

File No. 240185

Committee Item No. 1

Board Item No. 26

## COMMITTEE/BOARD OF SUPERVISORS

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Committee: Public Safety and Ngbh Services

Date: March 28, 2024

Board of Supervisors Meeting:

Date: April 16, 2024

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- Budget and Legislative Analyst Report
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- Police Department Report – March 21, 2024
- Planning Department Review – March 18, 2024
- PC or N Referral to Planning and Police – February 29, 2024
- PC or N Request Letter – February 21, 2024
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: John Carroll

Date: March 22, 2024

Prepared by: Monique Crayton

Date: April 12, 2024

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Liquor License Issuance - 325 Leavenworth Street - Kim Huong Cafe]

2

3 **Resolution determining that the issuance of a Type-40 on-sale beer liquor license**  
4 **to Tyrone Yaer Pang, to do business as Kim Huong Café, located at 325**  
5 **Leavenworth Street (District 5), will serve the public convenience or necessity of**  
6 **the City and County of San Francisco, in accordance with California Business**  
7 **and Professions Code, Section 23958.4; and requesting that the California**  
8 **Department of Alcoholic Beverage Control impose conditions on the issuance of**  
9 **the license.**

10

11 WHEREAS, Tyrone Yaer Pang, is seeking the issuance of a Type-40 on-sale  
12 beer liquor license to do business as Kim Huong Cafe located at 325 Leavenworth  
13 Street (District 5); 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 protests 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 the ABC-253; 2) The petitioner(s) shall be responsible for maintaining free  
24 of litter the area adjacent to the premises over which they have control, as depicted on  
25 ABC-253.; now, therefore, be it

1           RESOLVED, That in accordance with California Business and Professions Code,  
2 Section 23958.4, the Board of Supervisors of the City and County of San Francisco  
3 hereby determines that the issuance of a Type-40 on-sale beer liquor license to Tyrone  
4 Yaer Pang, to do business as Kim Huong Cafe located at 325 Leavenworth Street, will  
5 serve the public convenience or necessity of the City and County of San Francisco; and,  
6 be it

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

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25

**From:** [Carroll, John \(BOS\)](#)  
**To:** "Tyrone Pang"  
**Cc:** "Alabanza, Analyn@ABC"; "amarjit.tamber@abc.ca.gov"; [Donovan, Dominica \(BOS\)](#); [Bolen, Jennifer M.\(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Hernandez, Melissa G \(BOS\)](#); [Crayton, Monique \(BOS\)](#); [VanHouten, Ben \(ECN\)](#); [CPC.Referrals](#); [Wong, Joanne \(POL\)](#); [Jonas, Stephen \(POL\)](#); [Salmonson, Joel \(POL\)](#)  
**Subject:** RE: Liquor License Issuance - 325 Leavenworth Street - Kim Huong Cafe - BOS File No. 240185  
**Date:** Friday, March 22, 2024 12:21:00 PM  
**Attachments:** [image001.png](#)

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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 21, 2024](#)

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 the ABC-253.
- 2) The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on ABC-253.

**The Public Safety and Neighborhood Services Committee will hold this hearing at 10 am on Thursday, March 28, 2024.**

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

[Board of Supervisors File No. 240185](#)

Thanks for the review.

**John Carroll**  
**Assistant Clerk**

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
(415)554-4445



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.



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 21, 2024

**Subject:** P.C.N. Investigation Regarding: Pang, Tyrone Yaer  
DBA: Kim Huong  
325 Leavenworth St.  
San Francisco CA. 94102

Tyrone Year Pang operating as "Kim Huong", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 40 (On-Sale Beer) license to be located at 325 Leavenworth St. (located between Ellis St. and Eddy St.)

**Hours of Operation:**

10:00am to 7:00pm each day of the week.

**Digest:**

"Kim Huong" would like to operate a bar to be located at 325 Leavenworth St. If approved, this license will allow them to sell Beer only.

**Letters of Protest**

0

**Letters of Support**

0

**Police Calls for Service:**

From August 2022 to August 2023

**8 calls for service**

**Police Reports:**

From August 2022 to August 2023

**2 police reports**

**San Francisco Plot Information:**

This premise is located in Plot: **176**

A High Crime area is defined as **109** or more police reports in a plot for the year of **2022**.

This plot had 300 police reports for **2022**, which is 191 **higher** than the **Citywide "High Crime"** average.

**State Census Tract Information:**

This premise is located in Census Tract: **124.04**

Population for this tract is: **3,849**

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

Active on-sale licenses: 10 with 0 pending

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

Active off-sale licenses: 8 with 0 pending

**Departmental Recommendation:**

Points of consideration: **2**

No opposition from **Tenderloin Station**.

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

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

**0** - Protest.

**0** - Support

ALU Recommendation: **Approval with the condition:**

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 the ABC-253.
2. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control, as depicted on ABC-253.

Google Maps 325 Leavenworth St



Map data ©2024 Google 100 ft



**From:** [Carroll, John \(BOS\)](#)  
**To:** [Wong, Joanne \(POL\)](#); [Jonas, Stephen \(POL\)](#); [Salmonson, Joel \(POL\)](#)  
**Cc:** [Alabanza, Analyn@ABC](#); [amarjit.tamber@abc.ca.gov](#); [Donovan, Dominica \(BOS\)](#); [Bolen, Jennifer M.\(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Hernandez, Melissa G \(BOS\)](#); [Tyrone Pang](#); [Crayton, Monique \(BOS\)](#); [VanHouten, Ben \(ECN\)](#); [CPC.Referrals](#)  
**Subject:** RE: Liquor License Issuance - 325 Leavenworth Street - Kim Huong Cafe - BOS File No. 240185  
**Date:** Tuesday, March 19, 2024 11:07:00 AM  
**Attachments:** [image001.png](#)

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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 the review available from the link below:

[Planning Dept. Response - Received March 18, 2024](#)

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 the regular meeting of March 28, 2024.**

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

[Board of Supervisors File No. 240185](#)

Thanks for the review.

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415)554-4445



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***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*

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: March 1, 2024

AP Block/Lot Nos.: 334/004

Zoning: RC-4, 80-T

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

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

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

---

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 March of 2024.

**PLEASE EMAIL YOUR RESPONSE by March 15, 2024, to:**  
John Carroll, Public Safety and Neighborhood Services Committee Clerk.  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) ~ (415) 554-4445

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**Applicant name:** Tyrone Pang  
**Business name:** Kim Huong Cafe  
**Application address:** 325 Leavenworth Street Unit 1A  
**Applicant contact info:** 415-238-2398  
[tyronepang@gmail.com](mailto:tyronepang@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.)



3/18/2024

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

**RE: Leavenworth Street Unit 1A - BOS Referral - Liquor License Public Convenience or Necessity Referral**  
Planning Department Files No. **2024-001898MIS**

To Whom It May Concern:

The Planning Department is recommending approval of the attached ABC Type 40 (On-Sale Beer) for a new Bar Use dba Kim Huong Cafe at 325 Leavenworth Street Unit 1A located within the RC-4 Zoning District. A Bar is a Retail Sales and Service Use that is principally permitted in the RC-4 Residential-Commercial, High Density Zoning District per PC Section 209.3. All Eating and Drinking uses are subject to the following operating conditions of Planning Code Section 202.2(a)(1):

1. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.
2. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
3. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
4. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

If you have any questions related to Planning's evaluation, please call me at (628) 652-7415.

Sincerely,

John Dacey, Planner  
Districts 5 & 8, Current Planning Division

Tyrone Pang  
DBA Kim Huong Cafe  
325 Leavenworth St Unit 1A  
San Francisco CA 94102  
(415) 238-2398  
[tyronepang@gmail.com](mailto:tyronepang@gmail.com)

RECEIVED  
OFFICE OF SUPERVISOR  
SAN FRANCISCO  
2024 FEB 21 PM 4:20  
BY 

Dear Supervisor,

My name is Tyrone Pang, I am the new owner of Kim Huong Cafe located at 325 Leavenworth St Unit 1A, San Francisco, CA 94102. The type of license I am seeking from the California Department of Alcoholic Beverage Control is type-40 license which will be a new issuance. Our proposed business hours of operation are Monday to Sunday from 10AM to 7PM. I have filed the application for the liquor license with the California Department of Alcoholic Beverage Control in person around October, 2023. The department of ABC has given me specific requirements to submit to them to make sure I follow and meet their requirements before processing my application.

By approving my type-40 license, not only will the business create more job opportunities, it will also support other local businesses such as the suppliers and other service providers. Secondly, my business will serve as a community gathering space where people can socialize, celebrate birthdays, and other special occasions which can contribute to the vibrancy and liveliness of the neighborhoods. My business will also provide tourists with opportunities to experience local cuisine, culture, and nightlife. Under my management of this establishment, I hope to promote responsible alcohol consumption and public safety, which includes adherence to legal drinking age requirements, responsible service practices, and compliance with health and safety standards.

I strongly believe that issuing this license will help foster economic growth, provide community spaces for social interaction, promote tourism and hospitality, ensure responsible alcohol consumption, and support local initiatives.

Thank you for your time and consideration!

Sincerely yours,

  
Tyrone Pang  
2/19/2024

**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE**

ABC 211 (6/99)

MR. TYRONE PANG  
(415) 238-2398

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

File Number: **651032**  
Receipt Number: **2826784**  
Geographical Code: **3800**  
Copies Mailed Date: **August 18, 2023**  
Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**  
First Owner: **PANG, TYRONE YAER**  
Name of Business: **KIM HUONG CAFE**  
Location of Business: **325 LEAVENWORTH ST  
UNIT 1A  
SAN FRANCISCO, CA 94102-6629**  
County: **SAN FRANCISCO**  
Is Premises inside city limits: **Yes**  
Mailing Address:(If different from premises address)  
Type of license(s): **40**  
Transferor's license/name:

Census Tract: **0124.04**

Dropping Partner: Yes  No

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2023 AUG 24 AM 8:51  
BY: [Signature]

| <u>License Type</u> | <u>Transaction Type</u> | <u>Master</u> | <u>Secondary LT And Count</u> |  |  |
|---------------------|-------------------------|---------------|-------------------------------|--|--|
| 40 - On-Sale Beer   | 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          | 08/18/23    | \$990.00   |
| Application Fee     | FEDERAL FINGERPRINTS           | NA              | 1          | 08/18/23    | \$24.00    |
| Application Fee     | STATE FINGERPRINTS             | NA              | 1          | 08/18/23    | \$39.00    |
| 40 - On-Sale Beer   | ANNUAL FEE                     | NA              | 0          | 08/18/23    | \$435.00   |
| Total               |                                |                 |            |             | \$1,488.00 |

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**

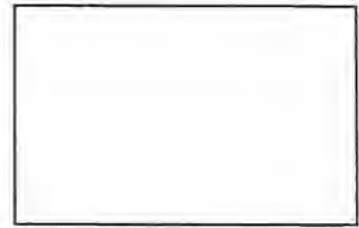
Date: **August 18, 2023**

Applicant Name(s)

**PANG, TYRONE YAER**

## 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 - 325 Leavenworth Street - Kim Huong Cafe

Long Title or text listed:

Hearing to consider that the issuance of a Type-40 on-sale beer license to Tyrone Yaer Pang, doing business as Kim Huong Cafe located at 325 Leavenworth Street (District 5), will serve the public convenience or necessity of City and County of San Francisco.

Signature of Sponsoring Supervisor: