

File No. 170789

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: Sept. 27, 2017

Board of Supervisors Meeting:

Date: _____

Cmte Board

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

(Click the text below for a direct link to the document)

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Police Dept. Review and Recommendations - Sept 20, 2017</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Response - July 7, 2017</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral - June 30, 2017</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PC or N Request Letter - June 29, 2017</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: John Carroll

Date: Sept. 22, 2017

Prepared by: _____

Date: _____

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Wednesday, September 20, 2017 10:42 AM
To: Goossen, Carolyn (BOS); Barnes, Bill (BOS); Pagoulatos, Nick (BOS)
Cc: Gordon, Nelly (POL); Dinh, Dawn (POL); George, Gigi (POL); Hepner, Lee (BOS); Angulo, Sunny (BOS); Rubenstein, Beth (BOS); 'laurent.manrique@gmail.com'
Subject: Liquor License PC or N - Liquor License - 334 Grant Avenue - Harlan Place by Café de la Presse

Categories:

Good morning,

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 - September 20, 2017](#)

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

[Board of Supervisors File No. 170789](#)

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 | bos.legislation@sfgov.org



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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/C Lieutenant Nelly Gordon 
Officer in Charge
ABC Liaison Unit (ALU) 415-837-7273

Date: September 20, 2017

Subject: P.C.N. Investigation Regarding: Presse LLC
DBA: Harlan Place
334 Grant Ave.
San Francisco, CA. 94108
Laurent Manrique
(415) 310-8596

Mr. Laurent Manrique on behalf of Harlan Place has filed an application with the California Department of Alcoholic Beverage Control seeking a -Type 42 (On-Sale Beer and Wine) License at 334 Grant Ave., (located between Bush Street. and Sutter Street).

Hours of Operation:

12:00 pm to 11:00 pm daily.

Digest:

Harlan Place is located at 334 Grant Ave. in the Central district. Harlan Place is an expansion of Café' de la Presse which has been at 352 Grant Ave for over 25 years. If approved, this license will allow Harlan Place to sell On-Sale Beer and Wine.

Letters of Protest:

No Record

Letters of Support:

No Record

Police Calls for Service:

From June 2016 to June 2017

3 call for service

Police Reports:

From March 2016 to March 2017

1 police report

San Francisco Plot Information:

This premise is located in Plot: **160**

A High Crime area is defined as **78** or more police reports in a plot for the year of **2016**.

This plot had **238** police reports for **2016**, which is **160** more than the **Citywide “High Crime”** average.

State Census Tract Information:

This premise is located in Census Tract: **117.00**

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

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

Active on-sale licenses: 117 with **0** pending

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

Active off-sale licenses: 17 with 0 pending

Departmental Recommendation:

Points of consideration: 2

No opposition from **Central District**

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

Applicant premise is located in an "**undue concentration**" area.

0 - Record of protest.

0 - Record of support.

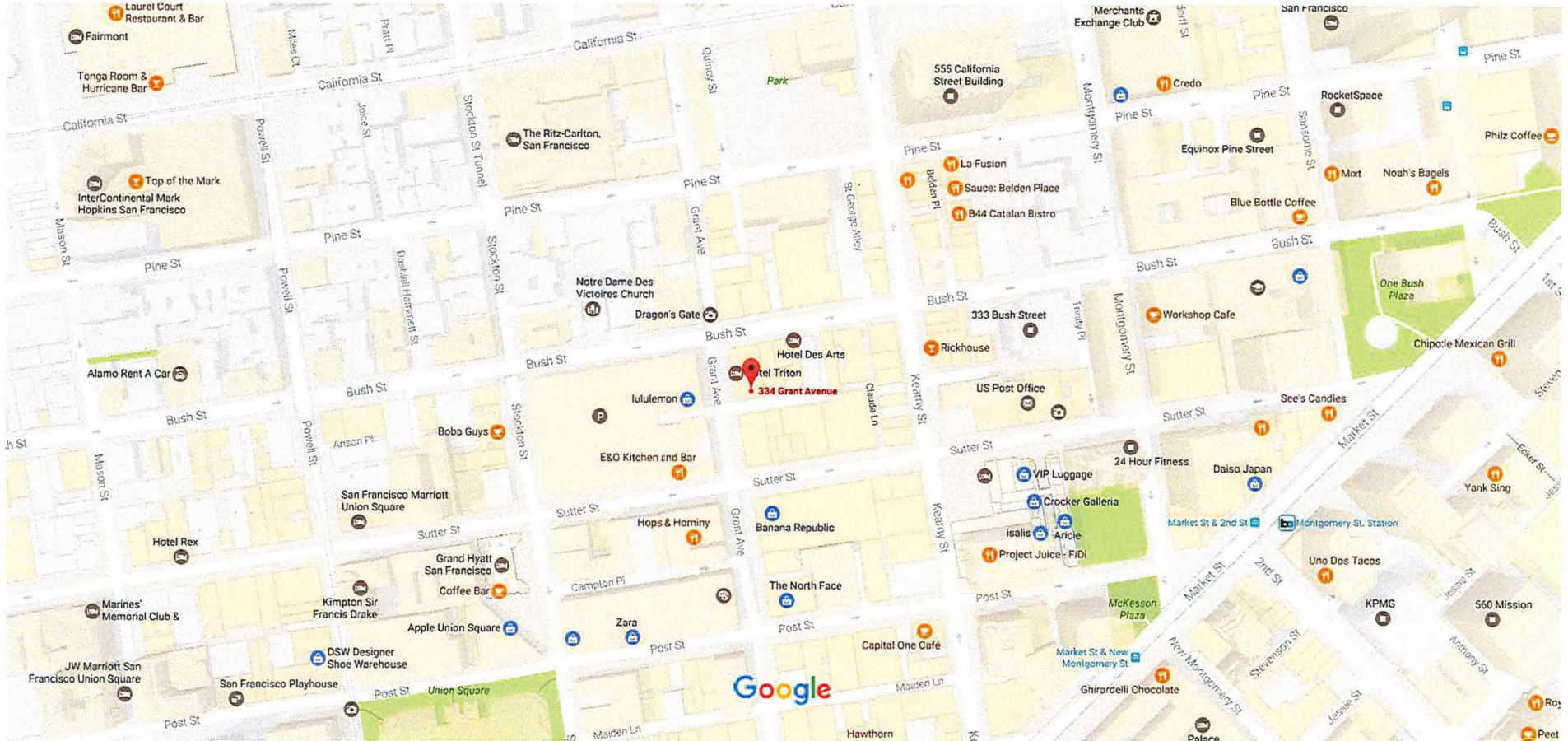
ALU Recommendation: **Approval with following conditions**

1. Sales, service and consumption of alcoholic beverages shall be permitted between the hours of 12:00 p.m. to 11:00 p.m. daily.
2. Signs shall be posted at a conspicuous space at the entrances and/or exits of the premises as depicted on the ABC-257 dated 12/18/15 which will state: NO ALCOHOLIC BEVERAGES BEYOND THIS POINT." Said signs shall be no less than 7"X11" in size and contain lettering no less than 1" in height
3. 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 to ensure orderly conduct of patrons
4. Sales and service of alcoholic beverages on said outdoor patio area shall be restricted to waiter/waitress service and only to patrons seated at a table.
5. The sale of alcoholic beverages for off-sale consumption is strictly prohibited.

❖ **It should be noted that the Applicant agrees with the above recommended condition.**

End

Google Maps 334 Grant Ave



Map data ©2017 Google 200 ft

Google Maps 336 Grant Ave

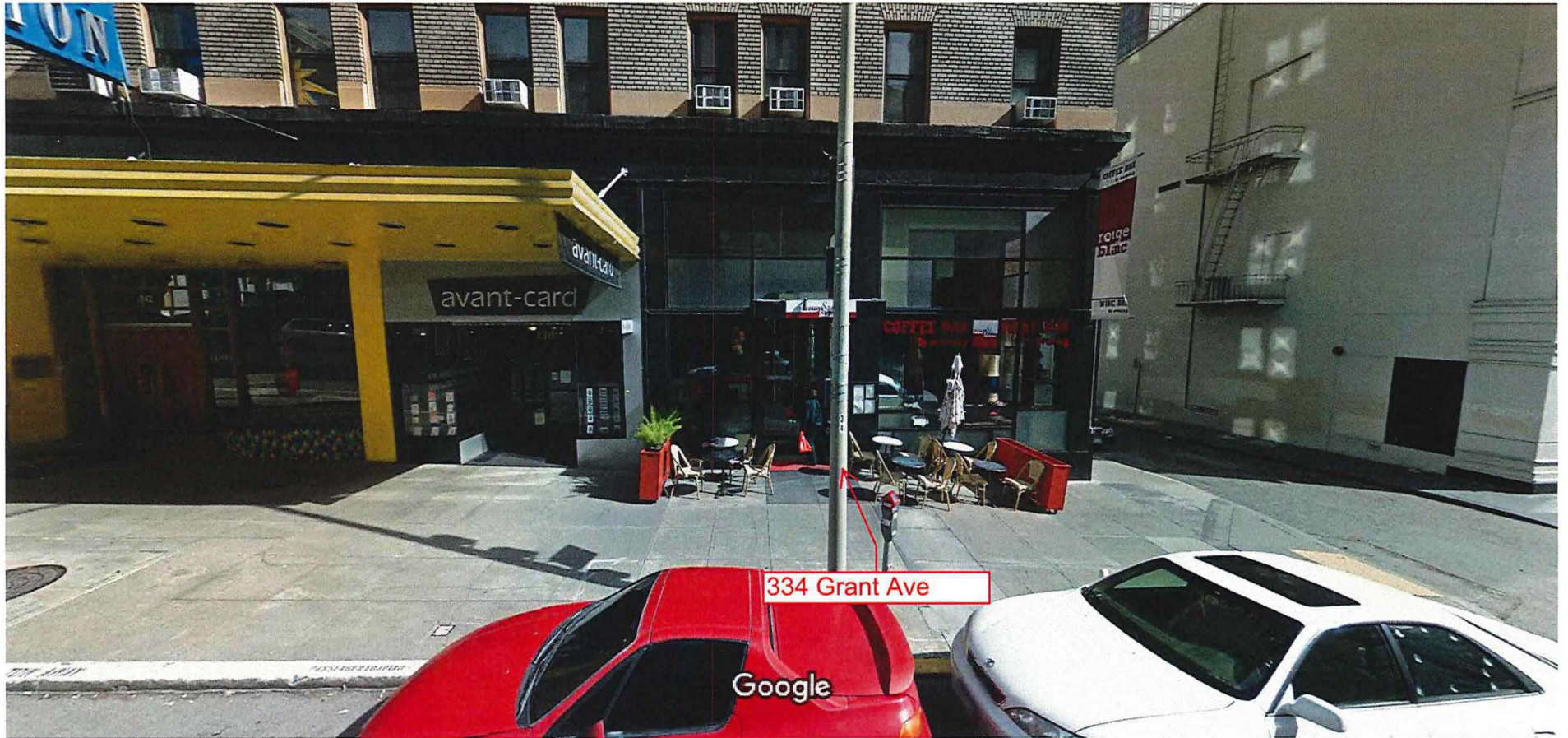


Image capture: Feb 2017 © 2017 Google

San Francisco, California

Street View - Feb 2017

C

RECEIVED
JUN 30 2017

LIQUOR LICENSE REVIEW

DCP
FEE

CITY AND COUNTY OF S.F.
PLANNING DEPARTMENT
COMMUNITY DEVELOPMENT & PLANNING

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

File: 170789

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

Block/lot: 0287/017
Zoning: C-3-R
Quad: NE

DATE: June 30, 2017

Record # 2017-008556

Please submit your response in four to six weeks for the matter to be heard.
PLEASE EMAIL YOUR RESPONSE BY: August 11, 2017, to Erica Major, Public Safety and Neighborhood Services Committee Clerk.
Erica.Major@sfgov.org - Fax No: 554-5163

MIS

Applicant Name: Laurent Manrique
and Business Name: Presse LLC
Applicant Address: ~~443~~³³⁴ Grant Street
San Francisco, CA 94108
and Phone No. Contact: Laurent Manrique
(415) 310-8596

PLANNING COMMENTS: Approval Denial

Recommend Approval; ABC Type 42 license is permitted with Retail Sales & Service Use [Bar use] in the C-3-R Zoning District, pursuant to PC Section 210.2

POLICE COMMENTS: Approval Denial

MICHAEL FOSTER
7/6/17
415-571-9167

HARLAN PLACE BY CAFÉ DE LA PRESSE
334 GRANT AVENUE
SAN FRANCISCO, CA 94108

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 JUN 29 PM 2:19

June 27, 2017

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

RE: ~~Liquor License~~ Public Convenience and Necessity Request
Harlan Place, 334 Grant Avenue
Laurent Manrique, Managing Member
Daytime phone number: 415.310.8596

Rouge et Blanc Wine Bar is changing its name to Harlan Place by Café de la Presse, and will remain in the same location at 334 Grant Avenue, with the same ownership. In addition, these owners also own and operate Café de la Presse, located next door at 352 Grant Avenue (at the corner of Bush Street). A remodel of the space has been completed including the addition of ADA compliant bathrooms.

The hours of operation will be Monday through Sunday:
7:00AM – 3:00PM Coffee, Pastry, and Lunch
3:00PM – 9:30PM Wine Bar, Small Plate Finger Food

We have applied for a Type 42 Beer and Wine License with the ABC on June 14, 2017. As required by the ABC, a mailing has been sent to those businesses and residences located within the designated area. ABC notices have been posted on the premises as required.

We believe the license serves the public convenience and necessity both in the neighborhood and citywide for the following reasons.

How will Issuance of the license will enhance the quality of life in the area of the premises ?

Harlan Place by Café de la Presse (previously known as Rouge et Blanc) is an expansion space of Café de la Presse. The expansion space was opened ten years ago and has been a fixture in the Chinatown and Union Square neighborhoods. Café de la Presse, at the corner of Bush and Grant, is owned by Presse, LLC. Harlan Place by Café de la Presse, is located at the corner of Grant Avenue and Harlan Alley. The spaces are connected by a common kitchen, common employees, the same wine list and similar food. Café de la Presse, opened over 25 years ago, is tremendously popular and has been a fixture in the neighborhood since it opened. Given the restaurant's popularity, Harlan Place by Café de la Presse was opened ten years ago to provide quiet dining and drinking options to the restaurant's patrons. Because both locations are located at the corner, patrons eating outside can actually see each other thus creating and overall presence on Grant Avenue. Over the past decade, both the bar and restaurant have hosted numerous cultural and community events, and has contributed to the popularity of the area among locals and tourists alike. Harlan Place by Café de la Presse had outdoor seating on Grant Avenue, and the plan is to extend the outdoor seating into Harlan Alley, which will develop the alley to create an outdoor experience for the patrons that would contribute to public safety and health in the surrounding community. Both the Café and Harlan by Café de la Presse have contributed to the economic development in the area, and have created hundreds of jobs over the years.

It should be noted that many of the employees of Café de la Presse will also be the same people at Harlan Place as the management oversees both operations. In addition, the landlord owns both spaces and is very excited about the changes we are making.

Clerk of the Board
San Francisco Board of Supervisors
June 27, 2017
Page 2

Re: Harlan Place, 334 Grant Avenue

How will issuance of the applied-for license ensure the quiet enjoyment of the area residents' properties?

Presse, LLC (which owns and operates both Harlan Place by Café de la Presse and Café de la Presse) do not anticipate any disturbance to the area's residents with the issuance of the liquor license, as there haven't been any issues over the past decade with Harlan Place by Café de la Presse or with its parent restaurant, Café de la Presse. The neighborhood itself does not have many (if any) residential properties located nearby. Also by expanding the business into the alley it will create a better commercial use of the alley, which right now is not used.

How will license issuance serve the community surrounding the applicant premises?

Harlan Place by Café de la Presse, as well as its parent restaurant, Café de la Presse, have created jobs in the neighborhood, increased foot traffic to the area, hosted numerous cultural and community events, supported local businesses, and, of course, serves some of the best French cuisine available in the city to both tourists and locals. Beyond the cultural and economic benefits, Harlan Place by Café de la Presse and Café de la Presse provide to the surrounding neighborhoods, Harlan Place by Café de la Presse intends to convert the unused alleyway into an outdoor seating area. The alleyway is currently filled with trash and is not maintained. The addition of outdoor seating should help increase foot traffic to the surrounding businesses and help maintain public cleanliness in the area.

How will the premises operation not enhance crime within a high crime or police problem area?

The planned conversion of the alleyway into outdoor seating will remove the trash from the alleyway contributing to the overall beautification of the neighborhood, provide additional lighting at night and encourage foot traffic in the area, all of which would enhance public safety in the surrounding areas.

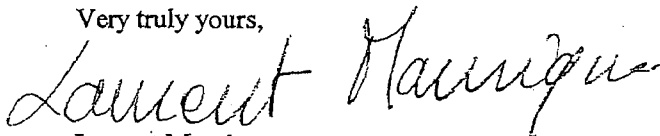
What fiscal benefit will the community experience as a result of the issuance of the applied-for license?

Harlan Place by Café de la Presse and Café de la Presse have created and continue to create jobs in the community. In addition the remodeling costs will add to the tax basis providing a large tax base for the city. The popularity of Café de la Presse and the wine bar by extension for cultural and community events benefits the surrounding businesses by encouraging foot traffic and patronage. Harlan Place supports local vineyards, growers and producers.

Should you have questions or require additional information please contact me directly at my daytime phone number 415.310.8596.

Thank you for your consideration.

Very truly yours,



Laurent Manrique
Managing Member

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)
ABC 211 (6/99)

Laurent Mannigal
(415) 310-8596

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

File Number: 582412
Receipt Number: 2434918
Geographical Code: 3800
Copies Mailed Date: June 13, 2017
Issued Date:

JUN 15 PM 2:03

DISTRICT SERVING LOCATION: SAN FRANCISCO
First Owner: PRESSE LLC
Name of Business: HARLAN PLACE
Location of Business: 334 GRANT AVE
SAN FRANCISCO, CA 94108
County: SAN FRANCISCO

Is Premise inside city limits? Yes Census Tract 0117.00

Mailing Address:
(If different from premises address)

Type of license(s): 42

Transferor's license/name: Dropping Partner: Yes No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
42 - On-Sale Beer And Wine	ANNUAL FEE	NA	Y	0	06/13/17	\$261.00
42 - On-Sale Beer And Wine	ORIGINAL FEES	NA	Y	0	06/13/17	\$300.00
Total						\$561.00

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
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: June 13, 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)

PRESSE LLC

See 211 Signature Page

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 Presse LLC

2. PREMISES ADDRESS (Street number and name, city, zip code) 334 Grant Ave., San Francisco, CA 94108

3. LICENSE TYPE 42

4. TYPE OF BUSINESS
- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbräu/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input checked="" type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only | <input type="checkbox"/> All | | |

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION 866,583

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

7. RATIO OF LICENSES TO POPULATION IN COUNTY 279
 On-Sale Off-Sale

8. CENSUS TRACT NUMBER 0117-10

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

10. NO. OF LICENSES EXISTING IN CENSUS TRACT 112
 On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)
 Yes, the number of existing licenses exceeds the number allowed
 No, the number of existing licenses is lower than the number allowed

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

13. CRIME REPORTING DISTRICT NUMBER 160

14. TOTAL NUMBER OF REPORTING DISTRICTS 653

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS 50,774

16. AVERAGE NO. OF OFFENSES PER DISTRICT 78

17. 120% OF AVERAGE NUMBER OF OFFENSES 93

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT 238

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)
 Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
 No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)
- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
 - b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
 - c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

Board of Supervisors

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

[Signature]

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Friday, June 30, 2017 1:52 PM
To: Rodgers, AnMarie; Powell, Georgia (CPC); Gordon, Nelly (POL)
Cc: Hepner, Lee (BOS); 'Angulo, Sunny (sunny.angulo@sfgov.org)'; Rubenstein, Beth (BOS); 'laurent.manrique@gmail.com'
Subject: Liquor License PC or N Referral - 334 Grant Avenue - Harlan Place by Café de la Presse

Good afternoon,

The office of the Clerk of the Board has received a letter requesting Public Convenience or Necessity recommendations for a liquor license issuance. 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. 170789](#)

After the review is complete, please respond to myself or Erica Major. **Please have your response to us before August 11, 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 | bos.legislation@sfgov.org

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LIQUOR LICENSE REVIEW

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

File: 170789

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

DATE: June 30, 2017

Please submit your response in four to six weeks for the matter to be heard.
PLEASE EMAIL YOUR RESPONSE BY: August 11, 2017, to Erica Major, Public
Safety and Neighborhood Services Committee Clerk.

Erica.Major@sfgov.org - Fax No: 554-5163

Applicant Name: Laurent Manrique
and Business Name: Presse LLC

Applicant Address: 443 Grant Street
San Francisco, CA 94108

and Phone No. Contact: Laurent Manrique
(415) 310-8596

PLANNING COMMENTS: Approval Denial

POLICE COMMENTS: Approval Denial

HARLAN PLACE BY CAFÉ DE LA PRESSE
334 GRANT AVENUE
SAN FRANCISCO, CA 94108

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2017 JUN 29 PM 2:49

June 27, 2017

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

RE: Liquor License Public Convenience and Necessity Request
Harlan Place, 334 Grant Avenue
Laurent Manrique, Managing Member
Daytime phone number: 415.310.8596

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How will Issuance of the license will enhance the quality of life in the area of the premises ?

Harlan Place by Café de la Presse (previously known as Rouge et Blanc) is an expansion space of Café de la Presse. The expansion space was opened ten years ago and has been a fixture in the Chinatown and Union Square neighborhoods. Café de la Presse, at the corner of Bush and Grant, is owned by Presse, LLC. Harlan Place by Café de la Presse, is located at the corner of Grant Avenue and Harlan Alley. The spaces are connected by a common kitchen, common employees, the same wine list and similar food. Café de la Presse, opened over 25 years ago, is tremendously popular and has been a fixture in the neighborhood since it opened. Given the restaurant's popularity, Harlan Place by Café de la Presse was opened ten years ago to provide quiet dining and drinking options to the restaurant's patrons. Because both locations are located at the corner, patrons eating outside can actually see each other thus creating and overall presence on Grant Avenue. Over the past decade, both the bar and restaurant have hosted numerous cultural and community events, and has contributed to the popularity of the area among locals and tourists alike. Harlan Place by Café de la Presse had outdoor seating on Grant Avenue, and the plan is to extend the outdoor seating into Harlan Alley, which will develop the alley to create an outdoor experience for the patrons that would contribute to public safety and health in the surrounding community. Both the Café and Harlan by Café de la Presse have contributed to the economic development in the area, and have created hundreds of jobs over the years.

It should be noted that many of the employees of Café de la Presse will also be the same people at Harlan Place as the management oversees both operations. In addition, the landlord owns both spaces and is very excited about the changes we are making.

Re: Harlan Place, 334 Grant Avenue

How will issuance of the applied-for license ensure the quiet enjoyment of the area residents' properties?

Presse, LLC (which owns and operates both Harlan Place by Café de la Presse and Café de la Presse) do not anticipate any disturbance to the area's residents with the issuance of the liquor license, as there haven't been any issues over the past decade with Harlan Place by Café de la Presse or with its parent restaurant, Café de la Presse. The neighborhood itself does not have many (if any) residential properties located nearby. Also by expanding the business into the alley it will create a better commercial use of the alley, which right now is not used.

How will license issuance serve the community surrounding the applicant premises?

Harlan Place by Café de la Presse, as well as its parent restaurant, Café de la Presse, have created jobs in the neighborhood, increased foot traffic to the area, hosted numerous cultural and community events, supported local businesses, and, of course, serves some of the best French cuisine available in the city to both tourists and locals. Beyond the cultural and economic benefits, Harlan Place by Café de la Presse and Café de la Presse provide to the surrounding neighborhoods, Harlan Place by Café de la Presse intends to convert the unused alleyway into an outdoor seating area. The alleyway is currently filled with trash and is not maintained. The addition of outdoor seating should help increase foot traffic to the surrounding businesses and help maintain public cleanliness in the area.

How will the premises operation not enhance crime within a high crime or police problem area?

The planned conversion of the alleyway into outdoor seating will remove the trash from the alleyway contributing to the overall beautification of the neighborhood, provide additional lighting at night and encourage foot traffic in the area, all of which would enhance public safety in the surrounding areas.

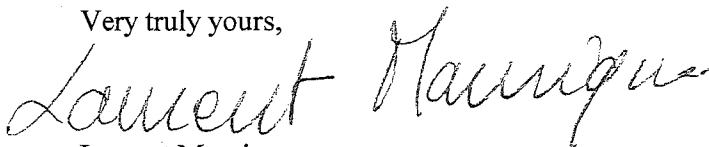
What fiscal benefit will the community experience as a result of the issuance of the applied-for license?

Harlan Place by Café de la Presse and Café de la Presse have created and continue to create jobs in the community. In addition the remodeling costs will add to the tax basis providing a large tax base for the city. The popularity of Cafe de la Presse and the wine bar by extension for cultural and community events benefits the surrounding businesses by encouraging foot traffic and patronage. Harlan Place supports local vineyards, growers and producers.

Should you have questions or require additional information please contact me directly at my daytime phone number 415.310.8596.

Thank you for your consideration.

Very truly yours,



Laurent Manrique
Managing Member

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

Laurent Manrique
(415) 310-8546

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

File Number: 582412
Receipt Number: 2434918
Geographical Code: 3800
Copies Mailed Date: June 13, 2017
Issued Date:

2017 JUN 15 PM 2:29

DISTRICT SERVING LOCATION: **SAN FRANCISCO**
First Owner: **PRESSE LLC**
Name of Business: **HARLAN PLACE**
Location of Business: **334 GRANT AVE
SAN FRANCISCO, CA 94108**
County: **SAN FRANCISCO**
Is Premise inside city limits? **Yes** Census Tract **0117.00**

Mailing Address:
(If different from premises address)

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

Transferor's license/name: _____ Dropping Partner: Yes _____ No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
42 - On-Sale Beer And Wine	ANNUAL FEE	NA	Y	0	06/13/17	\$261.00
42 - On-Sale Beer And Wine	ORIGINAL FEES	NA	Y	0	06/13/17	\$300.00
Total						\$561.00

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**

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: June 13, 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)

PRESSE LLC

See 211 Signature Page

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

BOARD OF SUPERVISORS
2017 JUN 15 PM 2:20

- 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 Presse LLC

2. PREMISES ADDRESS (Street number and name, city, zip code) 334 Grant Ave., San Francisco, CA 94108

3. LICENSE TYPE 42

4. TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast:	<input type="checkbox"/> Theater	<input checked="" type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only	<input type="checkbox"/> All		

<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe:			

5. COUNTY POPULATION 866,583

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

7. RATIO OF LICENSES TO POPULATION IN COUNTY 279 On-Sale Off-Sale

8. CENSUS TRACT NUMBER 0117.10

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

10. NO. OF LICENSES EXISTING IN CENSUS TRACT 112 On-Sale Off-Sale

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

Yes, the number of existing licenses exceeds the number allowed

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

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

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

13. CRIME REPORTING DISTRICT NUMBER 100

14. TOTAL NUMBER OF REPORTING DISTRICTS 653

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS 50,774

16. AVERAGE NO. OF OFFENSES PER DISTRICT 78

17. 120% OF AVERAGE NUMBER OF OFFENSES 93

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT 238

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

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

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

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

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

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

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

Board of Supervisors

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

