

File No. 221064

Committee Item No. 1

Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Public Safety and Ngbh Services

Date: December 8, 2022

Board of Supervisors Meeting:

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

#### Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract / DRAFT Mills Act Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

#### OTHER

- Police Department Report – December 1, 2022
- Planning Department Review – November 16, 2022
- PC or N Referral to Planning and Police – October 13, 2022
- PC or N Request Letter – October 4, 2022
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: John Carroll

Date: December 2, 2022

Prepared by: \_\_\_\_\_

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

Prepared by: \_\_\_\_\_

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

## Carroll, John (BOS)

---

**From:** Carroll, John (BOS)  
**Sent:** Thursday, December 1, 2022 2:23 PM  
**To:** luke@lukeslocal.com; scott@lukeslocal.com; Wong, Alan (BOS); Angulo, Sunny (BOS); Souza, Sarah (BOS); Yan, Calvin (BOS); Hsu, Melody (BOS)  
**Cc:** Somera, Alisa (BOS); CPC.Referrals; Alabanza, Analyn@ABC; amarjit.tamber@abc.ca.gov; Langlie, Michelle (CPC); Bernardino, Joan@ABC; Botn, Kurt (CPC); Salmonson, Joel (POL); Wong, Joanne (POL); Jonas, Stephen (POL)  
**Subject:** RE: Liquor License Transfer - 580 Green Street - Luke's Local  
**Categories:** 221064, 2022.12.08 - PSNS

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 – December 1, 2022](#)

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 the ABC-253.

**This matter may be agendized for a hearing on December 8, 2022, at 10:00 a.m.**

**The agenda will post on December 2, 2022.**

**Please respond to this message and let me know who to expect in attendance at the December 8, 2022 PSNS meeting.**

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

[Board of Supervisors File No. 221064](#)

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.



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 Myrna Melgar**

**From:** Lt. Steve Jonas #79  
Officer in Charge  
ALU/Permits Unit 415-553-9550

**Date:** December 1, 2022

**Subject:** P.C.N. Investigation Regarding: Luke's Local, Inc.  
DBA: Luke's Local  
580 Green St.  
San Francisco, CA. 94113

Luke's Local Inc., has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 21 (Off-Sale General) license to be located at 580 Green St. (located between Stockton St. and Kearny St.)

**Hours of Operation:**

8:00 am to 9:00 pm each day of week.

**Digest:**

Luke's Local Inc. would like to operate a specialty grocery store to be located at 580 Green. If approved, this license will allow them to sell Beer, Wine and Distilled Spirits.

**Letters of Protest**

10

**Letters of Support**

0

**Police Calls for Service:**

From September 2021 to September 2022

**4 calls for service**

**Police Reports:**

From September 2021 to September 2022

**1 police report**

**San Francisco Plot Information:**

This premise is located in Plot: **130**

A High Crime area is defined as **96** or more police reports in a plot for the year of **2021**.

This plot had 181 police reports for **2021**, which is 85 **higher** than the **Citywide “High Crime”** average

**State Census Tract Information:**

This premise is located in Census Tract: **106.00**

Population for this tract is: **3,718**

On-sale license authorized by census tract: **12**

Active on-sale licenses: 92 with 0 pending

Off-sale licenses authorized by census tract: **3**

Active off-sale licenses: 16 with 0 pending

**Departmental Recommendation:**

Points of consideration: **3**

No opposition from **Central Station**.

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

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

**10** - Protest.

**0** - Support

ALU Recommendation: **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 the ABC-253.

San Francisco, California

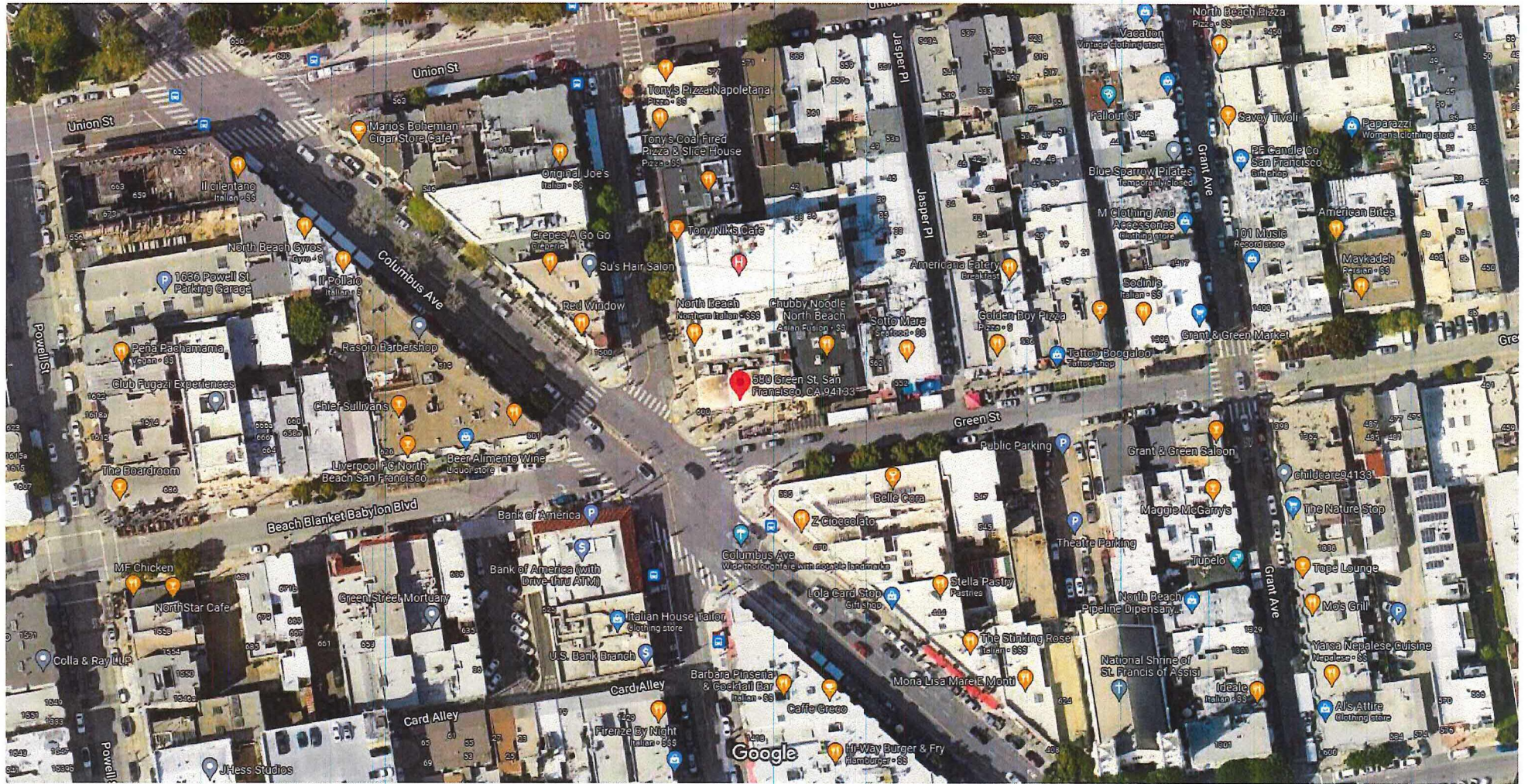
Google

Street View - May 2021



Image capture: May 2021 © 2022 Google





## Carroll, John (BOS)

---

**From:** Carroll, John (BOS)  
**Sent:** Friday, November 18, 2022 1:59 PM  
**To:** Salmonson, Joel (POL); luke@lukeslocal.com; scott@lukeslocal.com  
**Cc:** Somera, Alisa (BOS); CPC.Referrals; Wong, Alan (BOS); Alabanza, Analyn@ABC; 'Rose.Meyer@ABC.ca.gov'; Angulo, Sunny (BOS); Souza, Sarah (BOS); Yan, Calvin (BOS); Hsu, Melody (BOS); Langlie, Michelle (CPC); Bernardino, Joan@ABC; Botn, Kurt (CPC)  
**Subject:** RE: Liquor License Transfer - 580 Green Street - Luke's Local  
**Categories:** 221064

Good afternoon,

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 November 16, 2022](#)

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 will tentatively schedule this hearing for a regular meeting on December 8, 2022.**

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

[Board of Supervisors File No. 221064](#)

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.

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



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**TO:** Planning Department  
Attn: \_\_\_\_\_  
Phone No. \_\_\_\_\_

**DATE:** October 13, 2022

**AP Block/Lot Nos.:** 0116 / 020A  
**Zoning:** NCD North Beach  
**Quad:** \_\_\_\_\_  
**Record No.:** \_\_\_\_\_

**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 December 8, 2022.

**PLEASE EMAIL YOUR RESPONSE by November 30, 2022, to:**  
Alisa Somera, Public Safety and Neighborhood Services Committee Clerk.  
[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org) ~ (415) 554-7711

---

**Applicant name:** Luke's Local Inc.

**Business name:** **Luke's Local**

**Application address:** 580 Green Street  
San Francisco, CA 94553

**Applicant contact info:** Luke  
[luke@lukeslocal.com](mailto:luke@lukeslocal.com) ~ (415) 633-6904

Scott  
[scott@lukeslocal.com](mailto:scott@lukeslocal.com)

**PLANNING REVIEW:**  **Approval**  **Denial**

Planning Staff Contact: \_\_\_\_\_  
(Please add comments on a trailing page.)

**POLICE REVIEW:**  **Approval**  **Denial**

(Please add comments in a trailing report.)



# San Francisco Planning

49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
628.652.7600  
[www.sfplanning.org](http://www.sfplanning.org)

11/16/2022

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 for Luke's Local – 580 Green Street  
Planning Department Files No. 2022-009166MIS and 2022-010039MIS

To Whom It May Concern:

The Planning Department is recommending approval of the attached ABC Type 21 (Off-Sale General) and Type 86 (Instructional Tasting) Licenses for a new General Grocery Store dba Luke's Local at 580 Green Street. Bar is a Retail Sales and Service use conditionally permitted in the North Beach Neighborhood Commercial District and North Beach Special Use District per Planning Code Section 714 and 780.3, respectively. Approved by and subject to CUA Motion No. 21184.

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](mailto:pic@sfgov.org) | [www.sfplanning.org](http://www.sfplanning.org)  
[San Francisco Property Information Map](#)

*Amanda Baird*

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

File Number: **641118**  
Receipt Number: **2748933**  
Geographical Code: **3800**  
Copies Mailed Date: **September 16, 2022**  
Issued Date:

*(415) 299-2964*

DISTRICT SERVING LOCATION: **SAN FRANCISCO** 0116/020A  
First Owner: **LUKE'S LOCAL, INC.** NE  
Name of Business: **LUKE'S LOCAL** NCD  
Location of Business: **580 GREEN ST** 2022-009166MIS  
**SAN FRANCISCO, CA 94113-3920**  
County: **SAN FRANCISCO**  
Is Premises inside city limits? **Yes** Census Tract: **0106.00**  
Mailing Address:(If different from premises address) **960 COLE ST**  
**SAN FRANCISCO, CA 94117-4316**  
Type of license(s): **21, 86** Dropping Partner: Yes  No   
Transferor's license/name: **482726 / HERCULES, FRANCISCA FLORIDALBA**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
86 - Instructional Tasting License	ORI	Y			
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	DBL TRF: PREMISES AND PERSON	NA	0	09/13/22	\$1,305.00
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	09/13/22	\$945.00
86 - Instructional Tasting License	ANNUAL FEE	NA	0	09/13/22	\$405.00
21 - Off-Sale General	ANNUAL FEE	NA	0	09/13/22	\$849.00
Total					\$3,504.00

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: **September 13, 2022**

Applicant Name(s)  
**LUKE'S LOCAL, INC.**

Recommend approval of ABC Type 21 (Off-Sale General) and Type 86 (Instructional Tasting) Licenses for a new General Grocery Store dba Luke's Local at 580 Green Street. Bar is a Retail Sales and Service use conditionally permitted in the North Beach Neighborhood Commercial District and North Beach Special Use District per Planning Code Section 714 and 780.3, respectively. Approved by and subject to CUA Motion No. 21184.

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

To: Office of the Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102

RECEIVED  
CITY OF SAN FRANCISCO  
OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS

SEP 27 11 23 22

*gds*

From: Luke's Local Inc.  
960 Cole St.  
San Francisco, CA 94117

9/21/22 RE: Letter of Public Convenience & Necessity – 580 Green St. San Francisco, CA 94133

To whom it may concern,

Luke's Local Inc., in preparation for opening our third full-service grocery store within San Francisco at 580 Green St., has requested a TYPE 21 Off-Sale General License. We are applying for a transfer of an existing license. Our application was submitted with the SF ABC office on 9/13/22. We notified neighbors and surrounding businesses by sending out the required ABC mailers on 9/27/22 and posted required signage at the premises on 9/22/22, which will remain up for the 30-day posting period. Our proposed business hours at 580 Green St. will be 8am – 9pm, 7 days/wk.

Luke's Local is a full-service grocery store with our first neighborhood market in Cole Valley having been established in December of 2016 and our second at 2190 Union St in Cow Hollow in November of 2020. We offer a wide selection of affordable foods and grocery products, ready-made meals from our commissary kitchen, a full-service butcher and deli counter, local and organic produce, specialty cheese, and a grocery delivery service. Since the opening of our first neighborhood market we have become a hub for our community and a much-loved grocer within the Cole Valley community and now the Cow Hollow community. We hope to do the same within the North Beach community with the opening of our third location in February 2023 at 580 Green St.

We currently offer a well curated selection of Wine, Beer, and Spirits at Cole and Union St. and hope to continue this offering at Green St. We are a family friendly business and encourage responsible behavior from our customers as well as staff. Our staff are trained to follow all applicable laws and guidelines regarding the sale and non-consumption of alcohol products in or around the store. If granted, we expect approximately 10% of revenue to come from Alcohol sales with the remaining 90% coming from food products and household goods.

We pride ourselves in offering both specialty as well as common grocery products and being a one-stop shop for our customer's weekly grocery trips. We believe the convenience of being able to pick up your favorite bottle of wine along with a fresh baguette and prime cut of meat

from our butcher counter is vital to offering great service to our community. We recognize the high density of liquor licenses in the San Francisco area, but believe if approved for this license, we would act as a net positive within this new community by bringing new foot traffic to surrounding businesses and a full service grocery store that the community has requested and that is complementary to the existing offering.

We also seek to be a great neighbor within the community to both our business neighbors as well as adjacent residential neighbors. Our feedback from both businesses on the street as well as residential customers has been wonderful so far; everyone seems very excited to have a small business grocer coming in. We couldn't be more excited to be a part of this unique and historic neighborhood and look forward to serving it for many years to come!

We thank you for your consideration of our application in this matter.

Sincerely,

Luke's Local Staff and Management

A handwritten signature in black ink, appearing to be "Scott", written over a light blue circular stamp.

If you have any further question, feel free to reach out to: [luke@lukeslocal.com](mailto:luke@lukeslocal.com) & [scott@lukeslocal.com](mailto:scott@lukeslocal.com)

C: 415-633-6904

**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

1. APPLICANT'S NAME Luke's Local Inc

2. PREMISES ADDRESS (Street number and name, city, zip code) 580 Green St., San Francisco, CA 94133

3. LICENSE TYPE 21

4. TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only	<input type="checkbox"/> All		

<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input checked="" type="checkbox"/> Other - describe: <u>Specialty Grocery</u>			

5. COUNTY POPULATION 875,010

6. TOTAL NUMBER OF LICENSES IN COUNTY  On-Sale  Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY 1,136  On-Sale  Off-Sale

8. CENSUS TRACT NUMBER 106

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT 3  On-Sale  Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT 10  On-Sale  Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)  No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER 130

14. TOTAL NUMBER OF REPORTING DISTRICTS 654

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS 54,049

16. AVERAGE NO. OF OFFENSES PER DISTRICT 82.64

17. 120% OF AVERAGE NUMBER OF OFFENSES 99.16

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT 181

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: Board of Supervisors

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee) Ad 9/13/22 GAB

**PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)**

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

See attached.

22. APPLICANT SIGNATURE



23. DATE SIGNED

9-27-22

**PART 3 TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)**

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

Handwritten notes and signatures in the comments section, including "See Attached" and other illegible text.

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED

BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. (415) 554-5184  
Fax No. (415) 554-5163  
TDD/TTY No. (415) 554-5227

## LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

**TO:** Planning Department  
Attn: \_\_\_\_\_  
Phone No. \_\_\_\_\_

**DATE:** October 13, 2022

**AP Block/Lot Nos.:** 0116 / 020A  
**Zoning:** NCD North Beach  
**Quad:** \_\_\_\_\_  
**Record No.:** \_\_\_\_\_

**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 December 8, 2022.

**PLEASE EMAIL YOUR RESPONSE by November 30, 2022, to:**  
Alisa Somera, Public Safety and Neighborhood Services Committee Clerk.  
[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org) ~ (415) 554-7711

---

**Applicant name:** Luke's Local Inc.

**Business name:** **Luke's Local**

**Application address:** 580 Green Street  
San Francisco, CA 94553

**Applicant contact info:** Luke  
[luke@lukeslocal.com](mailto:luke@lukeslocal.com) ~ (415) 633-6904

Scott  
[scott@lukeslocal.com](mailto:scott@lukeslocal.com)

**PLANNING REVIEW:**  **Approval**  **Denial**

Planning Staff Contact: \_\_\_\_\_  
(Please add comments on a trailing page.)

**POLICE REVIEW:**  **Approval**  **Denial**

(Please add comments in a trailing report.)



To: Office of the Clerk of the Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244  
San Francisco, CA 94102

RECEIVED  
CITY OF SAN FRANCISCO  
OFFICE OF THE CLERK OF THE BOARD OF SUPERVISORS

SEP 27 11 23 22

*gds*

From: Luke's Local Inc.  
960 Cole St.  
San Francisco, CA 94117

9/21/22 RE: Letter of Public Convenience & Necessity – 580 Green St. San Francisco, CA 94133

To whom it may concern,

Luke's Local Inc., in preparation for opening our third full-service grocery store within San Francisco at 580 Green St., has requested a TYPE 21 Off-Sale General License. We are applying for a transfer of an existing license. Our application was submitted with the SF ABC office on 9/13/22. We notified neighbors and surrounding businesses by sending out the required ABC mailers on 9/27/22 and posted required signage at the premises on 9/22/22, which will remain up for the 30-day posting period. Our proposed business hours at 580 Green St. will be 8am – 9pm, 7 days/wk.

Luke's Local is a full-service grocery store with our first neighborhood market in Cole Valley having been established in December of 2016 and our second at 2190 Union St in Cow Hollow in November of 2020. We offer a wide selection of affordable foods and grocery products, ready-made meals from our commissary kitchen, a full-service butcher and deli counter, local and organic produce, specialty cheese, and a grocery delivery service. Since the opening of our first neighborhood market we have become a hub for our community and a much-loved grocer within the Cole Valley community and now the Cow Hollow community. We hope to do the same within the North Beach community with the opening of our third location in February 2023 at 580 Green St.

We currently offer a well curated selection of Wine, Beer, and Spirits at Cole and Union St. and hope to continue this offering at Green St. We are a family friendly business and encourage responsible behavior from our customers as well as staff. Our staff are trained to follow all applicable laws and guidelines regarding the sale and non-consumption of alcohol products in or around the store. If granted, we expect approximately 10% of revenue to come from Alcohol sales with the remaining 90% coming from food products and household goods.

We pride ourselves in offering both specialty as well as common grocery products and being a one-stop shop for our customer's weekly grocery trips. We believe the convenience of being able to pick up your favorite bottle of wine along with a fresh baguette and prime cut of meat

from our butcher counter is vital to offering great service to our community. We recognize the high density of liquor licenses in the San Francisco area, but believe if approved for this license, we would act as a net positive within this new community by bringing new foot traffic to surrounding businesses and a full service grocery store that the community has requested and that is complementary to the existing offering.

We also seek to be a great neighbor within the community to both our business neighbors as well as adjacent residential neighbors. Our feedback from both businesses on the street as well as residential customers has been wonderful so far; everyone seems very excited to have a small business grocer coming in. We couldn't be more excited to be a part of this unique and historic neighborhood and look forward to serving it for many years to come!

We thank you for your consideration of our application in this matter.

Sincerely,

Luke's Local Staff and Management

A handwritten signature in black ink, appearing to be "Scott", written over a light blue horizontal line.

If you have any further question, feel free to reach out to: [luke@lukeslocal.com](mailto:luke@lukeslocal.com) & [scott@lukeslocal.com](mailto:scott@lukeslocal.com)

C: 415-633-6904

**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
  - Part 2 is to be completed by the applicant, and returned to ABC.
  - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

1. APPLICANT'S NAME Luke's Local Inc

2. PREMISES ADDRESS (Street number and name, city, zip code) 580 Green St., San Francisco, CA 94133

3. LICENSE TYPE 21

4. TYPE OF BUSINESS

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Hofbrau/Cafeteria	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input type="checkbox"/> Tavern: Beer	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Theater	<input type="checkbox"/> Tavern: Beer & Wine	<input type="checkbox"/> Wine Tasting Room
<input type="checkbox"/> Wine only	<input type="checkbox"/> All		

<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Drug/Variety Store	<input type="checkbox"/> Florist/Gift Shop	<input type="checkbox"/> Convenience Market w/Gasoline	
<input checked="" type="checkbox"/> Other - describe: <u>Specialty Grocery</u>			

5. COUNTY POPULATION 875,010

6. TOTAL NUMBER OF LICENSES IN COUNTY  On-Sale  Off-Sale

7. RATIO OF LICENSES TO POPULATION IN COUNTY 1,136  On-Sale  Off-Sale

8. CENSUS TRACT NUMBER 106

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT 3  On-Sale  Off-Sale

10. NO. OF LICENSES EXISTING IN CENSUS TRACT 10  On-Sale  Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)  No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER 130

14. TOTAL NUMBER OF REPORTING DISTRICTS 654

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS 54,049

16. AVERAGE NO. OF OFFENSES PER DISTRICT 82.64

17. 120% OF AVERAGE NUMBER OF OFFENSES 99.16

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT 181

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)
- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name: Board of Supervisors

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee) Ad 9/13/22 GAB

**PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)**

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in this area. You may attach a separate sheet or additional documentation, if desired. Do not proceed to Part 3.

See attached.

22. APPLICANT SIGNATURE



23. DATE SIGNED

9-27-22

**PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)**

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

Handwritten notes and signatures in the comments section, including "See Attached" and "ABC-245".

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED