

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**TO:** Planning Department  
Attn: \_\_\_\_\_  
Phone No. \_\_\_\_\_

**DATE:** September 4, 2024  
**AP Block/Lot Nos.:** 1428/051 \_\_\_\_  
**Zoning:** NCD - inner clement street  
neighborhood commercial – 40-X  
**Quad:** Dist 1  
**Record No.:** 2024-008083MIS

**TO:** Police Department  
Andrew Froines  
Phone No. (415) 837-7254

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

**PLEASE EMAIL YOUR RESPONSE by September 13, 2024, to:**  
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.  
[monique.crayton@sfgov.org](mailto:monique.crayton@sfgov.org) ~ (415) 554-7750

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**Applicant name:** Urban Life, Inc.

**Business name:** Neck of the Woods

**Application address:** 406 Clement Street

**Applicant contact info:** Mark Rennie  
415-621-2300  
mark@markrennielaw.com

**PLANNING REVIEW:**       **Approval**       **Denial**

Planning Staff Contact: Mary Woods, mary.woods@sfgov.org  
(Please add comments on a trailing page.)

**POLICE REVIEW:**       **Approval**       **Denial**

(Please add comments in a trailing report.)

**From:** [Crayton, Monique \(BOS\)](#)  
**To:** [CPC.Referrals](#); [Froines, Andrew \(POL\)](#); [mark@markrennielaw.com](mailto:mark@markrennielaw.com)  
**Cc:** [Alabanza, Analyn@ABC](#); [amarjit.tamber@abc.ca.gov](mailto:amarjit.tamber@abc.ca.gov); [Wong, Joanne \(POL\)](#); [Jonas, Stephen \(POL\)](#); [Logan, Sam \(BOS\)](#); [Burke, Robyn \(BOS\)](#); [Lee, Tiff \(BOS\)](#); [Yu, Angelina \(BOS\)](#); [Hsieh, Frances \(BOS\)](#)  
**Subject:** Liquor License Transfer - 406 Clement Street - Neck of the Woods - BOS File No. 240857  
**Date:** Wednesday, September 4, 2024 11:50:00 AM

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Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license transfer. I'm referring this matter to you for response via the following linked document:

[Referral Letter - Planning and Police Departments – September 4, 2024](#)

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

[Board of Supervisors File No. 240857](#)

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

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

**I request the Planning Department's response before September 13, 2024. Please confirm receipt of this message.**

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

Monique C. Crayton (she/her)  
Assistant Clerk  
Board of Supervisors - Clerk's Office  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
(415) 554-7750 | Fax: (415) 554-5163  
[monique.crayton@sfgov.org](mailto:monique.crayton@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

MARK E. RENNIE  
ATTORNEY AT LAW  
1222 SUTTER STREET  
SAN FRANCISCO, CALIFORNIA 94109

(415) 981-4500

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2024 AUG 30 PM 4:45  
BY JJS

August 28, 2024

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

Via Messenger

Re: Urban Life, Inc. dba Neck of the Wood  
Original California ABC Liquor License Transfer- Type 90 Music Venue License  
406 Clement Street, San Francisco, CA 94118  
**Public Convenience and Necessity Determination Request**  
ABC Type-90 —Music Venue General License.  
Conversion of Type 48 ABC license to new Type-90 Music Venue

Dear Ms. Cavillo:

This office represents Urban Life, Inc. dba Neck of the Wood. My client has applied to the California Department of Alcoholic Beverage Control (ABC) for an original Type-90. Music Venue license. Urban Life, Inc currently operates a Type-48 On-Sale General Public Premises license at this location.

There are surrounding residences within 100 feet of this proposed new music venue license. Our location has been a bar, music venue and lounge since at least 1982 ,and has served the community well for many years. This request is to allow Urban Life, Inc. to place a new Type-90 license on their venue and sell their current ABC to fund needed upgrades on the premises.

The area is properly zoned [NCD-Inner Clement] for this type of license. We do not see any problems with the San Francisco Police Department approving this new ABC license, with conditions. We have the support for this application from many of our neighbors, and are open to the imposition of conditions, if necessary, to this license. We have the support of this application, also, from many of our Clement Street neighbors.

Neck of the Woods is locally-owned, and thus revenue and taxes from the business will stay in the community. This new license after we remodel the premise will allow Neck of the Woods to remain open and viable, will sustain the pedestrian traffic to other businesses in the neighborhood, and keep more “eyes on the street” and make the neighborhood safer after 10 PM. Like many small businesses in San Francisco, the COVID-19 shutdown was devastating to their business.

There have been no noise complaints and minimal police issues since the business opened 15 years ago. My client will continue with the new business model to be respectful to the neighborhood and to its customers. Neck of the Woods is committed to providing an excellent experience for their customers and will strive to make its Inner Richmond area safer and pedestrian friendly. Foremost, they will be Good Neighbors.

Neck of the Woods store will continue to give back to the community. Urban Life group owns several entertainment venues and consistently offers their spaces at no cost to community groups. There programs which have raised over \$500,000.00 to non-profits and charities since 2009.

*For the reasons outlined above, applicant Urban Life, Inc dba Neck of the Woods respectfully requests that this letter be forwarded to the Public Safety & Neighborhood Services Committee of the Board and that this Committee and the full Board of Supervisors make a determination under California Business and Professions Code Section 23958.4 that the public need or convenience would be served by allowing this Type-90 license of be transferred to 406 Clement Street, San Francisco, CA 94118.*

Thank you for your consideration of this request.

Yours truly,

  
Mark E. Rennie

MER/mb

Cc: Timmy Choy  
Officer-in-Charge SFPD ALU

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

State of California

Mark E. Rennie

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

File Number: **659989**  
 Receipt Number: **2907705**  
 Geographical Code: **3800**  
 Copies Mailed Date: **June 20, 2024**  
 Issued Date:

(415) 621-2300

JB

DISTRICT SERVING LOCATION: **SAN FRANCISCO**

First Owner: **URBAN LIFE INC**  
 Name of Business: **NECK OF THE WOODS**  
 Location of Business: **406 CLEMENT ST  
 SAN FRANCISCO, CA 94118-2318**

County **SAN FRANCISCO**

Is Premises inside city limits **Yes** Census Tract: **0401.00**

Mailing Address:(If different from premises address)

Type of license(s): **90** Dropping Partner: Yes  No

Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
90 - On-Sale General Music Venue	ORI	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	06/20/24	\$18,635.00
90 - On-Sale General Music Ven	ANNUAL FEE	P40	0	06/20/24	\$1,450.00
Total					\$20,085.00

Have you ever been convicted of a felony? **No**

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? **No**

STATE OF CALIFORNIA County of SAN FRANCISCO

Date: June 20, 2024

Applicant Name(s)

URBAN LIFE INC

RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 2024 JUN 24 AM 8:58  
 BY 

JB

Mark E. Rennie

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

File Number: **659989** (415) 621-2300  
 Receipt Number: **2907705** JB  
 Geographical Code: **3800**  
 Copies Mailed Date: **June 20, 2024**  
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO** 1428/051  
 First Owner: **URBAN LIFE INC** Dist 1  
 Name of Business: **NECK OF THE WOODS** NCD  
 Location of Business: **406 CLEMENT ST** 2024-005711MIS  
**SAN FRANCISCO, CA 94118-2318**  
 County **SAN FRANCISCO**  
 Is Premises inside city limits **Yes** Census Tract: **0401.00**  
 Mailing Address:(If different from premises address)  
 Type of license(s): **90** Dropping Partner: Yes \_\_\_ No X  
 Transferor's license/name:

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
90 - On-Sale General Music Venue	ORI	Y			

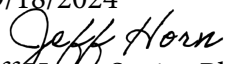
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Total					\$20,085.00

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STATE OF CALIFORNIA County of SAN FRANCISCO Date: June 20, 2024

Applicant Name(s)  
 URBAN LIFE INC

Type 90 - On-Sale General Music Venue License Type allowed. Continuing nighttime entertainment use and Place of Entertainment (MB0601489 and EC - 969 POE, Amended 11/16/2022). Therefore the Type 90 license is in compliance with the legal land uses.

Recommend Approval  
 09/18/2024  
  
 Jeff Horn, Senior Planner

JB