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JAN 28 2020

CITY & COUNTY OF S.F.

# LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

Block/Lot: 3706/123  
Zoning: C-3-R  
Quadrant: NE  
Record No.: 2020-00123

MIS

**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.:** \_\_\_\_\_

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CITY & COUNTY OF S.F.

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, 5<sup>th</sup> 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: Alexandra Kirby

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

**POLICE REVIEW:**  Approval  Denial

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



# SAN FRANCISCO PLANNING DEPARTMENT

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February 7, 2020

John Carroll  
Public Safety and Neighborhood Services Committee Clerk  
Via email: [John.Carroll@sfgov.org](mailto:John.Carroll@sfgov.org)

**Planning Record No.:** 2020-001255MIS  
**Property Address:** 706 Mission Street  
**Block and Lot** 3706/123  
**Zoning District:** C-3-R Downtown – Retail/400-I  
**Staff Contact:** Alexandra Kirby – (415) 575-9133  
[alexandra.kirby@sfgov.org](mailto:alexandra.kirby@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Mr. Carroll,

This letter is to recommend approval of the Liquor License Public Convenience or Necessity Referral dated January 28, 2020, regarding 706 Mission Street (3706/123). Per the Planning Department's prior recommendation of approval for the ABC referral for a Type 57 Liquor License dated December 18, 2019 (see attached), the proposed Bar use is principally permitted as accessory to the Retail Sales and Service use at the 5<sup>th</sup> floor (Four Seasons private residence lounge) in the C-3-R Zoning District per Planning Code Section 210.2.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexandra Kirby", enclosed within a large, loopy oval shape.

Alexandra Kirby  
Senior Planner, Northeast Quadrant

**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)**

ABC 211 (6/99)

*Ms. WFA 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:

Block/Lot: 3706/093

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

Zoning: C-3-R

Quadrant: NE

County: **SAN FRANCISCO**

Record No: 249-02270/M15

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  No

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

License Type	Transaction Type	Master	Secondary LT And Count
57 - Special On-Sale General	EXC/PER/PRM	Y	

License Type	Transaction Description	Fee Code	Dup	Date	Fee
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**

*Recommend approval; Establish Accessory use as for as Retail sales and service use (dba 706 Mission Residences Owners Association) on 5th Floor as principally permitted within the C-3-R Zoning District per Planning Code Section 210.2.*

*CFahey 12/03/2019*  
Approved Planning Dept. Carolyn Fahey

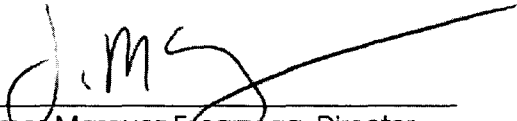
designed self-serve coffee/espresso station where residents and their guests may enjoy complimentary assorted coffee beverages.

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,

A handwritten signature in black ink, appearing to read 'J. Marquez', written over a horizontal line.

James Marquez Escarzega, Director  
706 Mission Residences Owners Association

Department of Alcoholic Beverage Control  
**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)**  
 ABC 211 (6/99)

State of California

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

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 STE 1230  
 SAN FRANCISCO, CA 94105  
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 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
 2019 DEC - 6 PM 4: 32Z  
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STATE OF CALIFORNIA County of **SAN FRANCISCO** Date: **December 3, 2019**

Applicant Name(s)

**706 MISSION RESIDENCES OWNERS ASSOCIATION**