



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: FEBRUARY 14, 2019

Record No.: **2018-015439CUA**
Project Address: **205 HUGO STREET**
Zoning: RH-2 (Residential – House, Two Family) Zoning District
40-X Height and Bulk District
Block/Lot: 1752/001
Project Sponsor: Kenzie Benesh
205 Hugo Street
San Francisco, CA 94122
Property Owner: William Nasser
241 Elgin Lane
Walnut Creek, CA 94398
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would allow a change of use from an existing Limited Restaurant (d.b.a. “Yo Tambien Cantina”) to a Restaurant in an existing 450 square-foot Limited Commercial Use space within the RM-1 (Residential – Mixed, Low Density) Zoning District and a 40-X Height and Bulk District. The project was reviewed under the Community Business Priority Processing Program (“CB3P”).

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Sections 186, 209.1, 303, and 730, Conditional Use authorization is required to permit a change of use from a Limited Restaurant to a Restaurant in a Limited Commercial Use (LCU) space.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2018-015439CUA** subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated January 11, 2019, and stamped “EXHIBIT B.”

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses	X			Per the project sponsor's submittal, there are no other Eating or Drinking uses within a 300' radius of the subject property.
Any additional Planning Code findings			X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as Class 3 Exemption

Additional Information	
Notification Period	1/25/2019 – 2/14/2019 (20 days mailing, newspaper, and posted).
Number and nature of public comments received	The sponsors held a pre-application meeting on August 13, 2018 prior to filing the application; there were 17 attendees but no significant issues were raised. To date, staff has received 1 letter of support from District 5 Supervisor Vallie Brown.
Number of days between filing and hearing	77 days from filing, 64 days from a complete application to hearing.

Generalized Basis for Approval (max. one paragraph)
<i>The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and 303(o) and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance compatible with the General Plan and Use District. Conditional Use approval to establish a restaurant use would allow the existing active use to continue its operations and greater serve the community. Staff believes the proposed establishment would be desirable for and compatible with the community, and recommends approval with conditions.</i>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 14, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: February 14, 2019

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance

**Project Summary and Motion No.
February 14, 2019**

**RECORD NO. 2018-015439CUA
205 Hugo Street**

Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a change of use from an existing Limited Restaurant (d.b.a. Yo Tambien Cantina) to a Restaurant in a Limited Commercial Use space located at 205 Hugo Street pursuant to Planning Code Section(s) 186, 209.1, 303, and 730 within the RH-2 (Residential – House, Two Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 11, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2018-015439CUA and subject to conditions of approval reviewed and approved by the Commission on **February 14, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 14, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:
 - A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.
For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.
 - B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

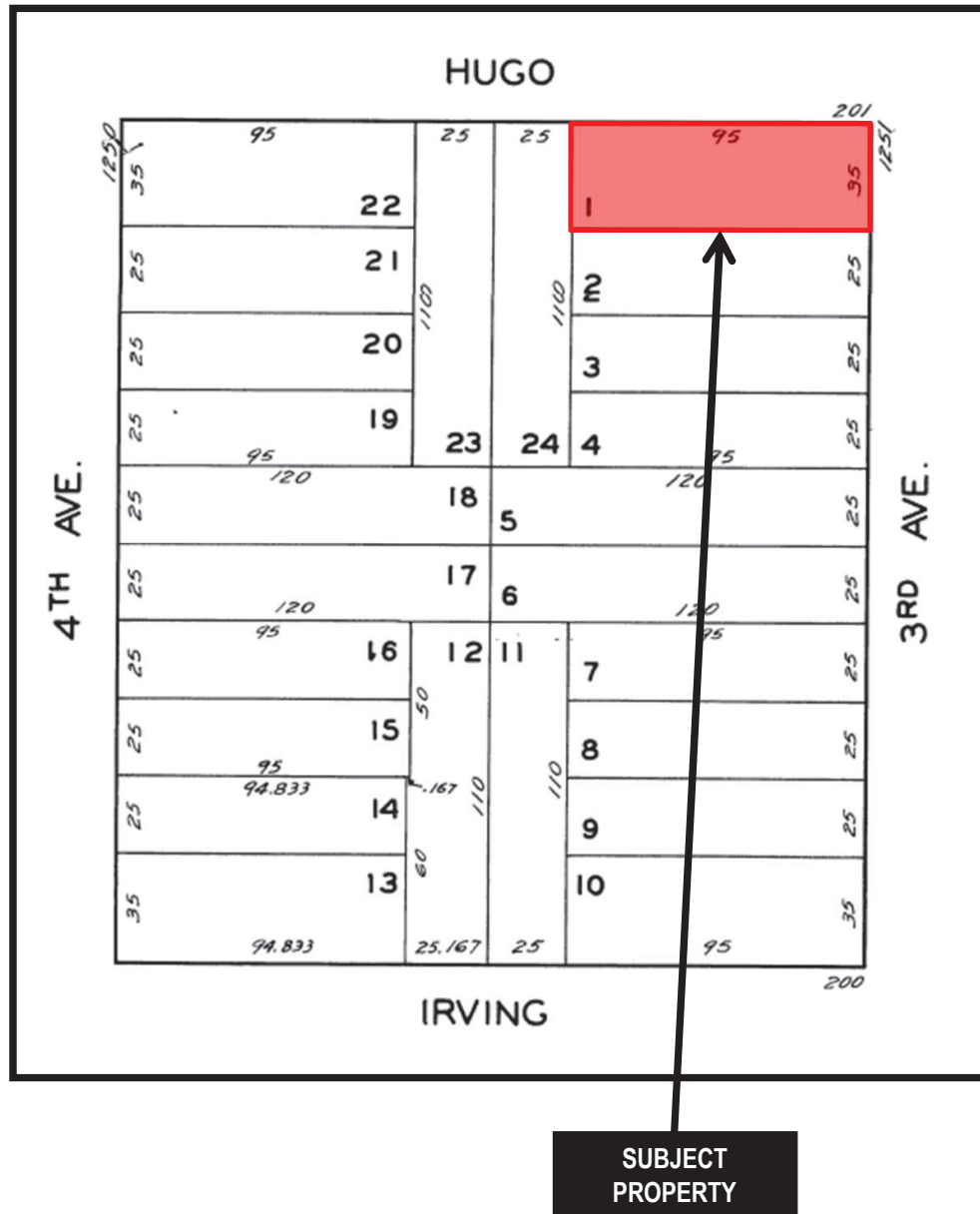
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation:
Monday through Sunday from 6:00a.m. to 10:00p.m.
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863,
www.sf-planning.org*

Block Book Map

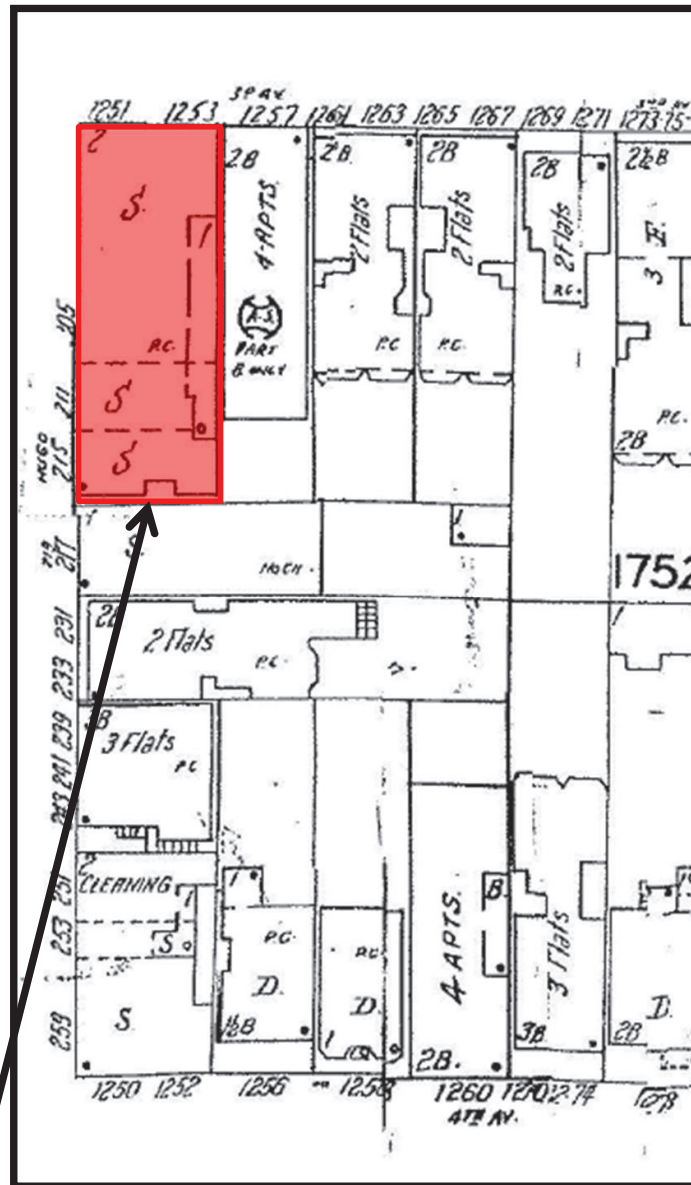


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-015439CUA
205 Hugo Street
Block 1752 Lot 001

Sanborn Map



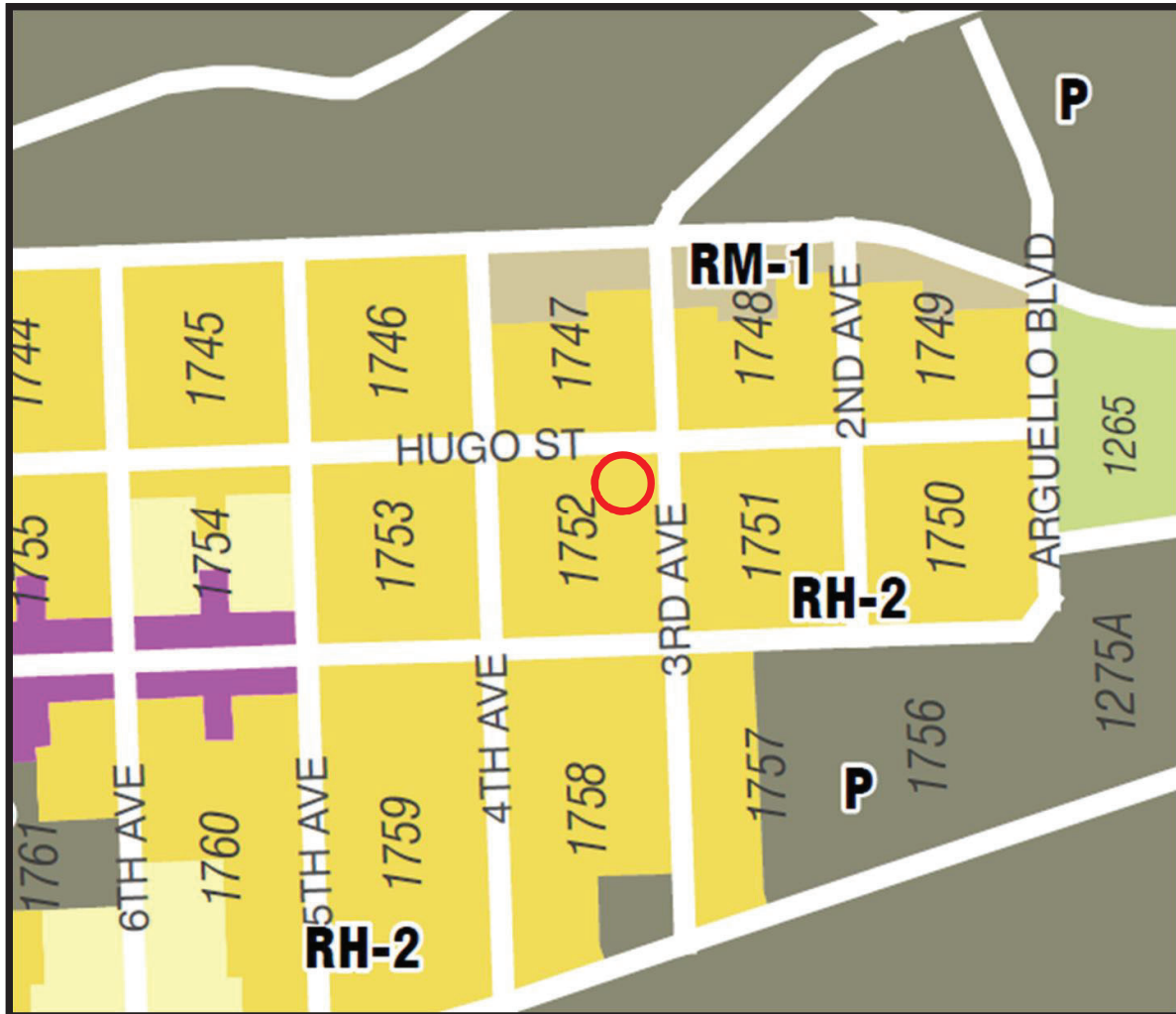
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-015439CUA
205 Hugo Street
Block 1752 Lot 001

Zoning Map

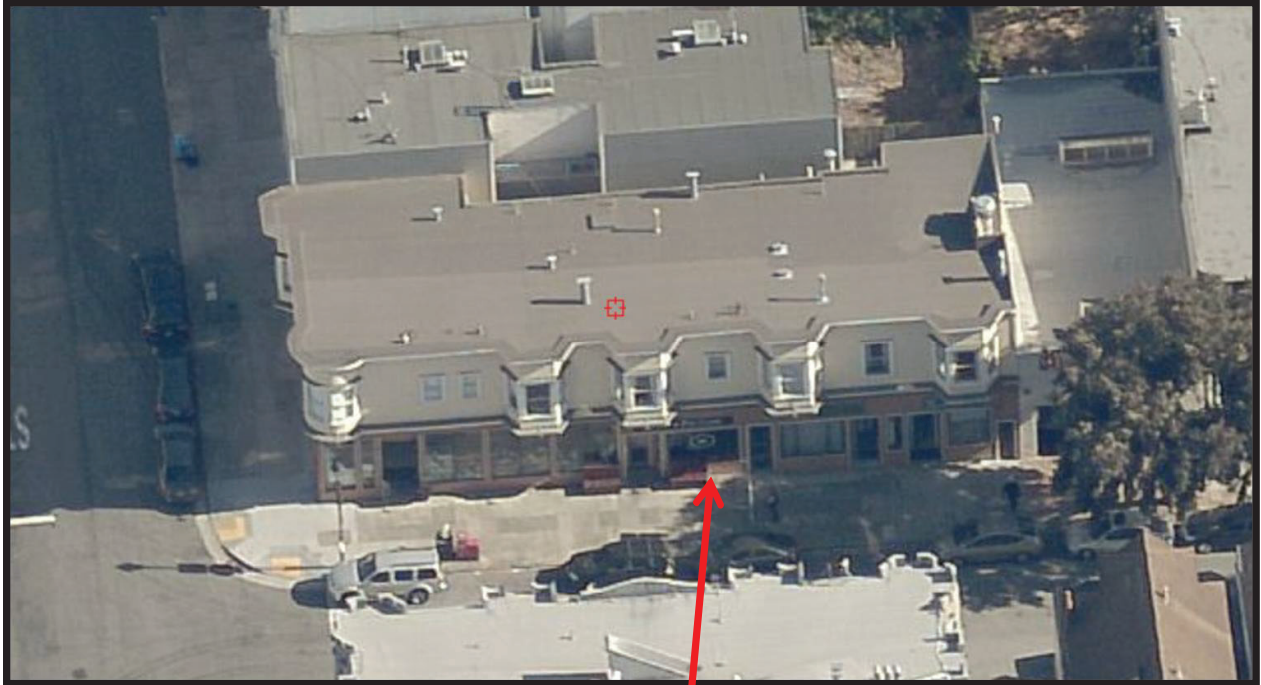


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-015439CUA
205 Hugo Street
Block 1752 Lot 001

Aerial Photo



SUBJECT
PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-015439CUA
205 Hugo Street
Block 1752 Lot 001

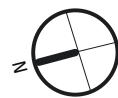
Site Photo



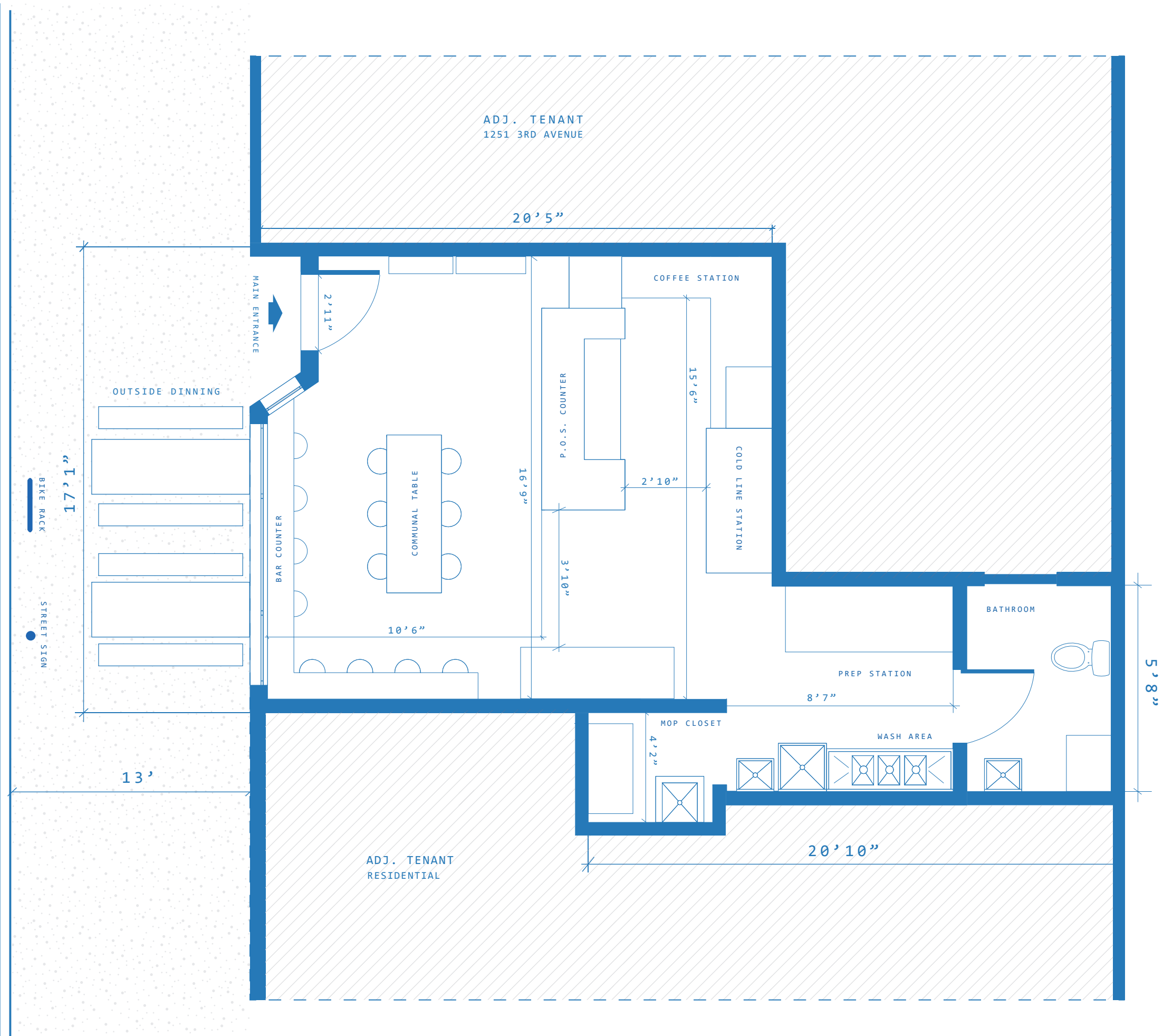
SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-015439CUA
205 Hugo Street
Block 1752 Lot 001



HUGO ST



YO TAMBIÉN CANTINA
205 HUGO ST. SF, CA. 94122

DIMENSIONS

- Ⓐ DIVERTER: 16" x 60" x 30"
- Ⓑ TABLES: 24" x 60"
- Ⓒ BENCHES 12" x 56"

16' 9"

2' 11"

13' 9"

3' 7"

13'

TRASH, RECYCLE &
COMPOST GO INTO DIVERTER
*SEE DETAIL

7' 3/4"

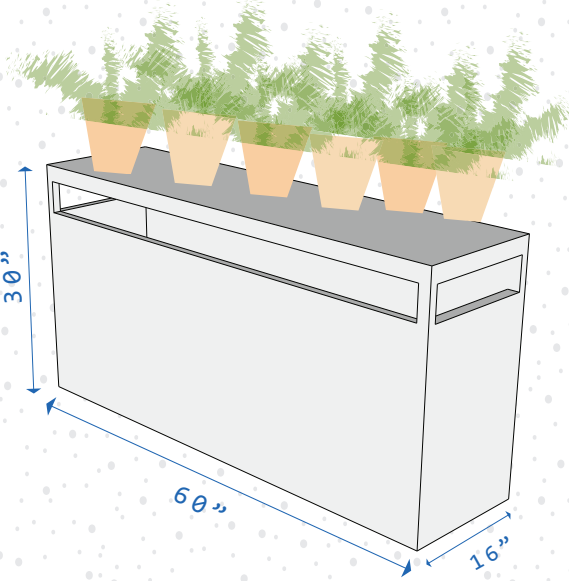
6' 10"

BIKE RACK

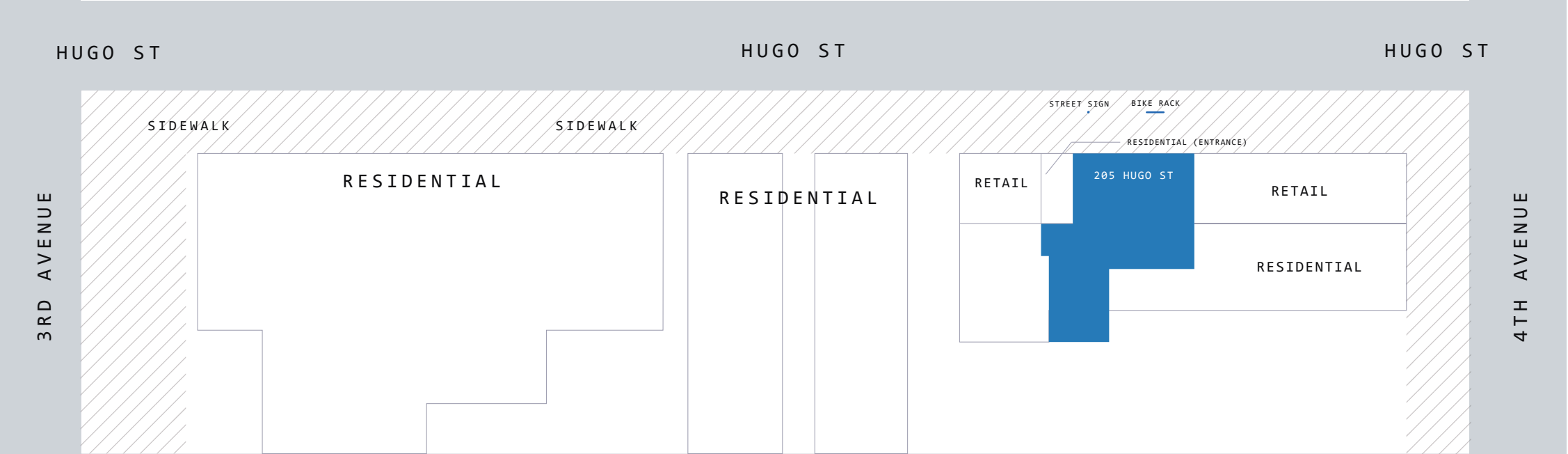
6' 10"

STREET SIGN

DIVERTER DETAIL



HUGO ST



YO TAMBIEN CANTINA
205 Hugo Street, San Francisco, CA 94122
January 2019

The Yo También CANTINA is a cafe and a space for the Inner Sunset community to share food, ideas and culture. We are currently open Wednesday to Sunday from 8am - 3pm. We offer local coffee, grain bowls, sandwiches, and salads.

Background information:

It started in San Francisco in 2015. After meeting through mutual friends, Isabella and Kenzie's passion for cooking, sharing meals and being outdoors soon brought them closer together. Their curiosity for different cultures and ingredients resulted in an unexpected yet successful partnership, coordinating dinner parties and hosting food events by the ocean.

"Yo También" is an inclusive response-feeling-statement that is always present in what they do and the way they share with other people and each other. They work closely with farms in California (such as Full Belly Farm) and cook with organic and local produce. Their food combines traditional flavors of Venezuelan and tropical cuisine with seasonal California ingredients, resulting in a vibrant cooking style that they have come to define as: TROPICAL-LOCAL. They have a strong sense of community and have cultivated close ties with small businesses, collaborating on various projects and partnering with local makers and producers.

** please find menu attached :)

<https://yotambientropical.com/>



205 HUGO ST
SAN FRANCISCO, CA.

MONDAY & TUESDAY WE ARE CLOSED
WEDNESDAY THRU SUNDAY: 8AM-3PM

WWW.YOTAMBIENTROPICAL.COM
@YOTAMBIENCANTINA

cantina

YO TAMBIÉN!
tropical-local food



205 HUGO ST
SAN FRANCISCO, CA.

COMIDA // FOOD

SANDWICHES & SALADS:

JAMMY SAMMY: JAMMY EGG, PROVOLONE, ROSEMARY HAM, HOUSE GREEN SAUCE (CONTAINS NUTS!) & SEASONAL GREENS ON A CLOUD BUN \$9.50

VEGGIE: HOUSE HUMMUS, ROASTED BEETS, CARROT STRIPS, MANCHEGO, SEASONAL GREENS & DUKKAH (CONTAINS NUTS!) ON CLOUD BUN \$9 (v)

CANTINERO: PISTACCHIO MORTADELLA, PROVOLONE AND BABY ARUGULA ON MONTESACRO PINSA BREAD \$8

ENSALADA: BABY ARUGULA, HERBS, SEASONAL VEGGIES, PICKLES & HOUSE MEYER LEMON VINAGRETTE \$8 (vg, gf) *ADD EGG \$10

HOT & BOTHERED SALAD: CAYENNE SPICY CROUTONS, ANCHOVIES, BABY ARUGULA, HERBS, MEYER LEMON VINAIGRETTE & SHAVED MANCHEGO \$10 (v) *ADD EGG \$12

ADD:

AVOCADO \$2 ANCHOVIES \$1 CAPERS \$1 EXTRA JAMMY EGG \$2

SIDES:

MINI ENSALADA \$3 (vg/gf)
HOUSE PICKLED VEGGIES \$2

TOAST:

LA NUBE: RICOTTA W/ PRESERVED LEMONS, HERBS, DUKKAH SPRINKLE (CONTAINS NUTS!) & OLIVE OIL ON FULL BELLY FARM POLENTA LOAF \$6 (v)

THE NUTTER: PEANUT BUTTER & HONEY DRIZZLE ON FULL BELLY FARM POLENTA LOAF. SWEET DUKKAH SPRINKLE (CONTAINS NUTS!) & FRUIT (OPTIONAL) \$6 (v) KIDS LOVE IT :)

BOWLS:

FREDY FRUIT BOWL: SEASONAL FRUITS, STRAUS GREEK YOGURT, HOUSE GRANOLA, SWEET DUKKAH (CONTAINS NUTS!) & HONEY DRIZZLE \$8.50 (v, gf)

BOWL DE ARROZ: BROWN RICE ROTATING BOWL *ASK US FOR DETAILS \$12

BAKED:

BREAKFAST COOKIE (DE LA CASA) \$2.50
BANANA BREAD/CARROT TEA CAKE CHUNK \$4

****WE USE ONLY ORGANIC VEGGIES, FREE RANGE EGGS & LOCAL CHARCUTERIE****

****WE USE ONLY ORGANIC DAIRY AND FRUTAS****

(v) VEGETARIAN (gf) GLUTEN FREE (vg) VEGAN

BEBIDAS // DRINKS

CAFÉ:

DRIP COFFEE \$3
AMERICANO \$3.50
LATTE \$4.50
MOCCHA (CHOCOLATE VENEZOLANO) \$6
CAPPUCCINO \$4.25
CORTADO \$3.75

****WE USE VERVE COFFEE BEANS****

TEA & MÁS:

LEAVES & FLOWERS GREEN MIST TEA (HERBACEOUS) \$3
LEAVES & FLOWERS BREAKFAST BLEND BLACK TEA \$3
TEA CON LECHE \$4
LEAVES & FLOWERS MATCHA LATTE \$5
VALHRONA HOT CHOCOLATE \$3.50
CAYENNE-LEMON TEA W/ RAW HONEY (HOT OR COLD) \$3

FROM THE TAP:

SEASONAL 'HOUSE' KOMBUCHA \$4.5
VERVE NITRO LAVENDER LATTE (SERVED W/ICE) \$5

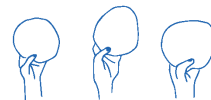
JUGO:

GINGER CAYENNE LEMONADE \$4
GINGER-TAMARINDO JUGO \$4
TÉ ROJO: COLD HIBISCUS TEA \$4

EXTRAS:

OATLY OAT MILK (OR LACTOSE-FREE SUB) \$1
EXTRA DOUBLE SHOT \$2

FRIDGE BEVIS: \$2 - BOOM! (WITH CERTAIN EXCEPTIONS)



MONDAY & TUESDAY WE ARE CLOSED
WEDNESDAY THRU SUNDAY: 8AM-3PM

Yo También Cantina

205 Hugo St, San Francisco, CA

 Write a review

4.7  30 reviews

Sort by: Most relevant ▾



Melissa Woodside

1 review · 1 photo

 4 months ago

All around great spot: food, people, music. Check out the spicy green sauce. This place is bringing back the San Francisco community, neighborhoody vibe that brought so many of us here years ago.



 Like



Meg Rice

1 review · 1 photo

 5 months ago

This place is an awesome neighborhood spot. Love that they are community owned! Super friendly staff, really cute decor, and OMG the food! They have really interesting options that stand out from other cafes. My fave was the la nube toast. It has a super special spice blend on it. I highly recommend this

Yo También Cantina

205 Hugo St, San Francisco, CA

 Write a review

4.7 ★★★★★ 30 reviews

Sort by: Most relevant ▾



Nick Maltagliati

6 reviews · 2 photos

★★★★★ 4 months ago

This is the cutest corner cafe! Serving wholesome, love-filled food and "spicy stuff" sauce which is best salsa I've had in a long time. The cute lesbian couple operating Yo Tambien are warm and love to talk. They make you feel like you're hanging out with your cool aunts while you sip on oat milk matcha lattes or Venezuelan-chocolate mochas. Go get your brunch on and support amazing people!



 Like



Nancy Yan

2 reviews

★★★★★ 5 months ago



David H.

Los Altos, CA

👥 476 friends

★ 2 reviews

📷 1 photo

★★★★★ 7/6/2018

This is the greatest cafe in the area, quickly becoming a cornerstone of the neighborhood! The ladies who run it are wonderful and great to chat with.

I recommend getting a Jammy Sammy if you are interested in tasting the best sandwich spread of your life, and supplement it with an iced oat milk latte or Kombucha on tap if you're in the mood.

Emily H. and 4 others voted for this review

💡 Useful 4

😄 Funny 1

😎 Cool 3



A K.

Chico, CA

👥 0 friends

★ 84 reviews

★★★★★ 9/18/2018

As with others, the bread is amazing. Worth just trying by itself... but why stop there...? The Jammy Sammy was AMAZING. In fact both sandwiches (can't recall the other) were insanely delicious.

VERY friendly and courteous service.

place is small so be prepared to eat outside potentially as well.

Can't wait to come back... great place to stop and rest if enjoying GG park and need a walkable place nearby (2-3 blocks) from SE corner near carousel/playground.

Thomas C. and 2 others voted for this review

💡 Useful 1

😄 Funny

😎 Cool 2





Rou M.

Irvine, CA

👤 143 friends

★ 411 reviews

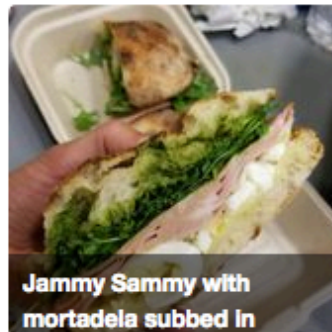
📷 371 photos

Elite '19

★★★★★ 9/21/2018

📍 1 check-in

Cute little cafe. Thank you Yelp for pointing me away from UCSF cafeteria. It was my first time here since I was just visiting. The people working there were very friendly and the nice cashier went over the choices with me at will. I wanted to try the mortadela sandwich since the most popular sandwich had rosemary ham and I was trying to avoid rosemary due to allergies. But he suggested I get the jammy Sammy and he will sub out the meat to mortadela for me. The food takes a few minutes to come out since they prep it on the spot. It was so delicious! The best part was the bread! So glad I made the switch and so glad I tried this place! P. S. The people working here were having a lot of fun, singing and all. Seems like a nice place to work! P. P. S. They have really nice books on the shelf. One of the cooking books definitely inspired me!



Jammy Sammy with mortadela subbed in



Jammy sammy

Carol W. voted for this review

💡 Useful

😄 Funny

😎 Cool 1





Aaron S.

San Francisco, CA

👤 118 friends

★ 3 reviews

★★★★★ 10/12/2018

Friendliest neighborhood spot, always filled with interesting people and creative menu items that are amazing.

Jammy Sammies and Lavendar Lattes are my favorite

Will be a regular as long as they are around

Was this review ...?



Useful



Funny



Cool





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
205 HUGO ST		1752001
Case No.		Permit No.
2018-015439PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. CB3P - Conditional Use Authorization to establish a Restaurant to serve beer and wine in a currently limited restaurant.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): David Weissglass

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: David Weissglass 01/25/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
205 HUGO ST		1752/001
Case No.	Previous Building Permit No.	New Building Permit No.
2018-015439PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- ☐ Current or historic photograph(s) of the property.
- ☐ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- ☐ A digital copy (CD or USB drive) of the above materials.
- ☐ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 205 Hugo Street

Block/Lot(s): 1752/001

Property Owner's Information

Name: William Nasser

Address:
2417 Elgin Lane, Walnut Creek, CA 94398

Email Address: william.nasser6@gmail.com

Telephone:

Applicant Information

☐ Same as above

Name: Kenzie Benesh

Company/Organization: Yo Tambien Cantina

Address: Email Address: kkbenesh@gmail.com

205 Hugo St, San Francisco, CA 94122 Telephone: 414-614-2533

Please Select Billing Contact: ☐ Owner ☒ Applicant ☐ Other (see below for details)

Name: Kenzie Benesh Email: kkbenesh@gmail.com Phone: 414-614-2533

Please Select Primary Project Contact: ☐ Owner ☒ Applicant ☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications

☒ N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

The action requested is a to receive a Conditional Use Authorization to establish a restaurant at 205 Hugo street which is currently a limited restaurant. This would allow the addition of an ABC license to serve beer and wine.

Project Details:

- ☒ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
- ☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

- Residential:** ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
- ☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☒ Rental Units ☐ Ownership Units ☐ Don't Know

- Non-Residential:** ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
- ☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Estimated Construction Cost: \$0 _____

PROJECT AND LAND USE TABLES

	Existing	Proposed
General Land Use	Parking GSF	n/a
	Residential GSF	
	Retail/Commercial GSF	
	Office GSF	
	Industrial-PDR	
	Medical GSF	
	Visitor GSF	
	CIE (Cultural, Institutional, Educational)	
	Useable Open Space GSF	
	Public Open Space GSF	

Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate	6	
	Dwelling Units - Total	6	
	Hotel Rooms		
	Number of Building(s)	1	
	Number of Stories	2	
	Parking Spaces	0	
	Loading Spaces	0	
	Bicycle Spaces	2	
	Car Share Spaces		
	Other: _____		


Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		


ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
This change of use is to allow the an existing neighborhood establishment to serve beer and wine, enhancing opportunities for employment for residents of the neighborhood. The change of use will support these goals.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
There will be no physical changes to the building. This will just allow further economic success for this community run small business
3. That the City's supply of affordable housing be preserved and enhanced;
This commercial change of use has no impact on affordable housing.
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
The majority of our employees are in the neighborhood. We do not anticipate this influencing our employment count.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
This small business is owned by neighborhood residents and this change of use will help maintain economic success of this small business and allow future opportunities for increased resident employment.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
No impact.
7. That landmarks and historic buildings be preserved; and
No impact.
8. That our parks and open space and their access to sunlight and vistas be protected from development.
No impact.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

Kenzie Benesh

Name (Printed)

Owner

Relationship to Project
(i.e. Owner, Architect, etc.)

414-614-2533

Phone

kkbenesh@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

2018-015439CUA


**San Francisco
Planning**

CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 205 Hugo Street

Block/Lot(s): 1752/001

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

The action requested is a to receive a Conditional Use Authorization to establish a restaurant at 205 Hugo street which is currently a limited restaurant.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

The proposal would establish a restaurant in an exiting limited restaurant. No construction or change of size or intensity is proposed. The changes use is necessary and desirable in the neighborhood because it will provide an all day gathering and eating place for neighbors and it will help solidify the existing business as a successful long term business in the neighborhood.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The establishment of a restaurant in the location where there is currently a limited restaurant will have no effect on traffic, parking, open space, landscaping, etc.

Noise and Odors- We are addressing noise concerns because we are not open late. We will be closed by 10p. We are currently in operation and have not received any concerns about noise. Regarding odors, there are no odors emitted because of the simple nature of food preparations which doesn't include any frying.

Many of our employees live in the neighborhood already so walk to work. The change to full restaurant doesn't mean we will have to hire many, if any, additional staff. There will be minimal increase of staff activity to the site. The majority of our staff is already taking public transit, biking, or walking. There will be minimal additional commuting by employees that will happen as a result of this change.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

As the continuation of a small food business in this site, we will continue to meet the goals of the general plan to provide walkable neighborhood oriented food services and a gathering place to people and nearby residents. We are reestablishing what the general plan says- it is good to have places for people to gather. A community gathering spot for the community, by the community.

There will be no new construction and maintains and continues an existing use that is in not only compliant with the general plan, it enhances it.

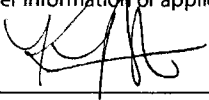
4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

The provision is not applicable for the change of use from a limited restaurant to a full restaurant.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.


Signature

Kenzie Benesh
Name (Printed)

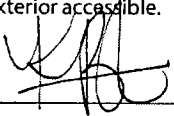
Owner.
Relationship to Project
(i.e. Owner, Architect, etc.)

415 937 3692
Phone

kkbenesh@gmail.com
Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.


Signature

Kenzie Benesh
Name (Printed)

8/13/18
Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



San Francisco Planning

CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address: 205 Hugo Street San Francisco, California 94122

Record Number and/or Building Permit Number:

Name of Business (if known): Yo Tambien Cantina

Project Description

Please provide a narrative project description that summarizes the project and its purpose. ☐ See Attachment

The action requested is a to receive a Conditional Use Authorization to establish a restaurant at 205 Hugo street which is currently a limited restaurant. This would allow the addition of an ABC license to serve beer and wine.

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

Confirm Compliance with Each Criterion by Checking the Boxes Below		
<input checked="" type="checkbox"/>	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
<input checked="" type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments
<input checked="" type="checkbox"/>	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/>	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/>	Loss of Dwellings	The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/>	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/>	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/>	Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none">• Massage Establishment• Tobacco Paraphernalia Establishment• Adult Entertainment Establishment• Cannabis Uses• Fringe Financial Service• Drive-up Facility• Wireless Telecommunications Site ("WTS")• Outdoor Activity Area• Bar• Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues)• Off-Street parking in excess of that allowed on an as-of-right basis• Office closed to the public located on the ground story



COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)

Checklist for Eligibility

The Community Business Priority Processing Program ("CB3P") was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P").

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing a complete application and (2) placement on the Planning Commission's consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion ("PS&M") rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

WHAT TO SUBMIT:

1. One (1) complete checklist (available on the next page) documenting eligibility for participation.

After receiving status of the submitted CB3P Checklist, please follow the submittal instructions in the Conditional Use Authorization Application and Instruction Packet.

HOW TO SUBMIT:

Please send an email request along with the intake appointment request form and the CB3P Checklist for Eligibility to: CPC.Intake@sfgov.org. Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

For questions, you can stop by, call, or email the Planning Information Center (PIC), where planners are available to assist you.

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479
Phone: (415) 558-6377
Email: pic@sfgov.org

THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting Notification. Please be aware that a Pre-Application meeting is also required prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance) for:

- Projects subject to 311 or 312 Notification;
- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-I-G Districts subject to Section 313.

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415-575-9010。請注意, 規劃部門需要至少一個工作日來回應。


Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

APPLICANT'S DECLARATION

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.



Signature

Kanti Benesh

Name (Printed)

8/13/18

Date

415 937 3892

Phone Number

kbenesh@gmail.com

Email Address

For Department Use Only

Check One:

☒ ENROLLED

By: 

Date: 8/14/18

☐ NOT ENROLLED
STATE REASON:

By:

Date:

**Member, Board of Supervisor
District 5**



City and County of San Francisco

Vallie Brown

February 1, 2019
David Weissglass, City Planner
San Francisco Planning Department
1660 Mission Street, CA 94103

Dear Mr. Weissglass,

In my role as District 5 Supervisor, I am pleased to support Yo También Cantina in its application for a Type 41 license. Located in District 5 in the Inner Sunset neighborhood, Yo También Cantina is a Venezuelan inspired neighborhood eatery offering a selection of sandwiches, salads, and local organic coffee.

Yo Tambien offers a welcoming and wonderful new neighborhood dining option and has become a gathering place for community. I'm delighted the business is applying for this license to expand their service to include beer and wine. If approved, these new offerings will enable neighbors and community members to enjoy thoughtfully sourced wines and beers alongside the delicious and locally sourced food prepared by chef-owners Isabella and Kenzie. In addition to serving breakfast and lunch, upon approval of their application for a Type 41 license, neighbors and visitors will have the opportunity to enjoy the Venezuelan-Californian cuisine for dinner too.

Yo Tambien has fit perfectly into its corner of the neighborhood, and I'm proud to give my full support to them and their business and will be delighted to enjoy dinner and a glass of wine at Yo Tambien soon, hopefully.

A handwritten signature in black ink that reads "Vallie Brown". The signature is fluid and cursive, with the first name "Vallie" and the last name "Brown" clearly distinguishable.

Vallie Brown
Supervisor, District 5
City and County of San Francisco