

RECEIVED

OFFICE OF THE CLERK OF SUPERIOR COURT  
**LIQUOR LICENSE REVIEW**

**TO:** Planning Department  
AnMarie Rodgers/CTYPLN/SFGOV  
Georgia Powell/CTYPLN/SFGOV@SFGOV  
Fax No: 558-6409

**File:** 1000083

Block/lot: 3542/041  
Zoning: Upper Market NCT  
Quad: SW  
RNB# 1000088

**TO:** Inspector Dave Falzon  
Police Department  
Fax No: 970-3088

**DATE:** January 26, 2010

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This item is scheduled to be heard at a meeting on February 22, 2010. **PLEASE E-MAIL OR FAX YOUR RESPONSE BY:** February 16, 2010 to Victor Young, Clerk of City Operations and Neighborhood Services Committee.  
**Fax No: 554-7714 or victor.young@sfgov.org**

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**Applicant Name:** Maarten Bon  
**and Business Name:** MFMB Wines Inc. dba Cork

**Applicant Address:** 2111 Market Street  
**and Phone No.** 415-748-0708

**PLANNING COMMENTS:**  Approval  Denial

A new wine bar (bar use) at the subject property has been granted Conditional use authorization by the CPC under Case No. 2009-0773C. Use must comply with Conditions of Approval of Motion No. 18022, which are attached.

*[Signature]* 2/19/10  
Approved Planning Dept. Adrian C. Putra

**POLICE COMMENTS:**  Approval  Denial



**City and County of San Francisco**  
**Master Report**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

**File Number:** 100083      **File Type:** Hearing      **Status:** Pending Committee Action

**Enacted:** \_\_\_\_\_ **Effective:** \_\_\_\_\_

**Version:** 1      **In Control:** City Operations and Neighborhood Services Committee

**File Name:** Liquor License, 2111 Market Street      **Date Introduced:** 01/26/2010

**Requester:** \_\_\_\_\_ **Cost:** \_\_\_\_\_ **Final Action:** \_\_\_\_\_

**Comment:** \_\_\_\_\_ **Title:** Hearing to consider that the issuance of a Type 42 on-sale beer and wine license to Maarten Bon for MFMB Wines, Inc. dba Cork, a Wine Bar located at 2111 Market Street (District 8), will serve the convenience of the people of the City and County of San Francisco.

**Indexes:**

**History of Legislative File 100083**

Ver	Acting Body	Date	Action	Sent To	Due Date	Result
1	President	01/12/2010	RECEIVED AND ASSIGNED	City Operations and Neighborhood Services Committee		

File 100083

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2010 JAN 12 PM 2:03  
BY \_\_\_\_\_

Maarten Bon  
4071A 24<sup>th</sup> Street  
San Francisco, CA 94114  
(415) 748-0708

Angela Calvillo  
Clerk  
San Francisco Board of Supervisors  
City Hall, Room 244  
San Francisco, CA 94102

Dear Madam Clerk:

I am writing to request a Public convenience and Necessity hearing before the Board of Supervisors related to my application for a Type 42 License for Cork, a Wine Bar to be located at 2111 Market Street.

We are eager to provide local San Francisco Wines in a comfortable, attractive setting that introduces local wines. Our planned hours of operation are Tuesday-Thursday, 11:00 a.m. to 11:00 p.m. and Friday and Saturday 11:00 a.m. to Midnight and closed on Sundays and Mondays.

Please feel free to contact me at the above number or [corkwinebar@live.com](mailto:corkwinebar@live.com)

Thanks for your consideration and assistance.

Sincerely,



MAARTEN BON

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 M F M B Wines INC

2. PREMISES ADDRESS (Street number and name, city, zip code) 2411 Market St., San Francisco, CA 94114

3. LICENSE TYPE 42

4. TYPE OF BUSINESS
Full Service Restaurant, Deli or Specialty Restaurant, Cafe/Coffee Shop, Bed & Breakfast, Wine only, All, Hofbrau/Cafeteria, Comedy Club, Brew Pub, Theater, Cocktail Lounge, Night Club, Tavern: Beer, Tavern: Beer & Wine, Private Club, Veterans Club, Fraternal Club, Wine Tasting Room

Supermarket, Liquor Store, Drug/Variety Store, Other - describe: On Sale Beer & Wine Public Premises, Membership Store, Department Store, Florist/Gift Shop, Service Station, Convenience Market, Convenience Market w/Gasoline, Swap Meet/Flea Market, Drive-in Dairy

5. COUNTY POPULATION 3145, 6. TOTAL NUMBER OF LICENSES IN COUNTY, 7. RATIO OF LICENSES TO POPULATION IN COUNTY

8. CENSUS TRACT NUMBER 0203, 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT 10, 10. NO. OF LICENSES EXISTING IN CENSUS TRACT 2874

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. 3x publication

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS? Yes (Go to Item #13) No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER 402, 14. TOTAL NUMBER OF REPORTING DISTRICTS 254, 15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS 120,307

16. AVERAGE NO. OF OFFENSES PER DISTRICT 184, 17. 120% OF AVERAGE NUMBER OF OFFENSES 221, 18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT 189

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) No, the total number of offenses in the reporting district is lower than the total number in item #17. PC & N required

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...
b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license...
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...

Governing Body/Designated Subordinate Name: Board of Supervisors

FOR DEPARTMENT USE ONLY
PREPARED BY (Name of Department Employee) [Signature] 10/28/09



**California Department of Alcoholic  
Beverage Control**  
*License Query System Summary  
as of 1/22/2010*

<b>License Information</b>		
<b>License Number:</b> 484071	<b>Status:</b> PENDING	
<b>Primary Owner:</b> MFMB WINES INC		
<b>ABC Office of Application:</b> SAN FRANCISCO		
<b>Business Name</b>		
<b>Doing Business As:</b> CORK A WINE BAR		
<b>Business Address</b>		
<b>Address:</b> 2111 MARKET ST <b>Census Tract:</b> 0203.		
<b>City:</b> SAN FRANCISCO <b>County:</b> SAN FRANCISCO		
<b>State:</b> CA <b>Zip Code:</b> 94114-1321		
<b>Licensee Information</b>		
<b>Licensee:</b> MFMB WINES INC		
<i><b>Company Officer Information</b></i>		
<b>Officer:</b> BON MAARTEN M, PRESIDENT		
<b>Officer:</b> FARINAS MAURICE E, SECRETARY TREASURER		
<b>License Types</b>		
<b>1) License Type:</b> 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES		
<b>License Type Status:</b> PENDING		
<b>Status Date:</b> 28-OCT-2009		<b>Term:</b> Month(s)
<b>Original Issue Date:</b>		<b>Expiration Date:</b>
<b>Master:</b> Y	<b>Duplicate:</b> 0	<b>Fee Code:</b> NA
<b>Current Disciplinary Action</b>		
... No Active Disciplinary Action found ...		
<b>Disciplinary History</b>		
... No Disciplinary History found ...		
<b>Hold Information</b>		
<b>Hold Date:</b>	<b>Type:</b> FORM 220	
<b>Escrow</b>		
... No Escrow found ...		

--- End of Report ---

For a definition of codes, view our [glossary](#).

## Exhibit A

# Conditions of Approval

1. This authorization is for a Conditional Use under Planning Code Sections 733.41, and 303 to establish a bar (dba "Cork, a Wine Bar") in the Upper Market Neighborhood Commercial Transit District, and a 40-X/85-X Height and Bulk District, in general conformance with plans filed with the Application as received on August 20, 2009 and stamped "EXHIBIT B" included in the docket for Case No. 2009.0773C, reviewed and approved by the Commission on January 28, 2010.
2. Prior to the issuance of the Building Permit for the Project the Zoning Administrator shall approve and order the recordation of a Notice of Special Restrictions with the Office of the Recorder of the City and County of San Francisco for the premises (Assessor's 3543, Lot 001), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Community Liaison. Within 10 days of the effective date of this authorization, the Project Sponsor shall appoint a community liaison officer to resolve issues of concern to neighbors and residents relating to the construction and operation of the facilities. Upon appointment, the Project Sponsor shall report in writing the name, address and telephone number of this officer to the Zoning Administrator. The Community Liaison Officer 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.
4. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines of no less than \$250 a day in accordance with Planning Code Section 176.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
6. The operator shall appoint a community liaison officer to deal with issues of concern to neighbors related to operation of the Project. The name and telephone number of the community liaison shall be reported to the Zoning Administrator.
7. The operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.

8. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
9. The operator shall maintain an attractive storefront providing visibility of the bar interior through the storefront windows. Street-facing windows shall not be blocked by displays or other obstacles in order to allow for visual connection between the street and the store interior. Highly reflective glass, tinted glass, or mirror glass shall not be applied on any area of the façade.
10. Any decorative railings or decorative grille work-including security gates-that are placed in front of or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade, in accordance with Planning Code Section 145.1(a).
11. The operator shall operate the proposed bar such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.
12. The exterior of the business must be kept clean, graffiti-free and well-maintained, including regular sweeping and washing of the curb outside of the storefront. Project sponsor agrees to paint out and/or remove graffiti within 48 hours.
13. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the bar. All refuse containers shall be kept within the building until pick-up by the disposal company.
14. Notices shall be well-lit and prominently displayed at all entrances to and exits from the establishment urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to please not litter or block driveways in the neighborhood.
15. Employees shall insure that patrons entering and exiting the establishment are urged to respect the quiet and cleanliness of the neighborhood as they walk to their parked vehicle or otherwise leave the area.
16. The authorization and right vested by virtue of this action shall be deemed void and canceled, if within 3 years of this Motion a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.