

File No. 210697

Committee Item No. 1

Board Item No. 56

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: July 8, 2021

Board of Supervisors Meeting:

Date: July 20, 2021

#### Cmte Board

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- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
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- Grant Information Form
- Grant Budget
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- Application
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#### OTHER

- Police Department Response – July 1, 2021
- Planning Department Response – June 17, 2021
- Referral – June 14, 2021
- PC or N Request Letter – June 7, 2021
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: John Carroll

Date: July 2, 2021

Prepared by: John Carroll

Date: July 16, 2021

Prepared by: John Carroll

Date: \_\_\_\_\_

1 [Liquor License Transfer - 1600 Jackson Street - Mollie Stone's Market]

2

3 **Resolution determining that the transfer of a Type-21 off-sale general beer, wine,**  
4 **and distilled spirits liquor license to Albeco, Inc., doing business as Mollie**  
5 **Stone's Market, located at 1600 Jackson Street (District 3), will serve the public**  
6 **convenience or necessity of the City and County of San Francisco, in accordance**  
7 **with California Business and Professions Code, Section 23958.4; and requesting**  
8 **that the California Department of Alcoholic Beverage Control impose a condition**  
9 **on the issuance of the license.**

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11 WHEREAS, Albeco, Inc., is seeking the transfer of a Type-21 off-sale general  
12 beer, wine, and distilled spirits liquor license to do business as Mollie Stone’s Market,  
13 located at 1600 Jackson Street (District 3); and

14 WHEREAS, The Planning Department has verified that the area is properly  
15 zoned and recommends approval; and

16 WHEREAS, The Police Department has filed zero protests and zero letters of  
17 support with the Department of Alcoholic Beverage Control under California Business  
18 and Professions Code, Section 24013, and recommends that the Department of  
19 Alcoholic Beverage Control issue the liquor license with conditions; and

20 WHEREAS, Police Department is recommending approval with the following  
21 condition: 1) Petitioner(s) shall actively monitor the area under their control in an effort  
22 to prevent the loitering of persons on any property adjacent to the licensed premises as  
23 depicted on ABC-253; now, therefore, be it

24 RESOLVED, That in accordance with California Business and Professions Code,  
25 Section 23958.4, the Board of Supervisors of the City and County of San Francisco

1 hereby determines that the transfer of a Type-21 off-sale general beer, wine, and  
2 distilled spirits liquor license to Albeco, Inc., doing business as Mollie Stone's Market,  
3 located at 1600 Jackson Street, will serve the public convenience or necessity of the  
4 City and County of San Francisco; and, be it

5           FURTHER RESOLVED, That the Board of Supervisors of the City and County of  
6 San Francisco hereby endorses and adopts the recommendations of the Police  
7 Department listed above and recommends that the Department of Alcoholic Beverage  
8 Control issue the license with the condition.

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**From:** [Carroll, John \(BOS\)](#)  
**To:** [Justin A. Zucker](#)  
**Cc:** ["Lovett, Li \(BOS\)"; "Angulo, Sunny \(BOS\)"; Hepner, Lee \(BOS\); Yan, Calvin \(BOS\); Alabanza, Analyn@ABC; Rose.Meyer@ABC.ca.gov; Botn, Kurt \(CPC\); Foster, Nicholas \(CPC\); CPC.Referrals; Salmonson, Joel \(POL\)](#)  
**Subject:** RE: Liquor License Transfer - 1600 Jackson Street - Mollie Stone's Market  
**Date:** Thursday, July 1, 2021 4:59:00 PM  
**Attachments:** [image001.png](#)

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Good afternoon,

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

[Police Department Response – July 1, 2021](#)

The Police Department's ALU is recommending approval with the following condition:

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.

**This matter is now agendized for a hearing on July 8, 2021. Here is a copy of the agenda for your information:**

[Public Safety and Neighborhood Services Committee- Regular Meeting Agenda – July 8, 2021](#)

**Please respond to this message and let me know who to expect in attendance at our remote meeting. I will send invitations midweek next week with instructions on how to attend and be heard during the meeting.**

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

[Board of Supervisors File No. 210697](#)

Thanks for the review.

**John Carroll**  
**Assistant Clerk**

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

**(VIRTUAL APPOINTMENTS)** To schedule a virtual meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.



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 Gordon Mar**  
**Supervisor Catherine Stefani**  
**Supervisor Matt Haney**

**From:** **Off. JOEL SALMONSON #732**  
*JS* SA/Lt. M. Sainez #139  
Officer in Charge  
ALU/Permits Unit 415-553-9550

**Date:** July 1, 2021

**Subject:** P.C.N. Investigation Regarding: ALBECO, Inc.  
DBA: MOLLIE STONE'S MARKET  
1600 Jackson Street  
San Francisco, CA. 94109-3002

ALBECO Inc. (Mollie Stone's Market) has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 21 (Off-Sale General) license to be located at 1600 Jackson St. (located Polk St. and Van Ness Ave.)

**Hours of Operation:**

7:00 am to 10:00 pm each day of the week.

**Digest:**

Mollie Stone's Market would like to operate a full-service grocery to include Beer, Wine and Distilled spirits sales, located at 1600 Jackson St. If approved, this license will allow them to sell Off-Sale General.

**Letters of Protest**

0

**Letters of Support**

0

**Police Calls for Service:**

From September 2019 to September 2020

**4 calls for service**

**Police Reports:**

From September 2019 to September 2020

**2 police reports**

**San Francisco Plot Information:**

This premise is located in Plot: **528**

A High Crime area is defined as **107** or more police reports in a plot for the year of **2019**.

This plot had **200** police reports for **2019**, which is 93 **higher** than the **Citywide “High Crime”** average

**State Census Tract Information:**

This premise is located in Census Tract: **110.00**

Population for this tract is: **4,827**

On-sale license authorized by census tract: **16**

Active on-sale licenses: 106 with 0 pending

Off-sale licenses authorized by census tract: **4**

Active off-sale licenses: 31 with 0 pending

**Departmental Recommendation:**

Points of consideration: **0**

No opposition from **Northern Station**.

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

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

**0** - Protest.

**0** - Support

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

**Conditions for Type 21- On-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.

It should be noted that as of February 5, 2021 the applicant had agreed to the above listed recommended condition.

# Google Maps 1600 Jackson St



Map data ©2021 Google 100 ft



**From:** [Carroll, John \(BOS\)](#)  
**To:** [CPC.Referrals](#); [Salmonson, Joel \(POL\)](#)  
**Cc:** [Justin A. Zucker](#); ["Lovett, Li \(BOS\)"](#); ["Angulo, Sunny \(BOS\)"](#); [Hepner, Lee \(BOS\)](#); [Yan, Calvin \(BOS\)](#); [Alabanza, Analyn@ABC](#); [Rose.Meyer@ABC.ca.gov](#); [Botn, Kurt \(CPC\)](#); [Foster, Nicholas \(CPC\)](#)  
**Subject:** RE: Liquor License Transfer - 1600 Jackson Street - Mollie Stone's Market  
**Date:** Thursday, June 17, 2021 11:50:00 AM  
**Attachments:** [image001.png](#)

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Good morning,

The Planning Department has completed their review of the subject application, and has forwarded their recommendation for approval. For your convenience, I have the review available from the link below:

[Planning Dept. Response - Received June 17, 2021](#)

The matter is now awaiting review by the Police Department's ALU.

After receiving review from the Police Department, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for their consideration in the license matter.

**The Public Safety and Neighborhood Services Committee may tentatively schedule this hearing for a regular remote meeting in July of 2021.**

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

[Board of Supervisors File No. 210697](#)

Thanks for the review.

**John Carroll**

**Assistant Clerk**

Board of Supervisors

San Francisco City Hall, Room 244

San Francisco, CA 94102

(415) 554-4445

**(VIRTUAL APPOINTMENTS)** To schedule a virtual meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

*Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.*



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

# LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**TO:** Planning Department  
Phone No. (415) 558-6371

**DATE:** June 14, 2021

**AP Block/Lot Nos.:** 0595/002

**TO:** Police Department  
Alcohol Liaison Unit  
Phone No. (415) 553-9550

**Zoning:** Polk Street NCD 65-A

**Quad:** NE Planning Team

**Record No.:** \_\_\_\_\_

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Please submit your response within three weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in July of 2021.

**PLEASE EMAIL YOUR RESPONSE BY** July 2, 2021, to John Carroll,  
Public Safety and Neighborhood Services Committee Clerk.

[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Phone No: 554-4445

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**Applicant name:** Albeco, Inc.

**Business name:** Mollie Stone's Market

**Application address:** 1600 Jackson Street  
San Francisco, CA 94109

**Applicant contact info:** Justin A. Zucker  
415-567-9000  
[izucker@reubenlaw.com](mailto:izucker@reubenlaw.com)

**PLANNING REVIEW:**  Approval  Denial

Planning Staff Contact: \_\_\_\_\_



**Please print review comments on a trailing page.**

Recommend approval; ABC Type 21 license (off-sale general) is permitted with General Grocery Use (Retail Sales and Service Use) in the Polk Street NCD Zoning District, pursuant to PC Section 723.

**POLICE REVIEW:**  Approval  Denial

**Please print review comments in a trailing report.**



Ms. Angela Calvillo  
Clerk of the Board of Supervisors  
June 4, 2021  
Page 2 of 3

The grocery store will sell daily-needs goods to neighborhood residents, including a wide variety of food and household products. Typical business hours will be approximately from 7 a.m. to 10 p.m. daily, with the coffee shop opening at 5:30 a.m. Business hours may be extended in advance of major holidays to accommodate increased demand and for the convenience of customers.

Mollie Stone's was founded locally in 1986 and a majority of employees are union workers. With roots in healthy, natural and specialty foods, Mollie Stone's stores provide a place where customers can get their natural and organic produce, meats, health and beauty products, and also conventional necessities and popular name-brand products. The new grocery store at 1600 Jackson Street will offer that same range of grocery products—including produce, fish and meat, cheeses, dairy, frozen food products, household items, and alcohol. Including beer, wine, and liquor in the store's offerings would serve the public convenience and necessity by increasing the variety of goods offered at this location—bringing a truly full-service grocery store to the neighborhood.

The new Mollie Stone's will provide area residents and visitors with a convenient “one-stop” shopping option. While there are six other establishments in the census tract with off-sales licenses, none are full-service grocery stores. For the most part, they are specialty stores including a cheese shop, wine shop, and liquor stores. While there are two markets in the neighborhood, they are small “corner” markets with limited inventory without the wide variety of goods that will be available at the new Mollie Stone's store. Mollie Stone's would be the only full-service grocery store with an off-sale license in the census tract.

Including alcohol in the offerings of this store would also serve the public convenience and necessity by establishing an alcohol retailer that has a vast experience with the sale of alcohol and is a responsible retailer with an effective training and management policy and equipment for controlling the sale of alcohol. Mollie Stone's will extensively train its employees related to alcohol sales at new hire orientations, including acknowledgement of the store's alcohol sale policy. The store will be equipped with smart registers programmed to lock upon an alcohol sale until the cashier enters the customer's birthdate to confirm she/he is of age before proceeding. In addition, the store will be equipped with a state-of-the-art camera system with 90-day memory storage.

Mollie Stone's has completed the ABC noticing requirements pursuant to state law. Mollie Stone's sent a mailed notice regarding the proposed ABC license to all residents within 500 feet of the Project on September 18, 2020, and posted notice on the Project site on September 17, 2020. Mollie Stone's has received a favorable reaction by the neighborhood to the store.

For the reasons outlined above, I respectfully request that this letter be forwarded to the Public Safety and Neighborhood Services Committee of the Board and that the Committee and the full Board of Supervisors make a determination under California Business & Professions Code §23958.4 that the public need or convenience would be served by the issuance of a type-21 off-sale general license to this Mollie Stone's location.

Ms. Angela Calvillo  
Clerk of the Board of Supervisors  
June 4, 2021  
Page 3 of 3

Please contact me at 415-567-9000 with any questions.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Justin A. Zucker

Enclosure:

Exhibit A – License No. 619261

# **EXHIBIT A**



CALIFORNIA DEPARTMENT OF

**Alcoholic Beverage Control****Report Date:** Friday, June 04, 2021**LICENSE INFORMATION****License Number:** 619261 **Primary Owner:** ALBECO INC **Office of Application:**

24 - SAN FRANCISCO

**BUSINESS NAME**

MOLLIE STONE'S MARKET

**BUSINESS ADDRESS**

1600 JACKSON ST , SAN FRANCISCO, CA, 94109

**County:** SAN FRANCISCO **Census Tract:** 0110.00**LICENSEE INFORMATION****Licensee:** ALBECO INC**Company Information**

OFFICER: STONE, MICHAEL JOEL (PRESIDENT)

OFFICER: STONE, MICHAEL JOEL (DIRECTOR)

OFFICER: STONE, AARON RICHARD (DIRECTOR)

OFFICER: STONE, AARON RICHARD (TREASURER)

OFFICER: STONE, ELLIOTT WILLIAM (DIRECTOR)

OFFICER: STONE, ELLIOTT WILLIAM (VICE PRESIDENT/SECRETARY)

OFFICER: CERAR, EDWARD FRANCIS (DIRECTOR)

STOCKHOLDER: MOSTBE COMPANY

## LICENSE TYPES

### 21 - OFF-SALE GENERAL

**License Type Status:** PENDING **Status Date:** 08-SEP-2020 **Term:** 12 Month(s)

**Original Issue Date:** **Expiration Date:** **Master:** Y **Duplicate:** **Fee Code:** P40 **Transfers:**

From License Number: 21-540207

### 86 - INSTRUCTIONAL TASTING LICENSE

**License Type Status:** PENDING **Status Date:** 08-SEP-2020 **Term:** 12 Month(s)

**Original Issue Date:** **Expiration Date:** **Master:** Y **Duplicate:** **Fee Code:** P40 **Transfers:**

From License Number: 21-540207

## OPERATING RESTRICTIONS:

No Operating Restrictions found

## DISCIPLINARY ACTION:

No Active Disciplinary Action found

## DISCIPLINARY HISTORY:

No Disciplinary History found.

## HOLDS:



**Hold Type:** BOARD OF EQUALIZATION HOLD **Hold Date:** 08-AUG-2019 **Hold Type:**  
FORM 220 **Hold Date:** 08-SEP-2020

**ESCROWS:**

CALIFORNIA BUSINESS ESCROW, 1748 MAIN ST ESCALON,CALIFORNIA 95320