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DEC 10 2018

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

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) 837-7273

AP Block/Lot Nos.: 4094/010

Zoning: RH3; 40X

Quad: SE Planning Team

Record No.: ~~2018-016557~~ 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](mailto: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](mailto: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

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2018 DEC -7 AM 9:28

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 and additional \$3200/per 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) 356-0581

DISTRICT SERVING LOCATION: SAN FRANCISCOFirst Owner: BULLARD, ELIZABETH HOLLYName of Business: CHIOTRAS GROCERYLocation of Business: 858 RHODE ISLAND ST  
SAN FRANCISCO, CA 94107-2611County: SAN FRANCISCOIs Premise inside city limits? YesCensus Tract 0227.04

Mailing Address:  
(If different from  
premises address)

Type of license(s): 21Transferor's license/name: 463393 / RANTISI, DAWUD FAYEQDropping 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 FRANCISCODate: 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 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)

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. 12/11/18  
Approved Planning Dept. Monica Giacomelli



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

<b>License Information</b>	
License Number:	599202
Primary Owner:	BULLARD, ELIZABETH HOLLY
ABC Office of Application:	24 - SAN FRANCISCO
<b>Business Name</b>	
CHIOTRAS GROCERY	
<b>Business Address</b>	
858 RHODE ISLAND ST SAN FRANCISCO, CA. 94107	
County: SAN FRANCISCO	Census Tract: 0227.04
<b>Licensee Information</b>	
Licensee: BULLARD, ELIZABETH HOLLY	
<b>License Types</b>	
1) License Type:	21 - OFF-SALE GENERAL
License Type Status:	PENDING
Status Date:	24-SEP-2018
Original Issue Date:	Term: 12 Month(s)
Master: Y Duplicate: 0	Expiration Date:
License Type was Transferred On:	Fee Code: P40
License Type was Transferred On:	From: 21-463393
	To:
<b>Operating Restrictions</b>	
... No Operating Restrictions found ...	
<b>Disciplinary Action</b>	
... No Active Disciplinary Action found ...	
<b>Disciplinary History</b>	
... No Disciplinary History found ...	
<b>Holds</b>	
Hold Date:	24-SEP-2018
Type:	FORM 220
<b>Escrows</b>	
Escrow:	LAW OFFICE OF JAMEEL M SHIHADAH, 333 GELLERT BLVD STE 145 DALY CITY,CALIFORNIA 94015

For a definition of codes, view our glossary.