



San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
*Public Convenience and
Necessity Recommendation*

To: The San Francisco Board of Supervisors-Neighborhood Services and
Safety Committee

Supervisor David Campos
Supervisor Eric Mar
Supervisor Norman Yee

From: Officer Alberto Duarte
ABC Liaison Unit (ALU) 553-1049

Date: June 15, 2014

Subject: P.C.N. Investigation Regarding:

DBA: All State Best Foods
1607 20th Street
Khaled Ghanma
(650) 255-0027

Khaled Ghanma has filed an application with the California Department of Alcoholic Beverage Control (ABC) seeking a Type 21 (Off-Sale General Package Store) license for 1607-20th Street. Mr. Ghanma operates a convenience store at this location. Mr. Ghanma has self conditioned to appease concerns from the neighborhood. Operationally, Mr. Ghanma will not change anything except add the convenience of selling moderately priced fine wines and beer, as well as distilled spirits.

Notifications

It should be noted that during the application process, notification date for the 500' mailer was on February 27, 2014. The Notice to the Public was re-posted on June 7, 2014. Mr. Ghanma was incorrectly advised that he did not need a PCN hearing. Therefore, Mr. Ghanma reposted in June.

For the purposes of this hearing, the California Department of Alcoholic Beverage Control (ABC) seeks a determination from the Board of Supervisors as to the approval or denial of this license.

Police Calls for Service: From June 2013 to June 2014

0 Calls

Police Reports: From June 2013 to June 2014

0 Reports

San Francisco Plot Information:

This premise is located in Plot **312**

The High Crime area is defined as 99 or more police reports in a plot.

This plot had 71 police reports recorded for 2013.

Applicant premise is **not** located in a “High Crime” area.

State Census Tract Information:

This premise is located in Census Tract **614**

Population for this tract is: 5,395

On-sale license authorized by census tract: 18

Active on-sale licenses: 1

Off-sale licenses authorized by census tract: 5

Active off-sale licenses:5

Applicant premise **is** currently located in an “undue concentration” area.

Letters of Protest:

Two recorded with the California Department of Alcoholic Beverage Control, (ABC). One letter was conditional and it was retracted. The other was from the store located a on the same block.

Letters of Support:

None recorded with the California Department of Alcoholic Beverage Control, (ABC). During his outreach Mr. Ghanma reached out to the community in order to put the community at ease. Mr. Ghanma will continue to operate until 9:30 PM nightly.

Departmental Recommendation:

The San Francisco Deemed Approved Use Ordinance shall apply.

The ABC Act Retail Operating Standards shall apply

The ALU recommends approval

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

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

File Number: 542262
 Receipt Number: 2216405
 Geographical Code: 3800
 Copies Mailed Date: February 21, 2014
 Issued Date:

2 VALID
 1 RETRACTED
 6/2/14 POST
 2/27/14 MAILING
 * NO WITHDRAWAL *
 Census Tract 0614.00
 POST 312 - 71

DISTRICT SERVING LOCATION: SAN FRANCISCO
 First Owner: GHANMA, KHALED ISSA
 Name of Business: ALL STATES BEST FOODS
 Location of Business: 1607 20TH ST
SAN FRANCISCO, CA 94107-2810
 County: SAN FRANCISCO

Is Premise inside city limits? Yes

Mailing Address:
 (If different from
 premises address)

Type of license(s): 21

Transferor's license/name: 454389 / ABDELHALIM, TEWFIQ ALI 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	02/21/14	\$100.00
21 - Off-Sale General	PERSON-TO-PERSON TRANSFER	NA	Y	0	02/21/14	\$1,250.00
21 - Off-Sale General	ANNUAL FEE	NA	Y	0	02/21/14	\$582.00
NA	FEDERAL FINGERPRINTS	NA	N	1	02/21/14	\$24.00
NA	STATE FINGERPRINTS	NA	N	1	02/21/14	\$39.00
Total						\$1,995.00

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: February 21, 2014

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)

GHANMA, KHALED ISSA

See 211 Signature Page

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

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DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner: GHANMA, KHALED ISSA
Name of Business: ALL STATES BEST FOODS
Location of Business: 1607 20TH ST
SAN FRANCISCO, CA 94107-2810
County: SAN FRANCISCO

Is Premise inside city limits? Yes Census Tract 0614.00

Mailing Address:
(If different from
premises address)

Type of license(s): 21

Transferor's license/name: 454389 / ABDELHALIM, TEWFIQ ALI Dropping Partner: Yes No

Table with 7 columns: License Type, Transaction Type, Fee Type, Master, Dup, Date, Fee. Rows include Off-Sale General, Annual Fee, and State Fingerprints.

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Applicant Name(s)

Applicant Signature(s)

GHANMA, KHALED ISSA

See 211 Signature Page

Incident No	CAD	Incident Type	Reported Date	Call Type	District	Priority	Address
140043112		140571628 PETTY THEFT	2/26/14 13:26	488	Bayview	A	1701 20TH ST
140043112		141152319 MISSING JUV	4/25/14 17:32	807	Bayview	A	465 MISSOURI ST
140043112		141200032 FIGHT W/WEAPON	4/30/14 0:19	419	Bayview	A	ARKANSAS ST/20TH ST
140043112		132192024 BURGLARY	8/7/13 14:42	459	Bayview	A	ARKANSAS ST/20TH ST
140043112		140960136 PANIC ALARM	4/6/14 0:44	100P	Bayview	A	1445 20TH ST
140043112		132730327 PROWLER	9/30/13 2:57	603	Bayview	A	1640 20TH ST
140043112		133580130 BRGLR ALRM AUDIB	12/24/13 0:57	100A	Bayview	A	1616 20TH ST
140043112		133131938 FIGHT-NO WEAPONS	11/9/13 14:42	418	Bayview	A	514 CONNECTICUT ST
140043112		132943635 BRGLR ALRM SILNT	10/21/13 22:45	100S	Bayview	A	465 MISSOURI ST
140043112		133223015 SHOTS FIRED	11/18/13 20:56	216	Bayview	A	1640 20TH ST
140043112		140121643 MISSING JUV	1/12/14 14:39	807	Bayview	A	1616 20TH ST
140043112		141210212 SHOTS FIRED	5/1/14 2:17	216	Bayview	A	20TH ST/CONNECTICUT ST
140043112		141242330 AUTO BOOST/STRIP	5/4/14 18:04		Bayview	A	MISSOURI ST/20TH ST
140043112		133102233 MISSING JUV	11/6/13 16:06	807	Bayview	A	465 MISSOURI ST
140043112		140461793 COMPLAINT UNKN	2/15/14 13:46	913	Bayview	A	585 CONNECTICUT ST
140043112		140690788 AUTO BOOST/STRIP	3/10/14 8:47	852	Bayview	A	19TH ST/CONNECTICUT ST
130572115		141392799 PANIC ALARM	5/19/14 18:36	100P	Bayview	A	1445 20TH ST
140043112		131930812 AUTO BOOST/STRIP	7/12/13 9:05	852	Bayview	A	1536 20TH ST
140043112		131930806 AUTO BOOST/STRIP	7/12/13 9:05	852	Bayview	A	20TH ST/CONNECTICUT ST
140448697		140281013 AUTO BOOST/STRIP	1/28/14 10:14	852	Bayview	A	20TH ST/MISSOURI ST
130708718		141491880 PURSESNAATCH	5/29/14 13:51	213	Bayview	A	20TH ST/CONNECTICUT ST
130855682		132372550 STRONGARM ROB.	8/25/13 18:28	212	Bayview	A	20TH ST/ARKANSAS ST
130936668		132823188 ASSAULT/BATTERY	10/9/13 20:31	240DV	Bayview	A	426 ARKANSAS ST
140043112		132903690 FIGHT-NO WEAPONS	10/17/13 22:38	418	Bayview	A	1527 20TH ST
140043112		133082061 STRONGARM ROB.	11/4/13 15:55	212	Bayview	A	1631 20TH ST
130567542		133133539 FIGHT-NO WEAPONS	11/9/13 23:27	418	Bayview	A	20TH ST/CONNECTICUT ST
140043112		140670259 SHOTS FIRED	3/8/14 1:37	216	Bayview	A	ARKANSAS ST/20TH ST
140043112		141130153 BRGLR ALRM SILNT	4/23/14 1:54	100S	Bayview	A	465 MISSOURI ST
130567542		131912154 AUTO BOOST/STRIP	7/10/13 15:57	852	Bayview	A	CONNECTICUT ST/20TH ST
130567542		133131378 PERSON SCREAMING	11/9/13 11:56	918	Bayview	A	CONNECTICUT ST/19TH ST
130567542		131633467 PERSON SCREAMING	6/12/13 23:10	918	Bayview	A	MISSOURI ST/20TH ST

Type : OFF SALE 21

Board of Supervisors.

Subject: Liquor License Application

Dear Board members,

All States Best Foods has been serving Potrero Hill since 1998. My brother and I have owned and operated All States as a family owned neighborhood convenience store the past 16 years and plan to continue for many years to come.

We are applying to acquire a license to include high quality beer and wine, and selected liquor. We do not anticipate attracting customers, from this or any other neighborhood, seeking cheap alcoholic beverages at late hours.

- 8:30am-9:00pm
1. We will offer high quality beverages at reasonable prices.
 2. We will maintain current hours of operation until 9:00pm seven nights a week.
 3. We are responding to frequent requests from existing clientele.
 4. We received over a 100 letters of support from the neighborhood residents.
 5. There was NO objections what so ever for our application from
 - Police
 - School
 - Potrero Booster Neighborhood Association
 - Neighborhood Residents
 - Church
 - Public Library
 6. The license will be transferred from an existing liquor store which is only 7 blocks away from our store.

Our store will continue to provide fruits, vegetables, milk, bread and the rest of the current grocery items. We are committed to providing high quality at reasonable prices. It is our intention to simply provide additional quality and variety.

We view this as an added value to the neighborhood and to our customers. And we look forward to your understanding, support, and helping us better serve our community.

Sincerely,

Khaled Ghanma, Owner

All States Best Foods

K. Ghanma
(650) 255-0027

ABC Contact

Officer Risel Melodias

(415) 356-6500

Police contact

Officer Nicole Ramirez

Bay View Station

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
GHANMA, KHALED ISSA

2. PREMISES ADDRESS (Street number and name, city, zip code)
1607 20TH ST, SAN FRANCISCO, CA

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
812,820

6. TOTAL NUMBER OF LICENSES IN COUNTY
980 On-Sale Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY
 On-Sale Off-Sale

8. CENSUS TRACT NUMBER
614

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT
5 On-Sale Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT
5 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
312

14. TOTAL NUMBER OF REPORTING DISTRICTS
653

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS
46,883

16. AVERAGE NO. OF OFFENSES PER DISTRICT
72

17. 120% OF AVERAGE NUMBER OF OFFENSES
96

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT
55

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: SAN FRANCISCO COAST OF SUPERVISORS

FOR DEPARTMENT USE ONLY
PREPARED BY (Name of Department Employee)



**California Department of Alcoholic Beverage Control
For the County of SAN FRANCISCO - (Off-Sale
Licenses
and Census Tract = 614**

Report as of 9/24/2014

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	144209	ACTIVE	21	9/26/1983	9/30/2014	WOO, EDMUND 990 WISCONSIN ST SAN FRANCISCO, CA 94107 Census Tract: 0614.00	POTRERO TERRACE MARKET		3800
2)	307463	ACTIVE	21	6/16/1995	5/31/2015	NASSER, MOHAMAD M 1800 23RD ST SAN FRANCISCO, CA 94107 Census Tract: 0614.00	M & W MARKET		3800
3)	501896	ACTIVE	21	10/20/2010 7:25:19 AM	9/30/2014	DARWISH, ISAM ABDALLAH 1601 20TH ST SAN FRANCISCO, CA 94107 Census Tract: 0614.00	DAVES FOOD MARKET		3800
4)	7121	SUREND	20	9/15/1958	1/31/2015	WONG, LINDA 1309 20TH ST SAN FRANCISCO, CA 94107 Census Tract: 0614.00	HILLTOP GROCERY		3800
5)	86007	ACTIVE	21	2/29/1980	7/31/2015	NASSER, AHMAD 2250 23RD ST SAN FRANCISCO, CA 94107 Census Tract: 0614.00	KANSAS FOOD MARKET		3800

- - - End of Report - - -

For a definition of codes, view our [glossary](#).