

File No. 210210

Committee Item No. 1

Board Item No. 21

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: April 22, 2021

Board of Supervisors Meeting:

Date: May 4, 2021

#### Cmte Board

- |                          |                                     |  |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/> | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/> | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/> | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/> | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/> | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/> | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/> | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Award Letter                                 |
| <input type="checkbox"/> | <input type="checkbox"/>            | Application                                  |
| <input type="checkbox"/> | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Police Department Response – April 15, 2021</u>   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Department Response – March 16, 2021</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Referral – March 2, 2021</u>                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>PC or N Request Letter – March 1, 2021</u>        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <u> </u>   |

Prepared by: John Carroll

Date: April 16, 2021

Prepared by: John Carroll

Date: April 29, 2021

Prepared by: John Carroll

Date:

1 [Liquor License Transfer - 535 Scott Street - Lucinda's Deli & More]

2  
3 **Resolution determining that the transfer of a Type-20 off-sale beer and wine**  
4 **liquor license to Lucinda's Deli and More, LLC, doing business as Lucinda's**  
5 **Deli & More, located at 535 Scott Street (District 5), 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 conditions**  
9 **on the issuance of the license.**

10  
11 WHEREAS, Lucinda's Deli and More, LLC, is seeking the transfer of a Type-20  
12 off-sale beer and wine liquor license to do business as Lucinda's Deli & More, located  
13 at 535 Scott Street (District 5); 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, The condition recommended by the Police Department is the  
21 following: 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-20 off-sale beer and wine liquor license to  
2 Lucinda's Deli and More, LLC, doing business as Lucinda's Deli & More, located at 535  
3 Scott Street, will serve the public convenience or necessity of the City and County of  
4 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 those conditions.

**From:** [Carroll, John \(BOS\)](#)  
**To:** [David Villa-Lobos](#); ["Lovett, Li \(BOS\)"](#); [Snyder, Jen \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#)  
**Cc:** [Gunther, Gretel \(CPC\)](#); [CPC.Referrals](#); [Alabanza, Analyn@ABC](#); [Meyer, Rose @ABC](#); [Salmonson, Joel \(POL\)](#); [Sainez, Maricela \(POL\)](#)  
**Subject:** RE: Liquor License Transfer - 535 Scott Street - Lucinda's Deli & More  
**Date:** Friday, April 16, 2021 10:27:00 AM  
**Attachments:** [image001.png](#)

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Good morning,

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 – April 15, 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 April 22, 2021. Here is a copy of the agenda for your information:**

[Public Safety and Neighborhood Services Committee- Regular Meeting Agenda – April 22, 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. 210210](#)

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:** Lt. Georgia Sawyer #1565   
Officer in Charge  
ALU/Permits Unit 415-553-9550

**Date:** April 15, 2021

**Subject:** P.C.N. Investigation Regarding: Lucinda's Deli and More, LLC  
DBA: LUCINDA'S DELI & MORE  
535 Scott St.  
San Francisco, CA. 94117-2324

Lucinda's Deli & More LLC has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 20 (Special Off-Beer and Wine) license to be located at 535 Scott St. (located Hayes St. and Fell St.)

**Hours of Operation:**

11:00 am to 6:00 pm each day of the week.

**Digest:**

Lucinda's Deli & More would like to operate a Market/Deli to include Beer and Wine sales, located at 535 Scott St. If approved, this license will allow them to sell Off-Beer and Wine.

**Letters of Protest**

0

**Letters of Support**

0

**Police Calls for Service:**

From December 2019 to December 2020

**1 calls for service**

**Police Reports:**

From December 2019 to December 2020

**1 police reports**

**San Francisco Plot Information:**

This premise is located in Plot: **642**

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

This plot had **213** police reports for **2019**, which is 106 **higher** than the **Citywide "High Crime"** average

**State Census Tract Information:**

This premise is located in Census Tract: **164.00**

Population for this tract is: **3,778**

On-sale license authorized by census tract: **13**

Active on-sale licenses: 26 with 0 pending

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

Active off-sale licenses: 5 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.

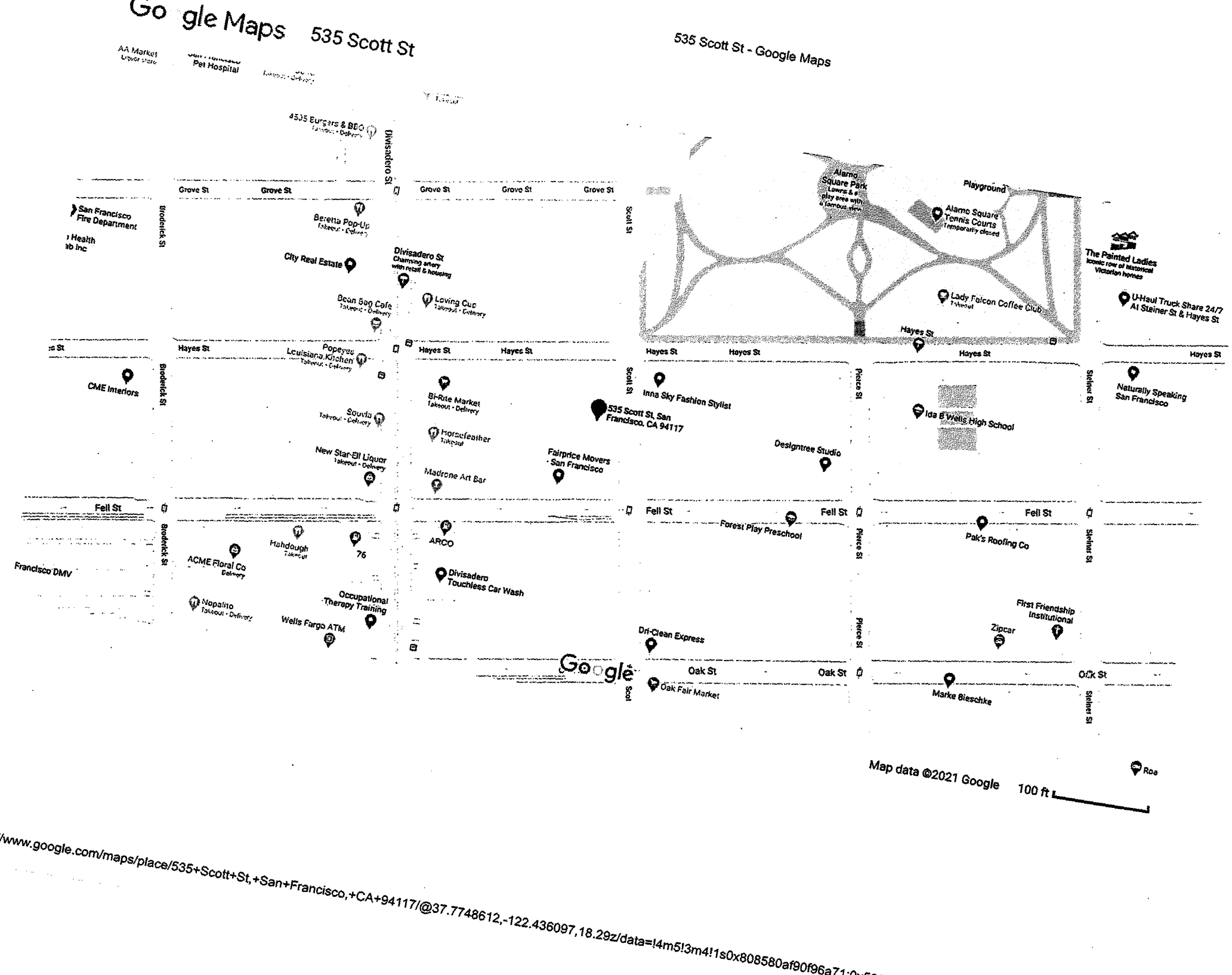
**0** - Support

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

**Conditions for Type 20- On-Sale Beer and Wine**

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 21, 2021 the applicant had agreed to the above listed recommended condition.





**From:** [Carroll, John \(BOS\)](#)  
**To:** [Salmonson, Joel \(POL\)](#); [Sainez, Maricela \(POL\)](#)  
**Cc:** [Gunther, Gretel \(CPC\)](#); [CPC.Referrals](#); [David Villa-Lobos](#); ["Lovett, Li \(BOS\)"](#); [Snyder, Jen \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Alabanza, Analyn@ABC](#); [Meyer, Rose @ABC](#)  
**Subject:** RE: Liquor License Transfer - 535 Scott Street - Lucinda's Deli & More  
**Date:** Monday, March 22, 2021 3:32:00 PM  
**Attachments:** [image001.png](#)

---

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 March 16, 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 April 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. 210210](#)

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:** March 2, 2021  
**AP Block/Lot Nos.:** 1203/002  
**Zoning:** RH-3  
**Quad:** NW Team  
**Record No.:** \_\_\_\_\_

**TO:** Police Department  
Inspector Georgia Sawyer  
Phone No. (415) 553-9550

---

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 April of 2021.

**PLEASE EMAIL YOUR RESPONSE BY** March 19, 2021, to John Carroll,  
Public Safety and Neighborhood Services Committee Clerk.  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Phone No: 554-4445

---

**Applicant name:** Lucinda's Deli and More, LLC

**Business name:** Lucinda's Deli & More

**Application address:** 535 Scott Street  
San Francisco, CA 94117

**Applicant contact info:** David Villa-Lobos  
CLA Consulting  
415-921-4192  
[david\\_villalobos@sbcglobal.net](mailto:david_villalobos@sbcglobal.net)

**PLANNING REVIEW:** ☐ Approval ☐ Denial

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

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

**POLICE REVIEW:** ☐ Approval ☐ Denial

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2021 MAR 21 PM 3:35

Attn: San Francisco Board of Supervisors  
City and County of San Francisco, Ca.

Re: 535 Scott Street (dba: Lucinda's Deli & More)  
San Francisco, Ca. 94117


BY \_\_\_\_\_

**Type 20**

Dear Honorable San Francisco Board of Supervisors,

My name is Ryan Chinchilla. I am the owner of Lucinda's Deli and More. I opened my business on memorial day of 2020 during the first few months of shelter in place. It began with just me as the only employee and through hard work and good luck my business has grown to include a few employees now. There is no doubt that the added revenue from the type 20 liquor license will help grow my business and in turn help me hire more employees. The added revenue will also help me fill out the market with more groceries and essential items so people can have more options to shop safely at. I think it goes without saying that California would also greatly appreciate the extra tax revenue too. It's been a tough year for small businesses but I hope to defy the odds by continuing to grow and provide a high quality product in a safe environment. I think that's something every neighborhood could use.

Respectfully



RYAN CHINCHILLA

David J. Villa-Lobos, Licensing Agent  
CLA Consulting  
P.O. Box 642201  
San Francisco, Ca. 94164

**DAVID VILLA-LOBOS**  
Licensing-Permitting Specialist SF  
david\_villalobos@sbcglobal.net

**CLA CONSULTING**

Specializing In SF Liquor Licensing

P.O. Box 642201  
San Francisco, CA. 94164

415-921-4192  
415-559-6627

415. 921.4192

David\_villalobos@sbcglobal.net

## INFORMATION AND INSTRUCTIONS -

## SECTION 23958.4 B&amp;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

LUCINDAS DELI AND MORE

## 2. PREMISES ADDRESS (Street number and name, city, zip code)

535 SCOTT ST SAN FRANCISCO, CA 94117-2324

## 3. LICENSE TYPE

20

## 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 checked="" 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 type="checkbox"/> Other - describe:  |  |  |  |

## 5. COUNTY POPULATION

3,778/883,869

## 6. TOTAL NUMBER OF LICENSES IN COUNTY

On-Sale ☐ Off-Sale ☐ 1,132 On-Sale ☐ Off-Sale ☒

## 7. RATIO OF LICENSES TO POPULATION IN COUNTY

## 8. CENSUS TRACT NUMBER

164

## 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

3 On-Sale ☐ Off-Sale ☒

## 10. NO. OF LICENSES EXISTING IN CENSUS TRACT

5 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

642

## 14. TOTAL NUMBER OF REPORTING DISTRICTS

654

## 15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

55,022

## 16. AVERAGE NO. OF OFFENSES PER DISTRICT

84.13

## 17. 120% OF AVERAGE NUMBER OF OFFENSES

100.8

## 18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

209

## 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)

jm

WB

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.

23. DATE SIGNED

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.

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):

28. CITY/COUNTY OFFICIAL PHONE NUMBER

30. DATE SIGNED



**APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)**

ABC 211 (6/99)

*Mr. Jim Saxton,*  
*Consultant*  
*(925) 787-0770*

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

File Number: **622723**  
 Receipt Number: **2658432**  
 Geographical Code: **3800**  
 Copies Mailed Date: **December 8, 2020**  
 Issued Date:

DISTRICT SERVING LOCATION: **SAN FRANCISCO** 1203/002  
 First Owner: **LUCINDAS DELI AND MORE LLC** NW  
 Name of Business: **LUCINDA'S DELI & MORE** RH-3  
 Location of Business: **535 SCOTT ST** 2020-011375MIS  
**SAN FRANCISCO, CA 94117-2324**  
 County: **SAN FRANCISCO**  
 Is Premises inside city limits? **Yes** Census Tract: **0164.00**  
 Mailing Address:(If different from premises address)  
 Type of license(s): **20** Dropping Partner: Yes ☐ No ☒  
 Transferor's license/name: **464889 / NUSA INC**

<u>License Type</u>	<u>Transaction Type</u>	<u>Master</u>	<u>Secondary LT And Count</u>		
20 - Off-Sale Beer And Wine	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	12/08/20	\$905.00
Application Fee	STATE FINGERPRINTS	NA	1	12/08/20	\$39.00
Application Fee	FEDERAL FINGERPRINTS	NA	1	12/08/20	\$24.00
20 - Off-Sale Beer And Wine	ANNUAL FEE	NA	0	12/08/20	\$400.00
Total					\$1,368.00

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: **December 8, 2020**

Applicant Name(s)

**LUCINDAS DELI AND MORE LLC**

Approval is subject to the conditions of PC Sec. 102: areas devoted to the sale and display of alcoholic beverages in a General Grocery use are limited to 15% occupied floor area of the establishment. Exceeding 15% constitutes a change of use to a liquor store, which requires Conditional Use Authorization. Approval is also subject to the conditions of PC Sec. 186.

Recommend approval. Parcel 1203/002 within RH-3 (Residential-House, Three Family) Zoning District. Continuation of existing General Grocery use (d.b.a. Lucinda's Deli & More) permitted in a NC-1 Zoning District (PC. Sec. 710). Meets requirements for continued limited and nonconforming commercial use in a RH District per PC Sec.186 (a)(1).

*GA Gina*

December 17, 2020

Gretel Gunther, Planner (NW Team)

*GA Gina*

Approved - Gretel Gunther  
 San Francisco Planning  
 03/26/2021

**From:** [Carroll, John \(BOS\)](#)  
**To:** [CPC.Referrals](#); [Sawyer, Georgia \(POL\)](#)  
**Cc:** [David Villa-Lobos](#); ["Lovett, Li \(BOS\)"](#); [Snyder, Jen \(BOS\)](#); [Kilgore, Preston \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Alabanza, Analyn@ABC](#); [Rose.Meyer@ABC.ca.gov](#); [Macchi, Patrick \(POL\)](#); [Salmonson, Joel \(POL\)](#); [Wong, Joanne \(POL\)](#); [Sainez, Maricela \(POL\)](#); [gretel.gunther@sfgov.org](#)  
**Subject:** Liquor License Transfer - 535 Scott Street - Lucinda's Deli & More  
**Date:** Tuesday, March 2, 2021 11:26:00 AM  
**Attachments:** [image001.png](#)

---

Greetings,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license. This matter is being referred to you for response via the following linked document:

[Referral Letter - Planning and Police Departments – March 2, 2021](#)

You may review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 210210](#)

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 may tentatively schedule this hearing for a regular remote meeting in April of 2021.**

**I request the Planning Department's response before March 19, 2021. 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.

**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.



# LIQUOR LICENSE PUBLIC CONVENIENCE OR NECESSITY REFERRAL

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

**DATE:** March 2, 2021  
**AP Block/Lot Nos.:** 1203/002  
**Zoning:** RH-3  
**Quad:** NW Team  
**Record No.:** \_\_\_\_\_

**TO:** Police Department  
Inspector Georgia Sawyer  
Phone No. (415) 553-9550

---

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 April of 2021.

**PLEASE EMAIL YOUR RESPONSE BY** March 19, 2021, to John Carroll,  
Public Safety and Neighborhood Services Committee Clerk.  
[john.carroll@sfgov.org](mailto:john.carroll@sfgov.org) - Phone No: 554-4445

---

**Applicant name:** Lucinda's Deli and More, LLC

**Business name:** Lucinda's Deli & More

**Application address:** 535 Scott Street  
San Francisco, CA 94117

**Applicant contact info:** David Villa-Lobos  
CLA Consulting  
415-921-4192  
[david\\_villalobos@sbcglobal.net](mailto:david_villalobos@sbcglobal.net)

**PLANNING REVIEW:** ☐ Approval ☐ Denial

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

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

**POLICE REVIEW:** ☐ Approval ☐ Denial

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

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2021 MAR 21 PM 3:35

Attn: San Francisco Board of Supervisors  
City and County of San Francisco, Ca.

Re: 535 Scott Street (dba: Lucinda's Deli & More)  
San Francisco, Ca. 94117


BY \_\_\_\_\_

**Type 20**

Dear Honorable San Francisco Board of Supervisors,

My name is Ryan Chinchilla. I am the owner of Lucinda's Deli and More. I opened my business on memorial day of 2020 during the first few months of shelter in place. It began with just me as the only employee and through hard work and good luck my business has grown to include a few employees now. There is no doubt that the added revenue from the type 20 liquor license will help grow my business and in turn help me hire more employees. The added revenue will also help me fill out the market with more groceries and essential items so people can have more options to shop safely at. I think it goes without saying that California would also greatly appreciate the extra tax revenue too. It's been a tough year for small businesses but I hope to defy the odds by continuing to grow and provide a high quality product in a safe environment. I think that's something every neighborhood could use.

Respectfully



RYAN CHINCHILLA

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**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

LUCINDAS DELI AND MORE

## 2. PREMISES ADDRESS (Street number and name, city, zip code)

535 SCOTT ST SAN FRANCISCO, CA 94117-2324

## 3. LICENSE TYPE

20

## 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 checked="" 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 type="checkbox"/> Other - describe:                       |  |  |  |

## 5. COUNTY POPULATION

3,778/883,869

## 6. TOTAL NUMBER OF LICENSES IN COUNTY

On-Sale ☐ Off-Sale ☐ 1,132 On-Sale ☐ Off-Sale ☒

## 7. RATIO OF LICENSES TO POPULATION IN COUNTY

## 8. CENSUS TRACT NUMBER

164

## 9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

3

## 10. NO. OF LICENSES EXISTING IN CENSUS TRACT

5

On-Sale ☐ Off-Sale ☒ 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

642

## 14. TOTAL NUMBER OF REPORTING DISTRICTS

654

## 15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

55,022

## 16. AVERAGE NO. OF OFFENSES PER DISTRICT

84.13

## 17. 120% OF AVERAGE NUMBER OF OFFENSES

100.8

## 18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

209

## 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)

jm

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.

22. APPLICANT SIGNATURE

23. DATE SIGNED

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):

26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED