

File No. 181096

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: Nov. 28, 2018

Board of Supervisors Meeting:

Date: _____

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 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/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 type="checkbox"/> | <u>Community Meeting Letter</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Community Meeting Minutes - November 19, 2018</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Meeting Notice - November 5, 2018</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>DRAFT ABC 522-2</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>OEWD Memo - November 28, 2017</u> |

Prepared by: John Carroll

Date: Nov. 21, 2018

Prepared by: John Carroll

Date: _____

1 [Special On-Sale General Liquor License - Verifying Completion of Preapplication
2 Meeting - 3657 Taraval Street]

3 **Motion verifying that Q&M LLC located at 3657 Taraval Street has completed the**
4 **preapplication meeting requirement under California Business and Professions Code,**
5 **Section 23826.13, for the issuance of a new, non-transferable, Type-87 neighborhood-**
6 **restricted special on-sale general liquor license.**

7
8 WHEREAS, California Business and Professions Code, Section 23826.13, provides
9 for a new type of affordable, non-transferable liquor license for existing and new restaurants
10 in seven San Francisco neighborhoods as follows: 1) Third Street in Bayview, 2) San Bruno
11 Avenue in Portola, 3) Leland Street and Bayshore in Visitacion Valley, 4) Mission Street in
12 the Excelsior, 5) Ocean Avenue, 6) Taraval Street in the Sunset, and 7) Noriega Street in the
13 Sunset; and

14 WHEREAS, Five neighborhood-restricted special on-sale general licenses are
15 available in these neighborhoods, to encourage neighborhood activation by reducing
16 storefront vacancies, boost foot traffic, add to the variety of neighborhood-serving small
17 businesses, create good jobs for residents, and provide important spaces for neighbors to
18 meet and socialize; and

19 WHEREAS, The California Department of Alcoholic Beverage Control ("ABC")
20 notified Q&M LLC, located at 3657 Taraval Street, that they were selected following a
21 drawing, and may submit a full neighborhood-restricted special on-sale general license
22 application; and

1 WHEREAS, Prior to submitting such an application, an applicant must conduct a
2 minimum of one preapplication meeting to discuss the application with neighbors and
3 members of the community within the census tract which the premises are located; and

4 WHEREAS, Applicants must submit to ABC, on form ABC-522-2, signed verification
5 by the local government body that states the applicant has completed the preapplication
6 meeting; and

7 WHEREAS, Q&M LLC, as required by Business and Professions Code,
8 Section 23826.13, must mail notification of the preapplication meeting at least 14 calendar
9 days before the meeting to all individuals and organizations within a 500-foot radius of the
10 premises for which the license is to be issued; as well as any relevant neighborhood
11 associations for the neighborhood in which the premises is located, as identified on a list
12 maintained by the Planning Department of the City and County of San Francisco; and the
13 Chief of Police for the San Francisco Police Department, as required; and

14 WHEREAS, Q&M LLC located at 3657 Taraval Street has provided the Board of
15 Supervisors supporting documents, including a copy of the applicant's preapplication meeting
16 notice, a signed preapplication meeting proof of mailing, and meeting minutes or equivalent
17 evidencing completion of the preapplication meeting held on November 19, 2018, at 3657
18 Taraval Street; and

19 WHEREAS, These required supporting documents are on file with the Clerk of the
20 Board of Supervisors in File No. 181096; now, therefore, be it

21 MOVED, That the Board of Supervisors verifies that Q&M LLC located at 3657
22 Taraval Street has completed the preapplication meeting pursuant to California Business and
23 Professions Code, Section 23826.13; and, be it

1 FURTHER MOVED, That the Clerk of the Board of Supervisors is hereby authorized
2 to sign the ABC-522-2 on behalf of the Board of Supervisors verifying Q&M LLC located
3 at 3657 Taraval Street has completed the preapplication meeting.
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

November 19th, 2018

Q&M LLC Type 87 Pre-application Community Meeting Notes

I introduced myself as the owner of the restaurant project planned for 3657 Taraval Street. I indicated that we are currently working to clean out the space and have made improvements with the infrastructure. I let them know that we are replacing the previous damaged floor and will be pouring a new concrete floor. I provided background about my experience in the neighborhood operating The Riptide and also discussed the fire that destroyed the business that we eventually rebuilt.

A neighbor had asked about the hours of operating and seating at the new restaurant. I let her know that we planned on being open for lunch and dinner and would have a capacity of around 49 people. She also asked about the name, and I let her know that we were discussing concepts and may tie-in with The Riptide.

Dear Neighbor,

We are pleased to announce the opening of a much-needed new restaurant at 3657 Taraval Street. We will specialize in creating delicious dishes made from locally sourced, sustainable and organic ingredients skillfully prepared by artisan chefs. Our goal is to provide a fine dining experience at an affordable price for residents and visitors alike.

This project will enable us to further beautify the area through the development of a modern, contemporary establishment. As part of this effort, we are excited to announce that we will be bringing a type 87 ABC license so that we may pair creative beverages to complement our diverse menu.

As such, we are hosting an opportunity for our neighbors to hear more about this project. Here are the details:

Date: Monday, November 19th, 2018

Time: 9:00am

Location: 3657 Taraval Street, San Francisco, CA

We feel there is an opportunity to bring quality food to the community and we are eager to be part of the continuing beautification of Lower Taraval!

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'Q' followed by 'M' and a flourish.

Q&M LLC

Proof of Mailing of Notice Regarding Type 87 Liquor License Pre-Application Meeting

Please complete this form, attach the original notice of your pre-application meeting regarding your intention to apply for a Type 87 liquor license, and submit to the Clerk of the San Francisco Board of Supervisors.

Applicant(s) Name(s): Q & M LLC

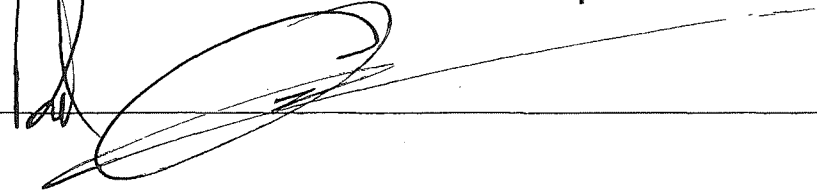
Address of Premises to be Licensed: 3657 TARAVAL ST

I, DAVID QUINBY, mailed the attached notice of my pre-application meeting regarding my intention to apply for a Type 87 liquor license to each resident of real property within a 500-foot radius of the above-listed premises, as well as to neighborhood associations and the Chief of Police, by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: NOVEMBER 5TH 2018

Time: 3 PM

USPS Location: SLOAT LAKESHORE PLAZA

Signature: 

**ORIGINAL NEIGHBORHOOD-RESTRICTED SPECIAL ON-SALE GENERAL LICENSE
PUBLIC MEETING REQUIREMENT VERIFICATION**

Name of Applicant: Q & M LLC

Address of applied-for premises: 3657 Taraval Street

Pursuant to Section 23826.13 of the California Business and Professions Code, the San Francisco Board of Supervisors hereby verifies that the above applicant for an original neighborhood-restricted special on-sale general license (Type 87) has completed the public meeting requirements as prescribed by the statute.

Signature of Board of Supervisors Representative

To: Angela Calvillo, Clerk of the Board
From: Ben Van Houten, Office of Economic and Workforce Development
Re: Type 87 Liquor Licenses & Community Outreach Obligation
Date: November 28, 2017

In the coming weeks, a series of applicants for Type 87 liquor licenses will be requesting that the Board of Supervisors confirm that the applicants have satisfied a pre-application community outreach requirement unique to this new type of license. This memo provides background information regarding the Type 87 license and the community outreach obligation.

In 2016, the California Legislature adopted SB 1285, codified as California Business & Professions Code Section 23826.13. This legislation authorized the creation of a new type of affordable, non-transferable liquor license exclusively for restaurants located in a set of target San Francisco neighborhoods (Bayview, Excelsior, Ocean Avenue, Portola, Noriega Street, Taraval Street and Visitacion Valley).

The bill was developed to help address challenges these commercial corridors face in supporting existing restaurants and attracting new ones to vacant storefronts. Successful restaurants provide a number of benefits to neighborhoods, by reducing storefront vacancies, adding to the variety of neighborhood-serving small businesses, creating good jobs for residents, providing important spaces for neighbors to meet and socialize, and boosting foot traffic.

One barrier that hinders the success of businesses in these neighborhoods is the prohibitively high cost of a full liquor license that allows a restaurant to serve spirits in addition to beer and wine. Because state law has capped the number of full liquor licenses available in San Francisco, licenses can only be purchased from existing business owners. Due to the scarcity of available licenses, full liquor licenses are currently being sold for prices exceeding \$250,000 each.

SB 1285 authorized the California Department of Alcoholic Beverage Control (“ABC”) to issue five non-transferable neighborhood-restricted licenses to new or existing restaurants located in the above-mentioned target neighborhoods. These licenses are available at the state’s existing application fee for a new full liquor license, currently set at \$13,800. This price is far more accessible for small business owners than the high prices on the secondary market.

Businesses interested in applying for these licenses, designated as “Type 87” liquor licenses by the ABC, were invited to submit preliminary “priority applications” from September 11-22, 2017 at the San Francisco ABC office. Because more than five businesses submitted priority applications for Type 87 licenses, the ABC conducted a public drawing on October 12, 2017 to establish the order in which it would begin inviting applicants to submit formal applications for Type 87 licenses.

Beginning on October 12, the first five applicants drawn were invited to complete the required pre-application process and submit a full liquor license application within 90 days. If one of those five businesses chooses to withdraw their application or is otherwise unable to qualify for a license, the ABC

will invite the next business on the drawing list to submit a full application, and will continue this process until five licenses have been issued.

Prior to submitting a full application for a Type 87 license, a prospective applicant must hold at least one pre-application community meeting to discuss the application with neighbors and members of the community in which the premises are located. At least 14 calendar days before the community meeting is set to occur, the applicant must mail written notice of the meeting to every resident within a 500-foot radius of the premises, to neighborhood associations identified by the Planning Department, and to the Chief of Police.

Following the completion of the community meeting, the applicant must secure, on ABC Form 522-2, signed verification from the San Francisco Board of Supervisors that the applicant has completed the required community outreach. Each resolution to confirm that an applicant has satisfied the outreach obligation will be heard in the Board's Public Safety and Neighborhood Services Committee. An applicant will be expected to provide the following items in order to demonstrate satisfaction of the community outreach obligation: a copy of the applicant's pre-application meeting notice, a signed document offering proof of mailing, and meeting minutes or equivalent materials evidencing completion of the meeting.

The signed Form 522-2 must be submitted to ABC at the time the applicant submits their full application for a Type 87 license in order for that application to be deemed complete by the ABC. Following the submission of a complete application, ABC staff will undertake the standard review process that applies to any new liquor license application, including, among other requirements, referring the application to the San Francisco Planning Department and San Francisco Police Department for their review.

Print Form

RECEIVED
11/13/2018 @ 5:14pm
A

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

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

- 1. For reference to Committee.
An ordinance, resolution, motion, or charter amendment.
- 2. Request for next printed agenda without reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Request for Closed Session (attach written motion).
- 10. Board to Sit as A Committee of the Whole.
- 11. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative

Sponsor(s):

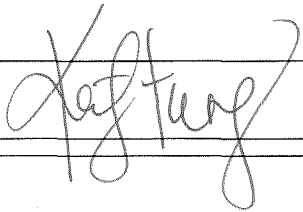
Katy Tang

Subject:

Special On-Sale General Liquor License - Verifying Completion of Preapplication Meeting - 3657 Taraval Street

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: 

For Clerk's Use Only: