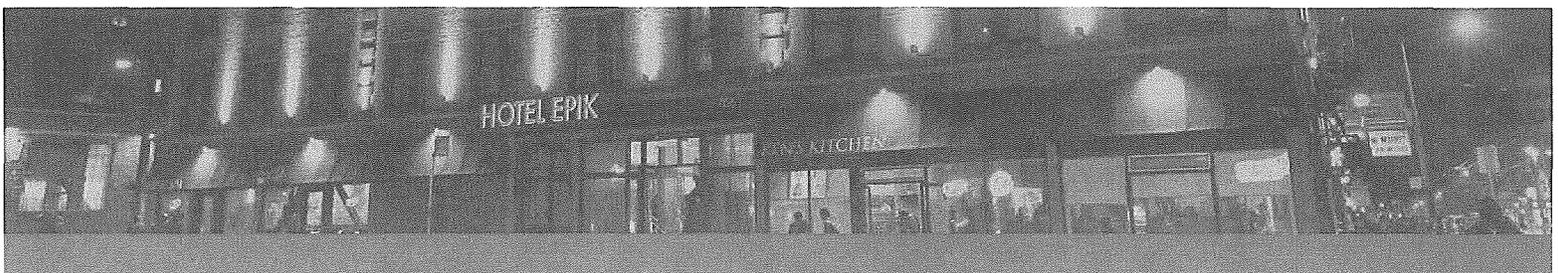
2017年3月8日, 周三

时间:

晚上6:00 – 晚上7:00

地点:

Tenderloin警察局
社区室
301 Eddy Street



H | E**HOTEL EPIK**

Introducing Nokturnal at 708 Polk Street

SAK Bars Inc. is pleased to share its plans to open a small bar in the approximately 1,000-square-foot vacant retail space adjacent to the Hotel Epik at 708 Polk Street. Featuring an extensive American whiskey selection and a carefully chosen cocktail menu, Nokturnal intends to serve the many locals and tourists that frequent local Civic Center and Tenderloin destinations.

Although still in the conceptual design phase, the modern interior of the boutique bar will feature bold pops of color, dramatic accent lighting and a sleek fluorescent LED backlit bar. An intimate lounge area will offer the most current technological innovations in hospitality, including touch tables that guests can use to communicate with their servers, play games and create amazing visuals and virtual graffiti. Updating the exterior of the building with a glass façade and tasteful signage will complete the transformation of the vacant storefront.

SAK Bars Inc. is still in the early stages of the project. We have begun meeting with community leaders and are hosting a neighborhood meeting in March to provide neighbors with additional details and the opportunity to meet the bar owners. We anticipate going to the Public Safety and Neighborhood Services Committee for approval of our alcohol license in Spring 2017. Construction will commence immediately following project approval and is expected to take approximately two months to complete.

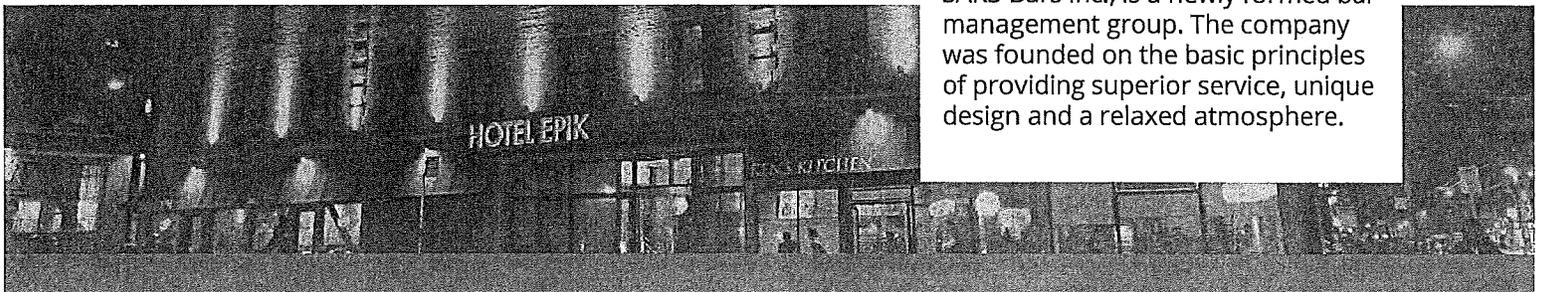
Facts About Nokturnal

- The hours of operation as proposed are 4:00 p.m. to 2:00 a.m., seven days a week.
- On-site security will be provided during hours of operation, ensuring visitors are respectful of their surroundings. Additionally, interior and exterior security cameras will be installed.
- An application for a Type 48 license (on-sale general license) has been submitted to the California Department of Alcohol Beverage Control (ABC). Plans include transferring the liquor license from the recently closed Volta Modern Brasserie, located at 868 Mission Street.
- We are currently interviewing seasoned bar managers and expect that each bar shift will include a bartender, bartender assistant, cocktail server and door person.

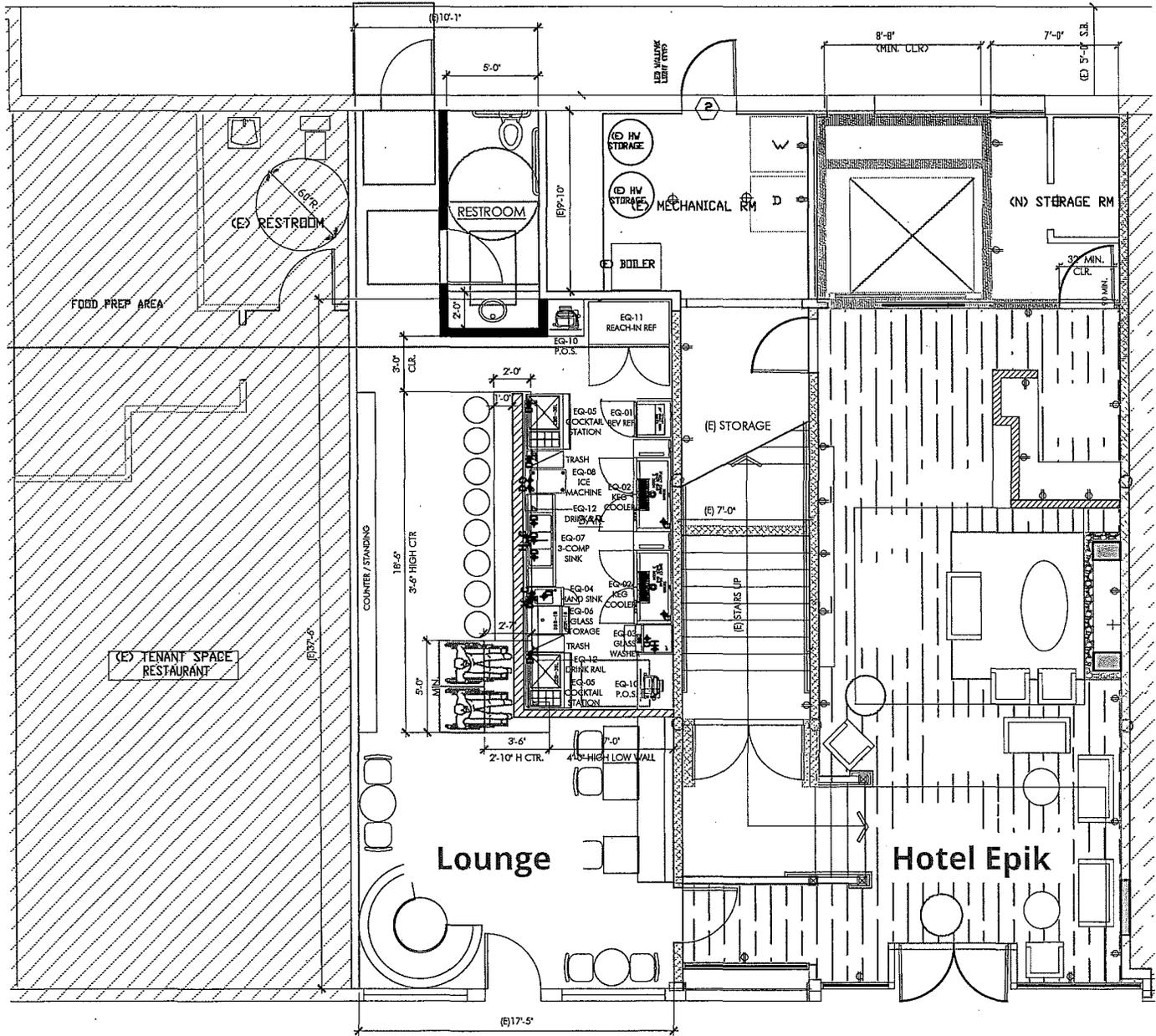
To learn more about our plans or to request a meeting with the project team, please contact our community relations representative, Luis Cuadra, at lcuadra@bergdavis.com or 415-788-1000 ext. 206.

Who Are We

Founded by San Francisco natives - brothers Amish, KP, and Kunal Patel, SAKS Bars Inc., is a newly formed bar management group. The company was founded on the basic principles of providing superior service, unique design and a relaxed atmosphere.



Site Plan



710 Polk Street

708 Polk Street

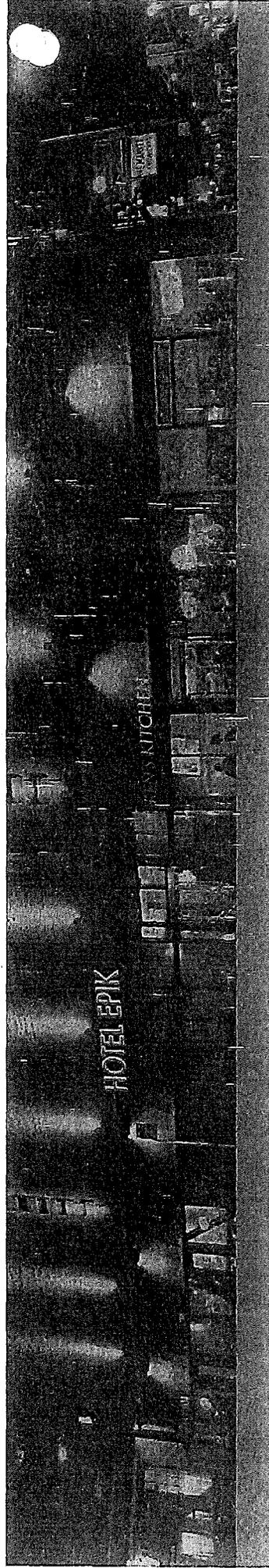
706 Polk Street

H | E

HOTEL EPIK

Public Safety and Neighborhood Services Committee PCN Request

Bar Nokturnal | 708 Polk Street



170277
4/12/2017



HOTEL EPIK

Who We Are

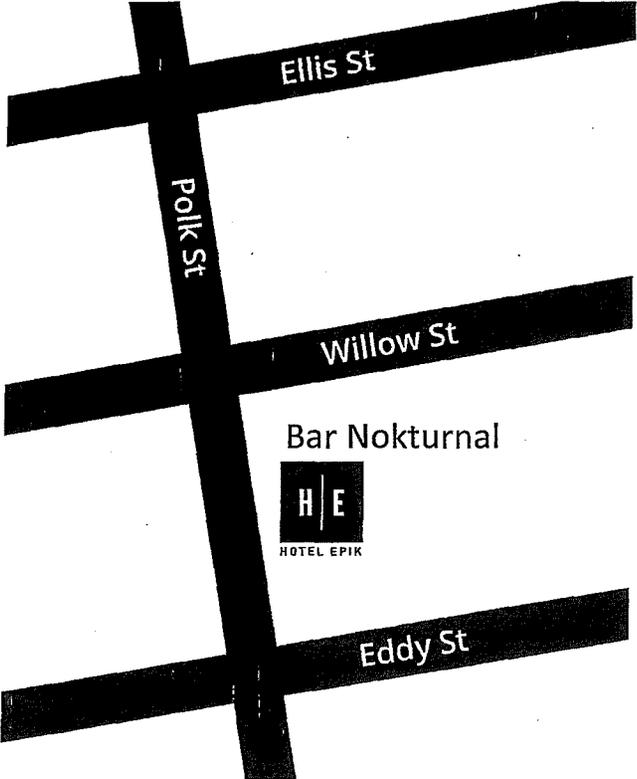
- Founded by San Francisco natives – brothers Amish, KP and Kunal Patel, S.A.K. Bars Inc., is a newly formed bar management group. The company was founded on the basic principles of providing superior service, unique design and a relaxed atmosphere.



HOTEL EPIK

Location

- Located at 708 Polk Street between Eddy and Ellis Streets, S.A.K. Bars Inc. proposes to open a small bar in the approximately 1,000 square-foot vacant retail space adjacent to the Hotel Epik.



Facts About Bar Nokturnal

- The hours of operation as proposed are 3:00 p.m. to 2:00 a.m., seven days a week. Hours of operation may change based on business needs.
- On-site security will be provided from 8:00 p.m. to 2:00 a.m., seven days a week, ensuring visitors are respectful of their surroundings. Additionally, interior and exterior cameras will be installed.
- Capacity of the small bar is up to 49 people.
- We are currently interviewing seasoned bar managers and expect that each bar shift will include a bartender, cocktail server and door person.
- The Type 48 license is being transferred within District 6, from the recently closed Volta Modern Brasserie at 868 Mission Street.



HOTEL EPIK

Design

- The modern interior of the boutique bar will feature bold pops of color, dramatic accent lighting and a sleek fluorescent LED backlit bar.
- An intimate lounge area will offer the most current technological innovations in hospitality, including touch tables that guests can use to communicate with their servers, play games and create amazing visuals and virtual graffiti.
- Updating the exterior of the building with a glass façade and tasteful signage will complete the transformation of the vacant storefront.



HOTEL EPIK

Public Convenience and Necessity

- Situated just steps from the San Francisco City Hall, Bill Graham Civic Auditorium, War Memorial Opera House, and Davies Symphony Hall, the proposed bar is intended to serve the many City residents and tourists that frequent local Civic Center and Tenderloin destinations.
- The bar will also serve as an amenity for the newly-opened, 84-room Hotel Epik at 706 Polk Street.

Community Outreach

- Per the ABC requirements, a notification was mailed to the all persons living within a 500' radius of the proposed site. There were no comments received by the ABC.
- Residents that reside within the 500' foot radius were also invited to attend a community meeting on Wednesday, March 8 at the SFPD Tenderloin Station. At the meeting, neighbors had the opportunity to meet the project sponsors and architect and ask questions about the project. Over 1,900 invitations were mailed - one community member in support of the project attended the meeting.
- A merchant walk was conducted prior to the community meeting. Local merchants were given the meeting invitation and project fact sheet and provided with the opportunity to receive answers to their questions.
- The proposal is endorsed by Randy Shaw with the Tenderloin Housing Clinic.

Community Meeting Invitation



HOTEL EPIK

Dear Neighbor,

We would like to invite you to a neighborhood meeting on March 8, to discuss plans to open a small bar at 708 Polk Street. The proposed bar will occupy the approximately 1,000 square foot vacant retail space adjacent to the Hotel Epik.

This meeting is open for all to attend. Please feel free to forward this invitation to your friends and neighbors. To RSVP, request translation services or for more information, contact our community relations representative Luis Cuadra at 415-788-1000 ext. 206 or lcuadra@bergdavis.com.

Date:
Wednesday, March 8, 2017

Time:
6:00 p.m. – 7:00 p.m.

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Community Room
301 Eddy Street

Estimado vecino:

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Fecha:
Miércoles 8 de marzo de 2017

Hora:
6:00 p.m. – 7:00 p.m.

Lugar:
Estación de Policía de Tenderloin
Community Room
301 Eddy Street

亲爱的街坊,

我们想邀请您参加3月8日的社区会议,讨论在708 Polk Street 开设一家小酒吧的计划。拟开设的酒吧将占用Epik酒店附近约1000平方英尺零售空间。

本次会议对所有人开放。请将本份邀请转达给您的朋友和邻居。答复邀请,请求翻译服务,或需要获得更多信息,请致电415-788-1000 ext. 206或发送邮件至lcuadra@bergdavis.com。联系我们的社区关系代表Luis Cuadra。

日期:
2017年3月8日,周三

时间:
晚上6:00 – 晚上7:00

地点:
Tenderloin警察局
社区室
301 Eddy Street



HOTEL EPIK



Project Fact Sheet

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Facts About Nokturnal

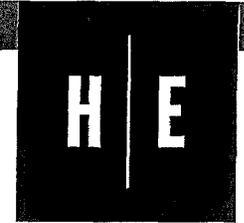
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- We are currently interviewing seasoned bar managers and expect that each bar shift will include a bartender, bartender assistant, cocktail server and door person.

To learn more about our plans or to request a meeting with the project team, please contact our community relations representative, Luis Cuadra, at lcuadra@bergdavis.com or 415-788-1030 ext. 205.

Who Are We

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HOTEL EPIK

Conclusion

- Thank you for your time this morning. We respectfully request your approval of our PCN request.
- I am available to answer any questions.

170272

From: Randy Shaw <randy@thclinic.org>
Sent: Monday, April 10, 2017 10:54 AM
To: Major, Erica (BOS)
Cc: lcuadra@bergdavis.com; Amish Patel
Subject: Liquor License for Epik Hotel

Re: File No. 170272

Dear Ms. Major,

I am writing to offer the Tenderloin Housing Clinic's strong support for the liquor license application for the Epik Hotel. I have known the owners of this hotel for years and they are a tremendous asset to the Tenderloin community. A liquor use adjacent to their hotel makes perfect sense and will not cause any problems in the surrounding area. I look forward to your approving their application.

If you have any questions, please do not hesitate to give me a call.

Very truly yours,

Randy Shaw
Executive Director

CONFIDENTIALITY NOTICE: This document is intended for the use of the party to whom it is addressed and may contain information that is privileged, confidential, and protected from disclosure under applicable law. If you are not the addressee, or a person authorized to accept documents on behalf of the addressee, you are hereby notified that any review, disclosure, dissemination, copying, or other action based on the content of this communication is not authorized. If you have received this document in error, please immediately reply to the sender and delete or shred all copies.

170 272

From: rich@hechlerlaw.com
Sent: Sunday, April 09, 2017 9:17 AM
To: Major, Erica (BOS)
Subject: Epik Bar

Dear Ms. Major:

I have been a "Van Ness Corridor/Tenderloin" resident for almost two decades.

Having recently attended a TTF community meeting and been briefed on the proposed Epik construction, I welcome the addition to the Epik Hotel, and support their effort to open an adjoining bar.

Notwithstanding the huge mendicant population in the area, I believe that Epik's current infusion of hotel guests and future potential of bar patrons will both attract needed and vital commerce to this challenging area of SF. Additionally I have found their layout and plans in this regard to be cogent and measured.

I, therefore, urge you to facilitate their application.

Thank you for your consideration.

Sincerely,

Richard B. Hechler

Sent from my iPhone

LIQUOR LICENSE REVIEW

TO: Planning Department
AnMarie Rodgers/CTYPLN/SFGOV
Georgia Powell/CTYPLN/SFGOV@SFGOV
Fax No.: (415) 558-6409

File: 170272

TO: Police Department
Inspector Nelly Gordon
Phone: (415) 837-7273

DATE: March 14, 2017

Please submit your response in four to six weeks for the matter to be heard.
PLEASE EMAIL YOUR RESPONSE BY: April 12, 2017, to Erica Major, Public
Safety and Neighborhood Services Committee Clerk.

Erica.Major@sfgov.org - Fax No: 554-7771

Applicant Name: S.A.K. Bars, Inc.
and Business Name: (Hotel Epik)
Applicant Address: 708 Polk Street
San Francisco, CA 94109
and Phone No. (415) 788-1000

PLANNING COMMENTS: Approval Denial

POLICE COMMENTS: Approval Denial