

REUBEN, JUNIUS & ROSE, LLP

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 FEB 14 PM 2:40

By Jody Knight

jknight@reubenlaw.com

February 14, 2020

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 Public Convenience or Necessity Request
1401 19th Avenue – Kal’s Neighborhood Market
Our File No.: 11243.01**

Dear Ms. Calvillo:

This office represents the owner of the property located at 1401 19th Avenue. The site is currently a family-owned Chevron franchise with a small food mart and auto repair service station. The owners have obtained unanimous approval from the Planning Commission to expand the food mart into the portion of the existing building that has been used for auto repair services and to allow the sale of beer and wine for off-site consumption with a Type 20 liquor license (the “**Project**”). The addition of beer and wine sales will help ensure the long-term viability of the gas station and provide the neighborhood with a convenient one-stop shop for food and beverages that will bring to life the owner’s vision of the space as a neighborhood-serving market called “Kal’s.” To date, 37 customers and neighbors have signed a petition or written letters in support of the Project.

The liquor license is currently under review by the California Department of Alcohol Beverage Control (“**ABC**”). The owners filed an application with ABC for a license transfer from another establishment within San Francisco on July 22, 2019 via mail – Application File No. 20-608109. Notice of application was posted on the property on July 31, 2019 and notices were mailed out to properties within 500 feet on August 2, 2019. Due to the overconcentration of this type of ABC license in this census tract, the owners must obtain a determination by the Board of Supervisors that the public convenience or necessity will be served by the issuance of this license at 1401 19th Avenue.

The owners are pursuing the expansion of the convenience store and the sale of beer and wine in response to the needs of their customers and the greater neighborhood, as well as market conditions that have led to the underutilization of the auto repair use. Currently, the convenience

San Francisco Office
One Bush Street, Suite 600, San Francisco, CA 94104
tel: 415-567-9000 | fax: 415-399-9480

Oakland Office
827 Broadway, 2nd Floor, Oakland, CA 94607
tel: 510-527-5589

www.reubenlaw.com

Ms. Angela Calvillo
Clerk of the Board of Supervisors
February 14, 2020
Page 2 of 3

store portion of the existing building is prohibitively small—allowing only the sale of basic items. Over the years, customers have often requested a greater selection of products. The owners are heeding the call of their customers by seeking to provide a wide variety of convenience goods. The food mart will include the sale of general grocery items, ready-made foods, fresh coffee, and personal items. Adding beer and wine to the offerings of 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, residents, and tourists will have a new store that will provide a convenient one-stop shopping experience for customers stopping to get gas or people on their way home from the multiple modes of public transportation that stop right outside the gas station. Currently, 37 people have either signed the petition or written letters in support of the Project. The petition and letters are attached as **Exhibit A**. This outpouring of support from customers that live and work in the neighborhood further confirms that the public convenience and necessity will be served by the addition of beer and wine sales at the property.

The beer and wine sales for off-site consumption will be limited to a 25 square-foot portion of the 1,146-square foot food mart. No spirits will be sold. Sale of the beer and wine will comply with the operation and location requirements under Planning Code Section 202.2(b), including prohibiting advertisements of beer and wine sales. In addition, the owners have agreed to a condition set by ABC in consultation with the Police Department limiting the hours of sale of beer and wine to 8am-10pm. With the exception of beer and wine sales, the rest of the food mart will continue to operate 24 hours a day.

Because this is a family-owned and operated business, the owners take great pride in the maintenance and upkeep of the premises. They have zero tolerance for any loitering at or around the site. For this reason, the expanded food mart will include the installation of 11 security cameras, 4 inside and 7 outside, to monitor the site at all times. In addition, all employees will be required to complete ABC's online training course related to the sale of beer and wine. Although safety or security issues on the property are extremely rare, these security measures will ensure that the proposed beer and wine sales will not result in any negative impacts on the surrounding neighbors.

The owners have been committed to neighborhood engagement throughout the entitlement and liquor license approval process. They have conducted two community meetings and follow-up discussions with interested parties, including neighbors and community representatives. We have also reached out to Supervisor Gordon Mar's Office multiple times throughout the Planning process and to the Police Department as part of the ABC process. The owners are committed to being a good neighbor and will at all times be available to discuss any concerns regarding their operation with community members and City officials.

As noted above, the conditional use authorization allowing the sale of beer and wine was before the Planning Commission on December 5, 2019. No members of the public spoke in opposition to the Project at the public hearing, and the conditional use authorization was approved unanimously by the Planning Commission on the consent calendar.

Ms. Angela Calvillo
Clerk of the Board of Supervisors
February 14, 2020
Page 3 of 3

For the reasons outlined above, I respectfully request 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 § 23958.4 that the public need or convenience would be served by the transfer of a Type-20 off-sale beer & wine license to Kal's Neighborhood Market.

Please contact me with any questions you have.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP

A handwritten signature in black ink that reads "Jody Knight". The signature is written in a cursive, slightly slanted style.

Jody Knight

Enclosure: Exhibit A

REUBEN, JUNIUS & ROSE, LLP

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2020 FEB 14 11:24 AM
BY JR Jody Knight
jknight@reubenlaw.com

February 14, 2020

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 Public Convenience or Necessity Request
1401 19th Avenue – Kal’s Neighborhood Market
Our File No.: 11243.01**

Dear Ms. Calvillo:

At Ms. Jody Knight request, please see attached letter in connection to the above referenced matter.

Please feel free to contact Ms. Knight at (415) 567-9000 if you have any questions.

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP


Jennica Dandan
Legal Assistant

REUBEN, JUNIUS & ROSE, LLP

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 FEB 14 PM 2:38
Jody Knight
jknight@reubenlaw.com

February 14, 2020

GODSPEED Courier

GODSPEED Courier Signature 

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

Time of Delivery of Package 14:38

RECEIPT

Please acknowledge receipt of the item referenced below by signing and stamping this letter:

(1) Liquor License Public Convenience or Necessity Request Letter

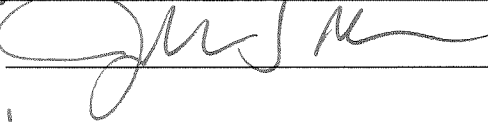
Re: Liquor License Public Convenience or Necessity Request
1401 19th Avenue – Kal’s Neighborhood Market
Our File No.: 11243.01

Received:

Name

John Dando

Signature



Date:

2/10/20

Very truly yours,

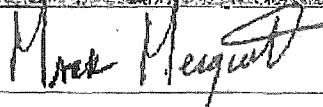
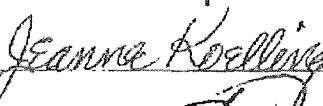
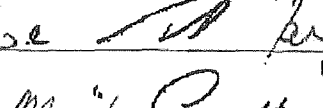
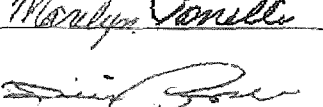
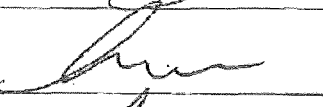




REUBEN, JUNIUS & ROSE, LLP
Jennica Dandan

Prepared and Packaged by Jennica Dandan,
Employee of Reuben, Junius & Rose, LLP

Exhibit A

Petition in Support of the Expanded Food Mart with Beer and Wine Sales for Off-Site Consumption at 1401 19th Ave

Petition Summary and Background	The Planning Code requires conditional-use authorization from the Planning Commission to allow the expansion of the food mart into the rest of the existing building and the sale of beer and wine at a gas station. The beer and wine sales for off-site consumption also require approval by the Department of Alcohol and Beverage Control as well as the Board of Supervisors. Your signature below indicates your support of the City approvals necessary to expand the food mart and allow the sale of beer and wine for off-site consumption.
Action Petitioned For	We, the undersigned, are neighbors and customers who support all necessary City approvals for the expansion of the food mart into the rest of the existing building and the addition of beer and wine sales for off-site consumption with a Type 20 liquor license. We urge the Planning Commission to approve the conditional use authorization for the expansion of the food mart with beer and wine sales for off-site consumption.

Printed Name	Signature	Address	Comments (if any)	Date
MARK Mesantla		2358 14th Ave SF CA 94116		11/23/19
Jeanne Koelling		415 Beacon St, SF, CA 94131		11/23/19
Mary Hesse		11482 - Hillside SF CA 94122		11/23/19
Marilyn Powell		1273-29th Ave. 94122	very dependable	11/25/19
Denise Capobiano		330 Montezuma St #7 SF CA 94131	best business ever!	11/26/19
SEUNG A E		2194 32nd Ave SF CA 94116	Best business	11/26/19
JIN WU		1144 Sherman to 5th	"	11/29/19
Jawica Pung		1296 40th SF CA 94116	my favorite store	11/30/19

Petition in Support of the Expanded Food Mart with Beer and Wine Sales for Off-Site Consumption at 1401 19th Ave

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Printed Name	Signature	Address	Comments, if Any	Date
BEA WIRTH	<i>Bea Wirth</i>	1878-15th Ave	So Good !!!	11-29-19
DONALD KWONG	<i>[Signature]</i>	1153 7th Ave	Good?	11-29-19
Stephen W. Connelly	<i>[Signature]</i>	2011 45th Ave S.F.		12-2-19
Monika Newandof	<i>[Signature]</i>	148 Del Vale St	Good	12-2-19
John Branson	<i>[Signature]</i>	2291 - Judah	Excellent	12-2-19
Robert Wood	<i>[Signature]</i>	1934 29th Ave		12/3/19
Robert Chen	<i>[Signature]</i>	1643 45th Ave	Excellent	12/3/19
Brandon Lee	<i>[Signature]</i>	63 Gaetner	Good	12/3/19

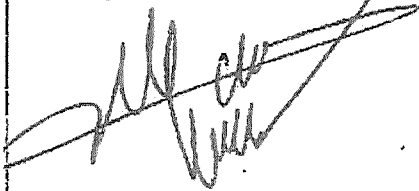
To whom it may concern,

I am fully support the project of 19th Ave Chevron to open a big convinient store that sell all beverages (Soda, beer, wines, Juices, etc)

I am a regular customer at chevron on 1401 19th Avenue and sometimes I have no time to go to Safeway to buy beers or wines for my party so it will be helpfull if I can get them while I get gasoline for my car. And this project for convinient store will make my life easier.

Best Regards

M Shanty
912 Judd St
SP, CA 94122



To whom it May Concern,

Subject : full support of putting a
convinient store at 19th Ave
chevron

As a loyal customer for a longtime, I am
fully support the plan for a convinient
store that sell all kind of beverages
(coffee, soda, beers, wines, etc) at
19th Ave chevron. We don't have many
gas stations around my neighborhood that
sell all kind of beverages. especially
for 24 hours. It will be great for
the neighborhood if we have 24 hours
convinient store that sell all kind
of beverages.

Thank you.
Marcy Herrera
1615 Judah
SF, CA 94122

Marcy

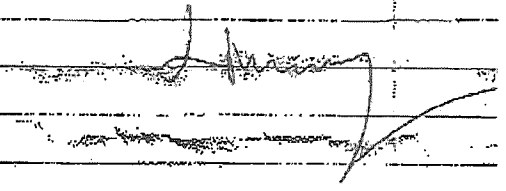
To whom it may concern,

From a customer who goes to Chevron often, to refill gas, it would be a delightful addition if they were to have some alcohol sales in the store as well. I wouldn't have to travel to different locations to obtain my needs and have it all at once in the same location.

Thank You

Liming Huang

1101 Felton Street San Francisco



01/15/20

TO WHOM THIS MAY BE CONCERN

As one of the loyal customers of the 19th cheveron located at the corner of judah and 19th avenue, I am writing this letter to support the expansion of this loaction to a very nice convinient store where you can find it all, foods, goodies, beverages (soda, juices, water so beers) it will be amazing to stop for fuel and get some goodies without thinking to take extra trips to reach other stores loacted further down where we reside. I hope this project will get approval so it will be help to everyone in the neighbor hood so evey person passing by or visiting.

Thank you for your time.

Sabri lamouchi

16th avenue san francisco

CA 94118

A handwritten signature in black ink, appearing to read "Sabri Lamouchi", written over a vertical line.

Feb 05, 2020

To Whom It may concern,

I hereby support the plan to open a convenient store that sell all kind of beverages (coffee, soda, beer & wines, etc) at Chevron 19th Avenue. I've been a customer for this station for long time and all the employees are very nice and it will help the neighborhood if you open the convenient store around my neighborhood.

Thank you.

Sara Choi

1722 23rd Ave
SF, CA 94122

Sara Choi

To whom it may concern !

I am one of the resident in the sunset area close to the 19th ave Chevron located at 19th ave and judah(76 prior) ,and been coming for gas and service since 2001 since (Mr.Joe use to own it) and still loyal customer and I strongly support the idea of putting a store that can have groceries and all kind of beverages(Soda,Wines ,Beer,juices etc..)I believe it will be a good idea for the neighbors and customer to stop in for gas and why not get supplies without making extra miles to reach other stores.

PILSK BERLE

21ST AVENUE

SAN FRANCISCO CA 94122

To Whom it may concern:

Subject : Full Support of putting a store at 19th avenue chevron

As a customer of this business for decate I think it will be fabilous idea to have a store that has it all as far as groceries,food ,all liind of beverages (beer,wine,sodas ,juices ,water),due to the fact we don't have much station that goes beyond selling gas ,me and my wife we go over there for gas and we get full service at no extra charge or hidden fees,and why not get more than gas ,we would love to improve the neighborhood.

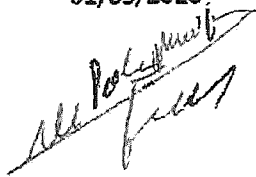
Thank you

Ibrahim Polinsky

17th avenue

san Francisco

01/05/2020

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

01-20-2022

To whom it may concern

I hope that all of you doing well

My name is Matt Bauman and I live
at 2261 14th Avenue San Francisco

and have been coming to 19th Ave

Chemun station for years. I am submitting

This petition letter to express my full
support of expanding this business

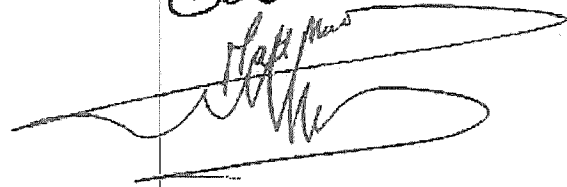
to a great convenient store that

have everything Foods, Alcohol beverages
Soda, Juices etc. we really need such

business in the neighborhood to make
it one stop for gas and groceries.

Thank you

God Bless



12/26/2019

To Whom it may Concern

Subject: Full Support of the project of 19th avenue Chevron(1401 19th ave SF CA 94122)

I Find the idea of transferring the gas station located at 19th and Judah to a big convenient store where you can find your goodies including alcohol beverages is a fantastic idea, specially as one stop for gas and get groceries and beverages as well. I strongly support this project so it can help us to make only one stop not multiple stops to get gas and get what we need. Me and My wife we go there for years and we really wish that this convenient location for fuel can be more extendable to a store to make life easy for us so the neighborhood.

Best Regards

C.WANG

17TH AVENUE

San Francisco CA 94122

A handwritten signature in black ink, appearing to read 'C. Wang', with a long horizontal flourish extending to the right.

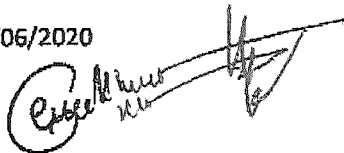
To whom it may concern!

Hope this find you well , by this I really want to express my support
of having a big store at this gas station located 1401 19th avenue
San Francisco (corner Judah and 19th avenue),to have a location that have everything
such food,alcohol and other kinds of beverages will good and awesome idea in my oppinion
so it will be one stop trip.

George Khabaz

Kirkham Street San Francisco CA 94122

02/06/2020

A handwritten signature in black ink, appearing to read "George Khabaz", with a large, stylized flourish extending to the right.

TO WHOM IT MAY CONCERN!

I'VE BEEN A LOYAL CUSTOMER AT CHEVRON 19th AVE AND JUDAH. I LIKE TO GO THERE BECAUSE THE EMPLOYEES ARE REALLY NICE. SO WHEN I HEARD, THEY ARE PLANNING TO OPEN A STORE THAT SELL ALL KIND OF BEVERAGES (SODA, WINES, BEER, JUICES, ETC) I AM SO EXCITED. I LIVE ON 1222 19th AVE ONLY TWO BLOCKS FROM THE STATION AND SOMETIMES WE NEED SOME BEVERAGES IN THE MIDDLE OF THE NIGHT AND IT WILL BE CONVINIENCE IF I CAN JUST WALK TO THE STORE.

YETTY FIRDAUS
1222 19th AVE
SF, CA 94122

Yetty F.
1/6
Y

December 2, 2019

To my concerns regarding gas station/service located at 1401 19th avenue San Francisco Ca 94122,

This is my go to station. Everyone here is so friendly. I feel as though I am in the 1950's where there was actual service and a smile to go with it. This gas station has the best prices around and is so convenient whether you are going north or south bound on highway 1/19th avenue. Everytime I get gas here I notice that alot of their cliental is tourist whom are headed southbound to the airport. I can over hear them talking about how hungry they are and how they want to purchase a drink or food along the way back.

This station is only equipped with a small store for gas and snacks but it is not big enough. Everytime I go here to get gas or snacks i feel cramped since there not enough space to move. There is also a service desk in that small area for the auto shop.

In conclusion this station needs to expand and have a food and snack market. Almost every other station I've been to has, thus 1401 Chevron needs to be updated and go with the current times of what a gas station from 2019/2020 should be equipped with.

This needs to be addressed. I am an on going Chevron customer for many years. I feel my opinion as a consumer to Chevron should matter and be taken into consideration.

Thank you for your time,

Christophier Thomas

A handwritten signature in black ink, appearing to read 'Christophier Thomas', written in a cursive style.

11/18/2019

To whom may concern ,

I am Rocky Wu Lee, living in the avenues in the sunset district ,and been
Customer of (Joe previous owner) and Mr Adel (Actual Mnager at 19th avenue Chevron)
since 2007 ,I and my family get always the best service and felt welcome most of the time.

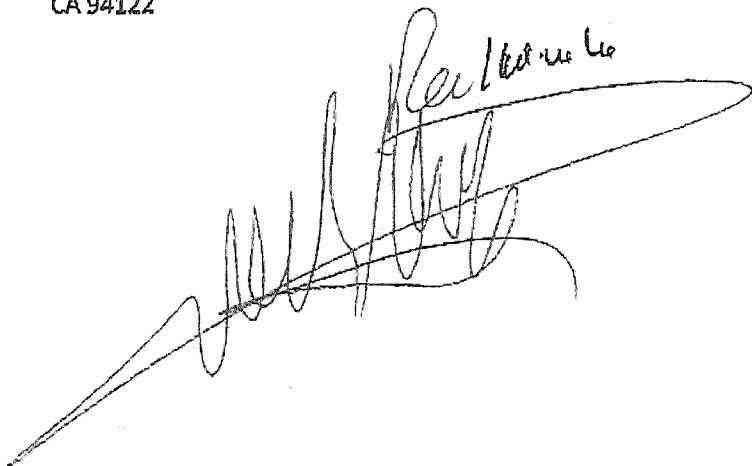
I am writing this letter to whom it may concern to express my strong approval of the idea
of expanding this facility to a convineint store ,I agree hat it will be a nice loaction to
get gas,groceries or food,I belive it will be more convinient for many customers to be
as one stop,I wish this business a more success down the stretch.

Best Regards,

Rocky Wu Lee

18th Avenue San Francisco

CA 94122

A handwritten signature in black ink, appearing to read 'Rocky Wu Lee', is written over a large, horizontal, scribbled-out line. The signature is written in a cursive style.

12/2/19

Petition to Expand Business

to whom it may concern :

I am Janni Linea Badillo. I have been a loyal customer of Chevron for many years. It is located at 1401 19th Ave, San Francisco, CA, 94122.

I'm signing a petition in support of the idea of expanding the business into a convenience store. This would help me and my family because it's close to our house.

Thank you!

Janni Linea
Janni Linea Badillo
(650) 758-8147

to whom it may concern:

It is my pleasure and privilege
to sign a petition for the business expansion
of Chevron situated at 14th Avenue in
San Francisco, California with zip code 94102.

I strongly agree with the idea to
turn it to a Commerce Store.

Thank you so much and have
a great day.

Respectfully,

Kathleen Pava Albano
(415) 465-9784

11/25/2019

TO WHOM IT MAY CONCERN:

I AM CLYDEHOPE TORIBIO. I HAVE BEEN A LOYAL CUSTOMER OF CHEVRON FOR 10 YEARS. THAT SAID CHEVRON IS LOCATED AT 1401 19th Ave San Francisco with zip code 94122.

THIS LETTER IS IN SUPPORT TO THE PLAN OF EXPANSION OF THE BUSINESS TO A CONVENIENCE STORE. I THEREFORE SIGN A PETITION TO SUPPORT ITS EXPANSION SOON. THANK YOU IN ADVANCE.

CHEERS,
CLYDEHOPE TORIBIO
(650) 269-7521

Signature: _____



Nov. 29, 2019

To Whom it may Concern:

As a loyal customer of
Cherry located at 1401 19th Ave.
San Francisco Ca. I do sign a
petition for its expansion into
a convenience store. It would
be fantastic to have a convenience
store near my residence.

Thanks so much.

Nedy Sampang
(415) 900-8366

Cell: (415) 900-8366

To Whom it may Concern,

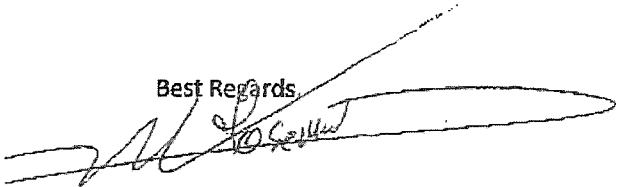
I Have been a regular/loyal Customer for how many years of 19th avenue

Chevron(76 Prior) located at 1401 19th avenue san francisco I want to express my:

Fully Support of expanding the business to a convinient store ,I strong believe

it will be an amazing one stop for all customers gas or passengers.

Best Regards

A handwritten signature in black ink, appearing to read "Jose Bdillio", written over a horizontal line.

Jose Bdillio (6507588660)

11/20/2019

November 26, 2019

To Whom It May Concern,

I have been a customer at 1401- 19th Ave. the Chevron station for over 20 years.

I think the idea of having a convenience store at this location would be of great service to customers who fill their cars, or are just waiting for the bus or trolley.

Regards,



Steve Eliopoulos


November 26th 2019

To Whom it may Concern,

I Have been a regular Customer for how many years of 19th avenue
Chevron(76 Prior,BP) and by this petition letter I want to express my
Fully Support of expanding the business to a convenient store ,I think it's
going to be a great idea to serve not only gas customer but other people
taking public transportation.

Best Regards,

Faisal Ali



November 18, 2019

To whom it may concern,

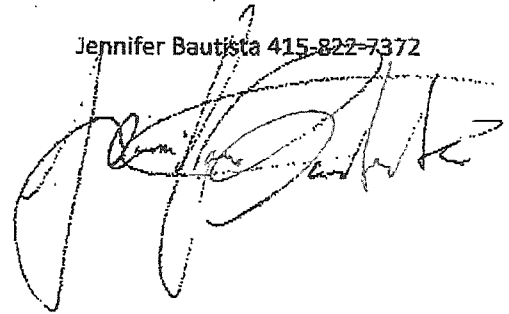
I have been coming to 1401 19th avenue Chevron for quite sometime. This happens to be my favorite gas station since the prices are the best and reasonable. They provide the best service, and they are very efficient and honest.

This station can improve in one way however, they need a convenient store with food, beverages, medical aide supplies and groceries. This will bring more business and will provide customers a choice of filling up or grabbing a bite on the way.

Please take this into consideration. This gas station could use a face lift and bring new change for a beneficial future.

Sincerely loyal Chevron customer,

Jennifer Bautista 415-822-7372

A handwritten signature in black ink, appearing to read 'Jennifer Bautista', written over a dotted line. The signature is stylized and cursive.

Petition To Expand Business To
Convenience Store

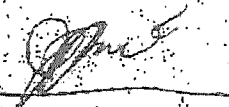
To Whom This May Concern:

My name is Janice Ponce I
am a regular customer of Chevron for the
past 11 1/2 years, located at 1401 19th Ave.
San Francisco California 94122.

I am writing a petition and
signing a petition for the idea of expanding
the business into a Convenience Store.

Yours Truly,

Janice Ponce
(415) 900-6884

 11/19/2011
signature