

LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

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

DATE: January 28, 2020

TO: Police Department
Inspector Georgia Sawyer
Phone No. (415) 553-9550

AP Block/Lot Nos.: 3706/093
Zoning: C-3-R
Quad: NE Planning Team
Record No.: _____

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 March of 2020.

PLEASE EMAIL YOUR RESPONSE BY: February 14, 2020, to John Carroll, Public Safety and Neighborhood Services Committee Clerk.

john.carroll@sfgov.org - Phone No: 554-4445

Applicant name: 706 Mission Residence Owners Association

Business name:

Application address: 706 Mission Street, 5th Floor
San Francisco, CA 94103

Applicant contact info: Beth Aboulafia
Hinman and Carmichael, LLP
415-713-8182
Aboulafia@Beveragelaw.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.

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2020 JAN 24 AM 10:34

BT _____ 

January 23, 2020

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

Re: Request for Resolution of Public Convenience or Necessity
706 Mission Residences Owners Association
706 Mission St., San Francisco, California 94103

Dear Ms. Calvillo:

706 Mission Residences Owners Association has applied to the Department of Alcoholic Beverage Control for a person-to-person, premises-to-premises transfer of a Type 47 license which, upon transfer, will be converted to a Type 57 Special On-Sale General license, for the residents' club at the Four Seasons Private Residences at 706 Mission ("706 Mission"). We are requesting a determination by the Board of Supervisors that issuance of the license will serve public convenience or necessity.

706 Mission is located in downtown San Francisco at the corner of Third and Mission Streets. The site prominently anchors the southeast corner of Jessie Square, and is the last remaining parcel of the Yerba Buena master plan to be developed. Located across from Yerba Buena Gardens and just steps away from San Francisco's art, culture and museum district, 706 Mission is an address unlike any seen before in San Francisco.

The new 43-story Tower, currently in progress, will adjoin the historic, completely renovated, 10-story Aronson Building. The property will feature 146 spacious luxury residences and an approximate 11,000 sq. ft. private amenities floor. It will be one of only four residential-only Four Seasons properties world-wide. The property also includes a new home for The Mexican Museum that will be located on a portion of the ground floor, and the second through fourth floors, of the project, spanning both the Tower and the Aronson Building facing Mission Street, Third Street, and Jessie Square Plaza, with the main lobby entrance from the Jessie Square Plaza. The two adjoining towers will artfully blend historic and contemporary design to create a backdrop for the one-of-a-kind residential experience.

The residential amenity club, located on the fifth floor of the Tower, is approximately 11,000 square feet and includes a lounge, dining area, bar, game room and fitness center. Included in the overall square footage, there will be approximately 2,000 square feet of landscaped outdoor terrace space furnished with comfortable seating and three cozy fire-pits. The lounge is an exclusive 1,200 square foot area providing elegant and comfortable seating. The lounge is designed as an area for the residents and their guests to relax, read, meet with friends and to provide a change of scenery from their units. Seating areas are designed and arranged to provide individuals with distinct areas to have a drink, talk and or read. Areas of the club will directly overlook the beautiful Yerba Buena Gardens, the 19th century St Patrick Church and the iconic Contemporary Jewish Museum. A tasteful and elegant bar completes the lounge and will be staffed from 5:30 pm to 11 pm daily. The lounge as well as the entire club will have complimentary wireless internet access. The club will provide a thoughtfully

designed self-serve coffee/espresso station where residents and their guests may enjoy complimentary assorted coffee beverages.

Issuance of the proposed license will be a convenience to both residents and guests of the building. Enabling 706 Mission to sell alcoholic beverages on the club level will allow residents of the Tower the convenience of enjoying an alcoholic beverage while relaxing or visiting with their guests and neighbors. This amenity will be especially convenient for residents who would like to meet for a drink before heading out to dinner, the theater or shopping or who prefer to enjoy a social experience without leaving the building.

Four Seasons is one of the most recognized brands in ultra-luxury hotels and resorts. By providing 5-star hotel services and amenities, 706 Mission will recreate the Four Seasons resort experience for all residents. Permitting the sale of alcoholic beverages will complete the Four Seasons experience, enabling residents to enjoy alcoholic beverages in their club lounge and dining areas.

For the above reasons, we believe that the issuance of the Type 57 license to 706 Mission Residences Owners Association will serve public convenience and necessity.

Sincerely,



James Marquez Escarzega, Director
706 Mission Residences Owners Association

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260 CALIFORNIA STREET, SUITE 700 SAN FRANCISCO, CA 94111 TEL: 415.362.1215 FAX: 415.362.1494

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January 24, 2020

By Hand-Delivery

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

Re: Request for Resolution of Public Convenience or Necessity
706 Mission Residences Owners Association
706 Mission St., San Francisco, California 94103

Dear Mr. Carroll,

Enclosed please find a request for a resolution of public convenience or necessity on behalf 706 Mission Residences Owners Association.

Sincerely,

A handwritten signature in blue ink that reads "Beth Aboulafia".

Beth Aboulafia, Partner
Hinman & Carmichael LLP

Encl.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

*Ms. HIA CAROLAN,
Hinman & Carmichael
LLP
(415) 362-1215*

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

File Number: **613202**
Receipt Number: **2615232**
Geographical Code: **3800**
Copies Mailed Date: **December 3, 2019**
Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner: **706 MISSION RESIDENCES OWNERS ASSOCIATION**

Name of Business:

Location of Business: **706 MISSION ST
5TH FL
SAN FRANCISCO, CA 94103-3163**

County: **SAN FRANCISCO**

Is Premises inside city limits? **Yes** Census Tract: **0615.00**

Mailing Address:(If different from premises address) **735 MARKET ST
STE 602
SAN FRANCISCO, CA 94103-2026**

Type of license(s): **57** Dropping Partner: **Yes**

Transferor's license/name: **199357 / SRISOPA, APINUN**

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 2019 DEC -6 PM 4:32
 No

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
57 - Special On-Sale General	EXC/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	1	12/03/19	\$39.00
Application Fee	DBL TRF: PREMISES AND PERSON	NA	0	12/03/19	\$1,250.00
Application Fee	LICENSE TYPE EXCHANGE	NA	0	12/03/19	\$100.00
Application Fee	FEDERAL FINGERPRINTS	NA	1	12/03/19	\$24.00
57 - Special On-Sale General	ANNUAL FEE	P40	1	12/03/19	\$1,235.00
Total					\$2,648.00

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: **December 3, 2019**

Applicant Name(s)

706 MISSION RESIDENCES OWNERS ASSOCIATION