

File No. 240359

Committee Item No. 3

Board Item No. 11

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Public Safety and Ngbh Services

Date: May 9, 2024

Board of Supervisors Meeting:

Date: May 21, 2024

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- Police Department Report – 050124
- Planning Department Review – 041624
- PC or N Referral to Planning and Police – 041624
- PC or N Request Letter – 040924
- _____
- _____
- _____
- _____
- _____

Prepared by: Monique Crayton

Date: May 3, 2024

Prepared by: Monique Crayton

Date: May 17, 2024

Prepared by: _____

Date: _____

1 [Liquor License Issuance - 2331 3rd Street - Domaine SF]

2

3 **Resolution determining that the issuance of a Type-42 on-sale beer and wine**
4 **liquor license to Domaine SF LLC, doing business as Domaine SF, located**
5 **at 2331 3rd Street (District 10), will serve the public convenience or necessity of**
6 **the City and County of San Francisco, in accordance with California Business**
7 **and Professions Code, Section 23958.4; and requesting that the California**
8 **Department of Alcoholic Beverage Control impose conditions on the issuance of**
9 **the license.**

10

11 WHEREAS, Domaine SF LLC, is seeking the issuance of a Type-42 on-sale beer
12 and wine liquor license to do business as Domaine SF, located at 2331 3rd Street
13 (District 10); 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
22 to 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; 3) A sign shall be in a conspicuous space at the entrance and/or exits of the

1 premise, which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT."
2 Said signs shall be no less than 7" X 11" in size, and contain lettering no less 1" in
3 height; and 4) (1) Except as provided in Condition 2 below, no noise shall be audible
4 beyond the area under the control of the licensee; (2) Any noise caused by
5 entertainment or amplified sound that is subject to the provisions of an active
6 Entertainment Permit issued by the San Francisco Entertainment Commission shall be
7 authorized in accordance with the limits established by that Entertainment Permit,
8 including any limitation on hours during which entertainment or amplified sound is
9 permitted. A violation of the entertainment or amplified sound noise conditions of the
10 Entertainment Permit, as determined by the San Francisco Entertainment Commission
11 (or any successor agency), shall be deemed to be a violation of this Condition. Any
12 noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be
13 subject to Condition 1 above. "Entertainment Permit" means any of the following: a Just
14 Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit,
15 a Fixed Place Amplified Sound permit, or any similar such permit issued by the San
16 Francisco Entertainment Commission.; now, therefore, be it

17 RESOLVED, That in accordance with California Business and Professions Code,
18 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
19 hereby determines that the issuance of a Type-42 on-sale beer and wine liquor license
20 to Domaine SF LLC, doing business as Domaine SF, located at 2331 3rd Street
21 (District 10), will serve the public convenience or necessity of the City and County of
22 San Francisco; and, be it

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

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From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Froines, Andrew \(POL\)](#); keri@domainesf.com
Cc: [Alabanza, Analyn@ABC](#); amarjit.tamber@abc.ca.gov; [Wong, Joanne \(POL\)](#); [Jonas, Stephen \(POL\)](#); [Donovan, Dominica \(BOS\)](#); [Oropeza, Edgar \(CPC\)](#); [Burch, Percy \(BOS\)](#); [Gallardo, Tracy \(BOS\)](#); [Gee, Natalie \(BOS\)](#); [Lopez-Weaver, Lindsey \(BOS\)](#); [Carroll, John \(BOS\)](#); [Logan, Sam \(BOS\)](#)
Subject: RE: Liquor License Issuance - 2331 3rd Street - Domaine SF - BOS File No. 240359
Date: Thursday, May 2, 2024 11:48:00 AM
Attachments: [image001.png](#)

Greetings,

The Police Department has completed their review of the subject public convenience or necessity request and has forwarded their recommendations. For your convenience, I have the review available from the link below:

[Police Department Response – May 1, 2024](#)

The Police Department's ALU is recommending approval with the following conditions:

- 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) A sign shall be in a conspicuous space at the entrance and/or exits of the premise, which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said signs shall be no less than 7" X 11" in size, and contain lettering no less 1" in height
- 4) (1) Except as provided in Condition 2 below, no noise shall be audible beyond the area under the control of the licensee; (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.

The Public Safety and Neighborhood Services Committee will hold this hearing at 10 am on Thursday, May 9th.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

Board of Supervisors [File No. 240359](#)

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.




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 1, 2024

Subject: P.C.N. Investigation Regarding: First Owner: Domaine SF LLC
DBA: Domaine SF
2331 3rd St
San Francisco CA. 94107

Domaine SF LLC., operating as "Domaine SF", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 42 (On Sale Beer and Wine) license to be located at 2331 3rd St St. (located between 20th and 22nd St.)

Hours of Operation:

11am to 8pm each day of the week.

Digest:

"Domaine SF" would like to operate a Wine and Beer Retail Store with Outside Tasting, to be located at 2331 3rd St. 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 March 2023 to March 2024

0 calls for service

Police Reports:

From March 2023 to March 2024

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **309**

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

This plot had 69 police reports for **2023**, which is 34 **lower** than the **Citywide “High Crime”** average.

State Census Tract Information:

This premise is located in Census Tract: **226.00**
Population for this tract is: **5,001**

On-sale license authorized by census tract: **17**
Active on-sale licenses: 31 with 0 pending

Off-sale licenses authorized by census tract: **4**
Active off-sale licenses: 5 with 1 pending

Departmental Recommendation:

Points of consideration: 4

No opposition from **Bayview Station**.

Applicant premise **is not** located in a “**High Crime**” area.

Applicant premise **is not** located in a “**High Concentration**” area.

0 - Protest.

0 - Support

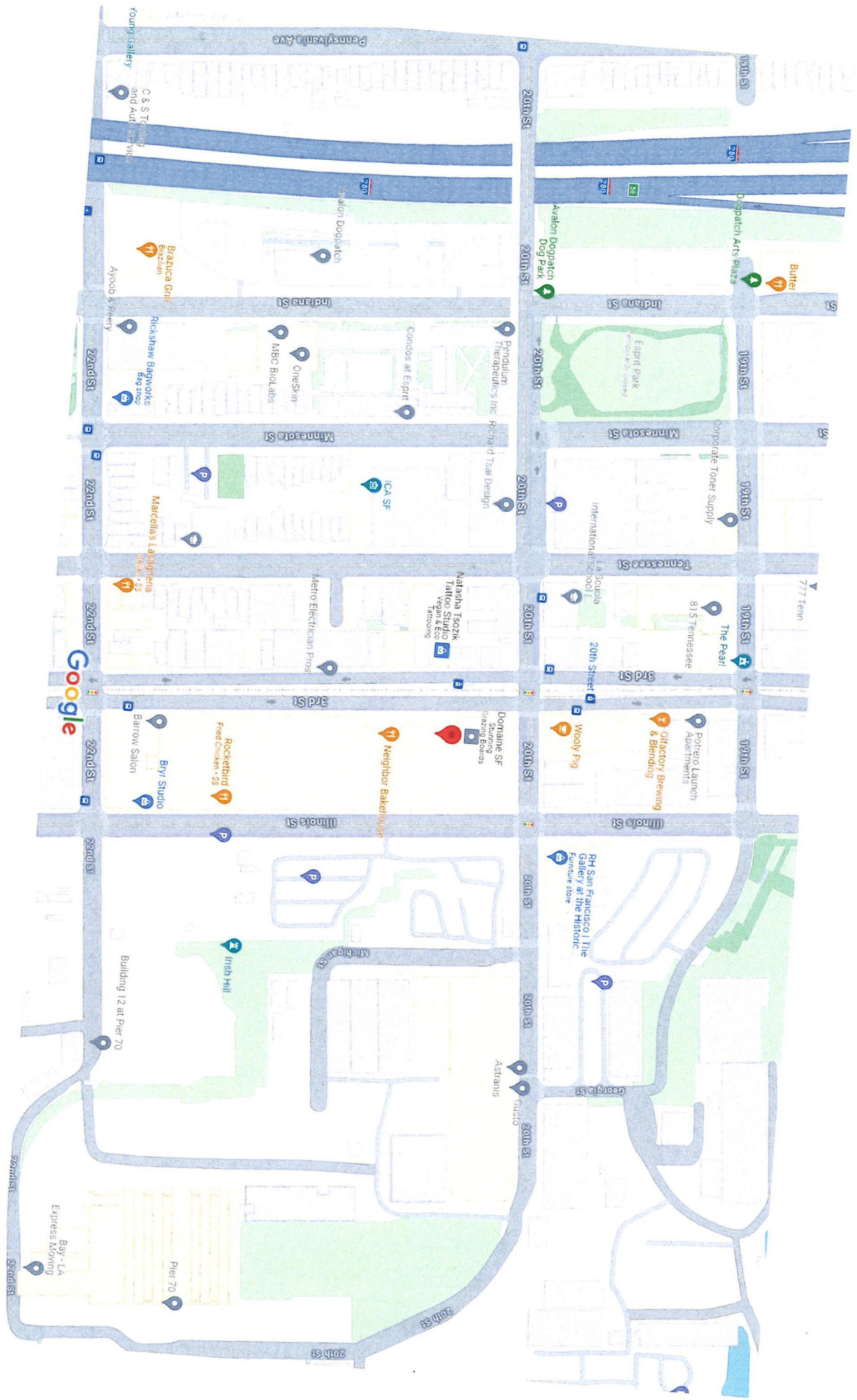
ALU Recommendation: **Approval with the condition:**

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. A sign shall be in a conspicuous space at the entrance and/or exits of the premise, which shall state “NO ALCOHOLIC BEVERAGES BEYOND THIS POINT”. Said signs shall be no less than 7” X 11” in size, and contain lettering no less 1” in height
4. (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)

Google Maps 2331 3rd St



Map data ©2024 Google 100 ft

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: Edgar Oropeza
Phone No. edgar.oropeza@sfgov.org

DATE: April 16, 2024

AP Block/Lot Nos.: 4109/001
Zoning: PDR-IG, 68X
Quad: _____
Record No.: _____

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

Please submit your response within two weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in May of 2024.

PLEASE EMAIL YOUR RESPONSE by April 26, 2024, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: Keri Johnson
Business name: Domaine SF LLC
Application address: 2331 3rd Street
Applicant contact info: Keri Johnson
keri@domainesf.com
323-943-5533

PLANNING REVIEW: Approval Denial

Planning Staff Contact: Edgar Oropeza, Senior Planner 4/16/2024
(Please add comments on a trailing page.)

POLICE REVIEW: Approval Denial

(Please add comments in a trailing report.)

From: [Oropeza, Edgar \(CPC\)](#)
To: [Crayton, Monique \(BOS\)](#)
Subject: RE: Liquor License Issuance - 2331 3rd Street - Domaine SF - BOS File No. 240359
Date: Tuesday, April 16, 2024 4:29:33 PM
Attachments: [PCN Referral 041624 \(1\).pdf](#)

Thanks again for your attention to this email. The Planning Department recommends approval for a new type 42 proposed at 2331 03rd Street, located in the Innovated Industries Special Use District per Planning Code Section 249.37(c)(2) and 210.3. Retail Sales and Services (includes a Bar use) are principally permitted. Public notice is not required per the planning code in this case. Please see the attached planning department recommendation.

SEC. 249.37. INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT.

(a) **Purpose.** The purpose of the Innovative Industries Special Use District is to provide affordable office space to small firms and organizations which are engaged in innovative activities, including incubator businesses and microenterprises.

(b) **Geography.** The boundaries of the Innovative Industries Special Use District are shown on Sectional Map No. 8SU of the [Zoning Map](#).

(c) **Controls.** All provisions of the Planning Code currently applicable shall continue to apply, except that:

(1) office uses shall be principally permitted uses on all stories above the ground story.

(2) retail uses shall be subject to the size controls applicable in the Urban Mixed Use District, as stated in Sec. 843.45.

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. [196-11](#), File No. 110786, App. 10/4/2011, Eff. 11/3/2011)

AMENDMENT HISTORY

Division (b) amended; Ord. [196-11](#), Eff. 11/3/2011.

For better response times, email communication is best.

Edgar Oropeza, Planner III

D 9 - D10

San Francisco Planning

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

Direct:628-652-7416 | sfplanning.org

San Francisco Property Information Map: <https://sfplanninggis.org/pim/>

INFORMATION INQUIRIES MAY BE SENT TO PIC@SFGOV.ORG.

Permit services are available at the Permit Center at 49 South Van Ness.

From: Crayton, Monique (BOS) <monique.crayton@sfgov.org>

Sent: Tuesday, April 16, 2024 2:47 PM

To: CPC.Referrals <CPC.Referrals@sfgov.org>; Salmonson, Joel (POL) <Joel.R.Salmonson@sfgov.org>; Froines, Andrew (POL) <Andrew.Froines@sfgov.org>; ker@domainesf.org

Cc: Alabanza, Analyn@ABC <Analyn.Alabanza@abc.ca.gov>; amarjit.tamber@abc.ca.gov; Wong, Joanne (POL) <joanne.k.wong@sfgov.org>; Jonas, Stephen (POL) <Stephen.Jonas@sfgov.org>; Donovan, Dominica (BOS) <dominica.donovan@sfgov.org>; Oropeza, Edgar (CPC) <edgar.oropeza@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Gallardo, Tracy (BOS) <tracy.gallardo@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Lopez-Weaver, Lindsey (BOS) <Lindsey.Lopez@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Liquor License Issuance - 2331 3rd Street - Domaine SF - BOS File No. 240359

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 – April 16, 2024](#)

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

-

[Board of Supervisors File No. 240359](#)

After receiving review from the Planning and Police Departments, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for consideration in the license matter.

The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in May of 2024.

I request the Planning Department's response before April 26, 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.

About Domaine SF

Domaine SF is a retail concept that aims to be an authority for natural wine in the Bay Area. We will sell natural wine, local artisan foods, cheese & charcuterie boards for take-out. We will also host wine tasting and food pairing events featuring the growers, producers and makers we support in our store.

Our goal is to bring together people seeking a better life through gastronomy with ethical growers, food artisans and small production wine makers who prioritize craftsmanship and sustainability above all else. Our specialty is natural wine, which means wine free of stabilizers and other additives and produced using grapes grown pesticide-free respecting the cycles of nature. We will represent small-producers and stock natural wines from regions all over the world, creating one of the most expansive and diverse natural wine offerings in the Bay Area.

Beyond wine, we will offer cheese & charcuterie grazing boards and crated gift sets. We will have a small marketplace featuring the local foods, organic produce, and artisan craftworks we incorporate into our grazing boards and our farm-to-table gift boxes.

Currently Dog Patch does not have a dedicated natural wine merchant. There are several wine bars and restaurants in the neighborhood, but not a dedicated retail experience where the community can learn about and try natural wine and purchase bottles for off-premise consumption. We are planning to merchandise close to 300 labels, making Domaine SF a destination for wine lovers all over the Bay Area. For the local community, we hope to become a hub for gatherings and community building.

It is my sincere hope that the Board of Supervisors will approve the issuance of an ABC Type 42 license for this location.

Yours truly,



Keri Johnson

On behalf of Domaine SF LLC

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE
 ABC 211 (6/99)

State of California

KERI ANN JOHNSON

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

File Number: **657753** *323-943-5533*
 Receipt Number: **2880185**
 Geographical Code: **3800**
 Copies Mailed Date: **March 28, 2024**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**
 First Owner: **DOMAINE SF LLC**
 Name of Business: **DOMAINE SF**
 Location of Business: **2331 3RD ST**
SAN FRANCISCO, CA 94107

County **SAN FRANCISCO**
 Is Premises inside city limits **Yes** Census Tract: **0226.00**
 Mailing Address:(If different from premises address) **2325 3RD ST**
#340
SAN FRANCISCO, CA 94107
 Type of license(s): **42** Dropping Partner: Yes No
 Transferor's license/name:

License Type	Transaction Type	Master	Secondary LT And Count		
42 - On-Sale Beer And Wine - Public	ORI	Y			
License Type	Transaction Description	Fee Code	Dup	Date	Fee
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	03/28/24	\$1,065.00
Application Fee	FEDERAL FINGERPRINTS	NA	1	03/28/24	\$24.00
Application Fee	STATE FINGERPRINTS	NA	1	03/28/24	\$39.00
42 - On-Sale Beer And Wine - Pu	ANNUAL FEE	NA	0	03/28/24	\$665.00
Total					\$1,793.00

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: March 28, 2024

Applicant Name(s)

DOMAINE SF LLC

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2024 APR -8 AM 9:31
[Signature]

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 - 2231 3rd Street - Domaine SF

Long Title or text listed:

Hearing to consider that the issuance of a Type-42 on-sale beer and wine liquor license to Keri Johnson, to do business as Domaine SF, LLC located at 2331 3rd Street (District 9), will serve the public convenience or necessity of the City and County of San Francisco.

Signature of Sponsoring Supervisor:

Alisa Gomez

240359