

# LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

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

**DATE:** September 9, 2019

**AP Block/Lot Nos.:** 1741/005  
**Zoning:** Inner Sunset NCD, 40-X  
**Quad:** North West Planning Team  
**Record No.:** \_\_\_\_\_

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

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Please submit your response within three weeks; the Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in November of 2019.

**PLEASE EMAIL YOUR RESPONSE BY:** September 30, 2019, to John Carroll, Public Safety and Neighborhood Services Committee Clerk.

[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Phone No: 554-4445

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**Applicant name:** Queens SF, LLC

**Business name:** Queens SF

**Application address:** 1235-9th Street  
San Francisco, CA 94122

**Applicant contact info:** Edward Kim  
562-665-9990  
[eddo@queenssf.com](mailto:eddo@queenssf.com)

**PLANNING REVIEW:** ☐ Approval ☐ Denial

Planning Staff Contact: \_\_\_\_\_

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

**POLICE REVIEW:** ☐ Approval ☐ Denial

**Please print review comments in a trailing report.**

September 6, 2019

2019 SEP -6 AM 11:20  
J

To the Office of the Clerk of the Board of Supervisors:

Queens SF, LLC located at 1235 9th Avenue San Francisco, CA 94122 is requesting a determination for Public Convenience of Necessity (PCN) for our type 20 ABC license (person to person and premise to premise transfer). Our business hours are Mondays and Tuesdays (8am to 4 pm) and Wednesdays thru Sundays (8am to 8 pm).

We filed the application for the type 20 license on August 8th, 2019 at the ABC office on 33 New Montgomery Street, San Francisco, CA 94105. We posted our Public Notice on August 12th, 2019 and mailed out our 500 foot radius mailings on August 23rd, 2019.

Queens SF, LLC is a Korean superette (a specialty market and deli). We are hoping to introduce and educate the local neighborhood and greater S.F. community of the vastness and depth of the different varieties of traditional Korean rice wines. There are various stores around the city that carry large commercial brand rice wines, but our hope is to introduce smaller producers who share the same values as we do. We would be the first store in San Francisco to carry such brands and varieties.

Please let us know if you have any additional questions or concerns.

Sincerely,



Edward Kim  
[eddo@queenssf.com](mailto:eddo@queenssf.com)  
562-665-9990

## 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

Queens SF LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

1235 9th Ave., San Francisco, CA 94122

3. LICENSE TYPE

20

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 |  |

☒ Other - describe:

Off Sale Beer &amp; Wine

5. COUNTY POPULATION

883,963

6. TOTAL NUMBER OF LICENSES IN COUNTY

☐ On-Sale ☐ Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1,133

☐ On-Sale ☒ Off-Sale

8. CENSUS TRACT NUMBER

0302.02

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

3

☐ On-Sale ☒ Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

6

☐ On-Sale ☒ 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?)

- ☒ Yes, the number of existing licenses exceeds the number allowed
- ☐ No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- ☒ Yes (Go to Item #13)
- ☐ No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

909

14. TOTAL NUMBER OF REPORTING DISTRICTS

654

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

55,022

16. AVERAGE NO. OF OFFENSES PER DISTRICT

84.13

17. 120% OF AVERAGE NUMBER OF OFFENSES

100.8

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

104

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)

- ☒ Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- ☐ 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)

- ☐ 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.
- ☐ 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.
- ☒ 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)

**PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)**

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 this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

Queens SF, LLC is a specialty Korean market, and traditional Korean rice wine is a major part of our culture and cuisine. We are hoping to introduce and educate the local neighborhood and greater SF community of the vastness and depth of ~~the~~ the different varieties of rice wines. We will be working with producers in Korea to host workshops at our store and also ~~have~~ give people the opportunity to purchase them for off premise consumption. There are a few stores who carry the commercial soju and makgeol. brands, but we would be the first in the city to bring in more traditional types and varieties. Our hours of operation are

22. APPLICANT SIGNATURE

23. DATE SIGNED

8/26/2019 M-T 8A-4P  
W-S 8A-5P

**PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)**

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.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

☐

Yes

☐

No

☐

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

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE-SIGNED

## APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

Edward Kim

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

File Number: 608659  
Receipt Number: 2589739  
Geographical Code: 3800  
Copies Mailed Date: August 8, 2019  
Issued Date:

(502) 645-9990

DISTRICT SERVING LOCATION: SAN FRANCISCOFirst Owner: QUEENS SF, LLCName of Business: QUEENS SFLocation of Business: 1235 9TH AVE  
SAN FRANCISCO, CA 94122-2306County: SAN FRANCISCOIs Premises inside city limits? YesCensus Tract: 0302.02Mailing Address: (If different  
from  
premises address)Type of license(s): 20Dropping Partner: Yes ☐ No ☒Transferor's license/name: 206216 / WING SUN INC

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
20 - Off-Sale Beer And Wine	PER/PRM	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	STATE FINGERPRINTS	NA	2	08/08/19	\$78.00
Application Fee	DBL TRF: PREMISES AND PERSON	NA	0	08/08/19	\$905.00
Application Fee	FEDERAL FINGERPRINTS	NA	2	08/08/19	\$48.00
20 - Off-Sale Beer And Wine	ANNUAL FEE	NA	0	08/08/19	\$296.00
Total					\$1,327.00

Have you ever been convicted of a felony? NoHave you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the  
Department pertaining to the Act? NoSTATE OF CALIFORNIA County of SAN FRANCISCODate: August 8, 2019

Applicant Name(s)

QUEENS SF, LLC

2019 AUG 14 AM 9:28  
SAN FRANCISCO  
BOARD OF ALCOHOLIC BEVERAGE CONTROL