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JAN -3 2017

CITY & COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

LIQUOR LICENSE REVIEW



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

File: 161369

Block/lot: 1939/001
Zoning: TI-MU

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

Quad: NE

DATE: December 27, 2016

Reward #2017-000074 M

This item is tentatively scheduled to be heard in four to six weeks.
PLEASE EMAIL YOUR RESPONSE BY: January 25, 2017, to Erica Major,
Public Safety and Neighborhood Services Committee Clerk.

Erica.Major@sfgov.org - Fax No: 554-7771

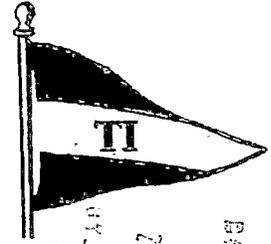
Applicant Name: Treasure Island Yacht Club, Inc.
Treasure Island Yacht Club
and Business Name: (300 Clipper Cove Way)
Applicant Address: 300 Clipper Cove Way
San Francisco, CA 94130
and Phone No. (650) 483-7106

PLANNING COMMENTS: Approval Denial

ABC type 50 is permitted with Private Club use in
the TI-MU zoning district, pursuant to AC Section 249.52.

POLICE COMMENTS: Approval Denial

TREASURE ISLAND YACHT CLUB



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

December 12, 2016

Attention: Erica Major, Assistant Clerk
Re: Application for Premises to Premises Transfer for of the liquor license of
Treasure Island Yacht Club, Inc. ("TIYC"); California ABC Case Number #575776

Dear Ms. Major,

This letter requests that the San Francisco Board of Supervisors issue a resolution finding that approval of the referenced application (a copy of which is attached as Appendix A) will serve a Public Convenience and Necessity ("PCN"). The application is not only unopposed¹ but is strongly supported by the Treasure Island Development Authority ("TIDA"), which is responsible for oversight of all commercial and residential activity on Treasure Island. Richard A. Rovetti, Deputy Director of Real Estate, is our point of contact with TIDA and his contact information is direct telephone: (415) 274 - 3365; e-mail: richard.rovetti@sfgov.org.

The investigator from the California Department of Alcohol Beverage Control who is processing our application is Rosette O. Flores, Licensing Representative II, direct telephone (415) 356 - 6597; e-mail: Rosette.Flores@ABC.ca.gov. We are being assisted in making the referenced application by Robert Sylvia, proprietor of : Mr. Sylvia has spoken to you about this application.

Brief History² of TIYC

TIYC was founded to support the US Navy's recreational program at Treasure Island ("TI") more than 50 years ago. Prior to the closure of Naval Station Treasure Island and the return of possession of TI to the City of San Francisco, TIYC provided sail training, including basic sailing, racing and advanced cruising. It is conservatively estimated that sail training may have been provided to numerous individuals, both military and civilian, and likely numbering in the thousands³, many of whom either were and remain or have gone on to become residents of San Francisco or the bay area. Further, over the years we have also supported a number of important competitions including the world championships for the Star Fleet, the Fleet Admiral Nimitz/Olympic Club competitions in conjunction with Fleet Week, Reed Cup competitions (an ad-hoc competition which - pursuant to the Deed of Gift - may be held whenever a Commonwealth Naval Vessel visits a U.S. Navy complex and resources and competitors are available or vice versa) and a number of Navy competitions, including several All-Navy Regattas, to mention just a few. TIYC has also sent teams to myriad competitions held outside the bay area, including the prestigious Biswanger Memorial Day Regatta held at Naval Post Graduate School Monterey, winning on at least two occasions.

TIYC is now a tenant of the City of San Francisco ("The City"), under a lease administered by TIDA. The Club's page in the Yachting Yearbook for 2015 indicates the club was made up of 9 power, 28 sail and 24 non-boat members.

Prior to this relocation, which has become necessary to allow the seismic upgrade of TI, TIYC's primary base of operations was last located in Building 238 (66 Clipper Cove Way), which initially was a sail locker but was completely rebuilt and transformed into a habitable structure by volunteer labor when TIYC's prior

¹ The period for filing of objections (following posting of the premises) has expired; further, as noted in this application, all of our neighboring businesses, including several wineries have no objection (and have actually offered support) to approval of the application.

² A chronology of some of the more important highlights of the club's history may be viewed at http://tivc.org/?page_id=1094.

³ Precise records on the number are not available, but the undersigned can personally attest for the numbers for a single yachting season, which the undersigned managed and participated in, where over 250 people were trained.

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clubhouse (Building 183; 60 Clipper Cove Way)⁴ was leased out to the Delancey Street Foundation for operation as the *Crossroads Café By The Bay* (most recently operating as the *Treasure Island Bar and Grill* under different ownership) when TI was returned to The City. We have invested approximately \$7,600 and literally hundreds of hours of volunteer time in transforming what had been a paint shed into what is a showplace as far as completely volunteer non-profit clubhouses go.

Name and a daytime phone number

This application (made with the express approval of the full Bridge and Board of TIYC, given at the Annual Meeting on November 12, 2016) is presented by John Harrison, who may be reached at (650) 483 -7106; landline (650) 355 – 6700; e-mail j.harrison@comcast.net. Also, feel free to reach out to Mr. Sylvia, if his insight or counsel could prove helpful in acting on this request.

Your business name and address

TIYC is organized in California as Treasure Island Yacht Club, Inc./California Secretary of State Entity Number C1276751.

TIYC's new clubhouse is located at the Southwest corner of Building 2 (also known as The Navy Marine Corps Reserve Center when operated by the Navy), and now home to Island Creative, and Treasure 8. The club is located at 300 Clipper Cove Way, Treasure Island, San Francisco, California 94130, which is also the mailing address for TIYC.

Appendix I is a schematic and set of photographs showing the current location of TIYC.

TIYC is seeking to have its license: #51 - 382492 (a social club license) transferred from its prior location (66 Clipper Cove Way) to its current address (300 Clipper Cove Way), approximately 750 feet to the east of its prior clubhouse. In its new location, TIYC is within less than a sixth of a mile from various other wineries which have recently gone into operation. We have the support of all these wineries as well as that of our cotenants in Building 2 for this application.

Business hours of operation

TIYC currently maintains a watch on Saturdays from noon to 5:00 p.m. The club is also opened for scheduled events, such as club meetings and holiday parties. Members can use the clubhouse for personal parties, upon approval by TIYC's Bridge and Board (Executive Officers and Board of Directors). TIYC also is opened for sail-ins and blacktop cruises by other bay area yacht clubs.

Explain how the license serves the public convenience and necessity both in the neighborhood and citywide

TIYC's clubhouse is in an area that is has been dedicated by TIDA to light commercial activity and public accommodation, the latter in the form of wineries and tasting rooms. As such, TIYC's operations will be not only consistent with the current nature of the area but will serve to attract patrons to the other enterprises doing business in the area.

As a member of the Pacific Inter-Club Yacht Association ("PICYA"), TIYC is a magnet to other Bay Area yacht clubs which will bring customers to not only the nearby wineries but also to other enterprises such as the wildly popular Treasure Island Flea Market and the periodical festivals held on the island. TIYC also provides a social outlet for customers of the nearby TISC, which provides sail training to the entire Bay Area, and which even assists in sailing activities for the disabled. At present, not only do members of Treasure Island complete in various racing competitions in San Francisco Bay but, more importantly, TIYC

⁴ Prior to occupying Building 183, TIYC's clubhouse was located in what is now the Harbormaster's office, which can be seen on the floating pier in the Treasure Island Marina, yet another structure which also was furnished and rehabilitated at club expense and with volunteer labor.

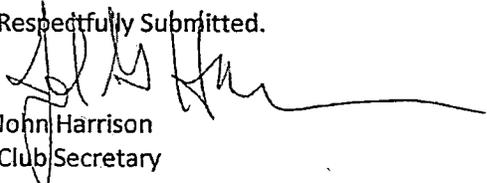
has provided the Race Committee for numerous regattas, most recently including the prestigious WestPoint Regatta and the InterClub Season Opener, both which are important local competitions. Finally, TIYC yacht club provides recreational space for the owners of boats berthed at the marina at TI and is the only such facility on TI.

Probably the most important aspect of the club's operations is that it promotes the use of a remarkable physical asset (in terms of location, climate and view) in an unquestionably sustainable fashion. Given its a convenient location, easily accessible to anyone already on TI and even to those visiting either by private vehicle, public transportation or boat, TISC is generally sheltered from the gales that other areas on the water must endure, so that a picnic or leisurely contemplation of the area is not only possible but likely; further, our footprint is blessed by panoramic views of the City and the Bay Bridge and large vistas of the Bay itself. As a place where these assets can be quietly savored, TISC offers a remarkable place to assemble before waterborne or other public events happen; to conduct specific events for the club and its members; and even to relax and decompress following such activities, not to mention providing a quiet refuge to watch television, meet with friends or just have a quiet snack or beverage, including a full range of coffees, teas, sodas and even water. This is precisely the definition of convenience and necessity:

Continued operation of TIYC in its current form will be possible only if the premises to premises transfer of its liquor license is approved, due to the importance of the revenue generated by liquor sales. Since the operation of TIYC's liquor license since the granting thereof in 2002 has served the public convenience and necessity in its prior location (which – as previously noted – is only approximately 750 feet removed from its prior site) and now is in an area with other facilities offering distinct and different type of alcohol service (wine tasting and bottle sales), not to mention supporting recreational sailing and contributing to the commercial success of other businesses in the area (TISC and the Marina), promoting recreational boating and yacht clubs throughout the San Francisco Bay it is respectfully submitted that it is an inescapable conclusion that that Board of Supervisors should find that transfer of the license will serve a Public Convenience and Necessity and issue the needed resolution.

Please do not hesitate to contact the undersigned if there are any questions or any amplification is desired.

Respectfully Submitted.



John Harrison
Club Secretary

Attachments:

- Appendix A – Copy of Application for Premises to Premises Transfer
- Appendix B – Diagram and Photographs of Club Location
- Appendix C – Parcel Report 1939001