

BOARD of SUPERVISORS



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LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

TO: Planning Department
Attn: Michelle Langlie
Phone No. 628-652-7410

DATE: April 28 2022

AP Block/Lot Nos.: 0065 / 013

Zoning: North Beach NCD

Quad: NE

Record No.: 2022-000642MIS

TO: Police Department
Joel Salmonson
Phone No. (415) 553-1115

Please submit your response within three weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for the regular meeting of June 9, 2022.

PLEASE EMAIL YOUR RESPONSE by June 1, 2022, to:

Alisa Somera, Public Safety and Neighborhood Services Committee Clerk.

alisa.somera@sfgov.org ~ (415) 554-7711

Applicant name: Zeid Samir Batshoun

Business name: North Beach Food Mart

Application address: 900 Columbus Avenue
San Francisco, CA 94133

Applicant contact info: Mark Rennie
1222 Sutter Street, San Francisco, CA 94109
(415) 981-4500
rennie23@gmail.com

PLANNING REVIEW: Approval Denial

Planning Staff Contact: Michelle Langlie

(Please add comments on a trailing page.)

POLICE REVIEW: Approval Denial

(Please add comments in a trailing report.)

RECEIVED
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SAN FRANCISCO

7/17 APR 14 PM 4:48

MARK E. RENNIE

ATTORNEY AT LAW

1222 SUTTER STREET

SAN FRANCISCO, CALIFORNIA 94109

(415) 981-4500

TELECOPIER (415) 981-3334

April 12, 2022

Angela Calvillo
Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Re: North Beach Food Mart - Zeid Samir Batshoun
California ABC Liquor License Transfer
900 Columbus Avenue, San Francisco, CA 94133

Public Convenience and Necessity Determination Request

ABC Type 21 License—Off--Sale General Public Premises

Premise to Premise/ Person to Person Transfer from 1198 Pacific Ave SF CA 94133

To 900 Columbus Ave SF CA 94110

Dear Ms. Calvillo:

This office represents Zeid Samir Batshoun, sole owner of North Beach Food Mart. My client currently holds a California ABC Type 20 license on his market which allows him to sell beer and wine to go. Mr. Batshoun, who has been at this location since 1998, has applied to the California Department of Alcoholic Beverage Control (ABC) for a premise to premise / person to person transfer of a Type 21 ABC license to this 900 Columbus Avenue San Francisco location. This new license will allow him to sell beer, wine **and** spirits. This new upgraded licensee will allow my client to better serve his customers and the community.

The area surrounding North Beach Food Mart is a mixed-use district of residential and retail businesses. It is near the North Beach Public library, North Beach swimming pool, and DiMaggio Playground. There are a few residences within 100 ft. of the business.

Our location has been a beloved local food market for decades and has served the North Beach community well. This request is to allow North Beach Food Mart to upgrade its current ABC license to sell liquor as well as wine and beer. This ungraded license will help the long-term economic viability of the business. The existing type-20 ABC license will be sold to pay off debt, if this new Type-21 license privilege is approved by this Board and the California ABC.

The area is properly zoned [NCD- North Beach Neighborhood Commercial District] for this type of license and we do not foresee any problems with the San Francisco Police Department approving this change in our ABC license, with conditions. We have the support for this application from many of our neighbors, and are open to the imposition of conditions, if necessary, to this license.

The Food Mart is locally owned, and thus revenue and taxes will stay in the community. Conversion of our ABC license to a Type-21 will also create and maintain jobs for local residents. Our corner market provides fresh and frozen groceries, with meats and cheeses from the deli. North Beach Food Mart serves the community by providing Money Order and Notary Public Services. The unusual storefront garden adds to that special North Beach neighborhood charm. This license will allow us to remain open and we believe will sustain the pedestrian traffic to the venue which keeps more eyes on the street and makes the neighborhood safer. There are no similar food marts within several blocks.

North Beach Food Mart will continue to give back to the community. Mr. Batshoun is an active member of North Beach Neighbors, a neighborhood group with 300+ members and over 40 years of advocacy of North Beach-area concerns and neighborhood safety. He is also active with St. Nicholas Orthodox Church. North Beach Food Mart has always raised money for charities and intend to donate food and monies to Yick Wo Alternative Elementary school and Francisco Middle School .

Allowing this license to issue to this location, in accordance with § 23958.4 of the California Business and Professions code, will permit the residents of North Beach to continue enjoying an excellent wine and beer selection along with healthy food items, and also allow them to also purchase their favorite spirits. Approval of this license will definitely serve the public convenience and necessity of our North Beach District neighbors and of the people of the City and County of San Francisco, California.

Thank you in advance for your consideration of this request.

Yours Truly,



Mark Rennie



05/02/2022

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
Planning Department File No. 2022-000642MIS

To Whom It May Concern:

The Planning Department is recommending approval of the pending Type 21 Off-Sale General application. Per the attached ABC referral response, both Type 20 and Type 21 Off-Sale licenses are permitted in conjunction with General Grocery, a Retail Sales & Services permitted in the North Beach Neighborhood Commercial Zoning District and North Beach Special Use District per Planning Code Sections 722 and 780.3.

If you have any questions related to Planning's evaluation, please contact me at 628-652-7410.

Sincerely,

A handwritten signature in black ink that reads "Michelle M. Langlie".

Michelle M. Langlie (she/her/hers)
Senior Preservation Planner | PIC Specialist
Northeast Team | Current Planning

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7410 | General Inquiries: pic@sfgov.org | www.sfplanning.org
[San Francisco Property Information Map](#)

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

File Number: 634775
 Receipt Number: 2702532
 Geographical Code: 3800
 Copies Mailed Date: **January 21, 2022**
 Issued Date:

(415) 981-5400

DISTRICT SERVING LOCATION: **SAN FRANCISCO** 0065/013
 First Owner: **BATSHOUN, ZEID SAMI** NE
 Name of Business: **NORTH BEACH FOOD MART** NCD
 Location of Business: **900 COLUMBUS AVE** 2022-000642MIS
SAN FRANCISCO, CA 94133-2310
 County: **SAN FRANCISCO**
 Is Premises inside city limits? **Yes** Census Tract: **0104.01**
 Mailing Address:(If different from premises address)
 Type of license(s): **21** Dropping Partner: Yes No
 Transferor's license/name: **590958 / HINN, GEORGETTE SAMIR**

<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	STATE FINGERPRINTS	NA	1	01/21/22	\$39.00
Application Fee	DBL TRF: PREMISES AND PERSON	NA	0	01/21/22	\$1,305.00
Application Fee	FEDERAL FINGERPRINTS	NA	1	01/21/22	\$24.00
21 - Off-Sale General	ANNUAL FEE	NA	0	01/21/22	\$849.00
				Total	\$2,217.00

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: January 21, 2022

Applicant Name(s)
 BATSHOUN, ZEID SAMI

Recommend approval of ABC Type 21 License transfer; Permitted in conjunction with the Retail Grocery Store in the North Beach Neighborhood Commercial District per Planning Code Section 722.

Michelle M. Langlie
 Michelle Langlie, Senior Planner
 SF Planning
 628.652.7410