

File No. 200990

Committee Item No. 4

Board Item No. 11

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: October 22, 2020

Board of Supervisors Meeting:

Date: November 3, 2020

Cmte Board

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Police Department Response – October 15, 2020</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Response – October 6, 2020</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral – September 16, 2020</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PC or N Request Letter – September 11, 2020</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u> </u> |
| <input type="checkbox"/> | <input type="checkbox"/> | <u> </u> |

Prepared by: John Carroll

Date: October 15, 2020

Prepared by: John Carroll

Date: October 30, 2020

1 [Liquor License Transfer - 321-323 Grant Avenue - Sool Bar]

2

3 **Resolution determining that the transfer of a Type-48 on-sale general public**
4 **premises liquor license to Sool Partners, LLC, doing business as Sool Bar as part**
5 **of Hotel 32one, located at 321-323 Grant Avenue (District 3), will serve the public**
6 **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, Sool Partners, LLC, is seeking the transfer of a Type-48 on-sale
11 general public premises liquor license to do business as Sool Bar as part of
12 Hotel 32one, located at 321-323 Grant Avenue (District 3); and

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

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

19 WHEREAS, The conditions recommended by the Police Department are the
20 following: 1) No noise shall be audible at any nearby residence; 2) Petitioner(s) shall
21 actively monitor the area under their control in an effort to prevent the loitering of
22 persons on any property adjacent to the licensed premises as depicted on ABC-253;
23 and 3) The sale of alcoholic beverages for consumption off the premises is prohibited;
24 now, therefore, be it

25

1 RESOLVED, That in accordance with California Business and Professions Code,
2 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
3 hereby determines that transfer of a Type-48 on-sale general public premises liquor
4 license to Sool Partners, LLC, doing business as Sool Bar as part of Hotel 32one,
5 located at 321-323 Grant Avenue, will serve the public convenience or necessity of the
6 City and County of San Francisco; and, be it

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

11
12
13
14
15
16
17
18
19
20
21
22
23
24
25




San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
*Public Convenience or
Necessity Recommendation*

To: The San Francisco Board of Supervisors' Committee on Public Safety
and Neighborhood Services

Supervisor Rafael Mandelman
Supervisor Catherine Stefani
Supervisor Shamman Walton

From: Lt. Georgia Sawyer #1565 
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: October 15, 2020

Subject: P.C.N. Investigation Regarding: Sool Partners LLC
DBA: Sool
321-323 Grant Ave
San Francisco, CA. 94108

Sool Partners LLC., on behalf of Sool, has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 48 (On-Sale General Public Premises) license and Type 58 (Caterer's Permit) license to be located at 321-323 Grant Ave. (located between Bush St. and Sutter St).

Hours of Operation:

11am - 2am 7 days a week.

Digest:

Sool would like to operate an upscale bar and lounge in the lobby of the boutique hotel located at 321-323 Grant Ave. If approved, this license will allow Sool to sell On-Sale Beer, Wine & Distilled Spirits.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From August 2019 to August 2020

8 calls for service

Police Reports:

From August 2019 to August 2020

1 police report

San Francisco Plot Information:

This premise is located in Plot: **158**

A High Crime area is defined as **107** or more police reports in a plot for the year of **2019**.

This plot had **281** police reports for **2019**, which is **174 more** than the **Citywide “High Crime”** average

State Census Tract Information:

This premise is located in Census Tract: **117**

Population for this tract is: **1,783**

On-sale license authorized by census tract: **6**

Active on-sale licenses: 185 with 0 pending

Off-sale licenses authorized by census tract: **1**

Active off-sale licenses: 37 with 0 pending

Departmental Recommendation:

Points of consideration: **0**

No opposition from **Central Station**.

Applicant premise **is** located in a **“High Crime”** area.

Applicant premise is located in a “High Concentration” area.

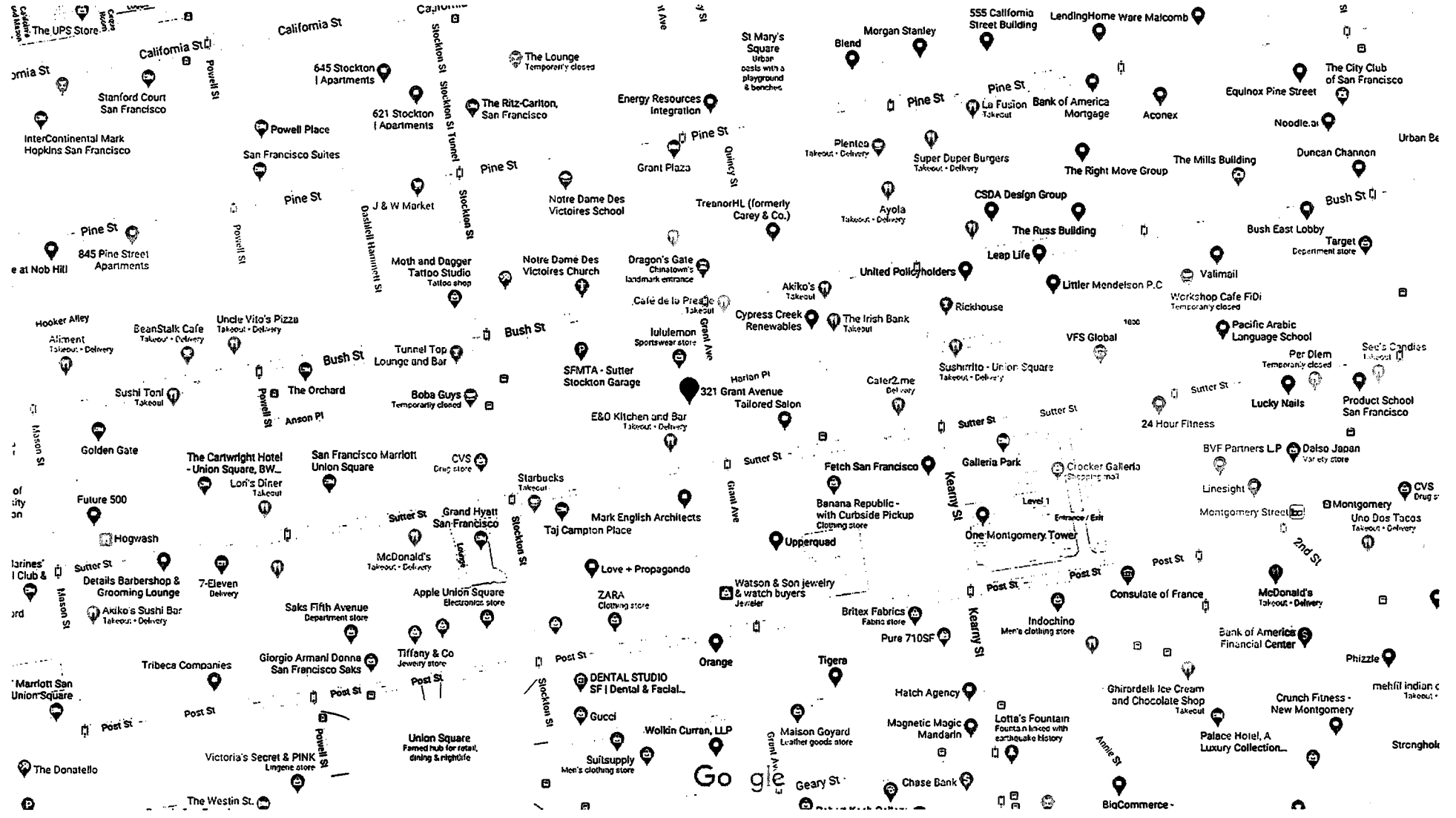
ALU Recommendation: Approval with following conditions:

Conditions for Type 48- On-Sale General Public Premises & Type 58 – Caterer’s Permit

1. No noise shall be audible at any nearby residence.
2. 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 ABC-253.
3. The sale of alcoholic beverages for consumption off the premises is prohibited.

The above listed conditions have been signed by the applicant.

Google Maps 321 Grant Ave



Map data ©2020 Google 100 ft



2/18

12/1/18



8/12

321 Grant

LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

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

DATE: September 16, 2020
AP Block/Lot Nos.: 0286/003
Zoning: C-3-R Downtown Retail
Quad: NE Planning Team
Record No.: _____

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

Please submit your response within three weeks; the Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in October of 2020.

PLEASE EMAIL YOUR RESPONSE BY: October 2, 2020, to John Carroll, Public Safety and Neighborhood Services Committee Clerk.
john.carroll@sfgov.org - Phone No: 554-4445

Applicant name: Sool Partners, LLC

Business name: Sool Bar

Application address: 321-323 Grant Avenue
San Francisco, CA 94108

Applicant contact info: David J. Villa-Lobos, Licensing Agent
CLA Consulting
P.O. Box 642201
San Francisco, CA. 94164
415.921.4192
david_villalobos@sbcglobal.net

PLANNING REVIEW: Approval Denial

Planning Staff Contact: Kevin Guy

Please print review comments on a trailing page.

POLICE REVIEW: Approval Denial

Please print review comments in a trailing report.

9/7/2020

Attn: San Francisco Board of Supervisors

Re: 321 Grant Street
San Francisco, Ca. 94108 (dba: Hotel 321)

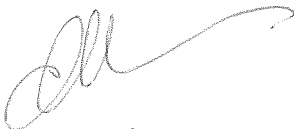
Dear Honorable San Francisco Board of Supervisors,

Sool Bar will be an upscale bar and lounge serving our guests staying at Hotel 32one and our local community. Sool Bar will enhance the position of Hotel 32one as an upscale boutique hotel, situated near the gates of Chinatown and Union Square, by offering our guests a safe and enjoyable experience during their stay.

Having another upscale hotel and upscale bar will also increase foot traffic into the immediate area where other businesses, such as retailers, can reap the benefits. The neighborhood surrounding Sool Bar consists of many luxury retailers such as Cartier, Henry Winston and Ferragamo. We believe that Sool Bar, as part of Hotel 32one, will compliment the area and fulfill the need for a new local venue. In addition, with the new building completed on 300 Grant Avenue for new office space and retailers, Sool Bar will offer those employees, clients and visitors another option for socially safe gatherings.


When the City of San Francisco allows for indoor businesses in its category to re-open, Sool Bar will open with COVID-19 safe protocols in place.

Respectfully



Yong Chin

David j. Villa-Lobos, Authorized Agent
CLA Consulting
P.O. Box 642201
San Francisco, Ca. 94164
David_villalobos@sbcglobal.net
415.921.4192

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
BY  2020 SEP 11 PM 4:14

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 *Sool Partners LLC*

2 PREMISES ADDRESS (Street number and name, city, zip code) *321-323 Grant Ave., San Francisco, CA 94108*

3 LICENSE TYPE *48*

4 TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input checked="" type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input checked="" 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 type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			

5 COUNTY POPULATION *883,869/1,783*

6. TOTAL NUMBER OF LICENSES IN COUNTY On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY *282* On-Sale Off-Sale

8. CENSUS TRACT NUMBER *0117-00*

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT *6* On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT *153* On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER *158*

14. TOTAL NUMBER OF REPORTING DISTRICTS *654*

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS *55,022*

16. AVERAGE NO. OF OFFENSES PER DISTRICT *84.13*

17. 120% OF AVERAGE NUMBER OF OFFENSES *100.8*

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT *297*

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name *Board of Supervisors*

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee) *[Signature]*

DAVID VILLA-LOBOS

Licensing-Permitting Specialist SF
david_villalobos@sbcglobal.net

CLA CONSULTING

Specializing In SF Liquor Licensing

P.O. Box 642201
San Francisco, CA. 94164

415-921-4192
415-559-6627