



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

1/15/2025

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

Re: BOS referral - Liquor License Public Convenience or Necessity Referral for Union & Hyde – 1198 Pacific Ave., Planning Department Files No. **2025-000293MIS**.

To Whom It May Concern:

The Planning Department is recommending approval of the attached Type 21 License (Off-sale General). Type 21 ABC License is permitted in conjunction with a general grocery retail sales and service use in the Pacific Avenue NCD per P.C. Sec. 726. Continuation of existing use. Area devoted to alcohol sales may not exceed 15% of the Occupied Floor Area of the establishment and shall operate with the specified conditions in Section 202.2(a)(1).

If you have any questions related to Planning's evaluation, please contact me at honora.montano@sfgov.org.

Sincerely,

Honora Montano

Honora Montano (she/her), Planner
District 3, Current Planning Division
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7402 | General Inquiries: pic@sfgov.org | www.sfplanning.org
[San Francisco Property Information Map](#) | [San Francisco Permit Center](#)

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. _____

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

DATE: January 8, 2024
AP Block/Lot Nos.: 0157/021
Zoning: NCD - pacific avenue
neighborhood commercial – 40-X

Quad: _____ Dist 3
Record No.: 2025-000293MIS

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 February of 2025.

PLEASE EMAIL YOUR RESPONSE by January 17, 2025, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: DAPPER NOB HILL LLC

Business name: DAPPER

Application address: 1198 Pacific Avenue

Applicant contact info: Linda Muhawieh
blueprintssf@gmail.com

vanessa@abclicensecompany.com

PLANNING REVIEW: ☒ Approval ☐ Denial

Planning Staff Contact: _____
(Please add comments on a trailing page.)

POLICE REVIEW: ☐ Approval ☐ Denial
(Please add comments in a trailing report.)

Dapper Nob Hill LLC

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SAN FRANCISCO
2024 DEC 18 PM03:47

Alisa Somera, Legislative Deputy Director San Francisco Board of Supervisors
1 Dr Carlton B. Goodlett Place Room 244
San Francisco, CA. 94102
415-554-4445

Re: Liquor License "PCN" Request
Type 21 Off Sale General Pending License No: 21-644443
1198 Pacific Avenue, San Francisco CA 94133

To the Clerk of the Board,

The purpose of this letter is to respectfully request to be placed on the Board's calendar for Public Convenience and Necessity approval with regard to our upgrading to a Type 21 license. We are wishing to upgrade to include distilled spirits to better serve the community at already-established store located at 1198 Pacific Avenue, San Francisco in Nob Hill. We will sell beer, wine and distilled spirits as a market, and continue to prepare to-go food items as a deli. We will continue to provide a range of fine off-sale food and drink fitting local customer's preferences and needs.

Our business has filled the need for quality food and beverages and now we wish to further serve the needs of our consumers in the community by including distilled spirits.

The hours of operation will be 7:00 am to 12:00 am every day. We will continue to vigilantly monitor the surrounding area to always ensure the safety of our business and customers and maintain a lawful business as we have for the past year and a half. Our experience in this area has allowed us to cultivate very good relationships with the community leaders and members.

We seek the SF Board of Supervisor's affirmative ruling that our application serves the public convenience and necessity of our city.

Sincerely,



Linda Muhawieh, Manager

Please send correspondence to:
blueprints@gmail.com and vanessa@abclicensecompany.com

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

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

File Number: **644443**
Receipt Number: **2943874**
Geographical Code: **3800**
Copies Mailed Date: **October 22, 2024**
Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO**First Owner: DAPPER NOB HILL LLC****Name of Business: DAPPER****Location of Business: 1198 PACIFIC AVE
SAN FRANCISCO, CA 94133-4212****County: SAN FRANCISCO****Is Premises inside city limits: Yes****Census Tract: 0108.00****Mailing Address: (If different
from
premises address)****Type of license(s): 21****Dropping Partner: Yes___ No___****Transferor's license/name: 606871 / ASSAL, ABDELGHANI**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
21 - Off-Sale General	PER/PRM	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	DBL TRF: PREMISES AND PERSON	NA	0	10/22/24	\$1,470.00
21 - Off-Sale General	ANNUAL FEE	NA	0	10/22/24	\$949.00
Total					\$2,419.00

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: October 22, 2024****Applicant Name(s)****DAPPER NOB HILL LLC**

Recommend Approval - Type 21 ABC License is permitted in conjunction with a general grocery retail sales and service use in the Pacific Avenue NCD per P.C. Sec. 726. Continuation of existing use. Area devoted to alcohol sales may not exceed 15% of the Occupied Floor Area of the establishment and shall operate with the specified conditions in Section 202.2(a)(1).

Honora Montano, SF Planning, honora.montano@sfgov.org*Honora Montano*

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2024 OCT 25 AM 9:41
BY 