

File No. 250675

Committee Item No. 2

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services

Date: July 24, 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 type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Police Department Report – 070825</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Department Review – 062425</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PC or N Referral to Planning and Police – 061725</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PC or N Request Letter – 060525</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Prepared by: Monique Crayton

Date: July 18, 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: July 07, 2025

Subject: P.C.N. Investigation Regarding: First Owner: Jumbo Trading Company LLC
DBA: No DBA
761 Jackson Street
San Francisco CA. 94133
ABC File # 21-668904

Jumbo Trading Company LLC, has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 21 (Off Sale General Package Store) license to be located at 761 Jackson Street. (located between Stockton Ave. and Grant Ave.)

Hours of Operation:

9am to 6pm each day of the week.

Digest:

“Jumbo Trading Company LLC.” would like to operate a Off Sale (Package Store) to be located at 761 Jackson 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 May 07, 2024 to May 07, 2025

1 calls for service

Police Reports:

From May 07, 2024 to May 07, 2025

1 police reports

San Francisco Plot Information:

This premise is located in Plot: **138C**

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

This plot had 185 police reports for **2023**, which is 82 **Higher** than the **Citywide “High Crime”** average.

State Census Tract Information:

This premise is located in Census Tract: **611.02**
Population for this tract is: **2,443**

On-sale license authorized by census tract: **8**
Active on-sale licenses: 8 with 0 pending

Off-sale licenses authorized by census tract: **2**
Active off-sale licenses: 2 with 0 pending

Departmental Recommendation:

Points of consideration: **9** (5 churches, 1 hospital, and 3 schools).

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:**

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-257.



Law...

Pacific Street
Seafood

Golden
Plaza

Central
Ping Yuen

Wing Sing Dim Sum

Delicious Dim Sum

Golden Gate

Ma T su
Temple

United States · CA · San Francisco Co. · Downtown San

Grant Ave

Red's Place

Jackson St

Z & Y Restaurant

New Woey Loy
Goey Restaurant

Lion's Den
Lounge and Bar

China
Restat

House of Dim Sum

Golden Gate Fortune
Cookie Factory

New Sam Bo
Trading Company

Good Mong
Kok Bakery

761 Jackson St, San
Francisco, CA 94133

Joy's Hair Salon

The Lucky
Vegetarian...

Imperial Palace

Washington St

Washington St

Lukfook Jewelry

Hop Sing Tong
Building

Waverly Pl

Red Blossom
Tea Company

China Trade
Center

China
R

Chinese Hospital

Jackson St

Trenton St

Beauty Salon

Trenton St

Wells Fargo Bank

Sandy's Lucky
Bamboo&Florist

Washington St

Chinatown - Rose
Park Station

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: June 17, 2025

TO: Planning Department
Attn: _____
Phone No. _____

AP Block/Lot Nos.: 0193/025 Zoning:
CNRC- Chinatown – Residential –
Neighborhood Commercial – 50-N

TO: Police Department
Sakher Ghanem
Phone No. (415) 553-1115

Quad: Dist 3
Record No.: 2025-005493MIS

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 July of 2025.

PLEASE EMAIL YOUR RESPONSE by June 27, 2025, to:

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

Applicant name: Jumbo Trading Company LLC

Business name: Jumbo Trading Company LLC

Application address: 761 Jackson Street
San Francisco, CA 94133

Applicant contact info: Name: Chunmei Lei
Phone: (415)867-3387
Email: Vipjumbo@gmail.com

PLANNING REVIEW: ☒ Approval ☐ Denial

Planning Staff Contact: Honora Montano
(Please add comments on a trailing page.)

POLICE REVIEW: ☐ Approval ☐ Denial

(Please add comments in a trailing report.)



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.org

6/24/2025

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 Jumbo Trading Company– 761 Jackson Street., Planning Department Files No. **2025-005493MIS**

To Whom It May Concern:

The Planning Department is recommending approval of the attached Type 21 License (off-sale general), which is permitted association with Retail/General grocery use, permitted in the Chinatown Residential-Neighborhood Commercial District per PC Sec. 812.

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](#)

From: [Crayton, Monique \(BOS\)](#)
To: [CPC.Referrals](#); [Ghanem, Sakher \(POL\)](#); [Vipjumbo@gmail.com](#)
Cc: [Alabanza, Analyn@ABC](#); [amarjit.tamber@abc.ca.gov](#); [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 - 761 Jackson Street - Jumbo Trading Company LLC - BOS File No. 250675
Date: Tuesday, June 17, 2025 1:57:00 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 – June 17, 2025](#)

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

-

Board of Supervisors [File No. 250675](#)

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 July 2025

I request the Planning Department's response before June 27, 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.

JUMBO TRADING COMPANY LLC

761 Jackson Street
San Francisco, California 94133

Re: Letter of Request for Public Convenience or Necessity Determination for Liquor License

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

To whom it may concern,

I am writing to request a determination of Public Convenience or Necessity in connection with my application for the transfer of a liquor license from the California Department of Alcoholic Beverage Control. The following information is provided as per the requirements outlined in the California Business and Professions Code, Section 23958.4:

1. Applicant Information:

Name: Chunmei Lei
Phone: (415)867-3387
Email: Vipjumbo@gmail.com

2. Business Information:

Business Name: Jumbo Trading Company LLC
Business Address: 761 Jackson Street, San Francisco, California 94133

3. Mailing Address: 761 Jackson Street, San Francisco, California 94133

4. License Information:

License Type: Type 21 Off-Sale General; and it is a transfer of Existing License

5. Proposed Business Hours of Operation:

Daily (Monday - Sunday): 9:00 AM to 6:00 PM

6. Application Filing Date and Method:

The application for the liquor license was submitted in person at the ABC office on May 7, 2025.

7. Noticing Requirements:

The noticing requirements for the liquor license were fulfilled by posting a poster notice on the premise on May 12, 2025, and mailing the ABC-207-E notices to residents and property owners within a 500' radius on May 16, 2025.

8. Public Convenience or Necessity Justification:

The approval of a liquor license for our business serves a distinct and essential public convenience and necessity, separate from that of bars, restaurants, or liquor stores. Unlike venues primarily focused on on-site alcohol consumption, a supermarket provides a broad range of household necessities and fresh foods, offering alcohol sales as a supplemental convenience to customers seeking to complete their shopping in a single, efficient visit. For working families, seniors, and residents without reliable transportation, this integration of services reduces the need to travel to multiple locations, thereby increasing accessibility and promoting safer, more efficient purchasing patterns.

In areas that experience higher levels of reported crime, responsibly operated supermarkets can contribute positively to community stability and revitalization. A supermarket with a liquor license typically implements strict security protocols, such as trained staff, ID verification, and surveillance systems, which help ensure compliance with alcohol regulations and promote public safety. Unlike establishments focused on entertainment or nightlife, supermarkets tend to have limited hours for alcohol sales, minimal risk of loitering or nuisance behavior, and a family-oriented customer base. As a result, they are far less likely to contribute to the types of problems often associated with over-concentration.

JUMBO TRADING COMPANY LLC

761 Jackson Street
San Francisco, California 94133

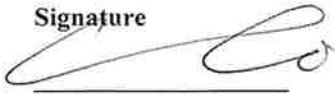
City-wide, allowing a well-managed supermarket in a higher-need area to offer alcohol alongside groceries supports equity in consumer access. It ensures that residents in all neighborhoods — not just those with lower reported crime — can benefit from the convenience and dignity of full-service shopping. Denying such a license solely due to geographic concentration may unintentionally reinforce disparities in economic opportunity and service availability.

Thank you for considering our application. If you require any additional information or documentation, please do not hesitate to contact me at 415-867-3387 or via email at Vipjumbo@gmail.com.

Sincerely,

CHUNMEI LEI
Manager
Jumbo Trading Company LLC

Signature



Date

6/5/2025

JUMBO TRADING COMPANY LLC

761 Jackson Street
San Francisco, California 94133

Additional Contact Information:

If you have difficulties contacting the primacy contact above, you can reach the following contact:

Hoa Ly
Accountant
415-731-9395

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

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

File Number: **668904**
 Receipt Number: **2995258**
 Geographical Code: **3800**
 Copies Mailed Date: **May 7, 2025**
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**First Owner: **JUMBO TRADING COMPANY LLC**

Name of Business:

Location of Business: **761 JACKSON ST.**
SAN FRANCISCO, CA 94133

County **SAN FRANCISCO**Is Premises inside city limits **Yes**Census Tract: **0611.02**

Mailing Address:(If different
 from
 premises address)

Type of license(s): **21**

Dropping Partner: Yes ___ No ___

Transferor's license/name: **501871 / CITY SUPER LLC**

<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	FEDERAL FINGERPRINTS	NA	2	05/06/25	\$48.00
Application Fee	STATE FINGERPRINTS	NA	2	05/06/25	\$78.00
Application Fee	DBL TRF: PREMISES AND PERSON	NA	0	05/06/25	\$1,525.00
21 - Off-Sale General	ANNUAL FEE	NA	0	05/06/25	\$984.00
Total					\$2,635.00

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: May 6, 2025

Applicant Name(s)

JUMBO TRADING COMPANY LLC

Recommend approval of Type 21 ABC License (off-
 sale general) in association with Retail/General grocery
 use, permitted in the Chinatown Residential-
 Neighborhood Commercial District per PC Sec. 812.

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2025 MAY 09 AM 09:07



Honora Montano

✓

6/24/2025

Honora.montano@sfgov.org

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 - 761 Jackson Street - Jumbo Trading Company LLC

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 Jumbo Trading Company LLC, located at 761 Jackson Street (District 3), will serve the public convenience or necessity of the City and County of San Francisco.

250675

Signature of Sponsoring Supervisor:

[Handwritten Signature]