

File No. 230089

Committee Item No. 2

Board Item No. 33

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services

Date: March 23, 2023

Board of Supervisors Meeting:

Date: April 4, 2023

#### 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 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 / DRAFT Mills Act 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Police Department Report – March 16, 2023</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Planning Department Review – February 21, 2023</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>PC or N Referral to Planning and Police – January 30, 2023</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>PC or N Request Letter – January 27, 2023</u>
<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>
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<input type="checkbox"/>	<input type="checkbox"/>	<u> </u>

Prepared by: John Carroll

Date: March 17, 2023

Prepared by: John Carroll

Date: March 27, 2023

Prepared by:  

Date:

1 [Liquor License Issuance - 1710-1712 Mission Street - Brick and Mortar Music Hall]

2  
3 **Resolution determining that the issuance of a Type-90 on-sale general music**  
4 **venue liquor license to The Waterslide LLC, to do business as Brick & Mortar**  
5 **Music Hall located at 1710-1712 Mission Street (District 9), will serve the public**  
6 **convenience or necessity of the City and County of San Francisco, in accordance**  
7 **with California Business and Professions Code, Section 23958.4; and requesting**  
8 **that the California Department of Alcoholic Beverage Control impose conditions**  
9 **on the issuance of the license.**

10  
11 WHEREAS, The Waterslide LLC, is seeking the issuance of a Type-90 on-sale  
12 general music venue liquor license liquor license to do business as Brick & Mortar  
13 Music Hall, located at 1710-1712 Mission Street (District 9); 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 one protest and zero letters of  
17 support with the Department of Alcoholic Beverage Control under California Business  
18 and Professions Code, Section 24013, and recommends that the Department of  
19 Alcoholic Beverage Control issue the liquor license with conditions; and

20 WHEREAS, The conditions recommended by the Police Department are the  
21 following: 1) Petitioner(s) shall actively monitor the area under their control in an effort  
22 to prevent the loitering of persons on any property adjacent to the licensed premises as  
23 depicted on ABC-253; 2) Entertainment provided shall not be audible at any nearby  
24 residence or consideration point; and 3) Between the hours of 1 :00 pm and 2:00 am or  
25 at any time the premises are providing entertainment, the petitioner(s) shall provide at

1 least one (1) uniformed security guard(s) on the premises and shall maintain order  
2 therein and prevent any activity which would interfere with the quiet enjoyment of their  
3 property by nearby residents or the surrounding community. The licensed uniform  
4 security guard must be licensed by the State of California, Department of Consumer  
5 Affairs; now, therefore, be it

6 RESOLVED, That in accordance with California Business and Professions Code,  
7 Section 23958.4, the Board of Supervisors of the City and County of San Francisco  
8 hereby determines that the issuance of a Type-90 on-sale general music venue liquor  
9 license to The Waterslide LLC, to do business as Brick & Mortar Music Hall located  
10 at 1710-1712 Mission Street, will serve the public convenience or necessity of the City  
11 and County of San Francisco; and, be it

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

## Carroll, John (BOS)

---

**From:** Carroll, John (BOS)  
**Sent:** Thursday, March 16, 2023 1:58 PM  
**To:** mocbooking@gmail.com  
**Cc:** Alabanza, Analyn@ABC; amarjit.tamber@abc.ca.gov; Wong, Joanne (POL); Jonas, Stephen (POL); Donovan, Dominica (BOS); Ferrigno, Jennifer (BOS); Herrera, Ana (BOS); Lerma, Santiago (BOS); Saini, Nikita (BOS); CPC.Referrals; Salmonson, Joel (POL)  
**Subject:** RE: Liquor License Issuance - 1710-1712 Mission Street - Brick and Mortar Music Hall - BOS File No. 230089  
**Categories:** 230089, 2023.03.23 - PSNS

Greetings,

The Police Department has completed their review of the subject public convenience or necessity request and has forwarded their recommendations. For your convenience, I have the review available from the link below:

[Police Department Response – March 16, 2023](#)

The Police Department's ALU is recommending approval with the following conditions:

- 1) 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;
- 2) Entertainment provided shall not be audible at any nearby residence or consideration point) and
- 3) Between the hours of 1 :00 pm and 2:00 am or at any time the premises are providing entertainment, the petitioner(s) shall provide at least one (1) uniformed security guard(s) on the premises and shall maintain order therein and prevent any activity which would interfere with the quiet enjoyment of their property by nearby residents or the surrounding community. The licensed uniform security guard must be licensed by the State of California, Department of Consumer Affairs.

**The Public Safety and Neighborhood Services Committee will hold this hearing at 10 am on Thursday, March 23, 2023.**

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

[Board of Supervisors File No. 230089](#)

Thanks for the review.

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415) 554-4445

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

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*




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 Catherine Stefani**  
**Supervisor Matt Dorsey**  
**Supervisor Joel Engardio**

**From:** Lt. Steve Jonas #79   
Officer in Charge  
ALU/Permits Unit 415-553-9550

**Date:** March 16, 2023

**Subject:** P.C.N. Investigation Regarding: The Waterside, LLC  
DBA: Brick & Mortar Music Hall  
1710-1712 Mission St.  
San Francisco, CA. 94103

The Waterside LLC, has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 90 (On-Sale General Music Venue) license to be located at 1710-1712 Mission St. (located between Duboce Ave. and 14th St.)

**Hours of Operation:**

1:00pm to 2:00am each day of the week.

**Digest:**

The Waterside, LLC would like to operate a Live Music Venue to be located at 1710-1712 Mission St. If approved, this license will allow them to sell Beer, Wine and Distilled Spirits.

**Letters of Protest**

1

**Letters of Support**

0

**Police Calls for Service:**

From January 2022 to January 2023

**1 call for service**

**Police Reports:**

From January 2022 to January 2023

**0 police reports**

**San Francisco Plot Information:**

This premise is located in Plot: **404**

A High Crime area is defined as **96** or more police reports in a plot for the year of **2021**.

This plot had 192 police reports for **2021**, which is 96 **Higher** than the **Citywide “High Crime”** average.

**State Census Tract Information:**

This premise is located in Census Tract: **201.01**

Population for this tract is: **3,841**

On-sale license authorized by census tract: **13**

Active on-sale licenses: 9 with 0 pending

Off-sale licenses authorized by census tract: **3**

Active off-sale licenses: 4 with 0 pending

**Departmental Recommendation:**

Points of consideration: **0**

No opposition from **Mission Station**.

Applicant premise **is** located in a “**High Crime**” area.

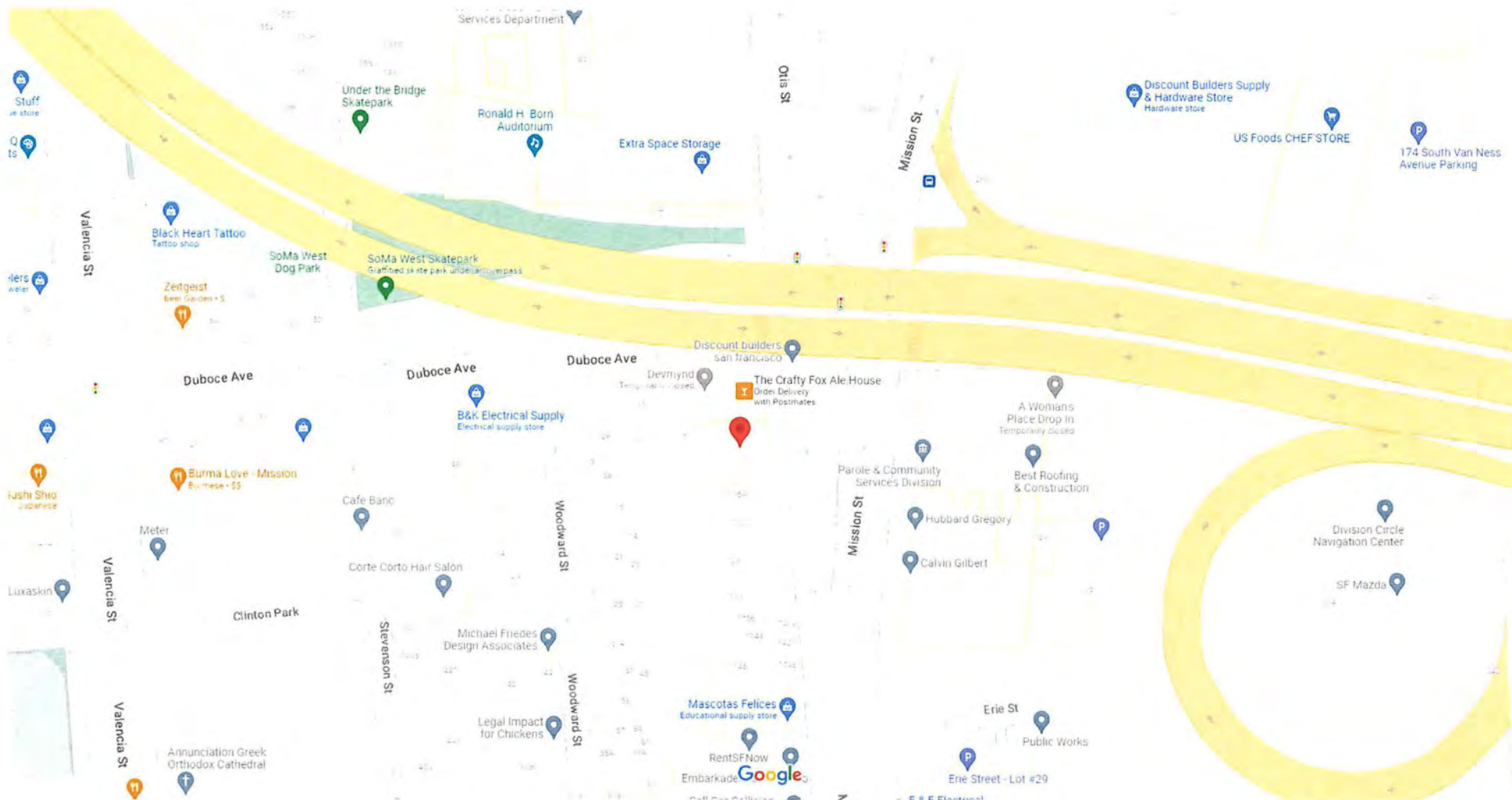
Applicant premise **is** located in a “**Low Concentration**” area.

**1** - Protest.

**0** - Support

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

1. 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.
2. Entertainment provided shall not be audible at any nearby residence or consideration point.
3. Between the hours of (1:00 pm and 2:00 am) or at any time the premises are providing entertainment, the petitioner(s) shall provide at least one (1) uniformed security guard(s) on the premises and shall maintain order therein and prevent any activity which would interfere with the quiet enjoyment of their property by nearby residents or the surrounding community. The licensed uniform security guard must be licensed by the State of California, Department of Consumer Affairs.





## Carroll, John (BOS)

---

**From:** Carroll, John (BOS)  
**Sent:** Wednesday, February 22, 2023 2:38 PM  
**To:** Salmonson, Joel (POL)  
**Cc:** Alabanza, Analyn@ABC; amarjit.tamber@abc.ca.gov; Wong, Joanne (POL); Jonas, Stephen (POL); mocbooking@gmail.com; Donovan, Dominica (BOS); Ferrigno, Jennifer (BOS); Herrera, Ana (BOS); Lerma, Santiago (BOS); Saini, Nikita (BOS); CPC.Referrals  
**Subject:** RE: Liquor License Issuance - 1710-1712 Mission Street - Brick and Mortar Music Hall - BOS File No. 230089  
  
**Categories:** 230089

Good afternoon,

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

[Planning Dept. Response - Received February 21, 2023](#)

The matter is now awaiting review by the Police Department's ALU.

After receiving review from the Police Department, 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.

**The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting of March 23, 2023.**

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

[Board of Supervisors File No. 230089](#)

Thanks for the review.

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415) 554-4445

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

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



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.

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: Edgar Oropeza  
Phone No. \_\_\_\_\_  
edgar.oropeza@sfgov.org  
**TO:** Police Department  
Joel Salmonson  
Phone No. (415) 553-1115

**DATE:** January 30, 2023  
**AP Block/Lot Nos.:** 3532/002  
**Zoning:** PDR 1 G  
**Quad:** Dist 9  
**Record No.:** 2023-000947MIS

Please submit your response within three weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for the regular meeting of March 23, 2023.

**PLEASE EMAIL YOUR RESPONSE by February 17, 2023, to:**  
John Carroll, Public Safety and Neighborhood Services Committee Clerk.  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) ~ (415) 554-4445

**Applicant name:** The Waterslide, LLC  
**Business name:** Brick & Mortar Music Hall  
**Application address:** 1710-1712 Mission Street  
San Francisco, CA 94103  
**Applicant contact info:** Michael O'Connor  
The Waterslide LLC dba Brick & Mortar Music Hall  
415-637-1435  
[mocbooking@gmail.com](mailto:mocbooking@gmail.com)

**PLANNING REVIEW:** ☒ **Approval** ☐ **Denial**  
Edgar Oropeza

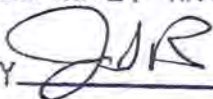
Planning Staff Contact: \_\_\_\_\_  
(Please add comments on a trailing page.)

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

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

2023 JAN 27 AM 10:06

BY 

Re: Public Convenience or Necessity - 1710-1712 Mission Street, San Francisco, CA 94103

To Whom It May Concern,

Our application for a new Type 90 license, to replace our existing Type 41 license, for The Waterside LLC dba Brick & Mortar Music Hall located at 1710-1712 Mission Street in San Francisco is currently under review. Brick & Mortar Music Hall is a small, independent music venue located at the northernmost edge of the historic Mission District, housed in a space that has been in continuous operation as a live music venue since 2009, first as Coda, then as Brick & Mortar Music Hall. One of the last remaining venues of its kind city-wide, Brick & Mortar Music Hall focuses on featuring local artists and promoting local entertainers of all genres, while also showcasing touring acts in an intimate, neighborhood setting.

Our proposed business hours of operation will be between 1:00 pm and 2:00 am, Monday through Sunday. Since The Waterside LLC purchased the venue in 2019, the space has undergone several soundproofing projects and updates that have allowed us to maintain a great relationship with neighbors and local law enforcement agencies. Allowing us to transition to a Type 90 license will allow us to continue to serve the public convenience and necessity of the people of the City and County of San Francisco.

We submitted our application in person at the ABC District Office of San Francisco, located at 33 New Montgomery Street, Suite 1230, San Francisco, CA 94105 on January 20, 2023. We received and posted the Public Notice of Application on January 23, 2023 street-facing, at the entrance to the premises. Notices were mailed to all residents within a 500 foot radius of the premises on January 24, 2023.

My contact information is listed below should you have any further questions, thank you for your consideration.

Sincerely,



Michael O'Connor, Member  
The Waterside LLC dba Brick & Mortar Music Hall  
(415) 637-1435  
[mocbooking@gmail.com](mailto:mocbooking@gmail.com)

  
Date

## APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

Mr. Barry Smyth  
(415) 286-2408

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

File Number: 645474  
 Receipt Number: 2772883  
 Geographical Code: 3800  
 Copies Mailed Date: January 20, 2023  
 Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner: WATERSIDE LLC THE  
 Name of Business: BRICK & MORTAR MUSIC HALL  
 Location of Business: 1710-1712 MISSION ST  
 SAN FRANCISCO, CA 94103-2418

County: SAN FRANCISCO

Is Premises inside city limits?

Yes

Census Tract:

0201.01

Mailing Address:(If different  
 from  
 premises address)

11 DUBOCE AVE  
 SAN FRANCISCO, CA 94103-1228

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

Transferor's license/name:

License Type	Transaction Type	Master	Secondary LT And Count		
90 - On-Sale General Music Venue	ORI	Y			
License Type	Transaction Description	Fee Code	Dup	Date	Fee
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	01/23/23	\$17,335.00
90 - On-Sale General Music Venue	ANNUAL FEE	P40	0	01/23/23	\$1,355.00
Total					\$18,690.00

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 FRANCISCODate: January 20, 2023

Applicant Name(s)

WATERSIDE LLC THE

RECEIVED  
 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 2023 JAN 26 AM 8:56  
 BY 





CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Saturday, January 28, 2023

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## LICENSE INFORMATION

**License Number:** 645474 **Primary Owner:** WATERSIDE LLC THE **Office of Application:**  
24 - SAN FRANCISCO

## BUSINESS NAME

BRICK & MORTAR MUSIC HALL

## BUSINESS ADDRESS

1710-1712 MISSION ST , SAN FRANCISCO, CA, 94103

**County:** SAN FRANCISCO **Census Tract:** 0201.01

---

## LICENSEE INFORMATION

**Licensee:** WATERSIDE LLC THE

### Company Information

OFFICER: OCONNOR, MICHAEL EDGEWORTH (MANAGING MEMBER)

MEMBER: OCONNOR, MICHAEL EDGEWORTH

---

## LICENSE TYPES

Allow up to six weeks for expiration date updates after fee waiver or renewal fee

submittal.

## 90 - ON-SALE GENERAL MUSIC VENUE

**License Type Status:** PENDING **Status Date:** 20-JAN-2023 **Term:** 12 Month(s)

**Original Issue Date:** **Expiration Date:** **Master:** Y **Duplicate:** **Fee Code:** P40

**Transfers:**

---

### OPERATING RESTRICTIONS:

No Operating Restrictions found

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### DISCIPLINARY ACTION:

No Active Disciplinary Action found

---

### DISCIPLINARY HISTORY:

No Disciplinary History found.

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### HOLDS:

**Hold Type:** FORM 220 **Hold Date:** 23-JAN-2023

### ESCROWS:

No Escrow found

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

State of California

Mr. Barry Smyth  
(415) 286-2408

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

File Number: 645474  
Receipt Number: 2772883  
Geographical Code: 3800  
Copies Mailed Date: January 20, 2023  
Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO 3532/002  
First Owner: WATERSIDE LLC THE Dist 9  
Name of Business: BRICK & MORTAR MUSIC HALL PDR-1-G  
Location of Business: 1710-1712 MISSION ST 2023-000717MIS  
SAN FRANCISCO, CA 94103-2418  
County: SAN FRANCISCO  
Is Premises inside city limits? Yes Census Tract: 0201.01  
Mailing Address: (If different from premises address) 11 DUBOCE AVE  
SAN FRANCISCO, CA 94103-1228  
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	01/23/23	\$17,335.00
90 - On-Sale General Music Venue	ANNUAL FEE	P40	0	01/23/23	\$1,355.00
Total					\$18,690.00

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: January 20, 2023

Applicant Name(s)

WATERSIDE LLC THE

Recommend to approve a type 90 proposed at 1710 Mission Street - this site has the following approved land uses per the planning code - Restaurant and a full entertainment venue. This approval does not authorize and expansion to the existing square footages in this case.

1/31/2023

E. Lopez

**From:** [Oropeza, Edgar \(CPC\)](#)  
**To:** [Carroll, John \(BOS\)](#)  
**Subject:** 1710 - 1712 Mission Street BOS ABC type 90  
**Date:** Tuesday, February 21, 2023 2:30:41 PM  
**Attachments:** [ABC referral - 1710-1712 Mission St - Brick Mortar Music Hall \(ID 1352403\).pdf](#)  
[PCN Referral 013023 1710-1712 Mission St \(ID 1353524\).pdf](#)  
[Outlook-facebook-l.png](#)  
[Outlook-flickr.png](#)  
[Outlook-twitter-lo.png](#)  
[Outlook-you-tube1.png](#)  
[Outlook-mail.png](#)

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Recommend to approve.

Recommend to approve a new type 90 proposed at 1710 Mission Street - this site has the following approved land uses per the planning code - Restaurant and a full entertainment venue. This approval does not authorize and expansion to the existing square footages in this case.

**Edgar Oropeza,**  
**Senior 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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## Carroll, John (BOS)

---

**From:** Carroll, John (BOS)  
**Sent:** Monday, January 30, 2023 5:23 PM  
**To:** CPC.Referrals; Salmonson, Joel (POL)  
**Cc:** Alabanza, Analyn@ABC; amarjit.tamber@abc.ca.gov; Wong, Joanne (POL); Jonas, Stephen (POL); mocbooking@gmail.com; Donovan, Dominica (BOS); Feinberg, Giles (BOS); Ferrigno, Jennifer (BOS); Herrera, Ana (BOS); Lerma, Santiago (BOS); Saini, Nikita (BOS)  
**Subject:** Liquor License Issuance - 1710-1712 Mission Street - Brick and Mortar Music Hall - BOS File No. 230089  
**Categories:** 230089

Greetings,

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

[Referral Letter - Planning and Police Departments – January 30, 2023](#)

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

[Board of Supervisors File No. 230089](#)

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 on March 23, 2023.**

**I request the Planning Department's response before February 17, 2023. 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.

**John Carroll**  
**Assistant Clerk**  
Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415) 554-4445

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

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:** January 30, 2023

**AP Block/Lot Nos.:** 3532/002

**Zoning:** PDR 1 G

**Quad:** \_\_\_\_\_

**Record No.:** \_\_\_\_\_

**TO:** Police Department  
Joel Salmonson  
Phone No. (415) 553-1115

---

Please submit your response within three weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for the regular meeting of March 23, 2023.

**PLEASE EMAIL YOUR RESPONSE by February 17, 2023, to:**

John Carroll, Public Safety and Neighborhood Services Committee Clerk.

[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) ~ (415) 554-4445

---

**Applicant name:** The Waterslide, LLC

**Business name:** Brick & Mortar Music Hall

**Application address:** 1710-1712 Mission Street  
San Francisco, CA 94103

**Applicant contact info:** Michael O'Connor  
The Waterslide LLC dba Brick & Mortar Music Hall  
415-637-1435  
[mocbooking@gmail.com](mailto:mocbooking@gmail.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.)

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

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

2023 JAN 27 AM 10:06

BY JJR

Re: Public Convenience or Necessity - 1710-1712 Mission Street, San Francisco, CA 94103

To Whom It May Concern,

Our application for a new Type 90 license, to replace our existing Type 41 license, for The Waterside LLC dba Brick & Mortar Music Hall located at 1710-1712 Mission Street in San Francisco is currently under review. Brick & Mortar Music Hall is a small, independent music venue located at the northernmost edge of the historic Mission District, housed in a space that has been in continuous operation as a live music venue since 2009, first as Coda, then as Brick & Mortar Music Hall. One of the last remaining venues of its kind city-wide, Brick & Mortar Music Hall focuses on featuring local artists and promoting local entertainers of all genres, while also showcasing touring acts in an intimate, neighborhood setting.

Our proposed business hours of operation will be between 1:00 pm and 2:00 am, Monday through Sunday. Since The Waterside LLC purchased the venue in 2019, the space has undergone several soundproofing projects and updates that have allowed us to maintain a great relationship with neighbors and local law enforcement agencies. Allowing us to transition to a Type 90 license will allow us to continue to serve the public convenience and necessity of the people of the City and County of San Francisco.

We submitted our application in person at the ABC District Office of San Francisco, located at 33 New Montgomery Street, Suite 1230, San Francisco, CA 94105 on January 20, 2023. We received and posted the Public Notice of Application on January 23, 2023 street-facing, at the entrance to the premises. Notices were mailed to all residents within a 500 foot radius of the premises on January 24, 2023.

My contact information is listed below should you have any further questions, thank you for your consideration.

Sincerely,



Michael O'Connor, Member  
The Waterside LLC dba Brick & Mortar Music Hall  
(415) 637-1435  
[mocbooking@gmail.com](mailto:mocbooking@gmail.com)

1/25/23  
Date

## APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

Mr. Barry Smyth  
(415) 286-2408

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

File Number: 645474  
Receipt Number: 2772883  
Geographical Code: 3800  
Copies Mailed Date: January 20, 2023  
Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner: WATERSIDE LLC THE  
Name of Business: BRICK & MORTAR MUSIC HALL  
Location of Business: 1710-1712 MISSION ST  
SAN FRANCISCO, CA 94103-2418

County: SAN FRANCISCO

Is Premises inside city limits?

Yes

Census Tract:

0201.01

Mailing Address:(If different  
from  
premises address)

11 DUBOCE AVE  
SAN FRANCISCO, CA 94103-1228

Type of license(s): 90Dropping 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	01/23/23	\$17,335.00
90 - On-Sale General Music Venue	ANNUAL FEE	P40	0	01/23/23	\$1,355.00
Total					\$18,690.00


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 FRANCISCODate: January 20, 2023

Applicant Name(s)

WATERSIDE LLC THE

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2023 JAN 26 AM 8:56  
BY 





CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

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**Report Date:** Saturday, January 28, 2023

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## LICENSE INFORMATION

**License Number:** 645474 **Primary Owner:** WATERSIDE LLC THE **Office of Application:**

24 - SAN FRANCISCO

## BUSINESS NAME

BRICK & MORTAR MUSIC HALL

## BUSINESS ADDRESS

1710-1712 MISSION ST , SAN FRANCISCO, CA, 94103

**County:** SAN FRANCISCO **Census Tract:** 0201.01

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## LICENSEE INFORMATION

**Licensee:** WATERSIDE LLC THE

## Company Information

OFFICER: OCONNOR, MICHAEL EDGEWORTH (MANAGING MEMBER)

MEMBER: OCONNOR, MICHAEL EDGEWORTH

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## LICENSE TYPES

Allow up to six weeks for expiration date updates after fee waiver or renewal fee

submittal.

## 90 - ON-SALE GENERAL MUSIC VENUE

**License Type Status:** PENDING **Status Date:** 20-JAN-2023 **Term:** 12 Month(s)

**Original Issue Date:** **Expiration Date:** **Master:** Y **Duplicate:** **Fee Code:** P40

**Transfers:**

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### OPERATING RESTRICTIONS:

No Operating Restrictions found

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### DISCIPLINARY ACTION:

No Active Disciplinary Action found

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### DISCIPLINARY HISTORY:

No Disciplinary History found.

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### HOLDS:

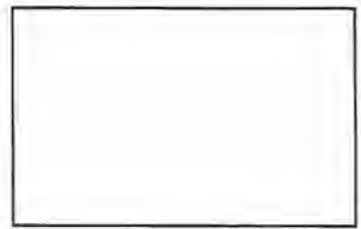
**Hold Type:** FORM 220 **Hold Date:** 23-JAN-2023

### ESCROWS:

No Escrow found

## Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



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

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)  
(Routine, non-controversial and/or commendatory matters only)
- ☒ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor \_\_\_\_\_ inquiries..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. \_\_\_\_\_ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. \_\_\_\_\_
- ☐ 9. Reactivate File No. \_\_\_\_\_
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on \_\_\_\_\_

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission    ☐ Youth Commission    ☐ Ethics Commission
- ☐ Planning Commission    ☐ Building Inspection Commission    ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes    ☐ No

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

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Issuance - 1710-1712 Mission Street - Brick and Mortar Music Hall

Long Title or text listed:

Hearing to consider that the issuance of a Type-90 on-sale general music venue liquor license to The Waterslide LLC, to do business as Brick & Mortar Music Hall located at 1710-1712 Mission Street (District 9) will serve the public convenience or necessity of the City and County of San Francisco.

Signature of Sponsoring Supervisor:

230089