

File No. 171058

Committee Item No. 2

Board Item No. 31

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: January 10, 2018

Board of Supervisors Meeting:

Date: January 23, 2018

#### 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 checked="" type="checkbox"/> | <input checked="" 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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <u>Applicant Letter - Received January 10, 2018</u>           |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>SFPD ALU Recommendations - Received January 4, 2018</u>    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Review - Received October 12, 2017</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral to Planning and SFPD - October 2, 2017</u>        |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PC or N Request Letter - Received October 2, 2017</u>      |

Prepared by: John Carroll

Date: January 5, 2018

Prepared by: John Carroll

Date: January 11, 2018

1 [Liquor License - 1148-1150 Mission Street - City Beer Store]

2  
3 **Resolution determining that the premise-to-premise transfer of a Type-42 on-sale**  
4 **beer and wine public premises liquor license to City Beer Store, LLC, located**  
5 **at 1148-1150 Mission Street (District 6), will serve the public convenience or**  
6 **necessity of the City and County of San Francisco, in accordance with California**  
7 **Business and Professions Code, Section 23958.4; and recommending that the**  
8 **California Department of Alcoholic Beverage Control impose conditions on the**  
9 **issuance of the license.**

10  
11 WHEREAS, City Beer Store, LLC, doing business as City Beer Store located  
12 at 1148-1150 Mission Street (District 6), is seeking the premise-to-premise transfer of a  
13 Type-42 on-sale beer and wine public premises liquor license; 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 (0) protests and zero (0)  
17 letters of support with the Department of Alcoholic Beverage Control under California  
18 Business and Professions Code, Section 24013, and recommends that the Department  
19 of Alcoholic Beverage Control issue the liquor license with conditions; and

20 WHEREAS, The conditions recommended by the Police Department are the  
21 following: 1) sales, service, and consumption of alcoholic beverages shall be permitted  
22 between the hours of 10:00 a.m. and 12:00 a.m. Sundays through Wednesdays,  
23 and 10:00 a.m. through 2:00 a.m. Thursdays through Saturdays; 2) no noise shall be  
24 audible at any nearby residences; 3) petitioner(s) shall actively monitor the area under  
25 their control in an effort to prevent the loitering of persons on any property adjacent to

1 the licensed premises as depicted on ABC-253; 4) sales, service, and consumption of  
2 alcoholic beverages shall be permitted in or on the patio area only between the hours  
3 of 10:00 a.m. and 10:00 p.m. each day of the week; 5) sales and service of alcoholic  
4 beverages on said patio area shall be restricted to waiter/waitress service and only to  
5 patrons seated at a table; and 6) when the said outdoor patio area of the premises is  
6 being utilized for the sales, service, and consumption of alcoholic beverages, a premise  
7 employee shall be in attendance and maintain continuous supervision at all times of  
8 said area; now, therefore, be it

9       RESOLVED, That in accordance with California Business and Professions Code,  
10 Section 23958.4, the Board of Supervisors of the City and County of San Francisco  
11 hereby determines that the premise-to-premise transfer of a Type-42 on-sale beer and  
12 wine public premises liquor license to City Beer Store, LLC, located at 1148-1150  
13 Mission Street (District 6), will serve the public convenience or necessity of the City and  
14 County of San Francisco; and, be it

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

19  
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21  
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23  
24  
25

Received in Committee  
January 10, 2018

CITY BEER STORE, LLC  
1148-1150 Mission Street  
San Francisco, CA 94103

November 14, 2017

Department of Alcohol Beverage Control  
San Francisco District Office  
33 New Montgomery St., Suite 1230  
San Francisco, CA 94105

Re: City Beer Store - Letter of Intent

To Whom It May Concern:

As you know, City Beer Store, LLC ("City Beer Store") currently operates a beer tasting room and retail shop located at 1168 Folsom St., Unit 101, San Francisco, CA (the "Folsom Street Location"), and is seeking to transfer its Type 42 ABC license from the Folsom Street Location to a location just two blocks away at 1148-1150 Mission Street (the "Mission Street Location"). Per your request, we are sending you this Letter of Intent to describe City Beer Store's current operations as well as its plans for operations at the new Mission Street Location.

When it was established in 2006, the vision for City Beer Store was to create a friendly community gathering spot similar to a wine bar that allows patrons to sip and purchase high-end craft beer made by artisan brewers from Northern California and throughout the world..

Off-premises sales are an integral part of City Beer Store's business model, representing between 50% - 60% of total revenues. Below are just a few of the hundreds of brands that are offered:

- Russian River Brewing Company
- The Bruery
- Brouwerij St. Bernardus
- 21<sup>st</sup> Amendment Brewery
- The Rare Barrel
- Alvarado Street Brewery
- AleSmith Brewing Company
- Goose Island Beer Company
- Fieldwork Brewing Company
- Allagash Brewing Company

City Beer Store has successfully operated its business for approximately 11 years now and has developed a loyal following for patrons of the growing craft beer movement. During this time, City Beer Store has never had any complaints filed against it with the California ABC or the San Francisco Police Department. Furthermore, City Beer Store has received a number of awards and accolades from both local and national publications, such as:

CITY BEER STORE, LLC  
1148-1150 Mission Street  
San Francisco, CA 94103

*(Men's Journal, August 2016): The 50 Best Beer Stores in America, California: City Beer Store.... "We could just as easily make a list of the 50 best beer stores in California, but when we have to choose one, it'll be City Beer Store. The cozy taproom and bottle shop remains a beacon in the craft packed area, offering a gateway to both the heady IPAs of SoCal and the enigmatic sours (and more IPAs) of wine country."*

*(San Francisco Magazine, July 2016): The Best of San Francisco 2016... Celebrating its 10th anniversary this year, this bottle shop and tasting bar remains a beer lover's holy grail. The coolers bear over 400 brews arranged by style, from sours and Belgian darks to single, double, and triple IPAs. Customers can mix cans and bottles to create their ideal six-pack. Over the years, owners Craig and Beth Wathen have developed a relationship with many California breweries, resulting in collaboration bottles with Sante Adairius Rustic Ales, the Bruery, and Cellarmaker Brewing. The spot is known for its sours and IPAs, which the store strives to receive directly from bottling for peak freshness. In addition to the bottle shop, there are 15 rotating beers on tap at the adjacent bar. Added incentive to drink instore: The store's so-called magic cooler is stocked with rare, aged, and limited edition collaboration beers, offered on the premises only.*

The Mission Street Location is a commercial space located at the base of the SOMA Grand residential tower. It was last occupied by a restaurant owned and operated by Charles Phan (owner of Slanted Door), but it has remained vacant for over two years and suffers from litter and crime as a result. When it was first proposed to move City Beer Store to the Mission Street Location, we had to seek approval for an amendment to the CC&R's from the Board of Directors of the SOMA Grand Center Association, representative of the residents (the "SOMA Board"), in order to facilitate the move. The SOMA Board enthusiastically (and unanimously) endorsed the amendment.

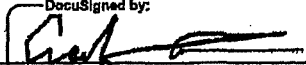
With respect to operations, similar to the model at the current Folsom Street Location, the Mission Street Location will have a bar counter located on the west side of the shop where it will serve beer for on-premises consumption from 30+ different taps. It will also have refrigerated cases and multiple stock shelves for high-end craft beer that can be purchased for off-premises sales. As noted above, this is a critical and distinguishing component of City Beer Store's business model. In addition, with this new location, City Beer Store will now have a dining area and will be able to provide full meals to patrons. We are attaching several pictures of our current store location to provide an idea of what we offer and the positive effect we currently have (and expect to have when we move to the Mission Street Location) on the neighborhood.

CITY BEER STORE, LLC  
1148-1150 Mission Street  
San Francisco, CA 94103

Thank you for taking the time to review this Letter of Intent. We hope this answers your questions regarding City Beer Store's current or intended business operations, but if you have any questions, please do not hesitate to contact me at 415-505-1304 or by email at [thecitybeerstore@yahoo.com](mailto:thecitybeerstore@yahoo.com).

Sincerely,

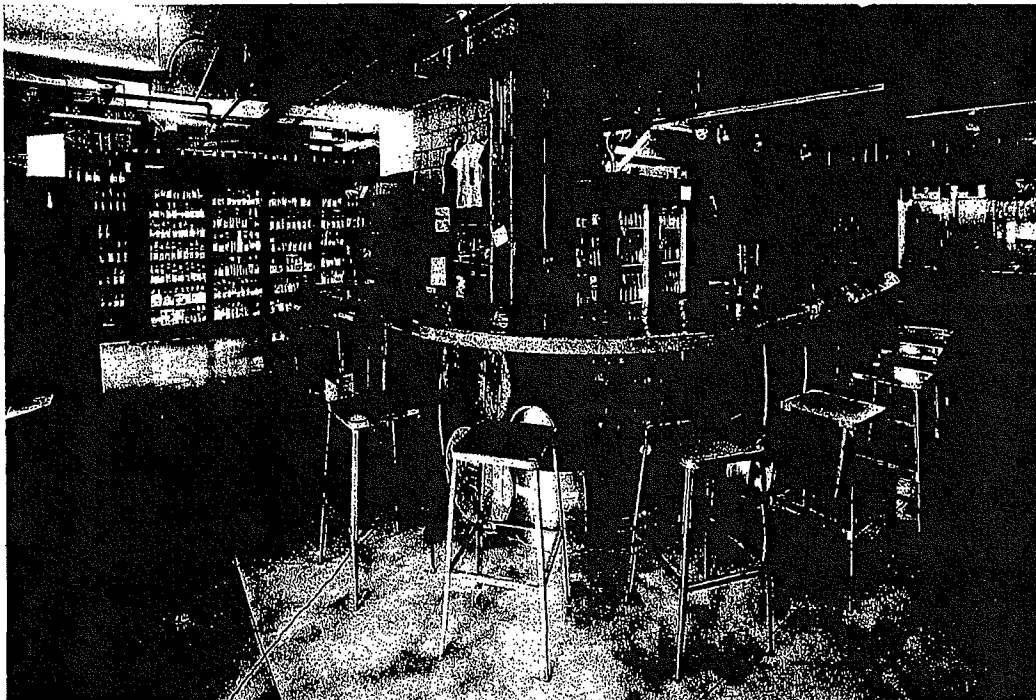
CITY BEER STORE, LLC

DocuSigned by:  
  
\_\_\_\_\_  
Craig Wathen, Member

DocuSigned by:  
  
\_\_\_\_\_  
Beth Wathen, Member

cc: Knute Gregg, Davis Wright Tremaine LLP  
Alyssa McTimpeny, Davis Wright Tremaine LLP

CITY BEER STORE, LLC  
1148-1150 Mission Street  
San Francisco, CA 94103



4825-5933-1157v.4 0109572-000001

CITY BEER STORE, LLC  
1148-1150 Mission Street  
San Francisco, CA 94103





## Carroll, John (BOS)

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**From:** Carroll, John (BOS)  
**Sent:** Wednesday, January 03, 2018 2:09 PM  
**To:** (carolyn.goossen@sfgov.org); Hamilton, Megan (BOS); 'Yu, Angelina (BOS)'; Boilard, Chelsea (BOS)  
**Cc:** Lee, Ivy (ivy.lee@sfgov.org); Duong, Noelle (BOS); Lopez, Barbara (BOS); 'justin.gebb@abc.ca.gov'; 'thecitybeerstore@yahoo.com'; 'sgregg@dwt.com'; 'Meyer, Rose @ABC'; Gordon, Nelly (POL); George, Gigi (POL); CPC.Referrals  
**Subject:** Liquor License PC or N - Liquor License - 1148-1150 Mission Street - City Beer Store

Good afternoon,

The Police Department has completed their review of the subject application, and has forwarded their recommendation for approval with conditions. For your convenience, I have their review available from the link below:

[Police Department Response - January 3, 2018](#)

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

[Board of Supervisors File No. 171058](#)

Thanks for the review.

John Carroll  
Assistant Clerk  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*



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 Hillary Ronen**  
**Supervisor Jeff Sheehy**  
**Supervisor Sandra Lee Fewer**

**From:** A/Lieutenant Nelly Gordon *CO #492*  
Officer in Charge  
ABC Liaison Unit (ALU) 415-553-9550

**Date:** January 3, 2017

**Subject:** P.C.N. Investigation Regarding: City Beer Store, LLC  
DBA: City Beer Store  
1148 Mission Street #6  
San Francisco, CA. 94103-1515  
Craig Wathen  
(415) 505-1304

Mr. Craig Wathen on behalf of City Beer Store has filed an application with the California Department of Alcoholic Beverage Control seeking to transfer the -Type 42 (On - Sale Beer and Wine) License from 1168 Folsom St, Unit 101 to 1148 Mission St #6 (located between 7<sup>th</sup> St and 8<sup>th</sup> St).

**Hours of Operation:**

10:00 am -12:00 am- Sunday -Wednesday  
10:00 am - 2:00 am- Thursday - Saturday

**Digest:**

City Beer has been located at 1168 Folsom St, Unit 101 for the last 11 years. Mr. Wathen is the President of City Beer Store which currently operates under a Type 42 license-(On-Sale Beer and Wine). City Beer Store is moving to 1148 Mission St #6 and would like to continue to operate under the same license type. If approved, this license will allow City Club to sell on-sale Beer and Wine.

End

**Letters of Protest:**

No Record

**Letters of Support:**

No Record

**Police Calls for Service:**

From August 2016 to August 2017

0 call for service

**Police Reports:**

From August 2016 to August 2017

0 police report

**San Francisco Plot Information:**

This premise is located in Plot: 208

A High Crime area is defined as 93 or more police reports in a plot for the year of 2016.

This plot had 352 police reports for 2016, which is 259 over the Citywide "High Crime" average.

**State Census Tract Information:**

This premise is located in Census Tract: 176.01

Population for this tract is: 7,630

On-sale license authorized by census tract: 27

Active on-sale licenses: 74 with 0 pending

Off-sale licenses authorized by census tract: 7

Active off-sale licenses: 10 with 0 pending

**Departmental Recommendation:**

Points of consideration: 0

No opposition from **Southern Station**

Applicant premise is located in a "**High Crime**" area.

Applicant premise is located in an "**Over Saturated**" area.

0 - Record of protest.

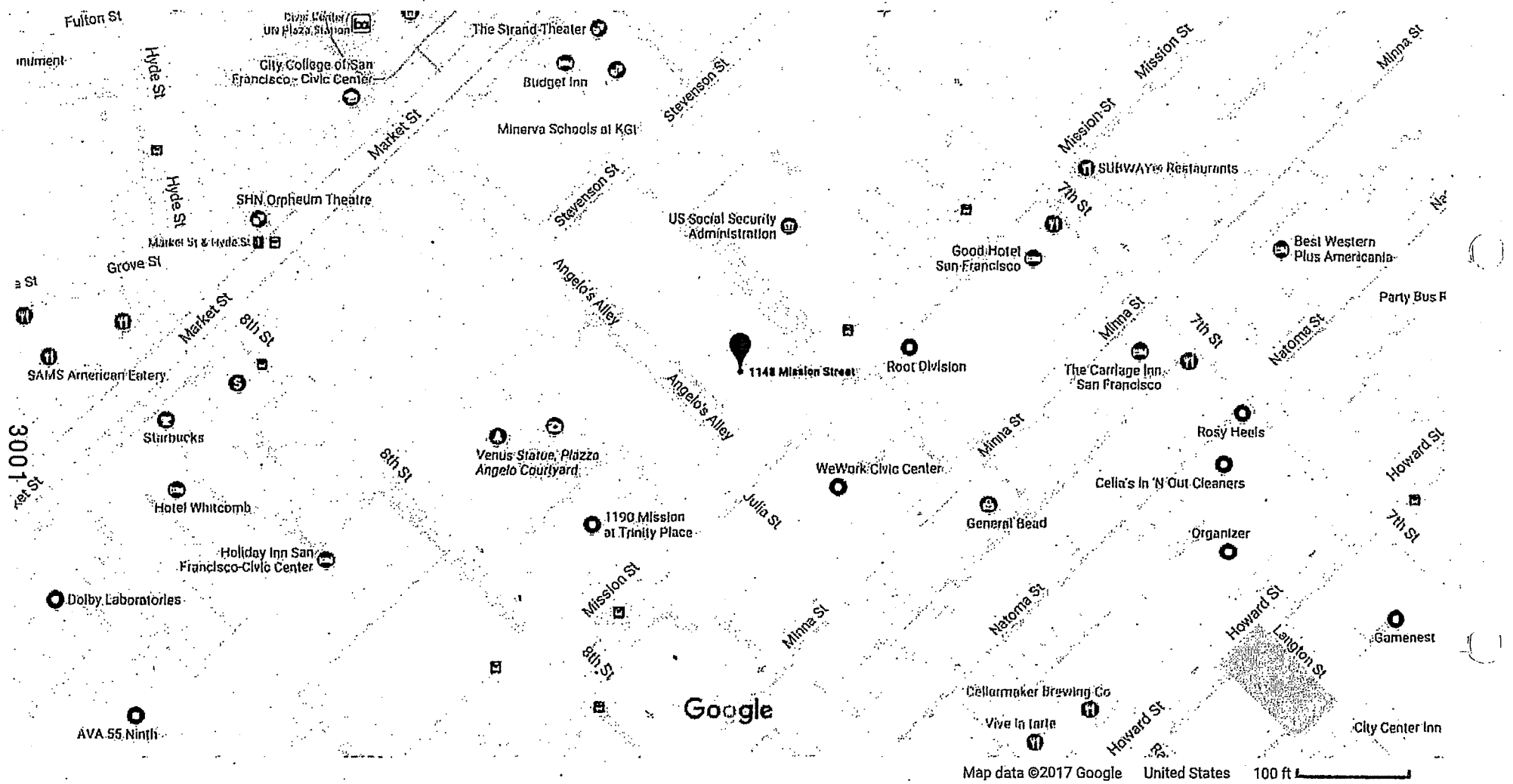
0 - Record of support.

ALU Recommendation: **Approval with the following conditions:**

1. Sales, service and consumption of alcoholic beverages shall be permitted between the hours of 10:00 a.m. to 12:00 a.m. Sunday – Wednesday; and 10:00 am- 2:00 am Thursday- Saturday.
2. No noise shall be audible at any nearby residences.
3. 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
4. Sales, service and consumption of alcoholic beverages shall be permitted in or on the patio area only between the hours of 10:00 a.m. and 10:00 pm each day of the week.
5. Sales and service of alcoholic beverages on said patio area shall be restricted to waiter/waitress service and only to patrons seated at a table
6. When the said outdoor patio area of the premises is being utilized for the sales, service and consumption of alcoholic beverages, a premise employee shall be in attendance and maintain continuous supervision at all times of said area.

❖ **It should be noted that the Applicant agrees with all the above conditions.**

# Google Maps 1148 Mission St.



# Google Maps 1149 Mission St



Image capture: Feb 2017 © 2017 Google United States

San Francisco, California



Google, Inc.

Street View - Feb 2017

The Warfield

**Carroll, John (BOS)**

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**From:** Carroll, John (BOS)  
**Sent:** Monday, October 16, 2017 11:39 AM  
**To:** Gordon, Nelly (POL); George, Gigi (POL)  
**Cc:** (carolyn.goossen@sfgov.org); Lee, Ivy (ivy.lee@sfgov.org); Duong, Noelle (BOS); Lopez, Barbara (BOS); 'justin.gebb@abc.ca.gov'; 'thecitybeerstore@yahoo.com'; 'sgregg@dwt.com'; 'Meyer, Rose @ABC'  
**Subject:** Liquor License PC or N Referral - 1148-1150 Mission Street - City Beer Store  
**Categories:** 171058

Good morning,

The Planning Department has completed their review of the subject application, and has forwarded their recommendation for approval. For your convenience, I have their review available from the link below:

[Planning Dept. Response - Received October 12, 2017](#)

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

[Board of Supervisors File No. 171058](#)

**I request the Police Department's response before November 13, 2017.**

Thanks for the review.

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

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**From:** Powell, Georgia (CPC)  
**To:** Carroll, John (BOS)  
**Subject:** BofS/PCN Referral for 1148-1150 Mission Street  
**Date:** Thursday, October 12, 2017 3:30:32 PM  
**Attachments:** Referral PCN - 1148-1150 Mission Street (ID 949301).pdf

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Please see attached.

Thanks,  
Georgia Powell  
Planning Department (Current Planning)  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
Work (415) 558-6371  
Fax (415) 558-6409  
[Georgia.Powell@sfgov.org](mailto:Georgia.Powell@sfgov.org)



RECEIVED

OCT 2 - 2017

CITY AND COUNTY OF SF  
PLANNING DEPARTMENT

# LIQUOR LICENSE REVIEW



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

File: 171058

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

Block/lot: 3702/059  
Zoning: C-3-G  
Quad: NE  
Record # 2017-012652  
MIS

DATE: October 2, 2017

Please submit your response in four to six weeks for the matter to be heard.  
**PLEASE EMAIL YOUR RESPONSE BY:** November 13, 2017, to John Carroll,  
Public Safety and Neighborhood Services Committee Clerk.  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Fax No: 554-5163

**Applicant Name:** City Beer Store, LLC

**Business Name:** City Beer Store

**Application Address:** 1148-1150 Mission Street  
San Francisco, CA 94103

**and contact info:** Contact:  
Craig Wathen  
415-50-1304  
S. Knute Gregg  
415-276-6510

**PLANNING COMMENTS:**  Approval  Denial

Type 42 ABC license is permitted in conjunction  
with a Bar use, principally permitted in the C-3-G  
District per P.C. Sec. 210.2.

**POLICE COMMENTS:**  Approval  Denial

*Andrew Perry* 10/5/17

CITY BEER STORE, LLC  
1168 Folsom Street  
San Francisco, CA 94103

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2017 OCT -2 AM 11:00

October 2, 2017

Clerk of the Board  
San Francisco Board of Supervisors  
Attn: John Carroll, Public Safety Neighborhood Services Committee  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

Re: **City Beer Store, LLC Public Convenience and Necessity Application**  
**Attention: Craig Wathen, President**  
**Current Premises Address: 1168 Folsom Street, San Francisco, CA 94103**  
**Proposed New Premises Address: 1148-1150 Mission Street, San Francisco, CA 94103**  
**Mailing Address: 84 Monterey Blvd., San Francisco, CA 94131**  
**Telephone Numbers: 415-505-1304 (cell), 415-503-1033 (business)**  
**Proposed Hours of Operation: 10 am – 2 am**

Dear Mr. Carroll:

City Beer Store, LLC ("City Beer Store") currently operates a beer tasting room and retail shop located at 1168 Folsom St, Unit 101, San Francisco, CA and holds an ABC Type 42 License at that location. When it was established in 2006, our vision was to create a friendly community gathering spot to sip craft beer in a laid back environment. Since opening, City Beer Store has become a neighborhood fixture as the go-to place for interesting craft beers from around the world.

City Beer Store has an opportunity to move their successful business to a new location just two short blocks away, at the SOMA Grand building located at 1148-1150 Mission Street, San Francisco, CA 94103 (the "SOMA Grand"). We have submitted a Premise to Premise Transfer application to the Alcohol Beverage Control to move the current Type 42 license to the new location, a copy of which is attached.

As part of the licensing process, it is our understanding that this move to the SOMA Grand requires us to apply for a public convenience and necessity resolution (the "PCN Resolution") from the San Francisco Board of Supervisors per Cal. Bus. & Prof. Code §23958.4. We understand that these requests are handled by the Public Safety Neighborhood Services Committee (the "Committee").

It is our intention to provide any information or documentation needed by the Committee to secure the PCN Resolution in connection with our proposed move. To that end, please consider the following:

- City Beer Store was established in 2006 and is privately owned and operated by my wife, Beth Wathen, and I. We have been residents of San Francisco since 2000.
- City Beer Store has no records of liquor law violations at its current location and intends to continue conducting its business in such a manner.
- The ABC's public comment period expired on October 1st and it has not received any negative responses to date.

CITY BEER STORE, LLC  
1168 Folsom Street  
San Francisco, CA 94103

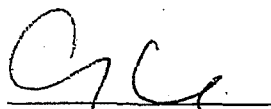
- We spoke with Edgar Oropeza with the San Francisco Planning Department and received his confirmation that the location is zoned properly for the business. Attached please find a copy of our email correspondence with Mr. Oropeza confirming the same.
- We have contacted Lieutenant Nelly Gordon with the San Francisco Police Department and are currently working with her to obtain clearance from SFPD.
- The business that previously occupied the space at the SOMA Grand held a California ABC license that permitted sales of liquor in addition to wine and beer, but our understanding is that they will be cancelling their license. Therefore, our move will not result in an addition to the total number of ABC licenses in the neighborhood; rather it will actually result in a net *decrease* in the total number of ABC licenses as well as the number of licenses permitting the sale of liquor.
- In connection with this proposed move, we have been in contact with Judith P. Roddy, a representative of CitiScape Property Management Group, LLC (the building manager for the SOMA Grand; [jroddy@citiscapesf.com](mailto:jroddy@citiscapesf.com), (415) 863-4894) and Jane Weil, president of the homeowners association for the SOMA Grand ([jane@janeweil.com](mailto:jane@janeweil.com)). They have both confirmed their support.
- In addition, the Board of Directors of the SOMA Grand Center Association approved an amendment to the building's covenants, conditions and restrictions for the purpose of facilitating City Beer Store's move to the SOMA Grand. We believe that this is indicative of the local support for City Beer Store and its business.
- City Beer Store has been nationally recognized for its contributions to the vibrant California beer scene. We are big supporters of local beer producers and are committed to operating a successful small business in San Francisco for the long term by providing employment opportunities and contributing to the local community as fun, social location. In sum, we believe City Beer Store serves the public convenience and necessity both in the neighborhood and citywide.

Based on the foregoing, we respectfully request that the San Francisco Board of Supervisors provide the PCN Resolution required for City Beer Store's move to the SOMA Grand. We are confident that this move will *allow City Beer Store to continue to function as important fixture for the neighborhood and the city of San Francisco.*

If you have any questions or would like any additional information about City Beer Store, please feel free to contact me by phone at 415-505-1304 or by e-mail at [thecitybeerstore@yahoo.com](mailto:thecitybeerstore@yahoo.com). Alternatively, you can also contact S. Knute Gregg of Davis Wright Tremaine LLP, City Beer Store's counsel, by phone at (415) 276-6510 or by e-mail at [sgregg@dwt.com](mailto:sgregg@dwt.com).

Sincerely,

CITY BEER STORE, LLC

  
\_\_\_\_\_  
Craig Wathen, President

cc: Knute Gregg, Davis Wright Tremaine LLP

Department of Alcoholic Beverage Control  
**APPLICATION QUESTIONNAIRE**

State of California  
 Edmund G. Brown Jr., Governor

*Please read instructions, which includes Privacy Notice, before completing form.*

1. APPLICANT'S NAME(S) (If an individual, first name, middle name, last name. Name of entity if corporation, limited partnership or limited liability company.)

|                     |   |
|---------------------|---|
| City Beer Store LLC | P-12 LICENSEE<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>(If yes, complete form ABC-811) |
|---------------------|---|

|  |   |
|--|---|
| 2. LICENSE TYPE(S) (Check appropriate items)<br>20 Off-Sale Beer & Wine<br>21 Off-Sale General<br>40 On-Sale Beer<br>41 On-Sale Beer & Wine Eating Place<br>X 42 On-Sale Beer & Wine Public Premises<br>47 On-Sale General Eating Place<br>48 On-Sale General Public Premises<br>Other | 3. TRANSACTION TYPE (Check appropriate item)<br>Original (New)<br>Person-to-Person Transfer (check appropriate section):<br>Section 24071 (Surviving spouse, corporations, fiduciaries, etc.)<br>Section 24071.1 (Corporate Stock/Limited Partnership)<br>Section 24071.2 (Limited Liability Company)<br>X Premises-to-Premises Transfer<br>Exchange<br>Other |
|--|---|

4. TEMPORARY PERMIT REQUESTED (Person-to-Person transfers only)  
 Yes  No

5. PREMISES ADDRESS (Where license to be issued) (Street number and name, city, zip code)  
 1168 Folsom Unit 101, San Francisco, CA 94103

County  
 San Francisco

6. PREMISES TELEPHONE NUMBER (415) 505-1304

7. PREMISES ARE INSIDE CITY LIMITS  Yes  No

8. BUSINESS NAME (DBA) YOU WILL USE  
 City Business Store

9. BUSINESS MAILING ADDRESS (Street number and name, city, state, zip code)  
 84 Monterey Blvd., San Francisco, CA 94131

10. MAILING ADDRESS  
 Permanent  Temporary

11. ABC LICENSE COST (Item #33a on reverse)  
 100.00

12. SUBTOTAL (Item #33f on reverse)  
 100.00

13. HAS THE APPLICANT(S) EVER BEEN CONVICTED OF A FELONY?  
 Yes  No

14. HAS THE APPLICANT(S) EVER VIOLATED ANY OF THE PROVISIONS OF THE ALCOHOLIC BEVERAGE CONTROL ACT OR REGULATIONS OF THE DEPARTMENT PERTAINING TO THE ACT?  
 Yes  No

15. IF YES TO ITEM 13 OR 14, PLEASE EXPLAIN

16. TRANSFEROR'S NAME (If an individual, last, first, middle. Name of entity if corporation, limited partnership or limited liability company.)  
 City Beer Store LLC

17. ABC LICENSE NUMBER  
 509679

18. TRANSFEROR'S PREMISES ADDRESS (Where license is now issued) (Street number and name, city, zip code)  
 1148 Mission Street #6, San Francisco, CA 94103

19. PREMISES UNDER CONSTRUCTION  Yes  No  
 IF YES, LIST ESTIMATED COMPLETION DATE  
 N/A

20. FRANCHISE  Yes  No

21. NAME OF PERSON WE MAY CONTACT (For the applicant)  
 Alyssa McTimpeny

22. TITLE OF CONTACT PERSON  
 Paralegal

23. CONTACT TELEPHONE NUMBER  
 (503) 778-5469

24. CONTACT E-MAIL ADDRESS  
 alyssamctimpeny@dwt.com

25. PREMISES IS CURRENTLY LICENSED  Yes  No  
 IF YES, TYPE OF LICENSE  
 N/A

26. CURRENT LICENSE IS OPERATING  Yes  No  
 IF NO, DATE CLOSED

**FINANCIAL INFORMATION**

|   |   |  |
|---|---|--|
| 27. ESCROW COMPANY'S NAME<br>N/A                      | ESCROW COMPANY'S ADDRESS<br>N/A   | TELEPHONE NUMBER<br>( )  |
| 28. BOOKKEEPER/ACCOUNTANT'S NAME<br>Anne-Marie Gilpin | BOOKKEEPER/ACCOUNTANT'S ADDRESS<br>44 Montgomery St., Suite 1308, San Francisco, CA 94104 | TELEPHONE NUMBER<br>(219) 921-6502   |
| 29. LANDLORD'S NAME<br>Wayward Son, Inc.              | LANDLORD'S ADDRESS<br>84 Monterey Blvd., San Francisco, CA 94131                          | TELEPHONE NUMBER<br>(415) 505-1304   |
| 30. MONTHLY RENT<br>\$13,000                          | 31. LEASE EXPIRATION DATE<br>August 31, 2018  | 32. INDICATE WHETHER LEASE OR RENTAL AGREEMENT INCLUDES FURNITURE OR FIXTURES<br><input checked="" type="checkbox"/> All <input type="checkbox"/> Some <input type="checkbox"/> None |

| 33. INVESTMENT INFORMATION  | COST                 |
|---|----------------------|
| a. ABC License  | \$ 100.00            |
| b. Furniture/fixtures   | \$                   |
| c. Inventory  | \$                   |
| d. Goodwill/non-competes covenant   | \$                   |
| e. Leasehold and/or Improvements  | \$                   |
| f. SUBTOTAL (Usually should equal the recorded notice)  | \$                   |
| g. Fees for other licenses, permits, and deposits (approximate). Include Federal, State, County or City license fees or permits; lease and utility deposits | \$ 13,000.00         |
| h. Working capital (approximate)  | \$ 86,900.00         |
| i. Realty or interest therein   | \$                   |
| <b>j. TOTAL INVESTMENT (Items f through i) (will equal total of amounts listed in item #33)</b>   | <b>\$ 100,000.00</b> |

34. Source of Funds for Total Investment (item #33) - Identify amount(s), type(s) and explain source(s) and/or terms of Repayment

| Amount                  | Type                      | Source and/or Terms of Repayment                           |
|-------------------------|---------------------------|--|
| <i>Examples</i> \$1,000 | <i>Gift</i>               | <i>John Doe, Brother</i>                                   |
| \$15,000                | Promissory Note           | to seller, payable @ \$1,000 per month for 15 months       |
| \$10,000                | Loan                      | from ABC Bank @ 8.5% over 5 yrs; monthly payment = \$2,052 |
| \$100,000.00            | Business Checking Account | Wells Fargo  |
|                         |                           |  |
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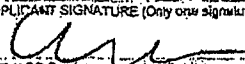
35. LIST ALL BANK ACCOUNTS FOR THIS BUSINESS OPERATION

| BANK NAME | BANK ADDRESS | ACCOUNT NUMBER |
|-----------|--------------|----------------|
| a. _____  | _____        | _____          |
|           |              |                |

c. NAMES OF ALL PERSONS AUTHORIZED TO SIGN ON BANK ACCOUNT(S) (Print)  
**Craig Wathen and Elizabeth Wathen**

I understand that falsification of the information on this form may constitute grounds for denial or revocation of the license(s). For a period of 90 days from this date, I/we hereby authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of financial records consisting of signature cards, checking and savings accounts, notes and loan documents, deposit and withdrawal records, and escrow documents of my/our financial institution(s) or any financial records established in connection with this business. This authorization to examine records at any financial institution may be revoked at any time. I/we also authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of any business records or documents established in connection with this business including, but not limited to those on file with my/our bookkeeper. I/we also read all of the above and declare under penalty of perjury that each and every statement is true and correct.

39. APPLICANT SIGNATURE (Only one signature needed)      PRINTED NAME      DATE SIGNED

      **Craig Wathen**      **8/30/17**

ATTEST (ABC Employee or Notary Public)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

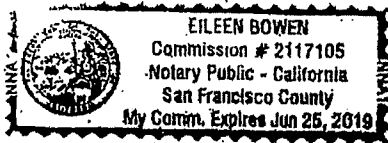
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco  
On 8/30/17 before me, Eileen Bowen  
Date Here Insert Name and Title of the Officer  
personally appeared Craig Water  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Eileen Bowen  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## McTimpeny, Alyssa

---

**From:** Oropeza, Edgar (CPC) <edgar.oropeza@sfgov.org>  
**Sent:** Tuesday, September 26, 2017 3:03 PM  
**To:** McTimpeny, Alyssa  
**Subject:** RE: ABC Zoning Affidavit Form

Alyssa, thanks for your email.

There is no change to my previous comments in this case. If it were in any other district it may have complicated things a great deal ..but this is a downtown zoning district and retail uses (including a type 42) are principally permitted in this area.

Please keep a copy of this email or forward it to the ABC investigator.

Best to you,

**Edgar Oropeza,**  
Planner, Planning Information Center, Current Planning

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6381 Fax: 415-558-6409  
Email: [edgar.oropeza@sfgov.org](mailto:edgar.oropeza@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)



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**From:** McTimpeny, Alyssa [<mailto:AlyssaMcTimpeny@dwt.com>]  
**Sent:** Tuesday, September 26, 2017 2:50 PM  
**To:** Oropeza, Edgar (CPC)  
**Cc:** McTimpeny, Alyssa; Giametta, Jeff  
**Subject:** ABC Zoning Affidavit Form

Hi Edgar,

I left you a voicemail on this as well. You assisted me earlier with the ABC Zoning Affidavit for City Beer Store LLC for the premises located at 1148 Mission Street, San Francisco, CA 94103.

While at the premises, the ABC investigator found two entrances into the restaurant. One entrance is on 1148 Mission Street and the other is on 1150 Mission Street; therefore, she's asked us to amend the address to be "1148-1150 Mission Street San Francisco, CA". She also asked us to contact you again to have you confirm the zoning on the amended address.

I'm attaching an updated form with the amended address. I left the other zoning information as you completed earlier. If you could please reconfirm the zoning for us.

If you have any questions, please do not hesitate to contact me at 503-778-5469.

Thank you!  
Alyssa

## **Carroll, John (BOS)**

---

**From:** Carroll, John (BOS)  
**Sent:** Monday, October 02, 2017 12:01 PM  
**To:** Rodgers, AnMarie; CPC.Referrals; Gordon, Nelly (POL)  
**Cc:** (carolyn.goossen@sfgov.org); Lee, Ivy (ivy.lee@sfgov.org); Duong, Noelle (BOS); Lopez, Barbara (BOS); 'justin.gebb@abc.ca.gov'; 'joan.bernardino@abc.ca.gov'; 'thecitybeerstore@yahoo.com'; 'sgregg@dw.com'  
**Subject:** Liquor License PC or N Referral - 1148-1150 Mission Street - City Beer Store  
**Categories:** 171058

Good morning,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity recommendations for a liquor license transfer. This matter is being referred to you for response via the following linked document:

[Referral Letter to Planning and Police Departments](#)

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

[Board of Supervisors File No. 171058](#)

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 their consideration in the license matter.

**I request the department's response before November 13, 2017.**

Thanks for the review.

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445 - Direct | (415)554-5163 - Fax  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) | [bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*



# LIQUOR LICENSE REVIEW

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

**File:** 171058

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

**DATE:** October 2, 2017

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Please submit your response in four to six weeks for the matter to be heard.  
**PLEASE EMAIL YOUR RESPONSE BY:** November 13, 2017, to John Carroll,  
Public Safety and Neighborhood Services Committee Clerk.

**[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Fax No: 554-5163**

---

**Applicant Name:** City Beer Store, LLC

**Business Name:** City Beer Store

**Application Address:** 1148-1150 Mission Street  
San Francisco, CA 94103

**and contact info:** Contact:  
Craig Wathen  
415-50-1304  
S. Knute Gregg  
415-276-6510

**PLANNING COMMENTS:**  Approval  Denial

**POLICE COMMENTS:**  Approval  Denial

CITY BEER STORE, LLC  
1168 Folsom Street  
San Francisco, CA 94103

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2017 OCT -2 AM 11:00

BY \_\_\_\_\_

October 2, 2017

Clerk of the Board  
San Francisco Board of Supervisors  
Attn: John Carroll, Public Safety Neighborhood Services Committee  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

**Re: City Beer Store, LLC Public Convenience and Necessity Application**  
**Attention: Craig Wathen, President**  
**Current Premises Address: 1168 Folsom Street, San Francisco, CA 94103**  
**Proposed New Premises Address: 1148-1150 Mission Street, San Francisco, CA 94103**  
**Mailing Address: 84 Monterey Blvd., San Francisco, CA 94131**  
**Telephone Numbers: 415-505-1304 (cell), 415-503-1033 (business)**  
**Proposed Hours of Operation: 10 am – 2 am**

Dear Mr. Carroll:

City Beer Store, LLC (“City Beer Store”) currently operates a beer tasting room and retail shop located at 1168 Folsom St, Unit 101, San Francisco, CA and holds an ABC Type 42 License at that location. When it was established in 2006, our vision was to create a friendly community gathering spot to sip craft beer in a laid back environment. Since opening, City Beer Store has become a neighborhood fixture as the go-to place for interesting craft beers from around the world.

City Beer Store has an opportunity to move their successful business to a new location just two short blocks away, at the SOMA Grand building located at 1148-1150 Mission Street, San Francisco, CA 94103 (the “SOMA Grand”). We have submitted a Premise to Premise Transfer application to the Alcohol Beverage Control to move the current Type 42 license to the new location, a copy of which is attached.

As part of the licensing process, it is our understanding that this move to the SOMA Grand requires us to apply for a public convenience and necessity resolution (the “PCN Resolution”) from the San Francisco Board of Supervisors per Cal. Bus. & Prof. Code §23958.4. We understand that these requests are handled by the Public Safety Neighborhood Services Committee (the “Committee”).

It is our intention to provide any information or documentation needed by the Committee to secure the PCN Resolution in connection with our proposed move. To that end, please consider the following:

- City Beer Store was established in 2006 and is privately owned and operated by my wife, Beth Wathen, and I. We have been residents of San Francisco since 2000.
- City Beer Store has no records of liquor law violations at its current location and intends to continue conducting its business in such a manner.
- The ABC’s public comment period expired on October 1st and it has not received any negative responses to date.

CITY BEER STORE, LLC  
1168 Folsom Street  
San Francisco, CA 94103

- We spoke with Edgar Oropeza with the San Francisco Planning Department and received his confirmation that the location is zoned properly for the business. Attached please find a copy of our email correspondence with Mr. Oropeza confirming the same.
- We have contacted Lieutenant Nelly Gordon with the San Francisco Police Department and are currently working with her to obtain clearance from SFPD.
- The business that previously occupied the space at the SOMA Grand held a California ABC license that permitted sales of liquor in addition to wine and beer, but our understanding is that they will be cancelling their license. Therefore, our move will not result in an addition to the total number of ABC licenses in the neighborhood; rather it will actually result in a net *decrease* in the total number of ABC licenses as well as the number of licenses permitting the sale of liquor.
- In connection with this proposed move, we have been in contact with Judith P. Roddy, a representative of CitiScape Property Management Group, LLC (the building manager for the SOMA Grand; [jroddy@citiscapesf.com](mailto:jroddy@citiscapesf.com), (415) 863-4894) and Jane Weil, president of the homeowners association for the SOMA Grand ([jane@janeweil.com](mailto:jane@janeweil.com)). They have both confirmed their support.
- In addition, the Board of Directors of the SOMA Grand Center Association approved an amendment to the building's covenants, conditions and restrictions for the purpose of facilitating City Beer Store's move to the SOMA Grand. We believe that this is indicative of the local support for City Beer Store and its business.
- City Beer Store has been nationally recognized for its contributions to the vibrant California beer scene. We are big supporters of local beer producers and are committed to operating a successful small business in San Francisco for the long term by providing employment opportunities and contributing to the local community as fun, social location. In sum, we believe City Beer Store serves the public convenience and necessity both in the neighborhood and citywide.

Based on the foregoing, we respectfully request that the San Francisco Board of Supervisors provide the PCN Resolution required for City Beer Store's move to the SOMA Grand. We are confident that this move will *allow City Beer Store to continue to function as important fixture for the neighborhood and the city of San Francisco.*

If you have any questions or would like any additional information about City Beer Store, please feel free to contact me by phone at 415-505-1304 or by e-mail at [thecitybeerstore@yahoo.com](mailto:thecitybeerstore@yahoo.com). Alternatively, you can also contact S. Knute Gregg of Davis Wright Tremaine LLP, City Beer Store's counsel, by phone at (415) 276-6510 or by e-mail at [sgregg@dwt.com](mailto:sgregg@dwt.com).

Sincerely,

CITY BEER STORE, LLC

  
\_\_\_\_\_  
Craig Wathen, President

cc: Knute Gregg, Davis Wright Tremaine LLP

Department of Alcoholic Beverage Control  
**APPLICATION QUESTIONNAIRE**

State of California  
 Edmund G. Brown Jr., Governor

*Please read instructions, which includes Privacy Notice, before completing form.*

1. APPLICANT'S NAME(S) (If an individual, first name, middle name, last name. Name of entity if corporation, limited partnership or limited liability company.)

|                     |   |
|---------------------|---|
| City Beer Store LLC | P-12 LICENSEE<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>(If yes, complete form ABC-811) |
|---------------------|---|

|  |   |
|--|---|
| 2. LICENSE TYPE(S) (Check appropriate items)<br>20 Off-Sale Beer & Wine<br>21 Off-Sale General<br>40 On-Sale Beer<br>41 On-Sale Beer & Wine Eating Place<br>X 42 On-Sale Beer & Wine Public Premises<br>47 On-Sale General Eating Place<br>48 On-Sale General Public Premises<br>Other | 3. TRANSACTION TYPE (Check appropriate item)<br>Original (New)<br>Person-to-Person Transfer (check appropriate section):<br>Section 24071 (Surviving spouse, corporations, fiduciaries, etc.)<br>Section 24071.1 (Corporate Stock/Limited Partnership)<br>Section 24071.2 (Limited Liability Company)<br>X Premises-to-Premises Transfer<br>Exchange<br>Other |
|--|---|

4. TEMPORARY PERMIT REQUESTED (Person-to-Person transfers only)  
 Yes     No

|  |                         |
|--|-------------------------|
| 5. PREMISES ADDRESS (Where license to be issued) (Street number and name, city, zip code)<br>1168 Folsom Unit 101, San Francisco, CA 94103 | County<br>San Francisco |
|--|-------------------------|

|  |   |  |
|--|---|--|
| 6. PREMISES TELEPHONE NUMBER<br>( 415 ) 505-1304 | 7. PREMISES ARE INSIDE CITY LIMITS<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | 8. BUSINESS NAME (DBA) YOU WILL USE<br>City Business Store |
|--|---|--|

|   |   |
|---|---|
| 9. BUSINESS MAILING ADDRESS (Street number and name, city, state, zip code)<br>84 Monterey Blvd., San Francisco, CA 94131 | 10. MAILING ADDRESS<br><input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary |
|---|---|

|   |   |
|---|---|
| 11. ABC LICENSE COST (Item #33a on reverse)<br>100.00 | 12. SUBTOTAL (Item #33f on reverse)<br>100.00 |
|---|---|

|  |   |
|--|---|
| 13. HAS THE APPLICANT(S) EVER BEEN CONVICTED OF A FELONY?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 14. HAS THE APPLICANT(S) EVER VIOLATED ANY OF THE PROVISIONS OF THE ALCOHOLIC BEVERAGE CONTROL ACT OR REGULATIONS OF THE DEPARTMENT PERTAINING TO THE ACT?<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|---|

15. IF YES TO ITEM 13 OR 14, PLEASE EXPLAIN

|  |                                  |
|--|----------------------------------|
| 16. TRANSFEROR'S NAME (If an individual, last, first, middle. Name of entity if corporation, limited partnership or limited liability company.)<br>City Beer Store LLC | 17. ABC LICENSE NUMBER<br>509679 |
|--|----------------------------------|

18. TRANSFEROR'S PREMISES ADDRESS (Where license is now issued) (Street number and name, city, zip code)  
 1148 Mission Street #6, San Francisco, CA 94103

|  |   |  |
|--|---|--|
| 19. PREMISES UNDER CONSTRUCTION<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | IF YES, LIST ESTIMATED COMPLETION DATE<br>N/A | 20. FRANCHISE<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
|--|---|--|

|   |  |
|---|--|
| 21. NAME OF PERSON WE MAY CONTACT (For the applicant)<br>Alyssa McTimpeny | 22. TITLE OF CONTACT PERSON<br>Paralegal |
|---|--|

|  |   |
|--|---|
| 23. CONTACT TELEPHONE NUMBER<br>( 503 ) 778-5469 | 24. CONTACT E-MAIL ADDRESS<br>alyssamctimpeny@dwt.com |
|--|---|

|   |                                |  |
|---|--------------------------------|--|
| 25. PREMISES IS CURRENTLY LICENSED<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | IF YES, TYPE OF LICENSE<br>N/A | 26. CURRENT LICENSE IS OPERATING<br><input type="checkbox"/> Yes <input type="checkbox"/> No |
|---|--------------------------------|--|

**FINANCIAL INFORMATION**

|                                  |                                 |                         |
|----------------------------------|---------------------------------|-------------------------|
| 27. ESCROW COMPANY'S NAME<br>N/A | ESCROW COMPANY'S ADDRESS<br>N/A | TELEPHONE NUMBER<br>( ) |
|----------------------------------|---------------------------------|-------------------------|

|   |   |                                      |
|---|---|--------------------------------------|
| 28. BOOKKEEPER/ACCOUNTANT'S NAME<br>Anne-Marie Gilpin | BOOKKEEPER/ACCOUNTANT'S ADDRESS<br>44 Montgomery St., Suite 1308, San Francisco, CA 94104 | TELEPHONE NUMBER<br>( 219 ) 921-6502 |
|---|---|--------------------------------------|

|  |  |                                      |
|--|--|--------------------------------------|
| 29. LANDLORD'S NAME<br>Wayward Son, Inc. | LANDLORD'S ADDRESS<br>84 Monterey Blvd., San Francisco, CA 94131 | TELEPHONE NUMBER<br>( 415 ) 505-1304 |
|--|--|--------------------------------------|

|                              |  |  |
|------------------------------|--|--|
| 30. MONTHLY RENT<br>\$13,000 | 31. LEASE EXPIRATION DATE<br>August 31, 2018 | 32. INDICATE WHETHER LEASE OR RENTAL AGREEMENT INCLUDES FURNITURE OR FIXTURES<br><input checked="" type="checkbox"/> All <input type="checkbox"/> Some <input type="checkbox"/> None |
|------------------------------|--|--|

**33. INVESTMENT INFORMATION**

COST

|   |                      |
|---|----------------------|
| a. ABC License  | \$ 100.00            |
| b. Furniture/fixtures   | \$                   |
| c. Inventory  | \$                   |
| d. Goodwill/non-compete covenant  | \$                   |
| e. Leasehold and/or Improvements  | \$                   |
| f. <b>SUBTOTAL (Usually should equal the recorded notice)</b>   | \$                   |
| g. Fees for other licenses, permits, and deposits (approximate). Include Federal, State, County or City license fees or permits; lease and utility deposits | \$ 13,000.00         |
| h. Working capital (approximate)  | \$ 86,900.00         |
| i. Realty or interest therein   | \$                   |
| <b>j. TOTAL INVESTMENT (Items f through i) (will equal total of amounts listed in item #33)</b>   | <b>\$ 100,000.00</b> |

**34. Source of Funds for Total Investment (item #33) - identify amount(s), type(s) and explain source(s) and/or terms of Repayment**

| Amount                  | Type                      | Source and/or Terms of Repayment                            |
|-------------------------|---------------------------|---|
| <i>Examples</i> \$1,000 | Gift                      | John Doe, Brother   |
| \$15,000                | Promissory Note           | to seller, payable @ \$1,000 per month for 15 months        |
| \$10,000                | Loan                      | from ABC Bank, @ 8.5% over 5 yrs; monthly payment = \$2,052 |
| \$100,000.00            | Business Checking Account | Wells Fargo   |
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|                         |                           |   |

**35. LIST ALL BANK ACCOUNTS FOR THIS BUSINESS OPERATION**

| BANK NAME | BANK ADDRESS | ACCOUNT NUMBER |
|-----------|--------------|----------------|
| a.        |              |                |

**c. NAMES OF ALL PERSONS AUTHORIZED TO SIGN ON BANK ACCOUNT(S) (Print)**

Craig Wathen and Elizabeth Wathen

I understand that falsification of the information on this form may constitute grounds for denial or revocation of the license(s). For a period of 90 days from this date, I/we hereby authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of financial records consisting of signature cards, checking and savings accounts, notes and loan documents, deposit and withdrawal records, and escrow documents of my/our financial institution(s) or any financial records established in connection with this business. This authorization to examine records at any financial institution may be revoked at any time. I/we also authorize the Department of Alcoholic Beverage Control, or any of its officers, to examine and secure copies of any business records or documents established in connection with this business including, but not limited to those on file with my/our bookkeeper. I/we also read all of the above and declare under penalty of perjury that each and every statement is true and correct.

|   |                              |                        |
|---|------------------------------|------------------------|
| 36 APPLICANT SIGNATURE (Only one signature needed)<br> | PRINTED NAME<br>Craig Wathen | DATE SIGNED<br>8/30/17 |
|---|------------------------------|------------------------|

ATTEST (ABC Employee or Notary Public)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

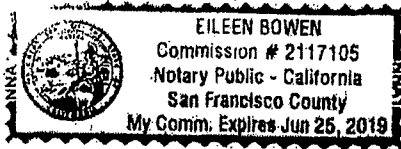
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of San Francisco  
On 8/30/17 before me, Eileen Bowen  
Date Here Insert Name and Title of the Officer  
personally appeared Craig Wather  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Eileen Bowen  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

## McTimpeny, Alyssa

---

**From:** Oropeza, Edgar (CPC) <edgar.oropeza@sfgov.org>  
**Sent:** Tuesday, September 26, 2017 3:03 PM  
**To:** McTimpeny, Alyssa  
**Subject:** RE: ABC Zoning Affidavit Form

Alyssa, thanks for your email.

There is no change to my previous comments in this case. If it were in any other district it may have complicated things a great deal ..but this is a downtown zoning district and retail uses (including a type 42) are principally permitted in this area.

Please keep a copy of this email or forward it to the ABC investigator.

Best to you.

**Edgar Oropeza,**  
**Planner, Planning Information Center, Current Planning**

Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6381 Fax: 415-558-6409  
Email: [edgar.oropeza@sfgov.org](mailto:edgar.oropeza@sfgov.org)  
Web: [www.sfplanning.org](http://www.sfplanning.org)



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**From:** McTimpeny, Alyssa [<mailto:AlyssaMcTimpeny@dwt.com>]  
**Sent:** Tuesday, September 26, 2017 2:50 PM  
**To:** Oropeza, Edgar (CPC)  
**Cc:** McTimpeny, Alyssa; Giametta, Jeff  
**Subject:** ABC Zoning Affidavit Form

Hi Edgar,

I left you a voicemail on this as well. You assisted me earlier with the ABC Zoning Affidavit for City Beer Store LLC for the premises located at 1148 Mission Street, San Francisco, CA 94103.

While at the premises, the ABC investigator found two entrances into the restaurant. One entrance is on 1148 Mission Street and the other is on 1150 Mission Street; therefore, she's asked us to amend the address to be "1148-1150 Mission Street San Francisco, CA". She also asked us to contact you again to have you confirm the zoning on the amended address.

I'm attaching an updated form with the amended address. I left the other zoning information as you completed earlier. If you could please reconfirm the zoning for us.

If you have any questions, please do not hesitate to contact me at 503-778-5469.

Thank you!  
Alyssa

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

State of California

*ALYSSA McTIMPENY*

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

File Number: **584828** (503) 778-5469  
 Receipt Number: **2449770**  
 Geographical Code: **3800**  
 Copies Mailed Date: **August 31, 2017**  
 Issued Date:

**DISTRICT SERVING LOCATION:** SAN FRANCISCO  
**First Owner:** **CITY BEER STORE LLC**  
**Name of Business:** **CITY BEER STORE**  
**Location of Business:** **1148 MISSION ST**  
**#6**  
**SAN FRANCISCO, CA 94103-1515**  
**County:** **SAN FRANCISCO**  
**Is Premise inside city limits?** **Yes** **Census Tract** **0176.01**  
**Mailing Address:** **84 MONTEREY BLVD**  
**(If different from** **SAN FRANCISCO, CA 94131-3235**  
**premises address)**

RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 2017 SEP -5 PM 2:44

Type of license(s): **42**

Transferor's license/name: **509679 / CITY BEER STORE LLC** Dropping Partner: Yes  No

| License Type               | Transaction Type            | Fee Type | Master | Dup | Date     | Fee             |
|----------------------------|-----------------------------|----------|--------|-----|----------|-----------------|
| 42 - On-Sale Beer And Wine | PREMISE TO PREMISE TRANSFER | NA       | Y      | 0   | 08/31/17 | \$100.00        |
| <b>Total</b>               |                             |          |        |     |          | <b>\$100.00</b> |

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**  
 Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of SAN FRANCISCO Date: August 31, 2017

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

CITY BEER STORE LLC

See 211 Signature Page





**California Department of Alcoholic Beverage  
Control**  
*License Query System Summary  
as of 10/1/2017*

|  |
|--|
| <b>License Information</b>   |
| <b>License Number:</b> 584828  |
| <b>Primary Owner:</b> CITY BEER STORE LLC                            |
| <b>ABC Office of Application:</b> 24 - SAN FRANCISCO                 |
| <b>Business Name</b>   |
| <b>Doing Business As:</b> CITY BEER STORE                            |
| <b>Business Address</b>  |
| <b>Address:</b> 1148 MISSION ST #6 <b>Census Tract:</b> 0176.01      |
| <b>City:</b> SAN FRANCISCO <b>County:</b> SAN FRANCISCO              |
| <b>State:</b> CA <b>Zip Code:</b> 94103                              |
| <b>Licensee Information</b>  |
| <b>Licensee:</b> CITY BEER STORE LLC                                 |
| <b><i>Company Information</i></b>                                    |
| OFFICER: WATHEN, CRAIG VINCENT (MEMBER)                              |
| OFFICER: WATHEN, ELIZABETH BARBARA (MEMBER)                          |
| STOCKHOLDER: WATHEN, CRAIG VINCENT                                   |
| STOCKHOLDER: WATHEN, ELIZABETH BARBARA                               |
| <b>License Types</b>   |
| 1) <b>License Type:</b> 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES |
| <b>License Type Status:</b> PENDING                                  |

**Status Date:** 31-AUG-2017      **Term:** 12 Month(s)

**Original Issue Date:**      **Expiration Date:**

**Master:** Y      **Duplicate:** 0      **Fee Code:** P40

**License Type was Transferred On:**      **FROM:** 42-509679

**Operating Restrictions**

... *No Operating Restrictions found* ...

**Current Disciplinary Action**

... *No Active Disciplinary Action found* ...

**Disciplinary History**

... *No Disciplinary History found* ...

**Hold Information**

**Hold Date:** 31-AUG-2017      **Type:** FORM 220

**Escrow**

... *No Escrow found* ...

--- *End of Report* ---

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

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission       Youth Commission       Ethics Commission
- Planning Commission       Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

Sponsor(s):

Clerk of the Board

Subject:

Liquor License - 1148-1150 Mission Street - City Beer Store

The text is listed below or attached:

Hearing to consider that the premise-to-premise transfer of a Type-42 on-sale beer and wine public premises liquor license to City Beer Store, LLC, located at 1148-1150 Mission Street (District 6), will serve the public convenience or necessity of the City and County of San Francisco.

Signature of Sponsoring Supervisor: *Alisa J. Rivera*

Clerk's Use Only:

