File No.	250793	Committee Item No.	2	
		Board Item No.	25	

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services Date: September 1					
Board of Sup	pervisors Meeting:	Dat	e: <u>September 30, 2025</u>		
Cmte Board					
	Motion Resolution Ordinance Legislative Digest Budget and Legislative Analyst I Youth Commission Report Introduction Form Department/Agency Cover Lette MOU Grant Information Form Grant Budget Subcontract Budget Contract / DRAFT Mills Act Agre Form 126 – Ethics Commission Award Letter Application Public Correspondence	r and/or	Report		
OTHER					
\boxtimes	Police Department Report - 0806				
	Planning Department Review – 0		070005		
	PC or N Referral to Planning and PC or N Request Letter – 071725		072325		
H					
Prepared by:	: Monique Crayton	Date: S	September 26, 2025		
Prepared by:	: Monique Crayton	Date:	September 5, 2025		
Prepared by:	:	Date:			

1	[Liquor License Transfer - 350 Bay Street - Grocery Outlet]
2	
3	Resolution determining that the person-to-person, premise-to-premise transfer of
4	a Type-21 off-sale general beer, wine, and distilled spirits liquor license to
5	Grocery Outlet Inc, doing business as Grocery Outlet, located at 350 Bay Street
6	(District 3), will serve the public convenience or necessity of the City and County
7	of San Francisco, in accordance with California Business and Professions Code,
8	Section 23958.4; and requesting that the California Department of Alcoholic
9	Beverage Control impose a condition on the issuance of the license.
10	
11	WHEREAS, Grocery Outlet Inc, is seeking the person-to-person, premise-to-
12	premise transfer of a Type-21 off-sale general beer, wine, and distilled spirits liquor
13	license to do business as Grocery Outlet, located at 350 Street (District 3); and
14	WHEREAS, The Planning Department has verified that the area is properly
15	zoned and recommends approval; and
16	WHEREAS, The Police Department has filed zero protests and zero letters of
17	support with the Department of Alcoholic Beverage Control under California Business
18	and Professions Code, Section 24013, and recommends that the Department of
19	Alcoholic Beverage Control issue the liquor license with conditions; and
20	WHEREAS, The condition recommended by the Police Department is the
21	following: 1) Petitioner(s) shall actively monitor the area under their control in an effort to
22	prevent the loitering of persons on any property adjacent to the licensed premises as
23	depicted on the ABC-257; now, therefore, be it
24	RESOLVED, That in accordance with California Business and Professions Code,
25	Section 23958.4, the Board of Supervisors of the City and County of San Francisco

1	hereby determines that the person-to-person, premise-to-premise transfer of a Type-21
2	off-sale general beer, wine, and distilled liquor license to Grocery Outlet Inc, doing
3	business as Grocery Outlet, located at 350 Bay Street, will serve the public convenience
4	or necessity of the City and County of San Francisco; and, be it
5	FURTHER RESOLVED, That the Board of Supervisors of the City and County of
6	San Francisco hereby endorses and adopts the recommendation of the Police
7	Department listed above and recommends that the Department of Alcoholic Beverage
8	Control issue the license with that condition.
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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 Matt Dorsey Supervisor Bilal Mahmood Supervisor Danny Sauter

From:

Lt. David Goff #1465

Officer in Charge

ALU/Permits Unit 415-553-9550

Date:

July 29, 2025

Subject:

P.C.N. Investigation Regarding:

First Grocery Outlet Inc

DBA: Grocery Outlet.

350 Bay Street

San Francisco CA. 94133 ABC File # 21-669652

Grocery Outlet Inc., operating as "Grocery Outlet.", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 21 Off Sale General) license to be located at 350 Bay Street. (located between Mason St and Powell St.)

Hours of Operation:

6 am to 11 pm each day of the week

Digest:

"Grocery Outlet." would like to operate a package store to be located at 350 Bay Street. If approved, this license will allow them to sell Wine, Beer, and Distilled Spirits.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From June 5th 2024 to June 5th 2025 31 calls for service

Police Reports:

From June 5th 2024 to June 5th 2025

11 police reports

San Francisco Plot Information:

This premise is located in Plot: 110

A High Crime area is defined as 103 or more police reports in a plot for the year of 2023.

This plot had 199 police reports for 2023, which is 96 Higher than the Citywide "High Crime" average.

State Census Tract Information:

This premise is located in Census Tract: 0101.01

Population for this tract is: 2,026

On-sale license authorized by census tract: 7 Active on-sale licenses: 74 with 0 pending

Off-sale licenses authorized by census tract: 1 Active off-sale licenses: 22 with 0 pending

Departmental	Recommendation:
--------------	-----------------

Points of consideration:

No opposition from Central Station.

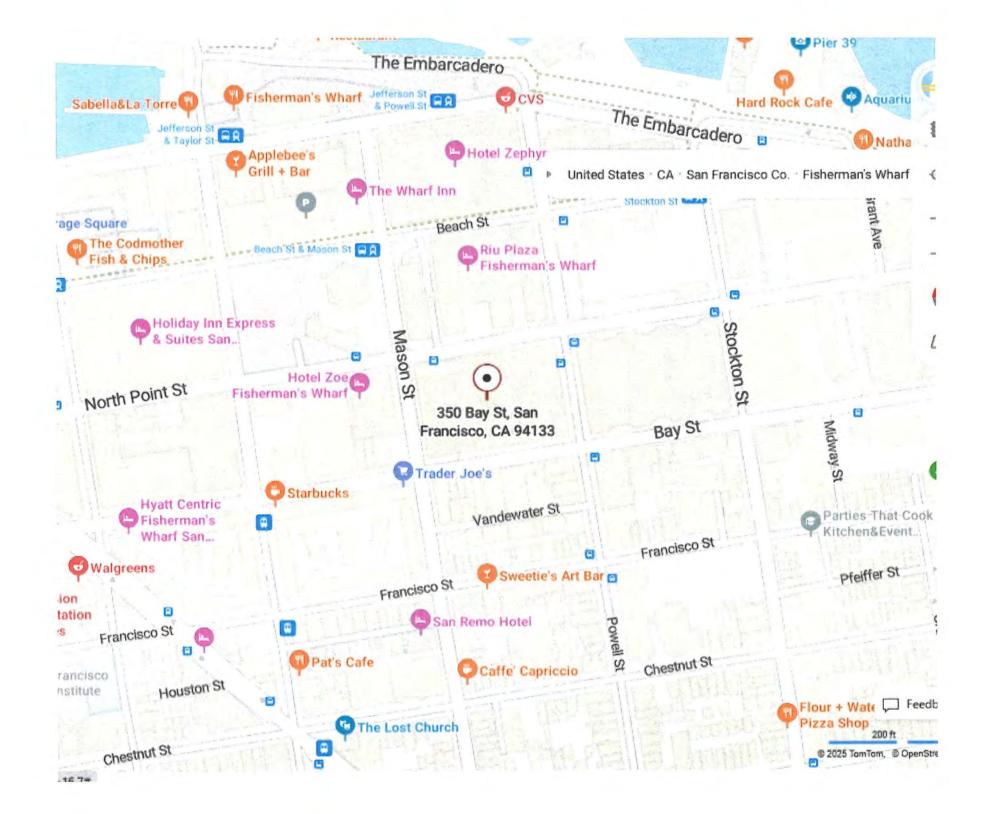
Applicant premise is located in a "High Crime" area.

Applicant premise is located in a "High Concentration" area.

- 0 Protest.
- 0 Support

ALU Recommendation: Approval with the condition:

 Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the ABC-257.





City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

DATE: July 23, 2025

		DATE: July 23, 2023				
TO:	Planning Department Attn: Phone No	AP Block/Lot Nos.: 0031/001 Zoning: C-2- Community Business 40-X				
то:	Police Department Sakher Ghanem Phone No. (415) 553-1115	Quad: Dist <u>3</u> Record No.:2025-0 <u>06721MIS</u>				
Committee 2025. PLEASE I	Please submit your response within two weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in September 2025. PLEASE EMAIL YOUR RESPONSE by August 1, 2025, to: Monique Crayton, Public Safety and Neighborhood Services Committee Clerk. monique.crayton@sfgov.org ~ (415) 554-7750					
	name: Grocery Outlet Inc					
Application	on address: 350 Bay Street San Francisco, CA	94133				
Applicant contact info: John Kevlin ikevlin@reubenlaw.com 415-567-9000						
PLANN	ING REVIEW:	Approval Denial				
	Staff Contact: Honora. d comments on a trailing page.)	.montano@sfgov.org				



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LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

POLICE REVIEW:	☐ Approval	Denial
(Please add comments in a trailing repor	t.)	





7/28/2025

Assistant Clerk of the Board of Supervisors City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102

Re: BOS referral - Liquor License Public Convenience or Necessity Referral for Grocery Outlet- 350 Bay Street., Planning Department Files No. 2025-006721MIS

To Whom It May Concern:

The Planning Department is recommending approval of the attached Type 21 License (off-sale general), at 350 Bay Street, which is permitted in C-2 Community Business District in conjunction with grocery use (dba Grocery Outlet) per Planning Code Section 210.1. Must occupy less than 15% of occupied floor area of establishment, per Planning Code Section 102. If you have any questions related to Planning's evaluation, please contact me at honora.montano@sfgov.org.

Sincerely,

Honora Montano

Honora Montano (she/her), Planner District 3, Current Planning Division San Francisco Planning 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7402 | General Inquiries: pic@sfgov.org | www.sfplanning.org

San Francisco Property Information Map | San Francisco Permit Center

中文詢問請電

From: <u>Crayton, Monique (BOS)</u>

To: CPC.Referrals; Ghanem, Sakher (POL); Villatoro-Crain, Natalie (POL); Erickson, Brandon (POL);

jkevlin@reubenlaw.com

Cc: Alabanza, Analyn@ABC; Tamber, Amarjit@ABC; Goff, David (POL); Dahl, Bryan (BOS); Ebadi, Mahanaz (BOS);

Donovan, Dominica (BOS); Tam, Madison (BOS); Bell, Tita (BOS); Lee, Amy (BOS); Nagano, Tomio (BOS);

Andrews, Michelle (BOS)

Subject: Liquor License Transfer - 350 Bay Street - Grocery Outlet - BOS File No. 250793

Date: Wednesday, July 23, 2025 11:06:00 AM

Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license transfer. I'm referring this matter to you for response via the following linked document:

Referral Letter - Planning and Police Departments - July 23, 2025

You may review the entire matter on our <u>Legislative Research Center</u> by following the link below:

Board of Supervisors File No. 250793

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 September 2025.

I request the Planning Department's response before August 1, 2025. 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:

<u>Liquor License Public Convenience or Necessity Request</u>

Thanks for the review.

Monique C. Crayton (she/her)

Assistant Clerk

Board of Supervisors - Clerk's Office 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco, CA 94102 (415) 554-7750 | Fax: (415) 554-5163 monique.crayton@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a "virtual" meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



City Hall 1 Dr. Carlton B. Goodlett Place, Room 244 San Francisco 94102-4689 Tel. No. (415) 554-5184 Fax No. (415) 554-5163 TDD/TTY No. (415) 554-5227

LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

DATE: July 23, 2025 TO: Planning Department AP Block/Lot Nos.: 0031/001 Attn: Phone No. **Zoning:** C-2- Community Business 40-X TO: Police Department Quad: Sakher Ghanem Record No.: Phone No. (415) 553-1115 Please submit your response within two weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in September 2025. PLEASE EMAIL YOUR RESPONSE by August 1, 2025, to: Monique Crayton, Public Safety and Neighborhood Services Committee Clerk. monique.crayton@sfgov.org ~ (415) 554-7750 **Applicant name: Grocery Outlet Inc Business name: Grocery Outlet Application address: 350 Bay Street** San Francisco, CA 94133 **Applicant contact info:** John Kevlin jkevlin@reubenlaw.com 415-567-9000 Approval PLANNING REVIEW: | Denial Planning Staff Contact: (Please add comments on a trailing page.)



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Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

POLICE REVIEW:	Approval	Denial	
(Please add comments in a trailing report.)			

REUBEN, JUNIUS & ROSE, LLP

John Kevlin jkevlin@reubenlaw.com

July 16, 2025

Delivered Via Messenger

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

Re: Liquor License "PCN" Request

350 Bay Street Our File No.: 8864.05

Dear Ms. Calvillo:

Our office represents Grocery Outlet ("Grocery Outlet"), the project sponsor of a grocery store at 350 Bay Street (the "Property"). Grocery Outlet has recently leased a tenant retail space at the Property and intends to establish a grocery store serving the North Beach neighborhood in a location that had previously been a Safeway grocery store which closed in 2023 (the "Project"). The addition of alcohol sales will help ensure the Project's long-term viability and provide the neighborhood with a convenient one-stop shop for food, household supplies, and beverages.

Grocery Outlet now seeks a type-21 off-sale general license from the California Department of Alcoholic Beverage Control ("ABC"). Grocery Outlet has filed an application with the ABC for license transfer of an existing license which had been obtained by CVS Pharmacy for their location at 1 Jefferson Street (previous License No. 21-543933) with a new License No. 669652. Due to the overconcentration of type-21 ABC licenses in this census tract and the Project's location in a high crime reporting district, Grocery Outlet must obtain a determination by the Board of Supervisors that the public convenience or necessity will be served by the issuance of the type-21 license for operations at 350 Bay Street. (See Form ABC-245 for the Project, attached.)

The Project will establish a Grocery Outlet to be locally owned and independently operated at the Property in a retail tenant space last occupied by a Safeway grocery store. Grocery Outlet would occupy an approximately 30,000 square foot tenant space within the Northpoint Center, a shopping mall in the North Beach neighborhood. The Project is anticipated to primarily serve local and Citywide residents in addition to tourists, as is typical of stores located in this area. Grocery Outlet would sell daily needs and desirable goods and services to neighborhood residents including hygienics (e.g. toilet paper, paper towels, soaks, etc.), fresh and local produce, fresh meats and deli products, organics, and some grab-and-go foods. Adding alcoholic beverages to the offerings of

Angela Calvillo Clerk of the Board of Supervisors July 16, 2025 Page 2 of 2

this proposed neighborhood market will serve the public convenience and necessity of the neighborhood by increasing the variety of goods offered at this location. Area workers and residents will have a new full-service grocery store that will provide a convenient shopping experience. The proposed hours of operation are 8 a.m. to 11 p.m. daily.

Grocery Outlet is committed to providing a much needed, full-service grocery store to the North Beach neighborhood. Grocery Outlet's tenant improvements will also include the installation of new security cameras covering the liquor aisles, check stands, lobbies, entrances, exits, and other areas within the store. Higher resolution cameras will be going in the liquor area. Additionally, as a locally owned and operated grocery store, the operator will be able to respond do any security issues that may come up. Although safety or security issues on the property are not anticipated, these measures will ensure that alcohol sales will not result in any negative impacts on the surrounding neighborhoods.

For the reasons outlined above, Grocery Outlet respectfully requests that this letter be forwarded to the Public Safety and Neighborhood Services Committee of the Board and that the Committee and the full Board of Supervisors make a determination under California Business & Professions Code Section 23958.4 that the public need or convenience would be served by the issuance of a type-21 off-sale general license to Grocery Outlet.

Please contact me at 415-567-9000 with any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

John Kevlin

Enclosures

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 B	Y ABC					
1. APPLICANT'S NAME						
Grocery Outlet, Inc.						
2. PREMISES ADDRESS (Street number and nar	7.5	CENSE TYPE				
350 Bay St. San Francisco	, CA 94133			21		
Full Service Restaurant	Hofbrau/Cafeteria	Cocktail Lounge		Private Club		
Deli or Specialty Restaurant	Comedy Club	Night Club		/eterans Club		
Cafe/Coffee Shop	Brew Pub	= 7	1			
		Tavern: Beer	-	Fraternal Club		
Bed & Breakfast:	Theater	Tavern: Beer & Wine	[_]V	Vine Tasting Room		
Wine only All						
x Supermarket	Membership Store	Service Station		Swap Meet/Flea Market		
Liquor Store	Department Store	Convenience Market		Orive-in Dairy		
Drug/Variety Store	Florist/Gift Shop	Convenience Market w	/Gasoline			
Other - describe:	A processor					
S. COUNTY POPULATION	6. TOTAL NUMBER OF LICENS	ES IN COUNTY	7 RATIO OF LICENSES	TO POPULATION IN COUNTY		
875010		On-Sale Off-Sale	1136	On-Sale x Off-Sale		
8 CENSUS TRACT NUMBER	9. NO. OF LICENSES ALLOWER	D IN CENSUS TRACT	10. NO. OF LICENSES E	EXISTING IN CENSUS TRACT		
101.01	1	On-Sale x Off-Sale	7	On-Sale x Off-Sale		
No, the number of existing licenses Does LAW ENFORCEMENT AGENCY MAIN Yes (Go to Item #13)	A STATE OF THE PARTY OF THE PAR	wed				
13. CRIME REPORTING DISTRICT NUMBER	14. TOTAL NUMBER OF REPOR	OTINO DIOVENIATO	Le vore suppose or	OFFENSES IN ALL REPORTING DISTRICTS		
110	648	KING DISTRICTS	55745	OFFERSES IN ALL REPORTING DISTRICTS		
16. AVERAGE NO. OF OFFENSES PER DISTRIC	7.17	ER OF OFFENSES	1 - 2 - 1 - 1	OFFENSES IN REPORTING DISTRICT		
86.02	103.23		454			
19. IS THE PREMISES LOCATED IN A HIGH CR	The same of the sa	20% greater number of reported crimes the		reported crimes as determined from all crime		
reporting districts within the jurisdiction of the l						
X Yes, the total number of offenses in No, the total number of offenses in						
20. CHECK THE BOX THAT APPLIES (check only	y one box)					
a. If "No" is checked in both item on this issue. Advise the applica				dditional information will be needed		
	otel or other lodging establishm inegrower's license, advise the	ent as defined in Section 25503	.16(b) B&P, or a retain	a fide public eating place license, a il license issued in conjuction with a sted form to ABC when filing the		
sale beer license, an on-sale bee	r and wine (public premises) lice ke this form to the local governi	ense, an on-sale general (public	premises) license, or	e, an off-sale general license, an on- r an on-sale general music venue y to have them complete Section 3.		
Governing Body/Designated Subo	rdinate Name:					
FOR DEPARTMENT USE ONLY						
PREPARED BY (Name of Department Employee)						
ABC-245 (rev. 03-23)						

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

Mike Brewer

951-698-6868

mike@calabc.com

TO: Department of Alcoholic Beverage Control

33 NEW MONTGOMERY STREET

STE 1230

SAN FRANCISCO, CA 94105

(415) 356-6500

File Number: 669652

3007662 Receipt Number: Geographical Code: 3800

Copies Mailed Date: June 5, 2025

Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner:

GROCERY OUTLET INC

Name of Business:

GROCERY OUTLET

Location of Business:

350 BAY ST

SAN FRANCISCO, CA 94133

County

SAN FRANCISCO

Is Premises inside city limits

No

Census Tract:

0101.01

Mailing Address:(If different

5650 HOLLIST ST

from

EMERYVILLE, CA 94608-2597

Dropping Partner: Yes No x

premises address) Type of license(s):

21

Transferor's license/name:

543933 / GARFIELD BEACH CVS LLC

License Type 21 - Off-Sale General	Transaction Type PER/PRM	<u>Master</u> Y	Second	lary LT And	d Count
License Type Application Fee	Transaction Description DBL TRF: PREMISES AND PERSON	Fee Code	Dup 0	<u>Date</u> 06/05/25	Fee \$1,525.00
21 - Off-Sale General	ANNUAL FEE	NA	0	06/05/25	\$984.00
				Total	\$2,509.00

No Have you ever been convicted of a felony?

Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act?

STATE OF CALIFORNIA

County of SAN FRANCISCO

Date: June 5, 2025

Applicant Name(s)

GROCERY OUTLET INC

Recommend approval of Type 21 ABC License at 350 Bay Street. Permitted in C-2 Community Business District within C-2 Zoning District permitted in conjunction with grocery use (dba Grocery Outlet) per Planning Code Section 210.1. Must occupy less than 15% of occupied floor area of RECEIVED establishment, per Planning Code Section 102.

NO TO OF SUPERVISORS **SAN FRANCISCO**

2025 JUN 09 9M09:21

Honora Montano

7/28/2025

Honora.montano@sfgov.org

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I her	eby sub	mit the following item for introduction (select only one):	
	1.	For reference to Committee (Ordinance, Resolution, Motion or Charter An	nendment)
	2.	Request for next printed agenda (For Adoption Without Committee Refere (Routine, non-controversial and/or commendatory matters only)	ence)
	3.	Request for Hearing on a subject matter at Committee	
	4.	Request for Letter beginning with "Supervisor	inquiries"
	5.	City Attorney Request	
	6.	Call File No. from Committee.	
	7.	Budget and Legislative Analyst Request (attached written Motion)	
	8.	Substitute Legislation File No.	
	9.	Reactivate File No.	
	10.	Topic submitted for Mayoral Appearance before the Board on	
The p	□s	d legislation should be forwarded to the following (please check all appropria mall Business Commission	nmission
Gene	ral Plan	Referral sent to the Planning Department (proposed legislation subject to Ch	narter 4.105 & Admin 2A.53
	□ Y	′es □ No	
Note	e: For I	mperative Agenda items (a Resolution not on the printed agenda), use the Imp	perative Agenda Form.)
Spon	sor(s):		
Cle	rk of th	e Board	
Subje	ect:		
Liqu	or Lice	ense Transfer - 350 Bay Street - Grocery Outlet	
Long	Title o	r text listed:	
gen Outl	eral be let, loca	consider that the person-to-person, premise-to-premise transfer of a 3 er, wine, and distilled spirits liquor license to Grocery Outlet Inc, doing ated at 350 Bay Street (District 3), will serve the public convenience or y of San Francisco.	business as Grocery

250793

Signature of Sponsoring Supervisor:

Allisatimeron