File No. <u>240359</u>	Committee Item No	3	
	Board Item No.	11	

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee:Public Safety and Ngbh ServicesDate:May 9, 2024Board of Supervisors Meeting:Date:May 21, 2024						
	Motion Resolution Ordinance Legislative Digest Budget and Legislative Analyst Youth Commission Report Introduction Form Department/Agency Cover Lette MOU Grant Information Form Grant Budget Contract Budget Contract / DRAFT Mills Act Agree Form 126 – Ethics Commission Award Letter Application Public Correspondence	er and/or	Rep	ort		
OTHER	Police Department Report – 050° Planning Department Review – PC or N Referral to Planning and PC or N Request Letter – 04092°	041624 Police –	041	624		
Prepared by: Monique Crayton Date: May 3, 2024 Prepared by: Monique Crayton Date: May 17, 2024 Prepared by: Date:						

1	[Liquor License Issuance - 2331 3rd Street - Domaine SF]
2	
3	Resolution determining that the issuance of a Type-42 on-sale beer and wine
4	liquor license to Domaine SF LLC, doing business as Domaine SF, located
5	at 2331 3rd Street (District 10), 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, Domaine SF LLC, is seeking the issuance of a Type-42 on-sale beer
12	and wine liquor license to do business as Domaine SF, located at 2331 3rd Street
13	(District 10); 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; 3) A sign shall be in a conspicuous space at the entrance and/or exits of the

1	premise, which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT."
2	Said signs shall be no less than 7" X 11" in size, and contain lettering no less 1" in
3	height; and 4) (1) Except as provided in Condition 2 below, no noise shall be audible
4	beyond the area under the control of the licensee; (2) Any noise caused by
5	entertainment or amplified sound that is subject to the provisions of an active
6	Entertainment Permit issued by the San Francisco Entertainment Commission shall be
7	authorized in accordance with the limits established by that Entertainment Permit,
8	including any limitation on hours during which entertainment or amplified sound is
9	permitted. A violation of the entertainment or amplified sound noise conditions of the
10	Entertainment Permit, as determined by the San Francisco Entertainment Commission
11	(or any successor agency), shall be deemed to be a violation of this Condition. Any
12	noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be
13	subject to Condition 1 above. "Entertainment Permit" means any of the following: a Just
14	Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit,
15	a Fixed Place Amplified Sound permit, or any similar such permit issued by the San
16	Francisco Entertainment Commission.; now, therefore, be it
17	RESOLVED, That in accordance with California Business and Professions Code
18	Section 23958.4, the Board of Supervisors of the City and County of San Francisco
19	hereby determines that the issuance of a Type-42 on-sale beer and wine liquor license
20	to Domaine SF LLC, doing business as Domaine SF, located at 2331 3rd Street
21	(District 10), will serve the public convenience or necessity of the City and County of
22	San Francisco; and, be it
23	FURTHER RESOLVED, That the Board of Supervisors of the City and County of
24	San Francisco hereby endorses and adopts the recommendations of the Police
25	

1	Department listed above and recommends that the Department of Alcoholic Beverage
2	Control issue the license with those conditions.
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From: <u>Crayton, Monique (BOS)</u>

To: CPC.Referrals; Froines, Andrew (POL); keri@domainesf.com

Cc: Alabanza, Analyn@ABC; amarjit.tamber@abc.ca.gov; Wong, Joanne (POL); Jonas, Stephen (POL); Donovan,

Dominica (BOS); Oropeza, Edgar (CPC); Burch, Percy (BOS); Gallardo, Tracy (BOS); Gee, Natalie (BOS); Lopez-

Weaver, Lindsey (BOS); Carroll, John (BOS); Logan, Sam (BOS)

Subject: RE: Liquor License Issuance - 2331 3rd Street - Domaine SF - BOS File No. 240359

Date: Thursday, May 2, 2024 11:48:00 AM

Attachments: <u>image001.png</u>

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 - May 1, 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;
- 3) A sign shall be in a conspicuous space at the entrance and/or exits of the premise, which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said signs shall be no less than 7" X 11" in size, and contain lettering no less 1" in height
- 4) (1) Except as provided in Condition 2 below, no noise shall be audible beyond the area under the control of the licensee; (2) Any noise caused by entertainment or amplified sound that is subject to the provisions of an active Entertainment Permit issued by the San Francisco Entertainment Commission shall be authorized in accordance with the limits established by that Entertainment Permit, including any limitation on hours during which entertainment or amplified sound is permitted. A violation of the entertainment or amplified sound noise conditions of the Entertainment Permit, as determined by the San Francisco Entertainment Commission (or any successor agency), shall be deemed to be a violation of this Condition. Any noise that is not subject to, or is beyond the scope of, the Entertainment Permit shall be subject to Condition 1 above. "Entertainment Permit" means any of the following: a Just Add Music permit, a Limited Live Performance permit, a Place of Entertainment permit, a Fixed Place Amplified Sound permit, or any similar such permit issued by the San Francisco Entertainment Commission.

The Public Safety and Neighborhood Services Committee will hold this hearing at 10 am on Thursday, May 9th.

I invite you to review the entire matter on our <u>Legislative Research Center</u> by following the link below:

Thanks for the review.

Monique C. Crayton (she/her)

Assistant Clerk

Board of Supervisors - Clerk's Office 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102 (415) 554-7750 | Fax: (415) 554-5163 monique.crayton@sfgov.org | www.sfbos.org

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



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. Stephen Jonas #7

Officer in Charge

ALU/Permits Unit 415 53-9550

Date:

May 1, 2024

Subject:

P.C.N. Investigation Regarding:

First Owner: Domaine SF LLC

DBA: Domaine SF

2331 3rd St

San Francisco CA. 94107

Domaine SF LLC., operating as "Domaine SF", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 42 (On Sale Beer and Wine) license to be located at 2331 3rd St St. (located between 20th and 22nd St.)

Hours of Operation:

11am to 8pm each day of the week.

Digest:

"Domaine SF" would like to operate a Wine and Beer Retail Store with Outside Tasting, to be located at 2331 3rd St. If approved, this license will allow them to sell Wine and Beer.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From March 2023 to March 2024

0 calls for service

Police Reports:

From March 2023 to March 2024

0 police reports

San Francisco Plot Information:

This premise is located in Plot: 309

A High Crime area is defined as 103 or more police reports in a plot for the year of 2023.

This plot had 69 police reports for **2023**, which is 34 **lower** than the **Citywide "High Crime"** average.

State Census Tract Information:

This premise is located in Census Tract: 226.00

Population for this tract is: 5,001

On-sale license authorized by census tract: 17 Active on-sale licenses: 31 with 0 pending

Off-sale licenses authorized by census tract: **4** Active off-sale licenses: 5 with 1 pending

Departmental Recommendation:

Points of consideration: 4

No opposition from Bayview Station.

Applicant premise is not located in a "High Crime" area.

Applicant premise is not located in a "High Concentration" area.

0 - Protest.

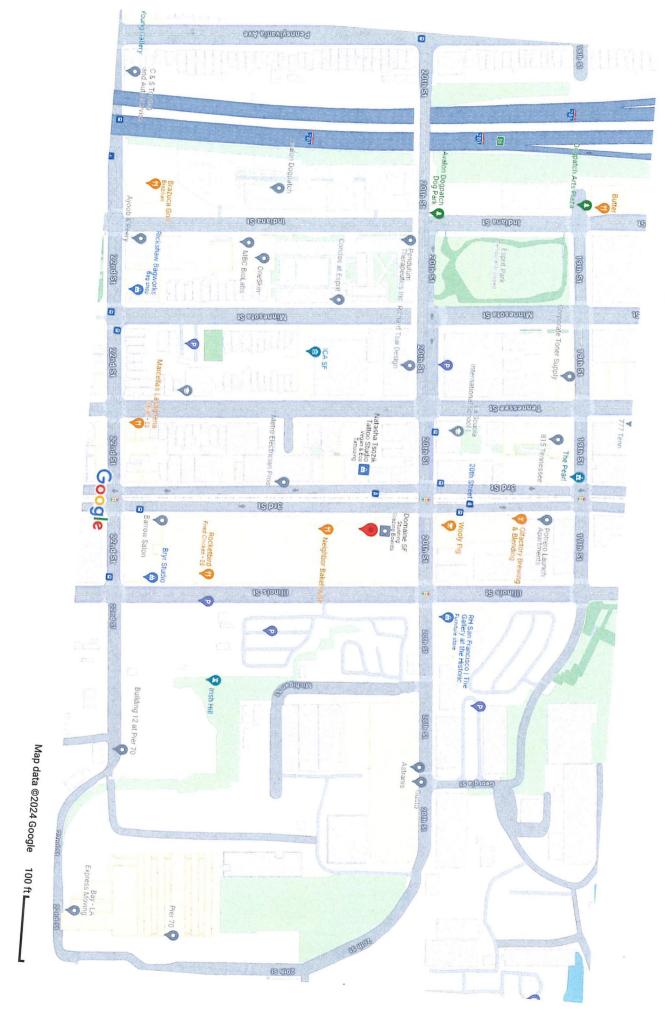
0 - Support

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.
- 3. A sign shall be in a conspicuous space at the entrance and/or exits of the premise, which shall state "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said signs shall be no less than 7" X 11" in size, and contain lettering no less 1" in height
- 4. (1) Except as provided in Condition 2 below, no noise shall be audible beyond the area under the control of the licensee. (SF district office only).
 - (2) Any noise caused by entertainment or amplified sound that is subject to the provisions of an active Entertainment Permit issued by the San Francisco Entertainment Commission shall be authorized in accordance with the limits established by that Entertainment Permit, including any limitation on hours during which entertainment or amplified sound is permitted. A violation of the entertainment or amplified sound noise conditions of the Entertainment Permit, as

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Google Maps 2331 3rd St



BOARD of SUPERVISORS

Planning Department

Attn: Edgar Oropeza

TO:



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

April 16, 2024

LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

DATE:

	Phone No. edga	ar.oropeza@sfgov.org AP Block/Lot Nos.: 4109/001 Zoning: PDR-IG, 68X				
TO:	Police Departm	nent Quad:				
	Phone No. (418					
		se within two weeks. The Public Safety and Neighborhood Services chedule the PC or N hearing for a regular meeting in May of 2024.				
	Monique Crayton,	SPONSE by April 26, 2024, to: Public Safety and Neighborhood Services Committee Clerk. nique.crayton@sfgov.org ~ (415) 554-7750				
Applicar	nt name:	Keri Johnson				
Busines	s name:	Domaine SF LLC				
Annlicat	ion address:	2331 3 rd Street				
• •	nt contact info:	Keri Johnson keri@domainesf.com				
		323-943-5533				
PLANN	IING REVIEW	: ⊠ Approval ☐ Denial				
	Staff Contact: dd comments on a tr	Edgar Oropeza, Senior Planner 4/16/2024 railing page.)				
	E REVIEW: dd comments in a tra	Approval Denial				

From: Oropeza, Edgar (CPC)
To: Crayton, Monique (BOS)

Subject: RE: Liquor License Issuance - 2331 3rd Street - Domaine SF - BOS File No. 240359

 Date:
 Tuesday, April 16, 2024 4:29:33 PM

 Attachments:
 PCN Referral 041624 (1).pdf

Thanks again for your attention to this email. The Planning Department recommends approval for a new type 42 proposed at 2331 03rd Street, located in the Innovated Industries Special Use District per Planning Code Section 249.37(c)(2) and 210.3. Retail Sales and Services (includes a Bar use) are principally permitted. Public notice is not required per the planning code in this case. Please see the attached planning department recommendation.

SEC. 249.37. INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT.

- (a) **Purpose.** The purpose of the Innovative Industries Special Use District is to provide affordable office space to small firms and organizations which are engaged in innovative activities, including incubator businesses and microenterprises.
- (b) **Geography.** The boundaries of the Innovative Industries Special Use District are shown on Sectional Map No. 8SU of the Zoning Map.
- (c) **Controls.** All provisions of the Planning Code currently applicable shall continue to apply, except that:
 - (1) office uses shall be principally permitted uses on all stories above the ground story.
- (2) retail uses shall be subject to the size controls applicable in the Urban Mixed Use District, as stated in Sec. 843.45.

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. <u>196-11</u>, File No. 110786, App. 10/4/2011, Eff. 11/3/2011)

AMENDMENT HISTORY

Division (b) amended; Ord. <u>196-11</u>, Eff. 11/3/2011.

For better response times, email communication is best.

Edgar Oropeza, Planner III

D 9 - D10

San Francisco Planning

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct:628-652-7416 | sfplanning.org

San Francisco Property Information Map: https://sfplanninggis.org/pim/

INFORMATION INQUIRIES MAY BE SENT TO PIC@SFGOV.ORG.

Permit services are available at the Permit Center at 49 South Van Ness.

From: Crayton, Monique (BOS) <monique.crayton@sfgov.org>

Sent: Tuesday, April 16, 2024 2:47 PM

To: CPC.Referrals < CPC.Referrals@sfgov.org>; Salmonson, Joel (POL) < Joel.R.Salmonson@sfgov.org>; Froines, Andrew (POL) < Andrew.Froines@sfgov.org>; keri@domainesf.org

Cc: Alabanza, Analyn@ABC <Analyn.Alabanza@abc.ca.gov>; amarjit.tamber@abc.ca.gov; Wong, Joanne (POL) <joanne.k.wong@sfgov.org>; Jonas, Stephen (POL) <Stephen.Jonas@sfgov.org>;

Donovan, Dominica (BOS) <dominica.donovan@sfgov.org>; Oropeza, Edgar (CPC)

<edgar.oropeza@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Gallardo, Tracy (BOS) <tracy.gallardo@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Lopez-Weaver, Lindsey

(BOS) <Lindsey.Lopez@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>

Subject: Liquor License Issuance - 2331 3rd Street - Domaine SF - BOS File No. 240359

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 - April 16, 2024

You may review the entire matter on our <u>Legislative Research Center</u> by following the link below:

Board of Supervisors File No. 240359

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

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

I request the Planning Department's response before April 26, 2024. Please confirm receipt of this message.

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

<u>Liquor License Public Convenience or Necessity Request</u>

Thanks for the review.

Monique C. Crayton (she/her)

Assistant Clerk

Board of Supervisors - Clerk's Office 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102 (415) 554-7750 | Fax: (415) 554-5163 monique.crayton@sfgov.org | www.sfbos.org

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

April 8, 2024

2024 APR -9 AM 11: 33

Attn: San Francisco Board of Supervisors

City Hall, 2nd Floor

1 Dr. Carlton B. Goodlett Pl San Francisco, CA 94102

RE:

ABC Application - Domaine SF, LLC

2331 3rd St.

San Francisco, CA 94107

Interim Mailing Address (for business and applicant):

2325 3rd St., #340

San Francisco, CA 94107

Owner/Applicant:

Keri Johnson

keri@domainesf.com

daytime phone: 323-943-5533

Dear San Francisco Board of Supervisors:

Domaine SF LLC seeks to do business as an all-natural wine and cheese board catering shop in Dog Patch at the above address, 2331 3rd St., SF, CA 94107. In addition to selling organic/all-natural/biodynamic wines for consumption off premise, we will hold weekly, onpremise, wine tasting events. The business will be open 6 days a week from 11am to 7pm (closed on Mondays).

On March 28, 2024, I, Keri Johnson, applied in-person at the ABC Office located at 33 New Montgomery St., for a new issuance of an ABC Type 42 license, which authorizes the sale of beer and wine for consumption on or off the premises where sold.

On April 4, 2024 the ABC Notification Poster was conspicuously mounted on the property window. In addition on 4/4/24, notices were mailed out to all residents and real property owners within a 500' radius of the proposed retail premises. This mailing was completed by Direct Mail Center, located at 1099 Mariposa St.

About Domaine SF

Domaine SF is a retail concept that aims to be an authority for natural wine in the Bay Area. We will sell natural wine, local artisan foods, cheese & charcuterie boards for take-out. We will also host wine tasting and food pairing events featuring the growers, producers and makers we support in our store.

Our goal is to bring together people seeking a better life through gastronomy with ethical growers, food artisans and small production wine makers who prioritize craftsmanship and sustainability above all else. Our specialty is natural wine, which means wine free of stabilizers and other additives and produced using grapes grown pesticide-free respecting the cycles of nature. We will represent small-producers and stock natural wines from regions all over the world, creating one of the most expansive and diverse natural wine offerings in the Bay Area.

Beyond wine, we will offer cheese & charcuterie grazing boards and crated gift sets. We will have a small marketplace featuring the local foods, organic produce, and artisan craftworks we incorporate into our grazing boards and our farm-to-table gift boxes.

Currently Dog Patch does not have a dedicated natural wine merchant. There are several wine bars and restaurants in the neighborhood, but not a dedicated retail experience where the community can learn about and try natural wine and purchase bottles for off-premise consumption. We are planning to merchandise close to 300 labels, making Domaine SF a destination for wine lovers all over the Bay Area. For the local community, we hope to become a hub for gatherings and community building.

It is my sincere hope that the Board of Supervisors will approve the issuance of an ABC Type 42 license for this location.

Yours truly.

Keri Johnson

On behalf of Domaine SF LLC

State of California

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

KERI ANN JOHNSON

323 - 943 - 5533

TO: Department of Alcoholic Beverage Control

33 NEW MONTGOMERY STREET

STE 1230

SAN FRANCISCO, CA 94105

(415) 356-6500

File Number: 657753

Receipt Number: 2880185

Geographical Code: 3800

Copies Mailed Date: March 28, 2024

Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner:

DOMAINE SF LLC

Name of Business:

DOMAINE SF

Location of Business:

2331 3RD ST

SAN FRANCISCO, CA 94107

County

from

SAN FRANCISCO

Is Premises inside city limits

Yes

Census Tract:

0226.00

Mailing Address:(If different

2325 3RD ST

#340

premises address)

SAN FRANCISCO, CA 94107

Type of license(s):

Dropping Partner: Yes No

Transferor's license/name:

License Type 42 - On-Sale Beer And Wine - Public	Transaction Type ORI	<u>Master</u> Y	Secondary LT And Count		Count
License Type	Transaction Description	Fee Code	Dup	Date	Fee
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	03/28/24	\$1,065.00
Application Fee	FEDERAL FINGERPRINTS	NA	1	03/28/24	\$24.00
Application Fee	STATE FINGERPRINTS	NA	1	03/28/24	\$39.00
42 - On-Sale Beer And Wine - Pu	ANNUAL FEE	NA	0	03/28/24	\$665.00
				Total	\$1,793.00

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: March 28, 2024

Applicant Name(s)

DOMAINE SF LLC

Introduction Form

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

- 4		11.1 C.11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
I here	by subm	nit the following item for introduction (select only one):	
	1.	For reference to Committee (Ordinance, Resolution, Motion or Charter Amenda	nent)
	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 p	roposed	legislation should be forwarded to the following (please check all appropriate bo	xes):
	□ Sn	nall Business Commission Youth Commission Ethics Commiss	ion
	□ Pla	anning Commission Building Inspection Commission Human Resource	ces Department
Gener	ral Plan	Referral sent to the Planning Department (proposed legislation subject to Charter	4.105 & Admin 2A.53):
	□ Ye	es 🗆 No	
(Note	: For Im	perative Agenda items (a Resolution not on the printed agenda), use the Imperat	ive Agenda Form.)
Spons	sor(s):		
Cler	k of the	e Board	
Subje	ct:		
Liqu	or Licer	nse Issuance - 2231 3rd Street - Domaine SF	
Long	Title or	text listed:	
Johr	ison, to	consider that the issuance of a Type-42 on-sale beer and wine liquor licen do business as Domaine SF, LLC located at 2331 3rd Street (District 9), enience or necessity of the City and County of San Francisco.	se to Keri will serve the

Signature of Sponsoring Supervisor:

1 40259