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: Edgar Oropeza
Phone No. edgar.oropeza@sfgov.org

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

DATE: April 16, 2024

AP Block/Lot Nos.: 4109/001
Zoning: PDR-IG, 68X
Quad: _____
Record No.: _____

Please submit your response within two weeks. The Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in May of 2024.

PLEASE EMAIL YOUR RESPONSE by April 26, 2024, to:
Monique Crayton, Public Safety and Neighborhood Services Committee Clerk.
monique.crayton@sfgov.org ~ (415) 554-7750

Applicant name:	**Keri Johnson**
Business name:	**Domaine SF LLC**
Application address:	**2331 3rd Street**
Applicant contact info:	**Keri Johnson** **keri@domainesf.com** **323-943-5533**

PLANNING REVIEW: ☒ **Approval** ☐ **Denial**

Planning Staff Contact: Edgar Oropeza, Senior Planner 4/16/2024
(Please add comments on a trailing page.)

POLICE REVIEW: ☐ **Approval** ☐ **Denial**
(Please add comments in a trailing report.)

From:	Oropeza, Edgar (CPC)
To:	Crayton, Monique (BOS)
Subject:	RE: Liquor License Issuance - 2331 3rd Street - Domaine SF - BOS File No. 240359
Date:	Tuesday, April 16, 2024 4:29:33 PM
Attachments:	PCN Referral 041624 (1).pdf

Thanks again for your attention to this email. The Planning Department recommends approval for a new type 42 proposed at 2331 03rd Street, located in the Innovated Industries Special Use District per Planning Code Section 249.37(c)(2) and 210.3. Retail Sales and Services (includes a Bar use) are principally permitted. Public notice is not required per the planning code in this case. Please see the attached planning department recommendation.

SEC. 249.37. INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT.

(a) **Purpose.** The purpose of the Innovative Industries Special Use District is to provide affordable office space to small firms and organizations which are engaged in innovative activities, including incubator businesses and microenterprises.

(b) **Geography.** The boundaries of the Innovative Industries Special Use District are shown on Sectional Map No. 8SU of the Zoning Map.

(c) **Controls.** All provisions of the Planning Code currently applicable shall continue to apply, except that:

(1) office uses shall be principally permitted uses on all stories above the ground story.

(2) retail uses shall be subject to the size controls applicable in the Urban Mixed Use District, as stated in Sec. 843.45.

(Added by Ord. 298-08, File No. 081153, App. 12/19/2008; amended by Ord. 196-11 , File No. 110786, App. 10/4/2011, Eff. 11/3/2011)

AMENDMENT HISTORY

Division (b) amended; Ord. 196-11 , Eff. 11/3/2011.

For better response times, email communication is best.

Edgar Oropeza, Planner III
D 9 - D10
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct:628-652-7416| sfplanning.org
San Francisco Property Information Map: https://sfplanninggis.org/pim/

INFORMATION INQUIRIES MAY BE SENT TO PIC@SFGOV.ORG.

Permit services are available at the Permit Center at 49 South Van Ness.

From: Crayton, Monique (BOS) <monique.crayton@sfgov.org>
Sent: Tuesday, April 16, 2024 2:47 PM
To: CPC.Referrals <CPC.Referrals@sfgov.org>; Salmonson, Joel (POL) <Joel.R.Salmonson@sfgov.org>; Froines, Andrew (POL) <Andrew.Froines@sfgov.org>; keri@domainesf.org
Cc: Alabanza, Analyn@ABC <Analyn.Alabanza@abc.ca.gov>; amarjit.tamber@abc.ca.gov; Wong, Joanne (POL) <joanne.k.wong@sfgov.org>; Jonas, Stephen (POL) <Stephen.Jonas@sfgov.org>; Donovan, Dominica (BOS) <dominica.donovan@sfgov.org>; Oropeza, Edgar (CPC) <edgar.oropeza@sfgov.org>; Burch, Percy (BOS) <percy.burch@sfgov.org>; Gallardo, Tracy (BOS) <tracy.gallardo@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Lopez-Weaver, Lindsey (BOS) <Lindsey.Lopez@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Liquor License Issuance - 2331 3rd Street - Domaine SF - BOS File No. 240359

Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license Issuance. I'm referring this matter to you for response via the following linked document:

Referral Letter - Planning and Police Departments – April 16, 2024

You may review the entire matter on our Legislative Research Center by following the link below:

Board of Supervisors File No. 240359

After receiving review from the Planning and Police Departments, 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 consideration in the license matter.

The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in May of 2024.

I request the Planning Department's response before April 26, 2024. Please confirm receipt of this message.

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

Liquor License Public Convenience or Necessity Request

Thanks for the review.

Monique C. Crayton (she/her)
Assistant Clerk
Board of Supervisors - Clerk's Office
1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102
(415) 554-7750 | Fax: (415) 554-5163
monique.crayton@sfgov.org | www.sfbos.org

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

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2024 APR -9 AM 11:33
BY

April 8, 2024

Attn: San Francisco Board of Supervisors
City Hall, 2nd Floor
1 Dr. Carlton B. Goodlett Pl
San Francisco, CA 94102

RE: ABC Application – Domaine SF, LLC
2331 3rd St.
San Francisco, CA 94107

Interim Mailing Address (for business and applicant):
2325 3rd St., #340
San Francisco, CA 94107

Owner/Applicant: Keri Johnson
keri@domainesf.com
daytime phone: 323-943-5533

Dear San Francisco Board of Supervisors:

Domaine SF LLC seeks to do business as an all-natural wine and cheese board catering shop in Dog Patch at the above address, 2331 3rd St., SF, CA 94107. In addition to selling organic/all-natural/biodynamic wines for consumption off premise, we will hold weekly, on-premise, wine tasting events. The business will be open 6 days a week from 11am to 7pm (closed on Mondays).

On March 28, 2024, I, Keri Johnson, applied in-person at the ABC Office located at 33 New Montgomery St., for a new issuance of an **ABC Type 42 license**, which authorizes the sale of beer and wine for consumption on or off the premises where sold.

On April 4, 2024 the ABC Notification Poster was conspicuously mounted on the property window. In addition on 4/4/24, notices were mailed out to all residents and real property owners within a 500' radius of the proposed retail premises. This mailing was completed by Direct Mail Center, located at 1099 Mariposa St.

About Domaine SF

Domaine SF is a retail concept that aims to be an authority for natural wine in the Bay Area. We will sell natural wine, local artisan foods, cheese & charcuterie boards for take-out. We will also host wine tasting and food pairing events featuring the growers, producers and makers we support in our store.

Our goal is to bring together people seeking a better life through gastronomy with ethical growers, food artisans and small production wine makers who prioritize craftsmanship and sustainability above all else. Our specialty is natural wine, which means wine free of stabilizers and other additives and produced using grapes grown pesticide-free respecting the cycles of nature. We will represent small-producers and stock natural wines from regions all over the world, creating one of the most expansive and diverse natural wine offerings in the Bay Area.

Beyond wine, we will offer cheese & charcuterie grazing boards and crated gift sets. We will have a small marketplace featuring the local foods, organic produce, and artisan craftworks we incorporate into our grazing boards and our farm-to-table gift boxes.

Currently Dog Patch does not have a dedicated natural wine merchant. There are several wine bars and restaurants in the neighborhood, but not a dedicated retail experience where the community can learn about and try natural wine and purchase bottles for off-premise consumption. We are planning to merchandise close to 300 labels, making Domaine SF a destination for wine lovers all over the Bay Area. For the local community, we hope to become a hub for gatherings and community building.

It is my sincere hope that the Board of Supervisors will approve the issuance of an ABC Type 42 license for this location.

Yours truly,

Keri Johnson

Keri Johnson
On behalf of Domaine SF LLC

Department of Alcoholic Beverage Control

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

ABC 211 (6/99)

State of California

KERI ANN JOHNSON

323-943-5533

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

File Number: **657753**
Receipt Number: **2880185**
Geographical Code: **3800**
Copies Mailed Date: **March 28, 2024**
Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO**

First Owner: **DOMAINE SF LLC**

Name of Business: **DOMAINE SF**

Location of Business: **2331 3RD ST**
SAN FRANCISCO, CA 94107

County: **SAN FRANCISCO**

Is Premises inside city limits: **Yes** Census Tract: **0226.00**

Mailing Address:(If different from premises address): **2325 3RD ST**
#340
SAN FRANCISCO, CA 94107

Type of license(s): **42** Dropping Partner: Yes___ No___

Transferor's license/name:

License Type	Transaction Type	Master	Secondary LT And Count
42 - On-Sale Beer And Wine - Public	ORI	Y	

License Type	Transaction Description	Fee Code	Dup	Date	Fee
Application Fee	ADD PRIMARY LICENSE TYPE	NA	0	03/28/24	$1,065.00
Application Fee	FEDERAL FINGERPRINTS	NA	1	03/28/24	$24.00
Application Fee	STATE FINGERPRINTS	NA	1	03/28/24	$39.00
42 - On-Sale Beer And Wine - Pu	ANNUAL FEE	NA	0	03/28/24	$665.00
				Total	$1,793.00

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: March 28, 2024

Applicant Name(s)

DOMAINE SF LLC

BY

2024 APR -8 AM 9:31

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO