LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

TO:	Planning Departme Phone No. (415) 55		DATE:	September 11, 2020 ot Nos.: 0533/019		
TO:	Police Department Inspector Georgia S Phone No. (415) 55	_	Zoning: 40-X Union Street NCD Quad: NW Planning Team Record No.:			
Neigh	e submit your respor borhood Services Co regular meeting in No	ommittee will tenta		olic Safety and ule the PC or N hearing		
	SE EMAIL YOUR R Safety and Neighbor john.carre		committee Cle	erk.		
Appli	cant name:	Luke's Local, Inc).			
Busir	ness name:	Luke's Local				
Appli	cation address:	2190 Union Stre San Francisco, O				
Appli	cant contact info:	Luke Chappell luke@lukeslocal 415-633-6904	.com			
PLA	NNING REVIE	W: ☐ Appro	oval	Denial		
Plann	ing Staff Contact:					
	Please print re	eview comm	ents on a	trailing page.		
POL	ICE REVIEW:	☐ Appro	oval	Denial		
	Please print re	eview comm	ents in a	trailing report.		

From: Carroll, John (BOS) To: Carroll, John (BOS)

Subject: FW: Liquor License Transfer - 2190 Union Street - Luke"s Local

Date: Tuesday, September 22, 2020 11:30:50 AM

From: Corrette, Moses (CPC) < moses.corrette@sfgov.org>

Sent: Monday, September 21, 2020 5:08 PM

To: Carroll, John (BOS) <john.carroll@sfgov.org>; CPC.Referrals <CPC.Referrals@sfgov.org>

Subject: RE: Liquor License Transfer - 2190 Union Street - Luke's Local

John-

Sorry to be slow on the pickup.

2190 Union Street is located in the Union Street NCD, Section 725 of the Planning Code. Luke's Local is a non-Formula Retail General Grocery Store as defined in Section 102 as a Retail Sales and Service use. The definition includes in part, (b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to the display and sale of alcoholic beverages). Therefore, the Planning Department recommends approval for the proposed license transfer.

Best, Moses

Moses Corrette, Senior Planner Northwest/Current Planning

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7356 | www.sfplanning.org San Francisco Property Information Map

IN ORDER FOR US TO MOVE, OUR OFFICE WILL BE CLOSED WITH NO ACCESS TO PHONES OR E-MAIL ON THURSDAY, AUGUST 13 and FRIDAY, AUGUST 14. WE APPRECIATE YOUR PATIENCE.

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are available by e-mail, and the Planning and Historic Preservation Commissions are convening remotely. The public is encouraged to participate. Find more information on our services here.

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
BOARD OF SUPERVISORS
SAN FRANCISCO

2020 SEP - 8 AM II: 30

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

9/3/20

RE: Letter of Public Convenience & Necessity – 2190 Union St. San Francisco, CA 94123

To whom it may concern,

Luke's Local Inc., in preparation for opening our second full-service grocery store within San Francisco at 2190 Union St., has requested a TYPE 20 Off-Sale Beer and Wine License. We are applying for a transfer of an existing license. Our application was submitted with the SF ABC office on 8/26/20. We notified neighbors and surrounding business by sending out the required ABC mailers on 9/3/2020 and posted required signage at the premises on 9/3/2020, which will remain up for the 30-day posting period. Our proposed business hours at 2190 Union 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. 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, and a 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 neighborhood. We hope to do the same within the Cow Hollow neighborhood with the opening of our second location this November at 2190 Union St.

We currently offer a well curated selection of Wine, Beer, and Spirits at Cole St. and hope to continue this offering at Union St., limited to Wine and Beer. 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. In our nearly 4 years in business at Cole we have been a responsible retailer with no incident related to the sale of alcohol. 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 community by providing a reliable, affordable grocery which is notably missing from the surrounding area.

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 have also spoken to the convenience store directly next door to 2190 and they expressed excitement with "it's going to really revitalize this block and bring more business to all the existing retailers". We agree with this sentiment and believe the business we will bring to the block, as well as the jobs we will create within the community, can really revitalize an area that has been hit hard by the current economic environment.

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

Sincerely,

Luke's Local Staff and Management

Cuke Chappell =

If you have any further question, feel free to reach out to: Luke@lukeslocal.com & 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			n (n. 18 man) ngangangangan maganangan mangan manihan pananan manihan				
1. APPLICANT'S NAME		•	-					
LUKE'S LOCAL, INC. 2. PREMISES ADDRESS (Street number and name,	city zin code)	ANTIGOTORIA MATAMATA II o i iligina kiyoming ya paga atayaniya ataya iliya iliba iliba iliba iliya ili oolin i		3. LICENSE TYPE		-		
2190 UNION ST SAN FRANCISCO, CA 94123-4004					20			
4. TYPE OF BUSINESS						Personal control of the techniques		
Full Service Restaurant	Hofbrau/Cafeteria	Hofbrau/Cafeteria Cocktail Lounge		Private Club				
Deli or Specialty Restaurant	Comedy Club	Comedy Club Night Club		Veterans Club				
Cafe/Coffee Shop	Brew Pub	Tavern: Beer		Fraternal CI	ub			
Bed & Breakfast:	Theater	Tavern: Beer & Wine	•	Wine Tastin	g Room			
Wine only All								
Supermarket	Membership Store	Membership Store Service Station .		Swap Meet/Flea Market				
Liquor Store	Department Store	Convenience Market		Drive-in Dairy				
Drug/Variety_Store	Florist/Gift Shop	Convenience Market w/	Gasoline					
X Other - describe: SPECIAL	TY GROCERY	,	•	•				
5. COUNTY POPULATION	6. TOTAL NUMBER OF LICENSES IN	COUNTY	7. RATIO OF LICE	NSES TO POPULAT	ION IN COUNT	Υ		
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13. CRIME REPORTING DISTRICT NUMBER 518	654				15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS 55,022			
16. AVERAGE NO. OF OFFENSES PER DISTRICT	The second secon			8. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT				
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a. If "No" is checked in both item # on this issue. Advise the applicant	11 <u>and</u> item #19 <u>, Section 23958.4</u>			l no additional in	formation wi	ll be needer		
b. If "Yes" is checked in either item retail license issued for a hotel, mot beer manufacturer's license, or wine application or as soon as possible to	el or other lodging establishment egrower's license, advise the <u>appl</u>	as defined in Section 25503	.16(b) B&P, or a	a retail license is	sued in conj	uction with		
X c. If " <u>Yes</u> " is checked in either item sale beer license, an on-sale beer a to the local governing body, or its de ABC in order to process the applica	and wine (public premises) license esignated subordinate officer or b	e, or an on-sale general (pub	lic premises) lic	ense, advise the	applicant to	take this		
Governing Body/Designated Subord	inate Name: BOARD OF	SUPERVISORS		•		•		
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PREPARED BY (Name of Department Employee)		THE HANDING SHAPE AND ADDRESS OF THE PARTY O		and a great processing that the surface and the surface of the Police Security and Security and Security and S	en reference de commente de la communicación de la companya para de la companya para de la companya para de la	WE		
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ABC-245 (rev. 01-11)		•						

PART 2 - TO BE COMPLETED B	Y THE APPLICA	INT (If box #20b is	checked)			
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22. APPLICANT SIGNATURE)	. •	23. DATE SIGNE	3/2020	
PART 3 - TO BE COMPLETED B	Y LOCAL OFFIC	CTALS (if box #20c i	s checked)	<u> </u>	121000	
The applicant named on the reversan over-concentration of licenses and over-concentration of licenses are code). Sections 23958 and 23958 governing body of the area in whice days of notification of a completed Please complete items #24 to #30 letter on official letterhead stating to the concentration of the concentration o	se is applying for and/or a higher t 8.4 of the Busine th the applicant p I application that below and certif whether or not the	r a license to sell alc han average crime r less and Professions premises are located public convenience by or affix an official s ne issuance of the ap	oholic beverages at ate as defined in Se Code requires the D I, or its designated s or necessity would k seal, or attach a copplied for license wo	a premises we ction 23958.4 epartment to ubordinate of the Served by the Country as a serve a serve as a serve	here undue concentra of the Business and deny the application of licer or body, determine he issuance, cil or Board resolution a public convenience of	ation exists (i.e Professions unless the loca nes within 90 or a signed or necessity.
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