

File No. 200075

Committee Item No. 1

Board Item No. 26

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: July 23, 2020

Board of Supervisors Meeting:

Date: August 11, 2020

Cmte Board

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Police Department Review – March 5, 2020</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Review – February 7, 2020</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral to Planning and SFPD – January 28, 2020</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PC or N Request Letter – January 24, 2020</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Form ABC-211 – December 6, 2019</u> |

Prepared by: John Carroll

Date: July 17, 2020

Prepared by: John Carroll

Date: August 7, 2020

1 [Liquor License Issuance - 706 Mission Street - 706 Mission Residences Owners
2 Association]

3 **Resolution determining that the issuance of a Type-57 special on-sale general**
4 **beer, wine, and distilled spirits liquor license to the 706 Mission Residences**
5 **Owners Association, to do business as the Four Seasons Private Residences on**
6 **the 5th floor of 706 Mission Street (District 6), will serve the public convenience or**
7 **necessity of the City and County of San Francisco.**

8
9 WHEREAS, The 706 Mission Residences Owners Association, is seeking the
10 issuance of a Type-57 special on-sale general beer, wine, and distilled spirits liquor
11 license to do business as the Four Seasons Private Residences, located on the 5th floor
12 of 706 Mission Street (District 6); and

13 WHEREAS, The Planning Department has verified that the area is properly
14 zoned and recommends approval; and

15 WHEREAS, The Police Department has filed zero protests and zero letters of
16 support with the Department of Alcoholic Beverage Control under California Business
17 and Professions Code, Section 24013, and recommends that the Department of
18 Alcoholic Beverage Control issue the liquor license with no conditions; now, therefore,
19 be it

20 RESOLVED, That in accordance with California Business and Professions Code,
21 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
22 hereby determines that the issuance of a Type-57 special on-sale general beer, wine,
23 and distilled spirits liquor license to the 706 Mission Residences Owners Association,
24 doing business as the Four Seasons Private Residences, located on the 5th floor of 706

25

1 Mission Street, will serve the public convenience or necessity of the City and County of
2 San Francisco.

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706 Mission Project History and Benefits

Project was approved in 2013 with the following community benefits:

- Mexican Museum – 706 Mission built shell on the ground floor (now transferred to the City) includes retail space, \$5m contribution to the Mexican Museum endowment
- Affordable housing fees - 28% or \$18m in lieu fee (unprecedented for the time)
- Open Space Fee - permitted uses would be for operations, maintenance, programming and capital expenditures for the gardens and for SOMA open spaces, which are owned by the City in the South of Market area paid on an annual basis to:
 - Yerba Buena Conservancy; and
 - SoMa Open Space (depending on need)
- Neighborhood Stabilization - One-half of one percent (0.5%) of the gross sales price on each residential condominium sale subsequent to, but not including, the initial sale by the developer. Intent is to transfer tax and deposit all proceeds thereof into the SOMA Stabilization Fund.

Project Description

- 146 private residences
- Liquor license is for the 5th floor amenity lounge - small bar, game room, fitness center
- Residents expect to interact with neighborhood business and amenities such as SF MOMA and Yerba Buena Center for the Arts
- Local businesses look forward to new residents that can patronize their businesses
- Small businesses: Press Club, Bluestem Brasserie
- Community/ Neighborhood-based organizations: Yerba Buena Center for the Arts, Yerba Buena CBD, Yerba Buena Conservancy

Current Project Timeline

- Construction was temporarily paused but resumed on May 4
- Move-in is expected Fall 2020

Additional information about Sean's involvement in the broader community

Sean Jeffries is part of several organizations that are an integral part of the neighborhood and which have been actively involved in the transformation, development and support of the neighborhood community, local businesses and public open spaces.

In that regard, Sean is the president of the **Yerba Buena Alliance**, a neighborhood organization dedicated to supporting the business and cultural offerings in the area such as museums, shopping destinations, hotels, residences, the Moscone Convention Center, and green open space. Sean joined the Alliance Board 15 years ago and has been its Chair for 13 years. The Alliance has been a fundamental part of the community along with two other organizations in the neighborhood, the **Yerba Buena Gardens Festival** and the **Yerba Buena Conservancy**. Sean is the Board Treasurer of the Yerba Buena Gardens Festival dedicated to enhancing the vitality and quality of life in the parks and open spaces of Yerba Buena Gardens through the curated presentation of free artistic, community, and cultural

programs. Also, Sean Jeffries serves on the Board of Directors of the Yerba Buena Gardens Conservancy, which has a mission to operate, maintain, and improve the City-owned spaces and cultural facilities of Yerba Buena Gardens for the benefit and enjoyment of all City residents and visitors. Sean was also one of the four members on the Steering Committee that led to the formation of **Yerba Buena Community Benefit District** (YBCBD).

Sean has worked closely on projects with both the **Contemporary Jewish Museum** and the **Mexican Museum**. Also, the Transbay CAC, and was part of the Advisory Committee for the **Moscone** expansion project.

In addition, Sean also sits on the Board of **United Playaz**, a violence prevention and youth development organization located in the heart of San Francisco's SoMa District, which has worked to enhance and build the local San Francisco community for 25 years.

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Thursday, March 5, 2020 2:50 PM
To: 'Beth Aboulafia'
Cc: 'Meyer, Rose @ABC'; Mundy, Erin (BOS); 'Reyes, Gertie@ABC'; Mahogany, Honey (BOS); RivamonteMesa, Abigail (BOS); Mcdonald, Courtney (BOS); CPC.Referrals; Fahey, Carolyn (CPC); Kirby, Alexandra (CPC); Sawyer, Georgia (POL); Macchi, Patrick (POL); Salmonson, Joel (POL); Wong, Joanne (POL); 'Alabanza, Analyn@ABC'; Carroll, John (BOS)
Subject: RE: Liquor License Issuance - 706 Mission Street - 706 Mission Residences Owners Association

Categories: 2020.03.12 - PSNS, 200075

Good afternoon,

The Police Department has completed their review of the subject public convenience or necessity request and has forwarded their recommendations. For your convenience, I have the review available from the link below:

[Police Department Response – March 5, 2020](#)

The Police Department's ALU is recommending approval with no additional conditions.


The Public Safety and Neighborhood Services Committee will hear this matter on March 12, 2020. Please let me know who to expect present during the hearing on March 12, 2020, to represent the applicant.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

[Board of Supervisors File No. 200075](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.




San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
*Public Convenience or
Necessity Recommendation*

To: The San Francisco Board of Supervisors' Committee on Public Safety
and Neighborhood Services

Supervisor Rafael Mandelman
Supervisor Catherine Stefani
Supervisor Shamman Walton

From: Lt. Georgia Sawyer #1565 
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: March 5, 2020

Subject: P.C.N. Investigation Regarding: 706 Mission Residences Owners Assoc.
DBA: TBD
706 Mission Street, 5th Floor
San Francisco, CA. 94103-3163

706 Mission Residences Owners Association has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 57 (Special On-Sale General) license to be located at 706 Mission Street (located 3rd St. and 4th St.)

Hours of Operation:

5:00 p.m. to 11:00 p.m. each day of the week.

Digest:

706 Mission Residences Owners Association would like to operate private residents only lounge located on the 5th floor at 706 Mission Street. If approved, this license will allow the HOA to sell Special On-sale General (Beer, wine, Spirits).

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From December 2018 to December 2019

7 calls for service

Police Reports:

From August 2018 to August 2019

3 police reports

San Francisco Plot Information:

This premise is located in Plot: 212

A High Crime area is defined as 101 or more police reports in a plot for the year of 2018.

This plot had 646 police reports for 2018, which is 545 more than the Citywide "High Crime" average

State Census Tract Information:

This premise is located in Census Tract: 615.00

Population for this tract is: 11,502

On-sale license authorized by census tract: 40

Active on-sale licenses: 226 with 0 pending

Off-sale licenses authorized by census tract: 10

Active off-sale licenses: 26 with 0 pending

Departmental Recommendation:

Points of consideration: 0

No opposition from **Southern Station**.

Applicant premise **is** located in a “**High Crime**” area.

Applicant premise **is** located in a “**High Concentration**” area.

0 - Protest.

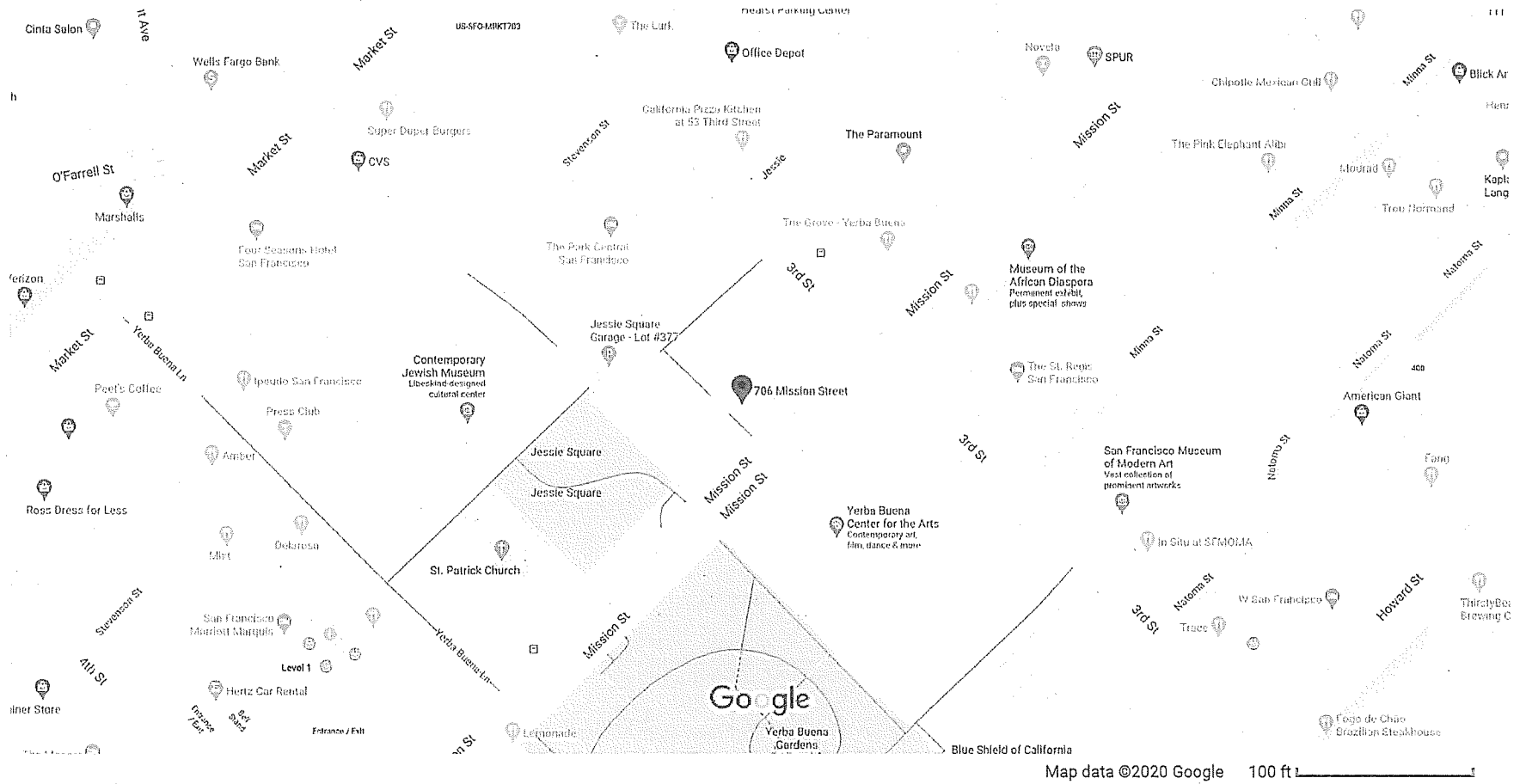
0 - Support

ALU Recommendation:

Type 57- Special On-Sale General

ALU approves this license and will not be recommending new conditions.

Google Maps 706 Mission St



Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Friday, February 7, 2020 2:54 PM
To: Sawyer, Georgia (POL); Macchi, Patrick (POL); Salmonson, Joel (POL); Wong, Joanne (POL); Beth Aboulafia
Cc: Meyer, Rose @ABC; Mundy, Erin (BOS); Gebb, Justin@ABC; Reyes, Gertie@ABC; Mahogany, Honey (BOS); RivamonteMesa, Abigail (BOS); Mcdonald, Courtney (BOS); CPC.Referrals; Fahey, Carolyn (CPC); Kirby, Alexandra (CPC)
Subject: RE: Liquor License Issuance - 706 Mission Street - 706 Mission Residences Owners Association
Categories: 200075

Good afternoon,

The Planning Department has completed their review of the subject application, and has forwarded their recommendation for approval. For your convenience, I have the review available from the link below:

[Planning Dept. Response - Received February 7, 2020](#)

The matter is now awaiting review by the Police Department's ALU.


After receiving review from the Police Department, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for their consideration in the license matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200075](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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RECEIVED

JAN 28 2020

CITY & COUNTY OF SAN FRANCISCO

**LIQUOR LICENSE
PUBLIC CONVENIENCE OR
NECESSITY REFERRAL**

Block/Lot: 3706/093¹²³
Zoning: C-3-R
Quadrant: NE
Record No: 2020-00123

M15

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

DATE: January 28, 2020

AP Block/Lot Nos.: 3706/093

Zoning: C-3-R

Quad: NE Planning Team

Record No.: _____

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

JAN 28 2020

CITY & COUNTY OF SAN FRANCISCO
PLANNING DEPARTMENT
NEIGHBORHOOD SERVICES COMMITTEE

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: 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

February 7, 2020

John Carroll
Public Safety and Neighborhood Services Committee Clerk
Via email: 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

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 5th 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, hand-drawn oval.

Alexandra Kirby
Senior Planner, Northeast Quadrant

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

Ms. HMA 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: RECORDED 706 MISSION RESIDENCES OWNERS ASSOCIATION

Name of Business:

Block/Lot: 3706/093

Location of Business: DEC 06 2019 706 MISSION ST
5TH FL
SAN FRANCISCO, CA 94103-3163

Zoning: C-3-R

Quadrant: NE

County: CITY & COUNTY OF SAN FRANCISCO SAN FRANCISCO

Record No: 249-02210/1115

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 Beer 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.

Caroline 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,



James Marquez Escarrega, 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. HIRI 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

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2019 DEC - 6 PM 4: 32Z

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

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Tuesday, January 28, 2020 11:50 AM
To: CPC.Referrals; Sawyer, Georgia (POL); Fahey, Carolyn (CPC)
Cc: Meyer, Rose @ABC; Macchi, Patrick (POL); Salmonson, Joel (POL); Wong, Joanne (POL); Mundy, Erin (BOS); Beth Aboulafia; Gebb, Justin@ABC; Reyes, Gertie@ABC; Mahogany, Honey (BOS); RivamonteMesa, Abigail (BOS); Mcdonald, Courtney (BOS)
Subject: Liquor License Issuance - 706 Mission Street - 706 Mission Residences Owners Association
Categories: 200075

Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license. This matter is being referred to you for response via the following linked document:

[Referral Letter - Planning and Police Departments – January 28, 2020](#)

You may review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 200075](#)

After receiving review from the Planning and Police Departments, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for consideration in the license matter.

The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in March of 2019.

I request the Planning Department's response before February 14, 2020. Please confirm receipt of this message.

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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**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.

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 JAN 24 AM 10:36

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

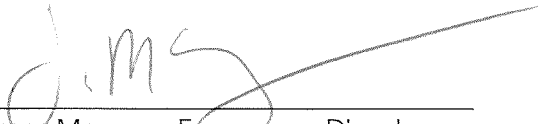
designed self-serve coffee/espresso station where residents and their guests may enjoy complimentary assorted coffee beverages.

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,

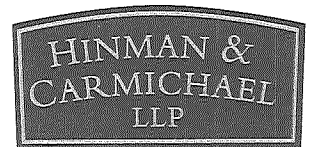
A handwritten signature in black ink, appearing to read 'J. Marquez', is written over a horizontal line. The signature is stylized and extends to the right of the line.

James Marquez Escarzéga, Director
706 Mission Residences Owners Association

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

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

2020 JAN 24 AM 10:34



January 24, 2020

BT _____ *[Handwritten signature]*

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,

Beth Aboulafia

Beth Aboulafia, Partner
Hinman & Carmichael LLP

Encl.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

*Ms. HIR 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

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



UNITED • PLAYAZ

1038 Howard Street • San Francisco, CA 94103

www.unitedplayaz.org

July 17, 2020

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: File # 20075 - Liquor License Issuance - 706 Mission Street - 706 Mission Residences Owners Association

Attention: Public Safety & Neighborhood Services Committee & Board of Supervisors
cc: Supervisor Matt Haney

Dear Supervisors,

My name is Rudy Corpuz Jr. I am the Founder and Director of United Playaz, a violence prevention and leadership development organization committed to providing youth with positive role models and activities to engage in as an alternative to involvement with gangs, drugs and other high risk behaviors. The project sponsor of the 706 Mission Street project has been an integral part of the South of Market neighborhood for over twenty years. During this time they have consistently partnered with and supported our organization.

The UP Clubhouse is located in the heart of San Francisco's SoMa district. Our goal is to maintain a consistent 'home' that most of our kids lack in other facets of their daily lives which is even more crucial during these unprecedented times. We provide our kids with a safe and positive environment in which they can grow. 706 Mission has been an ongoing partner for our programs in this endeavor, providing crucial support and spaces to hold fundraisers for our organization, and we look forward to continuing this partnership in the future.

We welcome the new residents of 706 Mission to be part of the United Playaz family and support 706 Mission's request to obtain this liquor license at this time. Please feel free to contact me if you have any questions or require additional information at 415-573-6219.

In peace,

A handwritten signature in black ink that reads "Rudy Corpuz Jr." with a stylized flourish at the end.

Rudy Corpuz Jr.
Founder/ Director

YERBA BUENA GARDENS
CONSERVANCY

July 17, 2020

San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

RE: File # 20075 - Liquor License Issuance - 706 Mission Street - 706 Mission Residences Owners Association

Attention: Public Safety & Neighborhood Services Committee & Board of Supervisors
cc: Supervisor Matt Haney

Dear Supervisors,

The project sponsor of the 706 Mission Street project has been an integral part of the South of Market neighborhood for over twenty years. The mission of the Yerba Buena Conservancy is to sustain the integrity and interconnectedness of Yerba Buena Gardens, and to ensure that:

- Yerba Buena Gardens operate and are maintained as a vibrant, accessible, public space in the urban heart of San Francisco, and
- Yerba Buena Gardens continue to provide interconnected and sustainable cultural resources, open green space, and supporting commercial amenities for the central city neighborhood and community of San Francisco.

As such we welcome the mixed-use residential and cultural use project at 706 Mission Street and support their desire for a liquor license for a residential amenity lounge on the 5th floor of the new building, which will be a Four Seasons branded residences property.

We see the new residents of 706 Mission complementing and adding to the unique and vibrant Yerba Buena neighborhood and the area as a whole. The residential lounge will enable residents and their guests to enjoy a beverage before or after partaking of the many activities and establishments right outside their doorstep.

The Four Seasons and the new 706 Mission project are both part of Yerba Buena neighborhood and the project will also provide crucial funds towards the maintenance of the Gardens which is particularly critical during this time.

Thank you for considering our support for this application by 706 Mission Street.

Sincerely,



Scott Rowitz
Executive Director
Yerba Buena Conservancy

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Issuance - 706 Mission Street - 706 Mission Residences Owners Association

The text is listed below or attached:

Hearing to consider that the issuance of a Type-57 special on-sale general beer, wine, and distilled spirits liquor license to 706 Mission Residences Owners Association, to do business as the Four Seasons Private Residences on the 5th floor of 706 Mission Street (District 6), will serve the public convenience or necessity of the City and County of San Francisco.

Signature of Sponsoring Supervisor: Alisa Jomera

For Clerk's Use Only: