

File No. 250374

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services

Date: May 8, 2025

Board of Supervisors Meeting:

Date: _____

Cmte Board

- | | | |
|-------------------------------------|--------------------------|----------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input 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 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 / DRAFT Mills Act 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|--------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Police Department Report – 042325</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Department Review – 042125</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PC or N Referral to Planning and Police – 041125</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PC or N Request Letter – 040725</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: Monique Crayton

Date: May 2, 2025

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____



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: April 22, 2025

Subject: P.C.N. Investigation Regarding: First Owner: El Chavo SuperMercado Corp.
DBA: El Chavo SuperMercado
15 Ocean Ave.
San Francisco CA. 94112
ABC File # 21-667836

El Chavo SuperMercado Corp., operating as "El Chavo SuperMercado", has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 21 (Off Sale General) license to be located at 15 Ocean Ave. (located between Alemany Blvd. and Persia Ave.)

Hours of Operation:

7 am to 9 pm each day of the week.

Digest:

"El Chavo SuperMercado." would like to operate a Off Sale (General) to be located at 15 Ocean Ave. 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 March 26, 2024 to March 26, 2025

2 calls for service

Police Reports:

From March 26, 2024 to March 26, 2025

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **892B**

A High Crime area is defined as **103** or more police reports in a plot for the year of **2024**.

This plot had **222** police reports for **2024**, which is **119 Higher** than the **Citywide "High Crime"** average.

State Census Tract Information:

This premise is located in Census Tract: **261**
Population for this tract is: **6890**

On-sale license authorized by census tract: **24**
Active on-sale licenses: 13 with 0 pending

Off-sale licenses authorized by census tract: **06**
Active off-sale licenses: 4 with 0 pending

Departmental Recommendation:

Points of consideration: **2**

No opposition from **Ingleside Station**

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

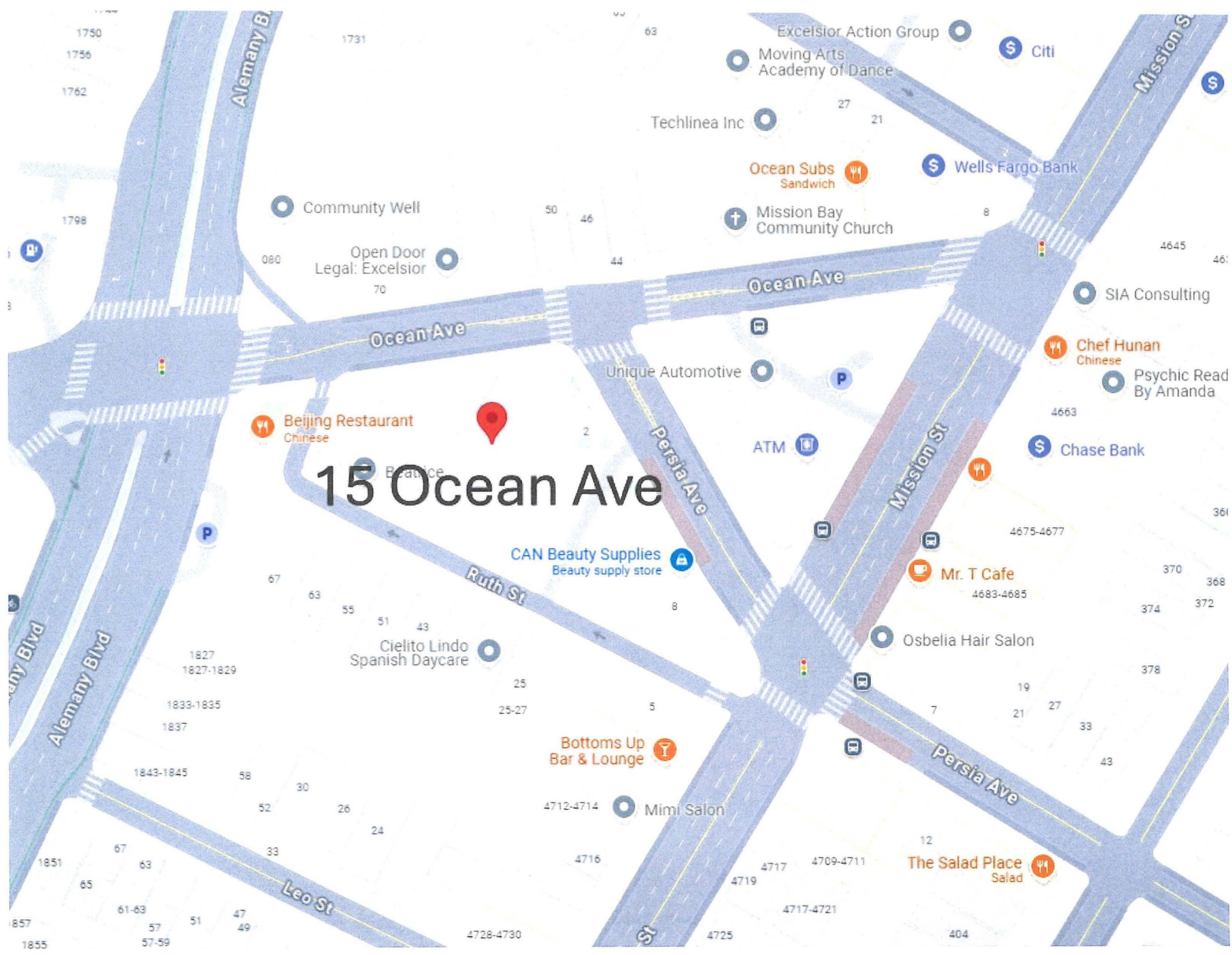
Applicant premise **is** located in a “**High Concentration**” area.

0 - Protest.

0 - Support

ALU Recommendation: **Approval with the condition:**

1. 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-253.



15 Ocean Ave

Beijing Restaurant
Chinese

CAN Beauty Supplies
Beauty supply store

Cielito Lindo
Spanish Daycare

Bottoms Up
Bar & Lounge

Mimi Salon

Mission Bay
Community Church

Techlinea Inc

Ocean Subs
Sandwich

Wells Fargo Bank

SIA Consulting

Chef Hunan
Chinese

Psychic Read
By Amanda

Chase Bank

Mr. T Cafe

Osbella Hair Salon

The Salad Place
Salad

BOARD of SUPERVISORS



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: April 11, 2025

TO: Planning Department
Attn: _____
Phone No. _____

AP Block/Lot Nos.: 6955/033
Zoning: NCD – Excelsior Outer
Mission Street Neighborhood
Commercial District – 65 A

TO: Police Department
Andrew Froines
Phone No. (415) 837-7254

Quad: Dist 11 _____
Record No.: 2025-003073MIS _____

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 May of 2025.

PLEASE EMAIL YOUR RESPONSE by April 18, 2025, to:

Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name: El Chavo Supermercado Corp.

Business name: El Chavo Supermercado

Application address: 15 Ocean Avenue
San Francisco, CA 94112

Applicant contact info: Ismael Ahmed
(510) 575-1382
Ismaelahmed740@gmail.com

PLANNING REVIEW: ☒ Approval ☐ Denial

Planning Staff Contact: Kurt Botn
(Please add comments on a trailing page.)

POLICE REVIEW: ☐ Approval ☐ Denial

(Please add comments in a trailing report.)

El Chavo Supermercado Corp.
15 Ocean Ave,
San Francisco, CA. 94112
510-575-1382
Ismaelahmed740@gmail.com

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 APR 09 AM10:22

04.07.2025

PUBLIC CONVENIENCE AND NECESSITY

To Clerk of the Board,

The purpose of this letter is to explain the operation of El Chavo Supermercado to the Department of ABC, and to show Public Convenience and Necessity. We are seeking an approval to transfer an existing Type-21 (off-sale) license.

We currently entered into an agreement to transfer this Type-21 license on April 03, 2025. We are hoping to serve the community every day from 7am to 9pm.

Although the premise is located in what the Department deems a high crime area for alcohol establishments, we feel that the growth of communities from certain countries such as Nicaraguan, Colombian, and Honduran Style Market qualifies for Public Convenience and Necessity, because of the following:

What will set us apart from all other off sale markets is that we sell authentic, Colombian, Peruvian, Honduran, Nicaraguan, and Brazilian style products imported from Peru, Brazil, and Argentina. We are a truly a Southern and Central American Market. Some of our specialty products include, alfajores, aji amarillo, panettone, achiote, rocotto, imported yerba mate, as well as imported chorizos/meat and dulce de leche. These are just a couple of our essential products that differentiates us.

1. The premise is in the Ocean Ave corridor in the City of San Francisco. The clientele will be drawn from residents, employees and customers of this residential-business friendly area of the Mission District and its offices. Recently, there has been a growing interest in imported spirits from these countries and we are trying our best to serve our community and give them what they request. We would like this supermarket to be a "one-stop shop" for our community and make it convenient and safe stop to do grocery shopping, especially during these unprecedented times.
2. There are no other Type 21 Authentic true Honduran/Colombian/Nicaraguan Markets themed establishments in the area that will be offering our style of products. Additionally, there has been more openings of restaurants catering from those countries and have been expressing a demand for imported spirits in that area.
3. I will be sending my employees to the "L.E.A.D." training, so my employees will serve my customers responsibly.

I am willing and able to meet anyone with The Department of ABC or the Board of Supervisors to address any concerns that they may have.

Sincerely,
Ismael Ahmed

El Chavo Supermercado Corp
15 Ocean Ave,
San Francisco, CA 94112

Plannings Conditions of Approval:

Recommend Approval: General grocery store use is permitted per PC Section 720. General grocery store use may provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) that occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to the display and sale of alcoholic beverages).

General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol licenses shall observe the following good neighbor policies:
Liquor establishments shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking, as appropriate to maintain security, without disturbing area residences;

Advertisements in windows and clear doors are not permitted, and no more than 25% of the square footage of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises.

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

Frances Barron

213-417-2353

frances@liquorlicense.com

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

File Number: **667836**
Receipt Number: **2983280**
Geographical Code: **3800**
Copies Mailed Date: **March 26, 2025**
Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO**First Owner: EL CHAVO SUPERMERCADO CORP****Name of Business: EL CHAVO SUPERMERCADO**

**Location of Business: 15 OCEAN AVE
SAN FRANCISCO, CA 94110**

County: SAN FRANCISCO**Is Premises inside city limits: Yes** **Census Tract:**

**Mailing Address: (If different
from
premises address) 2539 MISSION ST
SAN FRANCISCO, CA 94110-2511**

Type of license(s): 21 **Dropping Partner: Yes___ No_x****Transferor's license/name: 605647 / WHOLE FOODS MARKET CALIFORNIA INC**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
21 - Off-Sale General	PER/PRM	Y			
<u>License Type</u>	<u>Transaction Description</u>	<u>Fee Code</u>	<u>Dup</u>	<u>Date</u>	<u>Fee</u>
Application Fee	DBL TRF: PREMISES AND PERSON	NA	0	03/25/25	\$1,525.00
21 - Off-Sale General	ANNUAL FEE	NA	0	03/25/25	\$984.00
Total					\$2,509.00

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: March 24, 2025****Applicant Name(s)****EL CHAVO SUPERMERCADO CORP**

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 MAR 31 AM09:02



From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Ghanem, Sakher \(POL\)](#); [Ismael Ahmed](#)
Cc: [Alabanza, Analyn@ABC](#); [amarjit.tamber@abc.ca.gov](#); [Goff, David \(POL\)](#); [Dahl, Bryan \(BOS\)](#); [Ebadi, Mahanaz \(BOS\)](#); [Donovan, Dominica \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Chin, Linshao \(BOS\)](#); [Prager, Jackie \(BOS\)](#); [Ho, KC \(BOS\)](#)
Subject: Liquor License Transfer - 15 Ocean Ave - El Chavo Supermercado - BOS File No. 250374
Date: Friday, April 11, 2025 12:40:00 PM

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 – April 11, 2025](#)

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

- Board of Supervisors [File No. 250374](#)

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 May of 2025.

I request the Planning Department's response on or before April 18, 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:

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

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.

BOARD of SUPERVISORS



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TO: Planning Department
Attn: _____
Phone No. _____

AP Block/Lot Nos.: 6955/033
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TO: Police Department
Sakher Ghanem
Phone No. (415) 553-1115

Quad: _____
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Planning Staff Contact: _____
(Please add comments on a trailing page.)

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15 Ocean Ave,
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Frances Barron

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Total					\$2,509.00

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RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2025 MAR 31 AM09:02



Supervisor Matt Dorsey, Chair
Public Services and Neighborhood Safety Committee
San Francisco Board of Supervisors
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102

April 24, 2025

Re: Letter of Recommendation

Dear Chair Dorsey,

I am a local business and property owner at 4742 Mission Street, writing in support of the Public Convenience or Necessity (PCN) application submitted by Ismael Ahmed, owner of El Chavo Supermercado Corporation, for an off-sale liquor license at 15 Ocean Avenue.

Having worked in this neighborhood for over a fifteen years—and operated my own business here for the past five years—I've witnessed firsthand the challenges our commercial corridors face. We've seen a troubling increase in storefront vacancies, including the recent closure of long-standing institutions like Bank of America. That's why I fully support Ismael's decision to invest in this area.


I've personally visited Ismael's other stores in Mission and Bernal Heights. His markets are among the best community grocers I've encountered—well-run, well-stocked, and responsibly operated, including locations that already offer off-sale liquor.

I've also met with Ismael and can say with confidence that he is committed to being a positive presence in the neighborhood. He provides clean, high-quality markets with fresh food and a genuine commitment to the communities he serves.

The property at 15 Ocean Avenue has unfortunately become a site of blight and disuse. It urgently needs an operator with vision and care—qualities Ismael has demonstrated time and again.

Ismael and his team deserve the opportunity to expand their grocery operations and continue offering responsibly managed off-sale liquor in support of local convenience and economic revitalization.

Sincerely,



Yosef Tahbazof
Atlas Property Group
4742 Mission Street
San Francisco, CA 94112



Supervisor Matt Dorsey, Chair
Public Services and Neighborhood Safety Committee
San Francisco Board of Supervisors
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102

April 21, 2025

Re: Letter of Recommendation 15 Ocean Avenue, SF, CA 94112

Dear Chair Dorsey,

I am a local business and property owner located at 4653 Mission Street. I am writing this letter to support the Public Convenience or Necessity (PCN) application of Ismael Ahmed, owner of El Chavo Supermercado Corporation DBA El Chavo Supermercado for an off-sale liquor license at 15 Ocean Avenue.

I have worked in this neighborhood for over 20 years and owned my own business here for the past 5. I have seen Ismael's other locations in the Mission and in Bernal and they are top notch operations. His groceries stores are some of the best I've seen, and locations that also have off-sale liquor sales.

I have met with Ismael and know based on his previous investments in other neighborhoods he is committed to the community. First, he provides a clean, well-stocked market where neighbors can always get essential food and produce items, plus many unique food products that are difficult to find elsewhere. His food is fresh and high quality.

Finally, 15 Ocean Avenue, formerly the Bank of America, has become a source of blight and neglect and is in desperate need of investment and a new business and I can't think of a better operation than a local grocery store and someone like Ismael to be the operator.

Ismael and his partners deserve the opportunity to expand their grocery stores and continue to offer off-sale liquor as responsible owners.

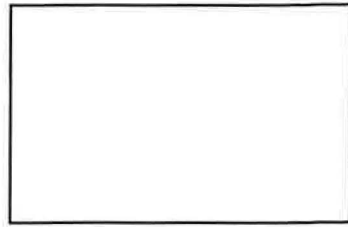
Sincerely,

A handwritten signature in black ink, appearing to read 'Reza Khoshnevisan', enclosed within a hand-drawn oval.

Reza Khoshnevisan
RKD Consulting
4653 Mission Street
San Francisco, CA 94112

Introduction Form

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



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

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☒ 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 proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

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

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Transfer - 15 Ocean Ave - El Chavo Supermercado

Long Title or text listed:

Hearing to consider that the person-to-person, premise-to-premise transfer of a Type-21 off-sale general beer, wine, and distilled spirits liquor license to El Chavo Supermercado Corp, doing business as El Chavo Supermercado, located at 15 Ocean Avenue (District 11), will serve the public convenience or necessity of the City and County of San Francisco.

250374

Signature of Sponsoring Supervisor: