

## Carroll, John (BOS)

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**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



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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

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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 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

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**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.)



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,

**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
<b>Total</b>					<b>\$3,504.00</b>

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 CLERK  
OFFICE

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 <u>875,010</u>	6. TOTAL NUMBER OF LICENSES IN COUNTY <input type="checkbox"/> On-Sale <input type="checkbox"/> Off-Sale	7. RATIO OF LICENSES TO POPULATION IN COUNTY <u>1,136</u> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale
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8. CENSUS TRACT NUMBER <u>106</u>	9. NO. OF LICENSES ALLOWED IN CENSUS TRACT <u>3</u> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale	10. NO. OF LICENSES EXISTING IN CENSUS TRACT <u>10</u> <input type="checkbox"/> On-Sale <input checked="" type="checkbox"/> Off-Sale
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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 <u>130</u>	14. TOTAL NUMBER OF REPORTING DISTRICTS <u>654</u>	15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS <u>54,049</u>
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16. AVERAGE NO. OF OFFENSES PER DISTRICT <u>82.64</u>	17. 120% OF AVERAGE NUMBER OF OFFENSES <u>99.16</u>	18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT <u>181</u>
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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

