

File No. 181199

Committee Item No. 4
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services Date: January 23, 2019
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/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 **Click the text below for a direct link to the document:**

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>SFPD ALU Review and recommended conditions</u> - January 15, 2019
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Planning Approval - December 17, 2018</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>PC or N Request Letter - December 7, 2018</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>ABC License Query - December 10, 2018</u>

Prepared by: John Carroll
Prepared by: John Carroll

Date: January 18, 2019
Date: _____

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Tuesday, January 15, 2019 10:16 AM
To: Mundy, Erin (BOS); Yan, Calvin (BOS); 'ehbullard@gmail.com'; Burch, Percy (BOS); Gee, Natalie (BOS)
Cc: 'Gebb, Justin@ABC'; 'Meyer, Rose @ABC'; George, Gigi (POL); Macchi, Patrick (POL); Giacomucci, Monica (CPC); CPC.Referrals; Powell, Georgia (CPC); Gordon, Nelly (POL)
Subject: RE: Liquor License PC or N Referral - Liquor License Transfer - 858 Rhode Island Street - Chiotras Grocery

Categories: 181199

Good morning,

The Police Department has completed their review of the subject public convenience or necessity request, and has forwarded their recommendation for approval with conditions. For your convenience, I have their review available from the link below:

[Police Department Response - January 15, 2019](#)

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 181199](#)

This request for findings of public convenience or necessity may be heard at a future regular meeting of the Public Safety and Neighborhood Services Committee.

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy. SPQSF

From: Carroll, John (BOS)
Sent: Thursday, December 20, 2018 4:05 PM
To: Gordon, Nelly (POL) <nelly.gordon@sfgov.org>
Cc: Mundy, Erin (BOS) <erin.mundy@sfgov.org>; 'Gebb, Justin@ABC' <justin.gebb@abc.ca.gov>; 'Meyer, Rose @ABC' <Rose.Meyer@ABC.ca.gov>; George, Gigi (POL) <gigi.george@sfgov.org>; Macchi, Patrick (POL) <patrick.macchi@sfgov.org>; Chisti, Aliya (BOS) <aliya.chisti@sfgov.org>; 'ehbullard@gmail.com' <ehbullard@gmail.com>; Giacomucci, Monica (CPC) <monica.giacomucci@sfgov.org>; CPC.Referrals <CPC.Referrals@sfgov.org>; Powell, Georgia (CPC) <georgia.powell@sfgov.org>
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Subject: Liquor License PC or N Referral - Liquor License Transfer - 858 Rhode Island Street - Chiotras Grocery

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Board of Supervisors File No. 181199

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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 Rafael Mandelman
Supervisor Hillary Ronen
Supervisor Aaron Peskin

From: Lt. Georgia Sawyer #1565 *JK*
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: January 15, 2019

Subject: P.C.N. Investigation Regarding: Elizabeth Holly Bullard
DBA: Chiotras Grocery
858 Rhode Island St.
San Francisco, CA. 94107
Elizabeth Bullard
(415) 350-0581

Elizabeth Bullard on behalf of Chiotras Grocery has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 21 (Off-Sale General) license to be located at 858 Rhode Island St. (located between 20th and 22nd St.)

Hours of Operation:

8:00 a.m. to 10:00 p.m. each day of the week.

Digest:

Elizabeth Bullard would like to open Grocery Store at 858 Rhode Island St. If approved, this license will allow Chiotras to sell Off-Sale Beer, Wine and Distilled Spirit.

Letters of Protest

0

Letters of Support

0

Police Calls for Service:

From September 2017 to September 2018

0 calls for service

Police Reports:

From September 2017 to September 2018

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **310**

A High Crime area is defined as **59** or more police reports in a plot for the year of **2017**.

This plot had **33** police reports for **2017**, which is **26 less** than the **Citywide** “**High Crime**” average

State Census Tract Information:

This premise is located in Census Tract: **227.04**
Population for this tract is: **3,122**

On-sale license authorized by census tract: **11**
Active on-sale licenses: 3 with **0** pending

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

Departmental Recommendation:

Points of consideration: **0**

No opposition from **Bayview Station**

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

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

0 - Protest.

0 - Support

ALU Recommendation: **Approval with following conditions:**

Conditions for Type 21- Off Sale General

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 ABC-253.
2. Sales, service and consumption of alcoholic beverages shall be permitted only between the hours of 8:00 a.m. and 10:00 p.m. each day of the week.

End

Google Maps 861 Rhode Island St

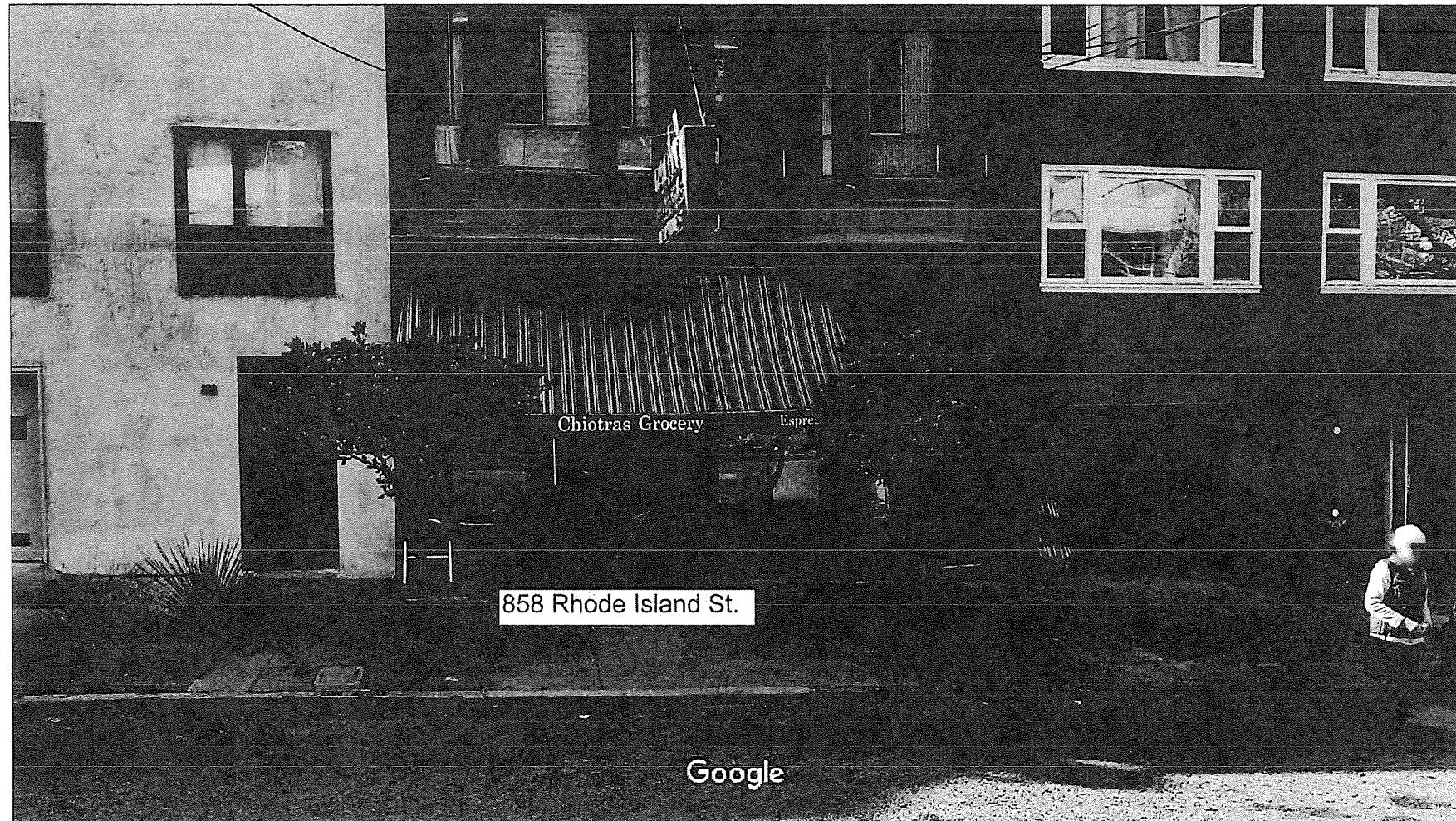


Image capture: Jan 2018 © 2018 Google

Google Maps 858 Rhode Island St



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RECEIVED

DEC 10 2018

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
NEIGHBORHOOD PLANNING

LIQUOR LICENSE
PUBLIC CONVENIENCE OR
NECESSITY REFERRAL

DCP
FEE

6

TO: Planning Department

Georgia Powell
Phone No. (415) 558-6371

DATE: December 10, 2018

TO: Police Department

Inspector Nelly Gordon
Phone No. (415) 837-7273

AP Block/Lot Nos.: 4094/010

Zoning: RH3; 40X

Quad: SE Planning Team

Record No.: 2018-016557 MIS

Please submit your response in four to six weeks for the matter to be heard.

PLEASE EMAIL YOUR RESPONSE BY: January 18, 2019, to John Carroll,
Public Safety and Neighborhood Services Committee Clerk.

john.carroll@sfgov.org - Phone No: 554-4445

Applicant name: Elizabeth Holly Bullard

Business name: Chiotras Grocery

Application address: 858 Rhode Island Street
San Francisco, CA 94107

Applicant contact info: Elizabeth Holly Bullard
Chiotras Grocery
415-350-0581
ehbullard@gmail.com

PLANNING REVIEW: Approval Denial

Planning Staff Contact: Monica Giacomucci (415)575-8714

Please print review comments on a trailing page.

POLICE REVIEW: Approval Denial

Please print review comments in a trailing report.

Friday November 30, 2018

30A

210 DEC -7 AM S: 28

AK

Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102-4689

To Whom it may concern,

This is a formal request for a PCN resolution from the Board of Supervisors. We are Chiotras Grocery, a 100+ year old neighborhood grocery store that sits atop Potrero Hill. We've had the store for 12 years now, but my family has lived on this block for six generations and have patronized this shop throughout them all.

We just went through a new lease negotiation leaving with an additional \$3200/month due towards our rent and so, we are trying to increase the store's profitability. We are in the process of purchasing a type 21 liquor license to be transferred to our shop. I, and the ABC have sent out proper notification to residents and property owners within 500 feet of our store and have had no complaints. We did discuss this with our neighbors (we live above our store) and customers and have only received positive feedback.

We would love to keep the upper part of "the Hill" as walkable as possible and are dedicated to keeping this business afloat for the good of the community. The more we carry, the more we can sell and the less likely our neighbors will jump in their cars and shop elsewhere. We are in the middle of a residential area with the closest stores being a slog down blocks of steep hills.

We are only interested in accessory use, in that we are limiting the amount of floor space dedicated to the sale of beer, wine and spirits to no more than 15%, we will only sell large bottles of spirits and no malt liquor. We have no interest in becoming a "liquor store". We are a market and deli and we love our neighborhood's family feel. Our customers are family to us, and this pocket of the City is hugely important to us.

other requested information

name:	Elizabeth Bullard
tel:	415-350-0581
bus.name:	Chiotras Grocery
bus address:	858 Rhode Island Street San Francisco, CA
type of lic:	type 21 - transfer from 2592 Mission Street, SF CA
hrs of operation:	M-Th 7:30am-9pm, Fri 7:30am-10pm Sat 9:30am-10pm Sun 9:30am-9pm

Thank you for your consideration!

Elizabeth Bullard
Chiotras Grocery

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

Ms. Elizabeth

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

File Number: 599202
 Receipt Number: 2527750
 Geographical Code: 3800
 Copies Mailed Date: September 24, 2018
 Issued Date:

BULLARD
 (415) 350-0581

DISTRICT SERVING LOCATION: SAN FRANCISCO

First Owner: **BULLARD, ELIZABETH HOLLY**
 Name of Business: **CHIOTRAS GROCERY**
 Location of Business: **858 RHODE ISLAND ST
 SAN FRANCISCO, CA 94107-2611**
 County: **SAN FRANCISCO**
 Is Premise inside city limits? **Yes** Census Tract **0227.04**
 Mailing Address:
 (If different from
 premises address)
 Type of license(s): **21**

Transferor's license/name: **463393 / RANTISI, DAWUD FAYEQ** Dropping Partner: Yes No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
21 - Off-Sale General	ANNUAL FEE	NA	Y	0	09/24/18	\$646.00
21 - Off-Sale General	PREMISE TO PREMISE TRANSFER	NA	Y	0	09/24/18	\$100.00
21 - Off-Sale General	PERSON-TO-PERSON TRANSFER	NA	Y	0	09/24/18	\$1,250.00
						Total \$1,996.00

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: September 24, 2018

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 or 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)

BULLARD, ELIZABETH HOLLY

CPC - Recommend approval of Type 21 for legal non-conforming general grocery, permitted per PC Section 106 in the RH-3 zoning District. Monica Giacomecci 12/11/18

Approved Planning Dept. Monica Giacomecci



California Department of Alcoholic Beverage Control
License Query System Summary as of 12/09/2018

License Information

License Number: 599202
Primary Owner: BULLARD, ELIZABETH HOLLY
ABC Office of Application: 24 - SAN FRANCISCO

Business Name
CHIOTRAS GROCERY

Business Address

858 RHODE ISLAND ST
SAN FRANCISCO, CA. 94107
County: SAN FRANCISCO

Census Tract: 0227.04

Licensee Information

Licensee: BULLARD, ELIZABETH HOLLY

License Types

1) License Type: 21 - OFF-SALE GENERAL
License Type Status: PENDING
Status Date: 24-SEP-2018 Term: 12 Month(s)
Original Issue Date: Expiration Date:
Master: Y Duplicate: 0 Fee Code: P40
License Type was Transferred On: From: 21-463393
License Type was Transferred On: To:

Operating Restrictions

... No Operating Restrictions found ...

Disciplinary Action

... No Active Disciplinary Action found ...

Disciplinary History

... No Disciplinary History found ...

Holds

Hold Date: 24-SEP-2018 Type: FORM 220

Escrows

Escrow: LAW OFFICE OF JAMEEL M SHIHADEH, 333 GELLERT BLVD STE 145 DALY CITY, CALIFORNIA 94015

For a definition of codes, view our glossary.

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LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

TO: Planning Department
Georgia Powell
Phone No. (415) 558-6371 **DATE:** December 10, 2018

TO: Police Department
Inspector Nelly Gordon
Phone No. (415) 557-7070 **AP Block/Lot Nos.:** 4094/010
Zoning: RH3; 40X
Quad: SE Planning Team
Re: [REDACTED]

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BOARD OF SUPERVISORS
SAN FRANCISCO

Friday November 30, 2018

2010 DEC - 7 AM 9:26

AK

Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102-4689

To Whom it may concern,

This is a formal request for a PCN resolution from the Board of Supervisors. We are Chiotras Grocery, a 100+ year old neighborhood grocery store that sits atop Potrero Hill. We've had the store for 12 years now, but my family has lived on this block for six generations and have patronized this shop throughout them all.

We just went through a new lease negotiation leaving with an additional \$3200/month due towards our rent and so, we are trying to increase the store's profitability. We are in the process of purchasing a type 21 liquor license to be transferred to our shop. I, and the ABC have sent out proper notification to residents and property owners within 500 feet of our store and have had no complaints. We did discuss this with our neighbors (we live above our store) and customers and have only received positive feedback.

We would love to keep the upper part of "the Hill" as walkable as possible and are dedicated to keeping this business afloat for the good of the community. The more we carry, the more we can sell and the less likely our neighbors will jump in their cars and shop elsewhere. We are in the middle of a residential area with the closest stores being a slog down blocks of steep hills.

We are only interested in accessory use, in that we are limiting the amount of floor space dedicated to the sale of beer, wine and spirits to no more than 15%, we will only sell large bottles of spirits and no malt liquor. We have no interest in becoming a "liquor store". We are a market and deli and we love our neighborhood's family feel. Our customers are family to us, and this pocket of the City is hugely important to us.

other requested information

name: Elizabeth Bullard
tel: 415-350-0581
bus name: Chiotras Grocery
bus address: 858 Rhode Island Street
San Francisco, CA
type of lic: type 21 - transfer from 2592 Mission Street, SF CA
hrs of operation: M-Th 7:30am-9pm,
Fri 7:30am-10pm
Sat 9:30am-10pm
Sun 9:30am-9pm

Thank you for your consideration!

Elizabeth Bullard
Chiotras Grocery

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)

ABC 211 (6/99)

Ms. Elizabeth

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

File Number: 599202
 Receipt Number: 2527750
 Geographical Code: 3800
 Copies Mailed Date: September 24, 2018
 Issued Date:

BULLARD
 (415) 350-0581

DISTRICT SERVING LOCATION: SAN FRANCISCOFirst Owner: **BULLARD, ELIZABETH HOLLY**Name of Business: **CHIOTRAS GROCERY**Location of Business: **858 RHODE ISLAND ST
SAN FRANCISCO, CA 94107-2611**County: **SAN FRANCISCO**Is Premise inside city limits? **Yes**Census Tract **0227.04**Mailing Address:
(If different from
premises address)Type of license(s): **21**Transferor's license/name: **463393 / RANTISI, DAWUD FAYEQ** Dropping Partner: Yes No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
21 - Off-Sale General	ANNUAL FEE	NA	Y	0	09/24/18	\$646.00
21 - Off-Sale General	PREMISE TO PREMISE TRANSFER	NA	Y	0	09/24/18	\$100.00
21 - Off-Sale General	PERSON-TO-PERSON TRANSFER	NA	Y	0	09/24/18	\$1,250.00
						Total \$1,996.00

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: September 24, 2018

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 or 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)

BULLARD, ELIZABETH HOLLY



California Department of Alcoholic Beverage Control
License Query System Summary as of 12/09/2018

License Information

License Number: 599202
Primary Owner: BULLARD, ELIZABETH HOLLY
ABC Office of Application: 24 - SAN FRANCISCO

Business Name

CHIOTRAS GROCERY

Business Address

858 RHODE ISLAND ST

SAN FRANCISCO, CA, 94107

County: SAN FRANCISCO

Census Tract: 0227.04

Licensee Information

Licensee: BULLARD, ELIZABETH HOLLY

License Types

1) License Type: 21 - OFF-SALE GENERAL
License Type Status: PENDING
Status Date: 24-SEP-2018 Term: 12 Month(s)
Original Issue Date: Expiration Date:
Master: Y Duplicate: 0 Fee Code: P40
License Type was Transferred On: From: 21-463393
License Type was Transferred On: To:

Operating Restrictions

... No Operating Restrictions found ...

Disciplinary Action

... No Active Disciplinary Action found ...

Disciplinary History

... No Disciplinary History found ...

Holds

Hold Date: 24-SEP-2018 Type: FORM 220

Escrows

Escrow: LAW OFFICE OF JAMEEL M SHIHADEH, 333 GELLERT BLVD STE 145 DALY CITY, CALIFORNIA 94015

For a definition of codes, view our glossary.

Introduction Form

By a Member of the Board of Supervisors or the Mayor

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

Time stamp
or meeting date

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor" [redacted] inquires"
- 5. City Attorney request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. [redacted]
- 9. Reactivate File No. [redacted]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [redacted]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

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

Sponsor(s):

Clerk of the Board

Subject:

Liquor License Transfer - 858 Rhode Island Street - Chiotras Grocery

The text is listed below or attached:

Hearing to consider that the transfer of a Type-21 off-sale general beer, wine, and distilled spirits liquor license to Elizabeth Holly Bullard, doing business as Chiotras Grocery, located at 858 Rhode Island Street (District 10), will serve the public convenience or necessity of the City and County of San Francisco.

Signature of Sponsoring Supervisor:



For Clerk's Use Only: