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SAN FRANCISCO

2020 JAN 24 AM 10:34

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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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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.