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

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

AYES:

NAYs:  

ABSENT:  

ADOPTED:  

Jonas P. Ionin  
Commission Secretary
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://sfpw.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.sfdhi.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
Zoning Map
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.YOTAMIENTROPICAL.COM
@YOTAMIENCANTINA
COMIDA // FOOD

SANDWICHES & SALADS:
JAMMY SAMMY: JAMMY EGG, PROVOLONE, ROSEMARY HAM, HOUSE GREEN SAUCE (CONTAINS NUTS!) & SEASONAL GREENS ON A CLOUD BUN $9.58

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 PINGA BREAD $8

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

HOT & BITTERED SALAD: CAYENNE SPICY CROUTONS, ANCHOVIES, BABY ARUGULA, HERBS, MEYER LEMON VINAIGRETTE & SHAVED MANCHEGO $18 (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, gf) KIDS LOVE IT :)  

BOWLS:
FREDDY 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:
DRIFF COFFEE $3
AMERICANO $3.50
LATTÉ $4.50
MACCHIA (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
VALHERNA 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-TAMARIND JUGO $4
TE 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

4.7 ★★★★★ 30 reviews

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 SanFrancisco community, neighborhood vibe that brought so many of us here years ago.

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

4.7 ★★★★★  30 reviews

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!

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

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
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!
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
## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>205 HUGO ST</td>
<td>1752001</td>
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<table>
<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
</tr>
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<tbody>
<tr>
<td>2018-015439PRJ</td>
<td></td>
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</tbody>
</table>

- **Addition/Alteration**
  - [ ] Demolition (requires HRE for Category B Building)
  - [ ] 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 Environmental Evaluation Application is required.*

<table>
<thead>
<tr>
<th>Class 1 - Existing Facilities.</th>
<th>Interior and exterior alterations; additions under 10,000 sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Class 3 - New Construction.</td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Class 32 - In-Fill Development.</th>
<th>New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(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.</td>
</tr>
<tr>
<td></td>
<td>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</td>
</tr>
<tr>
<td></td>
<td>(c) The project site has no value as habitat for endangered rare or threatened species.</td>
</tr>
<tr>
<td></td>
<td>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</td>
</tr>
<tr>
<td></td>
<td>(e) The site can be adequately served by all required utilities and public services.</td>
</tr>
</tbody>
</table>

**FOR ENVIRONMENTAL PLANNING USE ONLY**

| Class ____ |
### STEP 2: CEQA IMPACTS

**TO BE COMPLETED BY PROJECT PLANNER**

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

<table>
<thead>
<tr>
<th><strong>Air Quality:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hazardous Materials:</strong> 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. 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 &gt; Maher layer).</td>
</tr>
<tr>
<td><strong>Transportation:</strong> 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?</td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 20%:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</td>
</tr>
</tbody>
</table>

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)

- [ ] Category A: Known Historical Resource. GO TO STEP 5.
- [x] Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
- [ ] 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.

- [ ] 1. Change of use and new construction. Tenant improvements not included.
- [ ] 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
- [ ] 3. Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.
- [ ] 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- [ ] 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
- [ ] 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- [ ] 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.
- [ ] 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.

- [ ] Project is not listed. GO TO STEP 5.
- [ ] Project does not conform to the scopes of work. GO TO STEP 5.
- [ ] Project involves four or more work descriptions. GO TO STEP 5.
- [x] 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.

- [ ] 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.
- [ ] 2. Interior alterations to publicly accessible spaces.
- [ ] 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- [ ] 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
- [ ] 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- [ ] 6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the **Secretary of the Interior’s Standards for Rehabilitation**.

8. **Other work consistent** with the **Secretary of the Interior Standards for the Treatment of Historic Properties** (specify or add comments):

9. **Other work** that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. **Reclassification of property status**. (Requires approval by Senior Preservation Planner/Preservation Coordinator)

    - **Reclassify to Category A**
      - Per HRER dated
      - Other (specify):
    - **Reclassify to Category C**

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

- **Further environmental review required.** Based on the information provided, the project requires an **Environmental Evaluation Application** to be submitted. **GO TO STEP 6.**
- **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):

<table>
<thead>
<tr>
<th>Preservation Planner Signature:</th>
</tr>
</thead>
</table>

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

TO BE COMPLETED BY PROJECT PLANNER

- **Further environmental review required.** Proposed project does not meet scopes of work in either (check all that apply):
  - Step 2 - CEQA Impacts
  - Step 5 - Advanced Historical Review

STOP! Must file an **Environmental Evaluation Application**.

- **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.

<table>
<thead>
<tr>
<th>Project Approval Action:</th>
<th>Signature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commission Hearing</td>
<td>David Weissglass</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>205 HUGO ST</td>
<td>1752/001</td>
</tr>
<tr>
<td>Case No.</td>
<td>Previous Building Permit No.</td>
</tr>
<tr>
<td>2018-015439PRJ</td>
<td>New Building Permit No.</td>
</tr>
<tr>
<td>Plans Dated</td>
<td>Previous Approval Action</td>
</tr>
<tr>
<td></td>
<td>New Approval Action</td>
</tr>
<tr>
<td></td>
<td>Commission Hearing</td>
</tr>
</tbody>
</table>

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

☐ Result in expansion of the building envelope, as defined in the Planning Code;

☐ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;

☐ Result in demolition as defined under Planning Code Section 317 or 19005(f)?

☐ 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

☐ 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, pakì tawagan ang 415.575.9010. Pakì 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

Applicant Information

☐ Same as above

Name: Kenzie Benesh

Company/Organization: Yo Tambien Cantina

Address: 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:**

<table>
<thead>
<tr>
<th>Change of Use</th>
<th>New Construction</th>
<th>Demolition</th>
<th>Facade Alterations</th>
<th>ROW Improvements</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additions</th>
<th>Legislative/Zoning Changes</th>
<th>Lot Line Adjustment-Subdivision</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**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

#### General Land Use

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking GSF</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>Residential GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail/Commercial GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial-PDR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Visitor GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CIE (Cultural, Institutional, Educational)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Useable Open Space GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Open Space GSF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Project Features

<table>
<thead>
<tr>
<th>Feature</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units - Affordable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units - Market Rate</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units - Total</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Building(s)</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Number of Stories</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Loading Spaces</td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Bicycle Spaces</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Car Share Spaces</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other:</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Residential Land Use

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Two Bedroom Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Three Bedroom (or +) Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Housing - Rooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Housing - Beds</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SRO Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Micro Units</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. General</td>
<td>Estimated construction duration (months): N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1b. General</td>
<td>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)</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit an Environmental Supplemental- School and Child Care Drop-Off &amp; Pick-Up Management Plan.</td>
</tr>
<tr>
<td>2. Transportation</td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit an Environmental Supplemental- School and Child Care Drop-Off &amp; Pick-Up Management Plan.</td>
</tr>
<tr>
<td>3. Shadow</td>
<td>Would the project result in any construction over 40 feet in height?</td>
<td>☐ Yes ☑ No</td>
<td>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.</td>
</tr>
<tr>
<td>4a. Historic Preservation</td>
<td>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?</td>
<td>☐ Yes ☑ No</td>
<td>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.</td>
</tr>
<tr>
<td>4b. Historic Preservation</td>
<td>Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a>.</td>
</tr>
</tbody>
</table>

Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.
<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Archeology</td>
<td>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?</td>
<td>[ ] Yes [✓] No</td>
<td>If Yes, provide depth of excavation/disturbance below grade (in feet*): *Note this includes foundation work</td>
</tr>
<tr>
<td>6. Geology and Soils</td>
<td>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?</td>
<td>[ ] Yes [✓] No</td>
<td>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: ● The project involves: ○ 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. A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</td>
</tr>
<tr>
<td>7. Air Quality</td>
<td>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?</td>
<td>[ ] Yes [✓] No</td>
<td>If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here.</td>
</tr>
<tr>
<td>8a. Hazardous</td>
<td>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?</td>
<td>[ ] Yes [✓] No</td>
<td>If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.</td>
</tr>
<tr>
<td>8b. Hazardous</td>
<td>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?</td>
<td>[ ] Yes [✓] No</td>
<td>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. Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</td>
</tr>
</tbody>
</table>

Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.
<table>
<thead>
<tr>
<th>Policy</th>
<th>Consistency or Inconsistency</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;</td>
<td>Consistent</td>
<td>This change of use is to allow 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.</td>
</tr>
<tr>
<td>2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;</td>
<td>Consistent</td>
<td>There will be no physical changes to the building. This will just allow further economic success for this community-run small business.</td>
</tr>
<tr>
<td>3. That the City’s supply of affordable housing be preserved and enhanced;</td>
<td>Consistent</td>
<td>This commercial change of use has no impact on affordable housing.</td>
</tr>
<tr>
<td>4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;</td>
<td>Consistent</td>
<td>The majority of our employees are in the neighborhood. We do not anticipate this influencing our employment count.</td>
</tr>
<tr>
<td>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;</td>
<td>Consistent</td>
<td>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.</td>
</tr>
<tr>
<td>6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;</td>
<td>No impact</td>
<td>No impact.</td>
</tr>
<tr>
<td>7. That landmarks and historic buildings be preserved; and</td>
<td>No impact</td>
<td>No impact.</td>
</tr>
<tr>
<td>8. That our parks and open space and their access to sunlight and vistas be protected from development.</td>
<td>No impact</td>
<td>No impact.</td>
</tr>
</tbody>
</table>
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

________________________________________
Name (Printed)

Owner ___________________________ 414-614-2533  kkbenesh@gmail.com
Relationship to Project
(i.e. Owner, Architect, etc.)
Phone Email

For Department Use Only
Application received by Planning Department:
By: ________________________________ Date: ____________________________
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 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 existing 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: 4159373692
Relationship to Project
(i.e. Owner, Architect, etc.)
Phone
Email

Kenzie Benesh

Name (Printed)

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)

Date: 6/13/18

For Department Use Only
Application received by Planning Department:

By: ___________________________ Date: ___________________________
**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 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.

<table>
<thead>
<tr>
<th>confirm Compliance with Each Criterion by Checking the Boxes Below</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1. Pre-Application Meeting</strong></td>
</tr>
<tr>
<td>The applicant has conducted a Pre-Application Meeting.</td>
</tr>
<tr>
<td><strong>2. Formula Retail</strong></td>
</tr>
<tr>
<td>The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments.</td>
</tr>
<tr>
<td><strong>3. Hours of Operation</strong></td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>4. Storefront Consolidation</strong></td>
</tr>
<tr>
<td>The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.</td>
</tr>
<tr>
<td><strong>5. Loss of Dwellings</strong></td>
</tr>
<tr>
<td>The application does not seek to remove any dwelling units.</td>
</tr>
<tr>
<td><strong>6. Alcohol Beverages</strong></td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>7. Nature of Work</strong></td>
</tr>
<tr>
<td>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.</td>
</tr>
<tr>
<td><strong>8. Nature of Use</strong></td>
</tr>
</tbody>
</table>
| The application involves only non-residential uses and does not seek to establish or expand any of the following:  
  - 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://sfplanning.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.
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 legislation 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

Date

Phone Number

Email Address

For Department Use Only

Check One

ENROLLED

BY

Date

NOT ENROLLED

STATE REASON:

Date
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 También 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 También 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 También soon, hopefully.

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