

RECEIVED

# LIQUOR LICENSE REVIEW

DCP  
FEE

SA

SEP 29 2017

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
101 GRANT AVENUE

**TO:** Planning Department  
AnMarie Rodgers/CTYPLN/SFGOV  
Georgia Powell/CTYPLN/SFGOV@SFGOV  
Fax No.: (415) 558-6409

File: 171057

**TO:** Police Department  
Inspector Nelly Gordon  
Phone: (415) 837-7273

Block/lot: 0211/003  
Zoning: CRNC  
Quad: NE

**DATE:** September 29, 2017

Reward # 2017-012635

MIS

Please submit your response in four to six weeks for the matter to be heard.  
**PLEASE EMAIL YOUR RESPONSE BY:** November 9, 2017, to John Carroll,  
Public Safety and Neighborhood Services Committee Clerk.

[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Fax No: 554-5163

**Applicant Name:** Jennie Jie Chen  
Michael Jian Hua Ye

**Business Name:** Gum Hua Lee

**Application Address:** 915-917 Stockton Street  
San Francisco, CA 94108

**and contact info:** Contact:  
Jennie Jie Chen  
415-299-1118 Michael  
Jian Hua Ye  
415-299-1119

**PLANNING COMMENTS:**  Approval  Denial

RECOMMEND APPROVAL. LIQUOR STORE PRINCIPALLY  
PERMITTED IN THE CRNC ZONING DISTRICT AS  
RETAIL USE PER P.C. SECTION 812 AND BPA # 2018.01.03.

7188

**POLICE COMMENTS:**  Approval  Denial

1/4/18  
Approved Planning Dept. Seema Adina

September 22, 2017

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

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SEP 23 10 24 28  
AK

Re: Public Convenience and Necessity "PCN" Request

Dear Clerk of the Board:

Gum Hua Lee liquor store has applied with the Department of Alcoholic Beverage Control (ABC) to transfer a type 21, off-sale General License to new location at 915-917 Stockton St. The new location is two doors down from existing location now located at 903 Stockton St. Before ABC will issue the premise to premise transfer, they require that we secure a Letter of Public Convenience and Necessity from San Francisco Board. The following facts are required.

Premise address: 915 Stockton St.  
San Francisco, CA 94108

Mailing Address: 1745 Hickory Ave.  
San Bruno, CA 94066-2943

Operational Hours: 9:30 AM to 7 PM, Monday to Sunday.

Gum Hua Lee is a minority owner operated small business located in the historic San Francisco Chinatown neighborhood. Gum Hua Lee store have been a neighborhood staple in Chinatown for more than 30 years. Local residents have been conveniently going to the store for generations. The store provides an extensive selection of fine wines/spirits, cooking wines, nonalcoholic beverages, and various snacks i.e.: chips and candy. We are requesting the relocation to updated site two doors down from existing location. The new site is similar in size but the facility is updated. The new updated location will enhance the local customers shopping experience and best serve existing local clientele. Customers can enjoy the same convenience of the store on the same street with an updated layout. This premise to premise transfer will not hinder the residents and businesses of the neighborhood do to existing business being within the same street. Gum Hua store has been an upstanding local business with no history of run ins with the law. Please take this letter request for issuance of the Type 21 license at location to allow Guam Hua Lee to provide the same local public convenience to the neighborhood.

Sincerely,

Jennie Jie Chen (Owner)  415-299-1118  
Michael Jian Hua Ye (Owner)  415-299-1119

STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
ALCOHOLIC BEVERAGE LICENSE

OFF-SALE GENERAL

**VALID FROM**

Apr 01, 2017

CHEN, JENNIE JIE  
1745 HICKORY AVE  
SAN BRUNO, CA 94066-2943

**EXPIRES**

Mar 31, 2018

**TYPE NUMBER DUP**

21 551939

AREA CODE

3800 24

RENEWAL

BUSINESS ADDRESS (IF DIFFERENT) DBA: GUM HUA LEE  
903 STOCKTON ST  
SAN FRANCISCO, CA 94108-1607

CONDITIONS

OWNERS: CHEN, JENNIE JIE  
YE, MICHAEL JIAN HUA



**IMPORTANT INFORMATION**

**EFFECTIVE PERIOD:** This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMenu.html>.

**RENEWAL NOTICES:** Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

**RENEWAL DATES:** It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

**RENEWAL PAYMENTS:** Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

**SEASONAL LICENSES:** It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

**POSTING:** Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

**CONDITIONS:** A copy of all applicable conditions must be kept on premises.

**LICENSEE NAME:** Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

**DBA:** If you change your business name please notify your local ABC office.

If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

**NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.**

<http://www.abc.ca.gov>



@ca\_abc



CaliforniaABC

**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&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

Jennie Jie Chen ; Michael Jian Hua Ye

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

915-917 Stockton St., San Francisco CA 94108-1607

3. LICENSE TYPE

21

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 checked="" 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 |  |
| <input type="checkbox"/> Other - describe:                      |  |  |  |

5. COUNTY POPULATION

866,583

6. TOTAL NUMBER OF LICENSES IN COUNTY

On-Sale     Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY

1086     On-Sale     Off-Sale

8. CENSUS TRACT NUMBER

113

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

On-Sale     Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

3     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

148

14. TOTAL NUMBER OF REPORTING DISTRICTS

653

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

50,774

16. AVERAGE NO. OF OFFENSES PER DISTRICT

78

17. 120% OF AVERAGE NUMBER OF OFFENSES

93

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

143

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.

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22. APPLICANT SIGNATURE

23. DATE SIGNED

**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):

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26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

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

State of California

JENNIE CHEN  
 (415) 299-1119

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

File Number: 585314  
 Receipt Number: 2452418  
 Geographical Code: 3800  
 Copies Mailed Date: September 13, 2017  
 Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO  
 First Owner: CHEN, JENNIE JIE  
 Name of Business: GUM HUA LEE  
 Location of Business: 915-917 STOCKTON ST  
SAN FRANCISCO, CA 94108-1607  
 County: SAN FRANCISCO  
 Is Premise inside city limits? Yes Census Tract 0113.00

Mailing Address:  
 (If different from  
 premises address)

Type of license(s): 21

Transferor's license/name: 551939 / CHEN, JENNIE JIE Dropping Partner: Yes  No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
21 - Off-Sale General	PREMISE TO PREMISE TRANSFER	NA	Y	0	09/13/17	\$100.00
Total						\$100.00

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  
 Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of SAN FRANCISCO Date: September 13, 2017

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)  
 See 211 Signature Page

CHEN, JENNIE JIE

YE, MICHAEL JIAN HUA

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 BOARD OF SUPERVISORS  
 SAN FRANCISCO  
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