

From: [Shaun Aukland](#)
To: [Crayton, Monique \(BOS\)](#)
Subject: File #250881 - Unimart @ 1201 Howard St
Date: Thursday, September 18, 2025 3:10:34 PM
Attachments: [Protest Submission - ROYAL MART LLC \(UNIMART\) - 1201 Howard St, San Francisco.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi,

If this is not already on file in relation to the request at 1201 Howard Street, please see below and attached.

Thank you,
Shaun Aukland

----- Forwarded message -----

From: **Shaun Aukland** <shaun.aukland@gmail.com>
Date: Fri, Aug 1, 2025 at 6:29 PM
Subject: Protest Submission - ROYAL MART LLC (UNIMART) - 1201 Howard St, San Francisco
To: <SanFrancisco@abc.ca.gov>

To Whom It May Concern:

Please find attached my formal protest regarding the application by ROYAL MART LLC for a Type 21 Off-Sale General License at the premises located at 1201 HOWARD ST, SAN FRANCISCO, CA 94103-2790.

The attached PDF file, "ABC Protest.pdf," contains the completed and signed Protest Against Alcoholic Beverage License Application form (ABC-510-A) and my detailed letter outlining the grounds for this protest.

Thank you for your time and consideration of this important community matter.

Sincerely,

Shaun Aukland
725 Tehama St #3, San Francisco, CA 94103

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

(Name(s) of Applicant(s))

For premises at:


(Exact address of proposed premises)

on the grounds that:

☐ Check here if additional sheets attached

I, _____, declare under penalty of perjury:
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.


PROTESTANT'S SIGNATURE

TELEPHONE NUMBER (Optional & non-public)

262-930-7200

SIGNED AT (City and State)

DATE SIGNED

08/01/2025

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

August 1, 2025

Department of Alcoholic Beverage Control
San Francisco District Office
33 New Montgomery Street, Ste 1230
San Francisco, CA 94105

Re: Protest of Type 21 Off-Sale General License Application

Applicant: ROYAL MART LLC (UNIMART)

Premises: 1201 HOWARD ST, SAN FRANCISCO, CA 94103

To Whom It May Concern:

I am a resident of the South of Market neighborhood writing to formally protest the issuance of a Type 21 Off-Sale General alcoholic beverage license to Royal Mart LLC at 1201 Howard Street.

First, I want to state my support for the new owners of this business. I appreciate their investment in our neighborhood and the significant improvements they have made to the store. A successful convenience store that provides groceries and other necessities is a vital asset to a dense, walkable community, and I support their continued success with their existing license to sell beer and wine.

My protest is not against the business itself, but is a targeted objection specifically to the addition of distilled spirits. My goal is to ensure that our neighborhood develops in a way that enhances public safety and livability for the thousands of residents who call SoMa home. The addition of hard liquor at this specific, troubled corner would directly undermine that goal.

Grounds for Protest:

1. **Aggravation of a Law Enforcement Problem & Creation of a Public Nuisance:** For a dense urban neighborhood to be successful, a baseline of public safety is essential. The issuance of this license would aggravate an existing police problem at a known hotspot for criminal activity. The sale of hard liquor would escalate the severity of incidents such as:
 - A physical assault that occurred at this corner on June 25, 2025.
 - A man menacing people with a weapon outside the premises on June 27, 2025.
 - Constant open-air drug use and public intoxication.
2. **Interference with Quiet Enjoyment of a Dense Residential Area:** My residence is in the immediate vicinity of the premises. The success of dense housing depends on residents' ability to have quiet enjoyment of their property. Patrons already create a nuisance by walking onto the residential 700 block of Tehama Street to urinate and defecate, a problem that increased access to hard liquor would worsen, degrading the livability of our community.
3. **Undue Concentration of Licenses:** A healthy neighborhood needs a balanced mix of commercial uses. This area is already saturated with alcohol outlets, which strains public

safety resources. There is no public convenience or necessity for another license, especially one for distilled spirits, which would tip the balance from commercial vibrancy to public nuisance.

4. **Contrary to a Valid Zoning Ordinance:** The issuance of this license would be contrary to the provisions of the City of San Francisco's zoning ordinance. The property is in the WMUG (Western SoMa Mixed Use General) zone, which requires a Conditional Use authorization from the SF Planning Commission for this type of establishment, demonstrating it is not a permitted-by-right use.

I am a strong advocate for the growth of our neighborhood, including new housing and businesses that contribute positively to our community. It is precisely because I want SoMa to succeed as a dense, safe, and desirable place to live that I must object to this specific application.

I declare under penalty of perjury that the foregoing is true and correct. I am available to testify at any hearings on this matter.

Sincerely,

Shaun Aukland

From: [David Singer](#)
To: [Crayton, Monique \(BOS\)](#)
Subject: File #250881 - Unimart @ 1201 Howard St
Date: Thursday, September 18, 2025 9:21:18 AM
Attachments: [RoyalMart objection.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Sirs

I write to you concerning the application by RoyalMart aka Unimart, for a type 21, general liquor license, as I believe there is an upcoming Supervisor's hearing on it.

I think this license is a bad idea and have filed opposition with the ABC (attached).

In summary,

(a) we have a significant problem with loitering and public drinking at this corner already, with consequent public urination.

(b) The Unimart aims to attract those looking for cheap alcohol – they have a sign outside advertising “bargain WINE & BEER market” already. They also do not manage their sidewalk, often having drinkers and other loiterers outside the store, with consequent significant litter problems. They have made little attempt to be good neighbors; there have been many police calls.

(c) this is an unsuitable location even for a well-managed store. It is opposite a long-established shelter (the Sanctuary) who often have people who are trying to maintain sobriety. There are other centers in the immediate neighborhood, including new sober youth housing.

Given this, I question whether they should retain their 20 beer and wine license; they surely should not have spirits.

Thank you

David Singer

singer@mac.com

(...continuation

First, this corner already attracts loitering and public drinking and drug use at the adjacent bus stop, and, until recently, people sitting and drinking at the Royal Mart loading dock. The loading dock was recently closed off, which is an improvement, but the underlying problem remains. Drunkenness on the "public sidewalk abutting a licensed premises" constitutes a nuisance (B&P Code 24200), and exacerbates the public urination problem at the telephone pole at the adjacent corner of Tehama Street. We already have a significant problem with discarded beer and wine containers, and plastic and single-use spirits bottles from other outlets, in this area. We do not need more.

Second, this facility attracts problems, more than it deals with them. It already has a banner advertisement outside reading "bargain WINE & BEER market". Only after many months of the problems described above, resulting in many police calls, did the loading dock get closed, around the time the application for a spirits license was filed.

Third, this is an unsuitable location for liquor sales. It is closer than 600 feet to a non-profit facility (B&P Code 24200) which houses people struggling with alcohol addiction: the Episcopal Sanctuary, which has been opposite the Royal Mart location since the 1980s. I have been asked by a resident of the Sanctuary to help address public drinking in this area, as it is a problem for him and others trying to maintain sobriety. It is also too close to other service facilities: the drug treatment facility on Howard, the dense network of supportive housing around this area, and the new youth housing on Folsom St. Its proximity to 6th Street (only two blocks away) is liable to worsen, and spread out, the issues on that street that the city is spending so much time and money to address.

In summary, this is not a suitable location for spirits sales, and the 21-Off-Sale General License should not be granted.

From: [Lauren J](#)
To: [Crayton, Monique \(BOS\)](#)
Subject: File #250881 - Unimart @ 1201 Howard St
Date: Wednesday, September 24, 2025 1:15:56 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello, I am a resident within 500 feet of Unimart (719 Clementina St, B) and my husband and I (both voters) are against any upgrading of their liquor license, as they have attracted and fail to control a constant element of people hanging out in the sidewalks, throwing trash around and harassing passersby.

Thank you!
Lauren Jacob

From: [Ismene Grohmann](#)
To: [Ismene Grohmann](#)
Cc: [Crayton, Monique \(BOS\)](#)
Subject: File #250881 - Unimart @ 1201 Howard St
Date: Wednesday, September 24, 2025 2:44:06 PM
Attachments: [ABC-510-A.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Apologies - here with the correct reference number.

On Sep 24, 2025, at 2:42 PM, Ismene Grohmann
<ismene.grohmann@gmail.com> wrote:

Hello Monique,

I hope you don't mind me forwarding this form directly to you as one of my neighbors has indicated you are working with this case on the side of the board of supervisors.

Below is what I have filed with ABC. I'd like to share my complaint with the board of supervisors as well.

Thank you for your consideration.
Ismene Grohmann

Begin forwarded message:

From: Ismene Grohmann <ismene.grohmann@gmail.com>
Date: August 5, 2025 at 8:18:11 AM PDT
To: gertie.reyes@abc.ca.gov
Subject: Fwd: Filing ABC-510-A re. Royal Mart LLC, 2101 Howard St, San Francisco 94103

Hello Gertie,

I hope you don't mind me forwarding this form directly to you as one of my neighbors has indicated you are the agent dealing with this

case and shared your email.

I have also filed the complaint with SanFrancisco@abc.ca.gov. We currently don't have a case number yet.

Thank you very much for considering my protest.

Ismene Grohmann

----- Forwarded message -----

From: **Ismene Grohmann** <ismene.grohmann@gmail.com>

Date: Tue, Aug 5, 2025 at 7:25 AM

Subject: Filing ABC-510-A re. Royal Mart LLC, 2101 Howard St,
San Francisco 94103

To: <SanFrancisco@abc.ca.gov>

Dear Madam/Sir,
Please see attached.
Best regards,
Ismene Grohmann

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

(Name(s) of Applicant(s))

For premises at:

(Exact address of proposed premises)

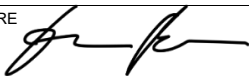
on the grounds that:

☐ Check here if additional sheets attached

I, _____, declare under penalty of perjury:
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE



TELEPHONE NUMBER (Optional & non-public)

SIGNED AT (City and State)

DATE SIGNED

Aug 5, 2025

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

239 8th St #4, San Francisco, CA 94103
ABC-510-A (Rev. April 2010)

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

(Name(s) of Applicant(s))

For premises at:

(Exact address of proposed premises)

on the grounds that:

☐ Check here if additional sheets attached

I, _____, declare under penalty of perjury:
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE

TELEPHONE NUMBER (Optional & non-public)

SIGNED AT (City and State)

DATE SIGNED

Aug 7, 2025

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

239 8th St #4, San Francisco, CA 94103

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

(Name(s) of Applicant(s))

For premises at:

(Exact address of proposed premises)

on the grounds that:

☐ Check here if additional sheets attached

I, _____, declare under penalty of perjury:
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE

TELEPHONE NUMBER (Optional & non-public)

SIGNED AT (City and State)

DATE SIGNED

Aug 7, 2025

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

239 8th St #4, San Francisco, CA 94103

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

(Name(s) of Applicant(s))

For premises at:

(Exact address of proposed premises)

on the grounds that:

☐ Check here if additional sheets attached

I, _____, declare under penalty of perjury:
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE

TELEPHONE NUMBER (Optional & non-public)

SIGNED AT (City and State)

DATE SIGNED

Aug 7, 2025

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

239 8th St #4, San Francisco, CA 94103

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

(Name(s) of Applicant(s))

For premises at:

(Exact address of proposed premises)

on the grounds that:

☐ Check here if additional sheets attached

I, _____, declare under penalty of perjury:
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE

SIGNED AT (City and State)

TELEPHONE NUMBER (Optional & non-public)

DATE SIGNED

Aug 7, 2025

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

239 8th St #4, San Francisco, CA 94103

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

(Name(s) of Applicant(s))

For premises at:

(Exact address of proposed premises)

on the grounds that:

☐ Check here if additional sheets attached

I, _____, declare under penalty of perjury:
PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE

SIGNED AT (City and State)

TELEPHONE NUMBER (Optional & non-public)

DATE SIGNED

Aug 7, 2025

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

239 8th St #4, San Francisco, CA 94103

PROTEST AGAINST ALCOHOLIC BEVERAGE LICENSE APPLICATION

- Refer to Form ABC-510, Information Regarding ABC License Application and Protests (Rev. January 2014), before completing and submitting your protest. The ABC-510 is located at www.abc.ca.gov and in each district office.
- **Please print legibly or type.** Incomplete and/or illegible information will cause the protest to be rejected.
- You will be notified by letter whether or not your protest is accepted.
- If the Department recommends licensure, you will be afforded the opportunity to request a hearing on your protest.
- If a hearing is scheduled as to whether or not a license should be granted, you or your authorized representative will need to attend the hearing to testify and/or present evidence to support your protest, or your protest will be deemed abandoned.
- All protests submitted to the ABC are public records and are open to inspection pursuant to the California Public Records Act (CPRA). (Gov. Code sec. 6254 *et seq.*)
- A copy of all valid and verified protests (ABC-510-A) and Protestant's/Complainant's Declaration (ABC-128) will be provided to the applicant as part of the licensing process.

I hereby protest the issuance of a license under the Alcoholic Beverage Control Act to:

Royal Mart LLC

(Name(s) of Applicant(s))

For premises at:

1201 Howard St, San Francisco, CA 94103-2790

(Exact address of proposed premises)

on the grounds that:

The issuance of this liquor license would be contrary to public welfare and morals as defined in Section 23958 of the Business and Professions Code, specifically due to SoMa's documented public safety challenges. SFPD crime data shows this section of Howard Street and surrounding blocks consistently experiences higher rates of alcohol-related incidents, public intoxication, and quality-of-life violations compared to city averages. The area struggles with street disorder and substance abuse issues. The SoMa neighborhood has a significant concentration of supportive housing and social services, serving vulnerable populations who would be adversely impacted by additional alcohol retail outlets. This establishment has been documented operating through the night, burdening already strained SFPD Southern Station resources and compromise neighborhood safety.

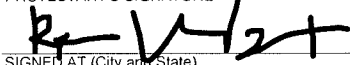
☐ Check here if additional sheets attached

I, **Rachel Wrightson**, declare under penalty of perjury:

PRINT (Name of Protestant)

- (1) That I am the Protestant herein;
- (2) That I have read the above protest and know the contents thereof; and
- (3) That the same is true of my own knowledge except as to those matters which are therein stated on information and belief, and as to those matters I believe to be true.

PROTESTANT'S SIGNATURE



SIGNED AT (City and State)

San Francisco, CA

TELEPHONE NUMBER (Optional & non-public)

DATE SIGNED

Aug 7, 2025

PROTESTANT'S ADDRESS (Full address - Street name & number, Unit or Apt. No., City, State, & Zip Code)

239 8th St #4, San Francisco, CA 94103