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(C)

**LIQUOR LICENSE  
PUBLIC CONVENIENCE OR  
NECESSITY REFERRAL**



**RECEIVED**

OCT 29 2018

CITY & COUNTY OF S F  
PLANNING DEPARTMENT  
NEIGHBORHOOD PLANNING

**TO:** Planning Department  
Georgia Powell  
Phone No. (415) 558-6371

**DATE:** October 29, 2018

**AP Block/Lot Nos.:** 3518/023

**Zoning:** WSOMA Mixed Use-  
General 55-X

**TO:** Police Department  
Inspector Nelly Gordon  
Phone No. (415) 837-7273

**Quad:** SE Planning Team

**Record No.:** 2018-014742 MIS

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Please submit your response in four to six weeks for the matter to be heard.  
**PLEASE EMAIL YOUR RESPONSE BY:** December 7, 2018, to John Carroll,  
Public Safety and Neighborhood Services Committee Clerk.  
john.carroll@sfgov.org - Phone No: 554-4445

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**Applicant name:** Porky's Palace, LLC

**Business name:** Tank18

**Application address:** 1345 Howard Street  
San Francisco, CA 94103

**Applicant contact info:** Patrick MacCartee  
1345 Howard Street  
San Francisco, CA 94103  
415-637-0257  
patrick@tank18.com

**PLANNING REVIEW:** ☒ Approval ☐ Denial

Planning Staff Contact: V. Flores 415-545-9173 12/03/18

**Please print review comments on a trailing page.**

**POLICE REVIEW:** ☐ Approval ☐ Denial

Please provide review comments in a trailing report.

Type 20 permitted in brewpub/erent space (db2 Tank18) - permitted in  
WMUG Zoning District per PC Section 844 & BPA 201205220968.

## Request for PCN for Porky's Palace, LLC Type 20 License


1. Applicant: Patrick MacCartee, 415-637-0257, Patrick@tank18.com
2. Business: Porky's Palace, LLC, DBA Tank18; 1345 Howard St, SF CA 94103
3. Business Mailing: same
4. ABC Lic Type: Type 20
5. Hours of Operation Monday – Sunday 11a – 11p
6. Application was filed with ABC and posting started in May 2018, by Patrick MacCartee at SF ABC Office in person.
7. Application was completed in September 2018.
8. We at Tank18, produce our own wines and brew our own beer. We are uniquely SF and only sold in SF. We provide a unique experience and product to the San Francisco market by providing our amazing wines and beer with our meal service. There is no other location in the city that provides this type of service with their in-house produced wine AND beers.

Our customers span the diverse swath of what makes SF an amazing place to live. Providing a haven for all citizens of SF, a typical evening at Tank18 consists of LGBT, people of all colors, blue collar and white collar, and many age groups all mixing together enjoying themselves. It's a true unique mixing pot that is rare in this amazing city going through its transformation.

Many of our customers have requested to be able to continue their experience at home by buying our wines and beers to take home with them. . There is no other location in the city that can offer this unique offering. We feel that buy offering this fun and uniquely SF experience we enrich the lifestyle and entertainment options that make SF special. In a market where many small business are going out of business and being taken over by chains we stand out.

In our neighbor hood, West SOMA, you would be hard pressed to find quality wine and beer offerings. There are no major high-end grocery stores with quality wines. All the bodegas in our area sell mass-produced low quality wines, the neighbors reluctantly purchase.

Our previous operations at this site was covered under a Winery license which allowed for the sale of wine for off premise consumption, we simply trying to get back to parity with our past offerings so we can, again offer our neighbors the wines they love to drink at home.



Patrick MacCartee

10-26-18

2018 OCT 26 PM 3:02

BOARD OF SUPERVISORS  
SAN FRANCISCO

## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;P

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
  - Part 2 is to be completed by the applicant, and returned to ABC.
  - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

## PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME <i>Porky's Palace LLC</i>				3. LICENSE TYPE <i>20</i>	
2. PREMISES ADDRESS (Street number and name, city, zip code) <i>1245 Howard St, &amp; 18 Dore St, San Francisco, CA 94103</i>					
4. TYPE OF BUSINESS					
<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club		
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club		
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club		
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room		
<input type="checkbox"/> Wine only	<input type="checkbox"/> All				
<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market		
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy		
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline			
5. OTHER - describe: <i>off Sale Beer &amp; Wine</i>					
5. COUNTY POPULATION <i>866,583</i>		6. TOTAL NUMBER OF LICENSES IN COUNTY <input type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale		7. RATIO OF LICENSES TO POPULATION IN COUNTY <i>1,086</i> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	
8. CENSUS TRACT NUMBER <i>0178.02</i>		9. NO. OF LICENSES ALLOWED IN CENSUS TRACT <i>4</i> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale		10. NO. OF LICENSES EXISTING IN CENSUS TRACT <i>9</i> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	
11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?) <input checked="" type="checkbox"/> Yes, the number of existing licenses exceeds the number allowed <input type="checkbox"/> No, the number of existing licenses is lower than the number allowed					
12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS? <input checked="" type="checkbox"/> Yes (Go to Item #13) <input type="checkbox"/> No (Go to Item #20)					
13. CRIME REPORTING DISTRICT NUMBER <i>230</i>		14. TOTAL NUMBER OF REPORTING DISTRICTS <i>653</i>		15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS <i>51,848</i>	
16. AVERAGE NO. OF OFFENSES PER DISTRICT <i>79</i>		17. 120% OF AVERAGE NUMBER OF OFFENSES <i>95</i>		18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT <i>92</i>	
19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency) <input type="checkbox"/> Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17 <input checked="" type="checkbox"/> No, the total number of offenses in the reporting district is lower than the total number in item #17					
20. CHECK THE BOX THAT APPLIES (check only one box)					
<input type="checkbox"/> a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.					
<input type="checkbox"/> b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.					
<input checked="" type="checkbox"/> c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.					

Governing Body/Designated Subordinate Name:

*Board of Supervisors*

## FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

*cdl**WAB*

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in

[illegible]

23. DATE SIGNED

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

See Attached (i.e., letter, resolution, etc.)

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

130 DATE SIGNED

## APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

*Patrick MacCartee*  
(415) 637-0257

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

File Number: 581012  
Receipt Number: 2487920  
Geographical Code: 3800  
Copies Mailed Date: March 16, 2018  
Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCOFirst Owner: PORKY'S PALACE, LLCName of Business: TANK 18

Location of Business: 1345 HOWARD ST AND 18 DORE ST  
SAN FRANCISCO, CA 94103-2616

County: SAN FRANCISCOIs Premise inside city limits? YesCensus Tract 0178.02

Mailing Address:  
(If different from  
premises address)

Type of license(s): 20

Transferor's license/name: 516091 / JULIE MAURANGE  
CORPORATION

Dropping Partner: Yes ☐ No ☒

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
20 - Off-Sale Beer And Win.	ANNUAL FEE	NA	Y	0	03/15/18	\$283.00
20 - Off-Sale Beer And Win.	PREMISE TO PREMISE TRANSFER	NA	Y	0	03/15/18	\$100.00
20 - Off-Sale Beer And Win.	PERSON-TO-PERSON TRANSFER	NA	Y	0	03/15/18	\$50.00
Total						\$433.00

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

Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications  
of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the  
Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of SAN FRANCISCODate: March 15, 2018

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

See 211 Signature Page

PORKY'S PALACE, LLC

2018 MAR 21 PM 2:55



California Department of Alcoholic Beverage Control  
License Query System Summary as of 10/28/2018

<b>License Information</b>	
License Number:	581012
Primary Owner:	PORKY'S PALACE, LLC
ABC Office of Application:	24 - SAN FRANCISCO
<b>Business Name</b>	
TANK 18	
<b>Business Address</b>	
1345 HOWARD ST AND 18 DORE ST	
SAN FRANCISCO, CA. 94103	
County: SAN FRANCISCO	Census Tract: 0178.02
<b>Licensee Information</b>	
Licensee: PORKY'S PALACE, LLC	
<b>Company Information</b>	
OFFICER: FOG CITY WINES (MANAGER)	
MEMBER: FOG CITY WINES	
<b>License Types</b>	
1) License Type:	75 - ON-SALE GENERAL BREW-PUB
License Type Status:	ACTIVE
Status Date:	26-FEB-2018
Term:	12 Month(s)
Original Issue Date:	23-FEB-2018
Expiration Date:	31-JAN-2019
Master:	Y
Duplicate:	0
Fee Code:	P40
License Type was Transferred On:	From:
License Type was Transferred On:	To:
<b>Operating Restrictions</b>	
Full and complete meals must be offered and made available at all times the premises is exercising the privileges of its alcoholic beverage license, with the exception of the last ½ hour of operation each day.	
Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 10:00 a.m. and 12:00 a.m. each day of the week.	
No noise shall be audible at any nearby residence.	
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 the most recently certified ABC-257 and ABC-253.	
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 most recently certified ABC-253.	
Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within 72 hours of being applied.	
<b>Disciplinary Action</b>	
... No Active Disciplinary Action found ...	
<b>Disciplinary History</b>	
... No Disciplinary History found ...	
<b>Holds</b>	
Hold Date:	15-MAR-2018
Type:	FORM 220
Hold Date:	30-APR-2018
Type:	FRANCHISE TAX HOLD
<b>Escrows</b>	
... No Escrow found ...	

For a definition of codes, view our [glossary](#).