



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: NOVEMBER 21, 2019

Record No.: 2019-014224CUA
Project Address: 279 COLUMBUS AVENUE
Zoning: NCD (Broadway Neighborhood Commercial) Zoning District
65-A-1Height and Bulk District
Block/Lot: 0162/017
Project Sponsor: Bulgan Yumjav
3126 Oak Road Apt #4
Walnut Creek, CA 94597
Property Owner: 277 Columbus C1 LLC
1 Bush Street, STE 900
San Francisco, CA 94104
Staff Contact: Ashley Lindsay – (415) 575-9178
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PROJECT DESCRIPTION

The project would allow the new restaurant use (d.b.a. Bulgara) to operate as a restaurant with a Type-41 On-Sale Beer and Wine for Bona fide Public Eating Place license at 279 Columbus Avenue. The previous use appears to be limited restaurant. This project was reviewed under the Community Business Priority Processing Program (CB3P).

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Sections 303, and 714, Conditional Use Authorization is required to permit the establishment of a Restaurant in the Broadway Neighborhood Commercial Zoning District.

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. 2019-014224CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, submitted on September 23, 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			See application for findings.
Planning Code §303(c) findings	X			See application for findings.
Planning Code §303(o) findings for Eating and Drinking Uses	X			The project would not raise the concentration of eating and drinking uses, currently 23%, within a 300' radius of subject property which does not exceed the 25% threshold.
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			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 1 Exemption

Additional Information	
Notification Period	11/01/19 – 11/20/19 (20-day mailing, newspaper, online, and posted)
Number and nature of public comments received	The sponsor held a pre-application meeting on July 19, 2019 prior to filing the application. There were 3 attendees. To date, staff has received no correspondence from the community regarding the project.
Timeline from complete application to hearing	57

Generalized Basis for Approval (max. one paragraph)
The Commission finds the 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 a part of the application. The proposed use and character of a proposed small business in an existing storefront that is not Formula Retail 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 serve the greater community within the Broadway Neighborhood Commercial District as a neighborhood and visitor-oriented establishment. Staff recommends approval with conditions

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 21, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: November 21, 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 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.

ATTACHMENTS:

- Exhibit A – Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Public Correspondence (None)
- Exhibit G - Project Sponsor Brief

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant (d.b.a. **Bulgara**) located at 279 Columbus Avenue, Block 0162, and Lot 017 pursuant to Planning Code Section(s) **303, and 714** within the **Broadway Neighborhood Commercial** District and a **65-A-1** Height and Bulk District; in general conformance with plans, submitted **September 23, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-014224CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 21, 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 **November 21, 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

Hours of Operation. The subject establishment is limited to the following hours of operation: 7:00 AM to 10:00 PM daily.

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

11. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

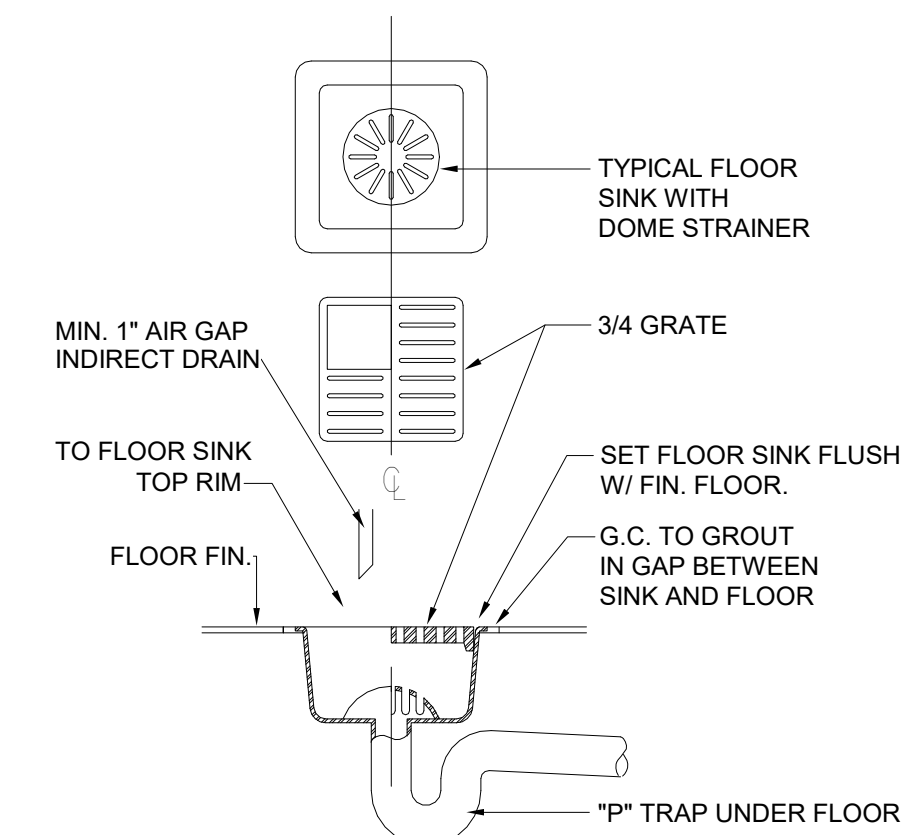
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378,
www.sf-planning.org*

HEALTH NOTES

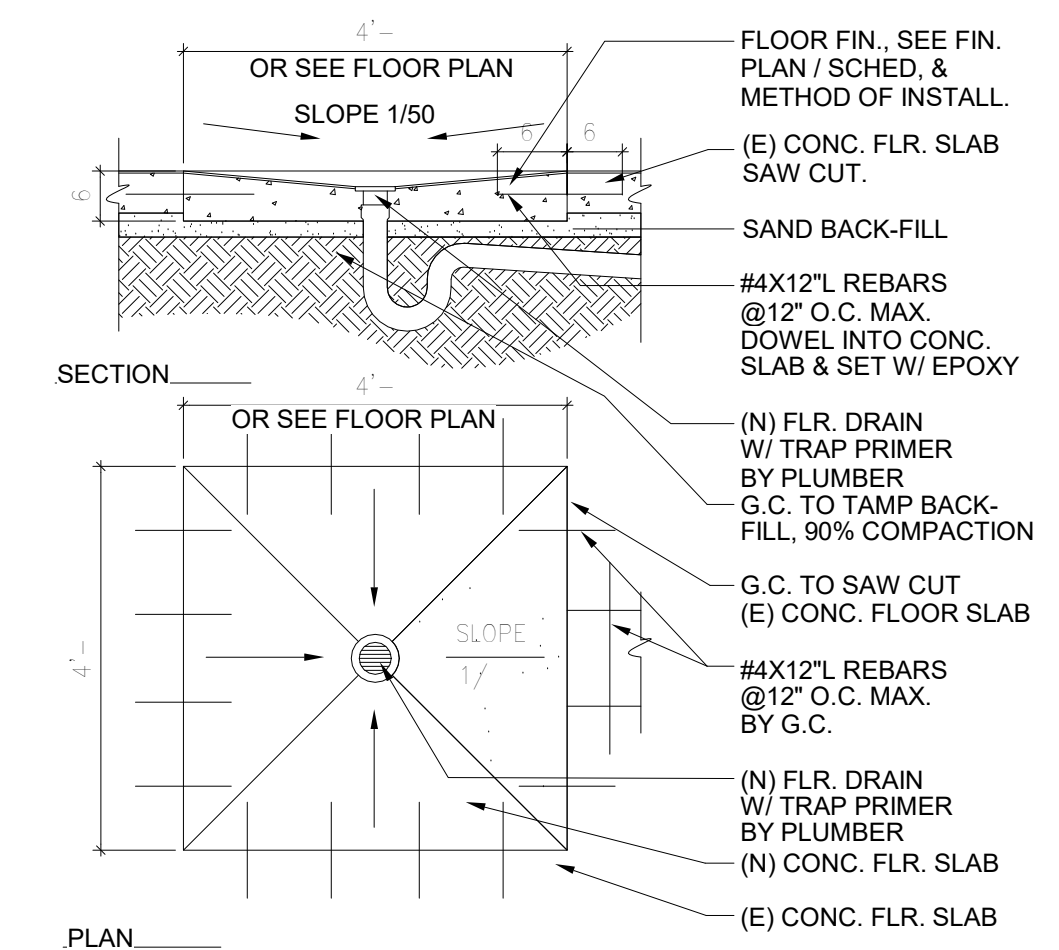
- 01.EQUIPMENT AND INSTALLATION SHALL MEET ALL REQUIREMENTS AS LISTED IN CALIFORNIA RETAIL FOOD CODE (CALCODE) WHICH WILL BE IN EFFECT JULY 20 2007, FOR CALIFORNIA PROJECTS IN ADDITION TO LOCAL AND COUNTY CODES. INCLUDING AMENDED, SENATE BILL NO. 744
- 02.ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION (NSF) APPROVED AND IN CONFORMITY WITH LOCAL HEALTH REGULATIONS. INSTALLATION OF EQUIPMENT SHALL MEET SAME REQUIREMENTS.
03. ALL ADJOINING EQUIPMENT AND COUNTERS SHALL BE SEALED TOGETHER TO PREVENT THE ENTRANCE OF MOISTURE. ALL EQUIPMENT, INCLUDING SHELVEING, SHALL BE SMOOTHLY SEALED TO THE WALL TO PREVENT THE ENTRANCE OF SPLASH AND DEBRIS. ALL PORTABLE OR FREE STANDING UNITS SHALL BE REMOVABLE AND EASILY ACCESSIBLE FOR CLEANING. ALL CRACKS AND CREVICES AT JOINTS TO BE SEALED. #92, 97
- 04.ALL WORKING SURFACES SHALL BE SMOOTH AND IMPERVIOUS.
- 05.ADEQUATE SNEEZE GUARD PROTECTION MUST BE PROVIDED WHERE UNWRAPPED FOOD IS DISPLAYED OR CUSTOMER'S SELF-SERVICE OF FOODS IS PROPOSED. SNEEZE GUARD MUST BE CONSTRUCTED OF APPROVED DESIGN. A PORTABLE SNEEZE GUARD MAY BE USED IF SIZE AND POSITIONING IS APPROVED BY HEALTH DEPARTMENT DURING CONSTRUCTION INSPECTION. NOT IN PROJECT - FOR REFERENCE ONLY
- 06.ALL CUTTING BOARDS SHALL BE NSF APPROVED.
- 07.ALL REFRIGERATION EQUIPMENT AND EQUIPMENT FOR HOT STORAGE SHALL HAVE THERMOMETERS WHICH ARE EASILY READABLE, ARE IN PROPER WORKING CONDITION AND ARE ACCURATE WITHIN A RANGE OF PLUS OR MINUS TWO DEGREES. #1, 14, 38, 47, 53, 54, 95, 96
- 08.STORAGE SHELVEING MUST BE SPECIFIED AS HAVING A SMOOTH, NON-ABSORBENT FINISH. THE LOWEST SHELF SHOULD BE 6" ABOVE THE FLOOR. #5, 22, 69 9.
- 09.EXHAUST HOOD MUST MEET ALL MECHANICAL CODE REQUIREMENTS. CANOPY HOOD SHALL EXTEND 6" BEYOND ALL SIDES OF COOKING EQUIPMENT AS MEASURED FROM THE INSIDE EDGE OF THE GREASE TROUGH. ADEQUATE MECHANICAL MAKE-UP AIR IS PROVIDED AT FACE OF HOOD IN ORDER TO PRODUCE A BALANCED SYSTEM (MAKE-UP AIR SHALL EQUAL EXHAUSTED AIR). INTERWIRE EXHAUST/SUPPLY FANS, TYPE I HOODS #23, 35, WITH EXHAUST FAN #24 AND MUA FAN #25; TYPE II HOOD #56 WITH EXHAUST FAN #61.
- 10.TOILET AND DRESSING ROOMS SHALL BE MECHANICALLY VENTILATED BY EXHAUST FAN(S) TO THE OUTSIDE PREMISES. THE EXHAUST FAN WITHIN EACH TOILET ROOM SHALL BE ACTIVATED BY A SWITCH, TO THE LIGHT FIXTURE LOCATED THEREIN AND CAPABLE OF 12 AIR CHANGES PER HOUR. SEE ARCH/MECH DWGS.
- 11.ALL AREAS MUST HAVE SUFFICIENT VENTILATION TO FACILITATE PROPER FOOD STORAGE AND TO PROVIDE A REASONABLE CONDITION OF COMFORT FOR ANY EMPLOYEE, CONSISTENT WITH THE JOB PERFORMED BY THE EMPLOYEE.
- 12.IF A HOT WATER (180 DEGREES F) SANITIZING RINSE DISHWASHING MACHINE IS INSTALLED, IT REQUIRES A TYPE II VAPOR HOOD WITH MECHANICAL EXHAUST VENTILATION (NOT REQUIRED). PROJECT HAS 3 COMP WASH SINK #65
- 13.ATMOSPHERIC VACUUM BREAKERS, APPROVED BACKFLOW PRESSURE PREVENTION DEVICES, ARE REQUIRED AT WATER SUPPLY LINES TO SINKS WITH THREADED SPIGOTS, DISHWASHER, GARBAGE DISPOSAL, FLUSH LINES, STEAM EQUIPMENT, URINALS, BEVERAGE DISPENSERS, ICE MACHINES, LANDSCAPE IRRIGATION SYSTEM AND OTHER FIXTURES.
- 14.AT LEAST ONE SINK OR ONE SINK COMPARTMENT SHALL BE AVAILABLE FOR FOOD PREPARATION. FOOD PREPARATION SINKS SHALL HAVE AN INDIRECT SEWER CONNECTION, I.E.: FIXED IN-LINE AIRGAP OR DRAIN TO FLOOR SINK THROUGH APPROVED AIRGAP. # 15
- 15.A SEPARATE WALL-MOUNTED HAND WASH BASIN IS REQUIRED WITHIN 20 FEET OR ADJACENT TO THE FOOD PREPARATION, DISHWASHING, COOKING AND RESTROOMS. PROVIDE PERMANENTLY MOUNTED SINGLE SERVICE SOAP AND PAPER TOWEL DISPENSERS. # 19/21
- 16.ALL SINKS TO BE PROVIDED WITH ADEQUATE HOT AND COLD WATER FROM 16. MIXING FAUCETS INCLUDING RESTROOM SINKS. #16, 19, 57, 66, 67, 77, 83, 85, 93, 98, M2, M9
- 17.ALL PIPING TO BE INSTALLED WITHIN WALLS OR CABINET, IF CONDUITS, PLUMBING, ETC. ARE EXPOSED THEY MUST BE INSTALLED AT LEAST 6 INCHES OFF THE FLOOR AND 1 INCH AWAY FROM WALLS. ALL EXPOSED FLEX CONDUIT IS TO BE SEALTIGHT OR EQUIVALENT.
- 18.THE JUNCTURE AT THE FLOOR AND WALL MUST HAVE A COVED BASE WITH AT LEAST A 3/8 INCH RADIUS AND EXTENDING AT LEAST 6 INCHES UP THE WALL. STATIONARY FIXTURES OR BUILT-IN EQUIPMENT CAN BE SEALED ON A 4 INCH HIGH 3/8 INCH RADIUS CONCRETE CURB OR COVED-IN POSITION ON THE FLOOR. IF TOP SET COVING IS USED, IT MUST BE ADEQUATELY SEALED AT THE FLOOR WITH SILICONE SEALANT OR EQUIVALENT TO FORM WATERPROOF SEAL. SEE ARCH. DWGS.
- 19.NOT USED
- 20.FIFTY FOOT CANDLES OF LIGHT SHALL BE PROVIDED FOR ALL FOOD PREPARATION AREAS. MINIMUM OF TWENTY FOOT CANDLES OF LIGHT FOR CONSUMER SELF SERVICE OR WHERE FOODS ARE SOLD OR OFFERED FOR CONSUMPTION. INSIDE EQUIPMENT, 30" ABOVE FLOOR IN HANDWASHING, WAREWASHING, RESTROOMS, TEN FOOT CANDLES AT A DISTANCE OF 30" ABOVE FLOOR IN WALK-IN BOX, BARS AND DRY STORAGE. ADEQUATE LIGHTING SHALL BE USED OVER BAR SINKS AND AVAILABLE FOR CLEANUP OF GENERAL PREMISES. SEE ARCH/ENG. DWGS.
- 21.LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED OR WHERE OPEN FOOD IS STORED OR WHERE UTENSILS ARE CLEANED MUST HAVE SHATTERPROOF SHIELDS AND SHALL BE READILY CLEANABLE.
- 22.AUTOMATIC DOOR CLOSURES SHALL BE PROVIDED ON ALL ENTRY, DELIVERY, RESTROOM AND CHANGE ROOM DOORS. GAPS UNDER EXTERIOR DOORS MAY NOT EXCEED MORE THAN 1/4". ANY EXTERIOR OPENABLE WINDOWS WILL BE SCREENED WITH NOT LESS THAN 16 MESH SCREENING.
- 23.APPROVED AIR CURTAINS MAY BE REQUIRED OVER ALL EXTERIOR DELIVERY DOORS THAT OPEN DIRECTLY INTO FOOD PREPARATION, DISHWASHING AND/OR COOKING AREAS. THE AIR DEVICE SHALL BE SO INSTALLED THAT IT WILL AUTOMATICALLY OPERATE WHENEVER THE DOOR OPENS. #M1
- 24.BUILDING SHALL BE INSECT AND RODENT PROOF. EXTERIOR DOORS MUST BE SELF-CLOSING AND MUST COME WITHIN 1/4" OF FLOOR. ALL VENTS AND OTHER OPENINGS TO OUTSIDE NEED TO BE SEALED OR SCREENED, SIX (6)TEEN (16) MESH SCREENING IS REQUIRED ON ANY OPENABLE WINDOWS.
- 25.REFUSE CONTAINERS SHALL BE MOISTURE AND VERMIN PROOF WITH TIGHT FITTING LIDS. #18
- 26.ANY TRASH AND GARBAGE STORAGE AREA RECEIVING FOOD WASTE OR FOOD CONTAINERS, MUST HAVE A WATER BIB TO FACILITATE CLEANING. FLOOR, WALLS, AND CEILING MUST BE SMOOTH AND CLEANABLE; RECOMMEND HOT AND COLD WATER MIXING FAUCET BE AVAILABLE FOR CLEANING. WASTE WATER FROM SUCH CLEANING OPERATIONS MUST BE DISPOSED OF AS KITCHEN WASTE THROUGH A FLOOR DRAIN (NOT A STORM DRAIN) IN THE TRASH ENCLOSURE WITH ROOF OR OVERHANG. VERIFY IF WASTE REQUIRES A CONNECTION TO GREASE TRAP OR INTERCEPTOR. SEE SITE PLAN-ARCHITECTURAL DRAWING(S).
- 27.PROVIDE A MOP AND BROOM RACK AND CLEANING SOLUTION STORAGE SHELVEING AWAY FROM FOOD PREPARATION AND STORAGE AREAS. #M2/M4
- 28.AN EMPLOYEE GARMENT STORAGE AREA, SEPARATE FROM RESTROOM IS REQUIRED. CABINETS OR LOCKERS MUST BE INSTALLED IN THIS AREA OR EQ. #M5
- 29.EQUIPMENT SHALL MEET OR BE EQUIVALENT TO APPLICABLE NATIONAL SANITATION FOUNDATION (NSF) STANDARDS, OR IN THE ABSENCE OF APPLICABLE NSF STANDARDS, BE APPROVED BY THE ENFORCEMENT OFFICER. SUBMIT DOCUMENTATION OR WRITTEN VERIFICATION THAT ONLY APPROVED COMMERCIAL EQUIPMENT WILL BE USED (SUCH AS EQUIPMENT BROCHURES, MAKE AND MODEL, ETC.). MEET U.L. APPROVAL
- 30.EQUIPMENT OR UTENSILS USED IN THE PREPARATION, SALE, SERVICE AND DISPLAY OF FOOD SHALL BE MADE OF NON-TOXIC, NON-CORROSIVE MATERIALS AND SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED TO BE EASILY CLEANED.
- 31.WALLS AND CEILINGS OF ALL ROOMS, EXCEPT BARS, WHERE FOOD IS STORED IN UNOPENED CONTAINERS, AND DINING AREAS SHALL BE DURABLE, SMOOTH, NON-ABSORBENT AND WASHABLE. WALLS AND CEILING OF FOOD PREPARATION AND UTENSIL WASHING AREAS AND INTERIOR SURFACES OF WALK-IN REFRIGERATION UNITS SHALL ALSO BE LIGHT COLORED WITH 70 LIGHT REFLECTANCE VALUE. SEE ARCH. DWGS.
- 32.EACH METAL SINK COMPARTMENT MUST BE LARGE ENOUGH TO HOLD THE LARGEST UTENSILS WASHED IN THE SINK. EVERY UTENSIL SINK MUST HAVE TWO (2) METAL DRAINBOARDS. EACH METAL SINK DRAINBOARD MUST BE INTEGRAL WITH THE SINK AND SHOULD BE AT LEAST AS LONG AS ONE SINK COMPARTMENT. #15, 65
- 33.OWNER TO PROVIDE THREE SIGNS: "NO SMOKING" IN KITCHEN; "WASH HANDS" AT HAND LAVATORY; "CHOKe CHART".
- 34.SLIP RESISTANT FLOORING THAT ARE ABRASIVE OR HAVE A RAISED TREAD PATTERN MUST BE RESTRICTED TO TRAFFIC AREAS ONLY AND MUST BE PROPERLY SLOPED TO FLOOR DRAINS. FLOORING UNDER EQUIPMENT AND AT THE BASE COVES MUST BE SMOOTH (FOR NEW FLOORS). SEE ARCH. DWGS.
- 35.IF FLOOR TILE GROUT IS USED, AN ACCEPTABLE GROUT, ADDITIVE MIXED WITH THE GROUT TO MAKE IT GREASE, OIL AND WATER RESISTANT SHALL BE USED (FOR NEW FLOOR AND REPAIR WORK).
- 36.FLOOR MOUNTED EQUIPMENT MUST BE SUPPORTED BY SIX (6) INCHES MINIMUM APPROVED COMMERCIAL CASTERS, OR BE COMPLETELY SEALED IN POSITION ON A FOUR (4) INCHES MINIMUM HIGH CONTINUOUSLY AND INTEGRAL COVED BASE OR COVED CONCRETE CURB TO FACILITATE EASE OF CLEANING.
- 37.WATER HEATER SHALL BE ON A FOUR (4) INCHES MINIMUM HIGH COVED CURB BASE, OR ON AT LEAST SIX (6) INCHES HIGH, SMOOTH, EASILY CLEANABLE APPROVED LEGS. #M8
- 38.WALK-IN REFRIGERATION OR FREEZER UNITS MUST BE COMPLETELY FLASHED TO THE BUILDING'S WALLS AND CEILING. THE AREAS ABOVE WALK-INS MAY NOT BE USED FOR STORAGE. ANY OPENINGS FOR VENTILATION IN THE FLASHING ABOVE WALK-INS UNITS MUST BE SCREENED WITH AT LEAST 16 MESH SCREEN (ANY SCREENS OVER VENTILATION OPENINGS MUST BE KEPT CLEAN). #1
- 39.APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE CBC.

GENERAL NOTES

- 1.GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. ALSO, REVIEW LEASE AGREEMENT WITH LANDLORD'S REQUIREMENTS OR CONDITIONS. IF ANY DISCREPANCIES ARE FOUND, CONTRACTOR SHALL NOTIFY THE ARCHITECT/PROJECT COORDINATOR.
- 2.ALL CONSTRUCTION WORK MUST CONFORM TO CURRENT LOCAL CODES AND AUTHORITIES FOR BUILDING AND HEALTH DEPARTMENTS.
- 3.GENERAL CONTRACTOR AGREES BY ACCEPTING CONTRACT AND STARTING WORK THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, EBR'S ARCHITECT, DESIGNER, ENGINEER AND LANDLORD HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. CONTRACTOR SHALL SHOW PROOF OF WORKER'S COMPENSATION INSURANCE AS REQUIRED PRIOR TO ISSUING A PERMIT.
- 4.ADDITIONAL ON SITE FIRE PROTECTION DURING CONSTRUCTION TO BE PROVIDED AS REQUIRED BY FIRE INSPECTOR OR DEPARTMENT. MAINTAIN EXISTING FIRE SPRINKLER SYSTEM IF APPLICABLE TO PROJECT.
- 5.ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- 6.GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR LOCATING, MAINTAINING, RELOCATING AND/OR REMOVING EXISTING UTILITIES.
- 7.GENERAL CONTRACTOR TO PROVIDE LARGER STUD WALL AS REQUIRED FOR INSTALLATION OF PLUMBING, ELECTRICAL, STRUCTURAL ITEMS, ETC.
- 8.EXISTING MATERIAL ON DEMISING OR INTERIOR PARTITION WALLS SHALL BE REMOVED BY SUB-CONTRACTORS TO ALLOW INSTALLATION OF NEW WORK, SUCH AS ELECTRICAL OUTLETS, PLUMBING LINES, ETC. AFTER WORK HAS BEEN COMPLETED, TESTED AND APPROVED. WALLS SHALL BE COVERED WITH 5/8" GYPSUM BOARD, FIRED TAPED AND PREPARED FOR NEW FINISHES. GENERAL CONTRACTOR SHALL BRACE ENTIRE STRUCTURE, STAIRS STOREFRONT UNTIL COMPLETE AND FUNCTIONING AS A FINISHED INSTALLATION AND UNIT.
- 9.ALL WORKMANSHIP AND MATERIAL ARE SUBJECT TO THE APPROVAL OF THE ARCHITECT/DESIGNER, OWNER AND LANDLORD
- 10.GENERAL CONTRACTOR TO INSTALL (FIRE RETARDANT-TREATED IF REQ'D) 2X BLOCKING OR 1/2" PLYWOOD BACKING IN STUD WALLS FOR INSTALLATIONS OF EQUIPMENT, MILLWORK, ETC. AS REQUIRED. VERIFY ALL LOCATIONS WITH FOOD SERVICE CONTRACTOR AND MILLWORK CONTRACTOR. ALTHOUGH TYPICAL EQUIPMENT AND MILLWORK DETAILS WILL BE PROVIDED, IT WILL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO PROVIDE INTEGRAL, COMPLETE, FINAL INSTALLATION, WHICH MEETS LOCAL CODES, DESIGN CONCEPT, FOOD SERVICE CONTRACTOR TO PROVIDE BACKING PLAN.
- 11.PUBLIC AREAS, TOILET, AND PUBLIC CIRCULATION AREAS SHALL MEET HEIGHT REQUIREMENTS AS OUTLINED IN THE "STATE OF CALIFORNIA ARCHITECTURAL BARRIER LAWS" AND FEDERAL ADA. ALL REQUIRED TOILET ACCESSORIES, EQUIPMENT, FIXTURES SHALL MEET HEIGHT REQUIREMENTS. FLOOR PLAN WILL ALLOW DISABLED PERSON FULL ACCESS TO ALL RESTAURANT ACTIVITIES (KITCHEN, RESTROOMS, EXITS, DINING, ETC.). SEE ARCH DWGS.
- 12.REVISED OR NEW VENTILATION/HEATING DUCTS (MATERIALS, INSULATION, INSTALLATION) SHALL CONFORM TO SMACNCA MANUAL FOR LOW-PRESSURE DUCTS, LATEST EDITION. SEE MECH DWGS
- 13.EACH TRADE SHALL BE RESPONSIBLE FOR WALL OR ROOF PENETRATIONS TO THE OUTSIDE OF ITS OWN EQUIPMENT, VENTS, CONDUIT, ETC.; INCLUDING CUTTING FLASHING, CAULKING FOR A WATER TIGHT INSTALLATION.
- 14.OWNER SHALL PAY PLAN CHECK FEES AT BUILDING AND HEALTH DEPARTMENTS. THE GENERAL CONTRACTOR AND SUBS SHALL SECURE ALL NECESSARY PERMITS, INSPECTIONS AND APPROVAL FROM BUILDING DEPARTMENT FOR EACH SPECIFIC WORK UNLESS OTHERWISE NOTED.



7 TYPICAL (E) SINK DRAIN DETAIL
3" = 1'-0"



6 TYPICAL (E) FLR. DRAIN DETAIL
1/2" = 1'-0"

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Owner

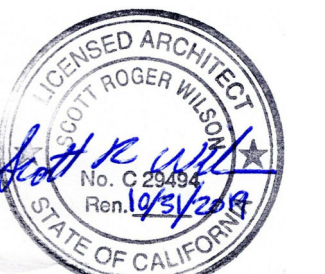
BULGARA RESTAURANT
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SAN FRANCISCO, CA

DRAWN	WA
CHECKED	SW
PROJECT	0046
SCAL	As indicated

GENERAL
NOTES AND
TYPICAL
DETAILS

A002

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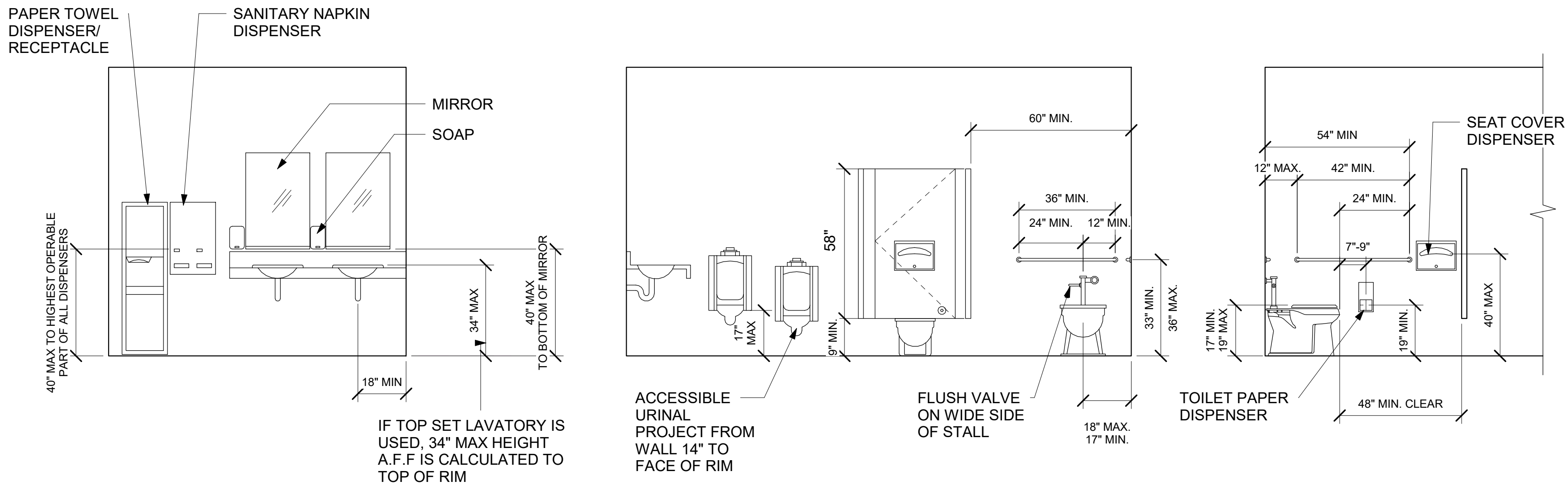
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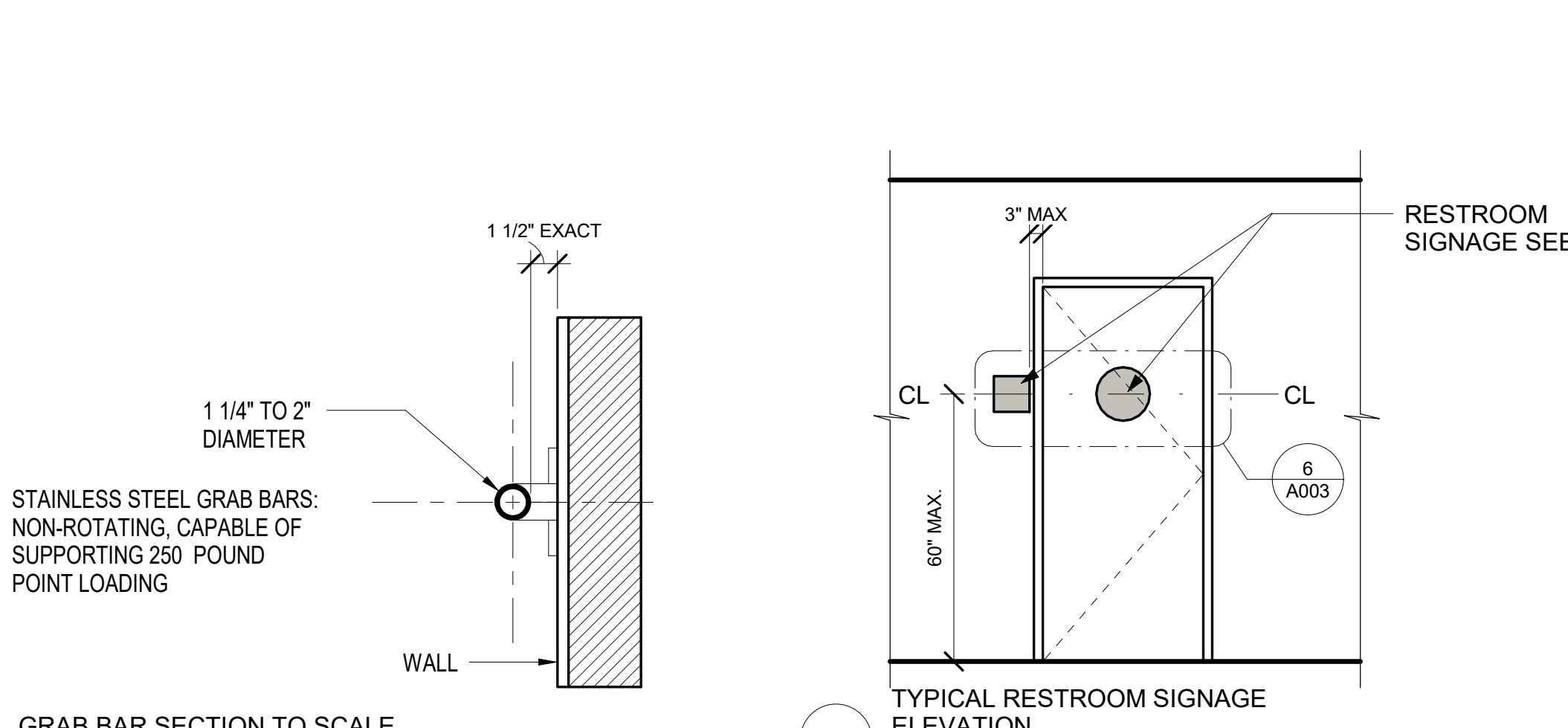
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CHECKED	SW
PROJECT	0046
SCALE	As indicated

**ACCESSIBILITY
DETAILS**

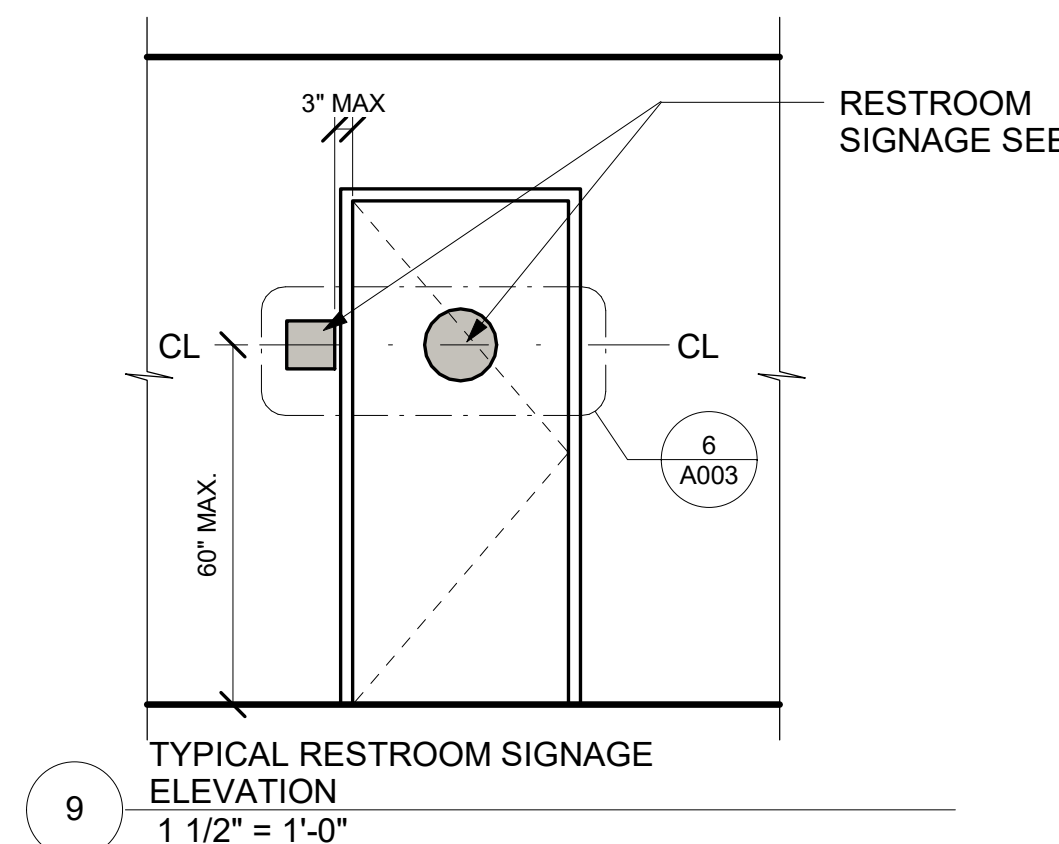
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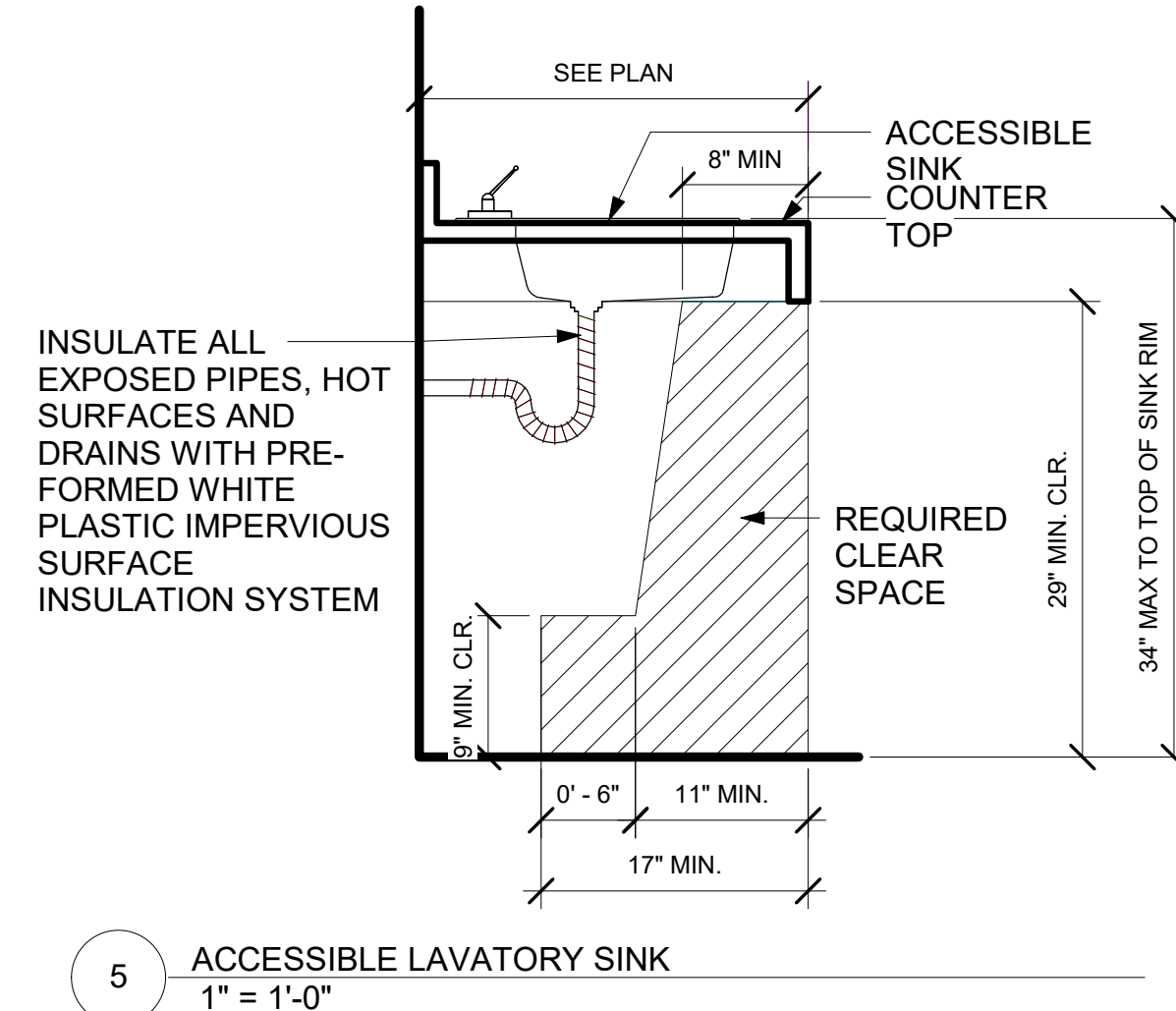
8 FIXTURE MOUNTING LOCATIONS
1 1/2" = 1'-0"



7 GRAB BAR SECTION TO SCALE
1 1/2" = 1'-0"

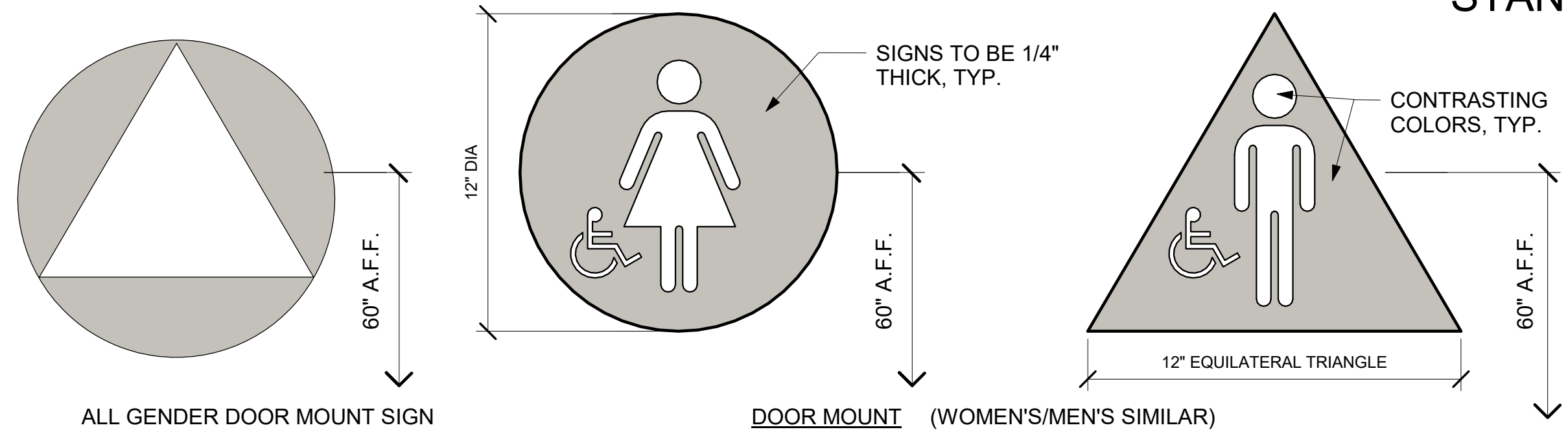


9 TYPICAL RESTROOM SIGNAGE ELEVATION
1 1/2" = 1'-0"

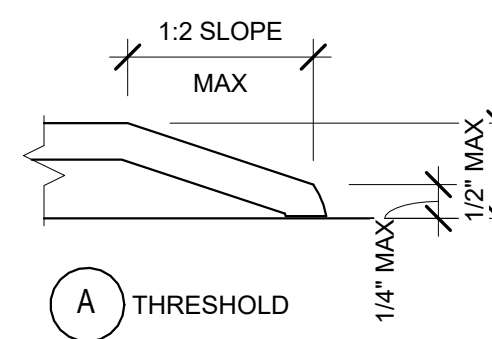


5 ACCESSIBLE LAVATORY SINK
1" = 1'-0"

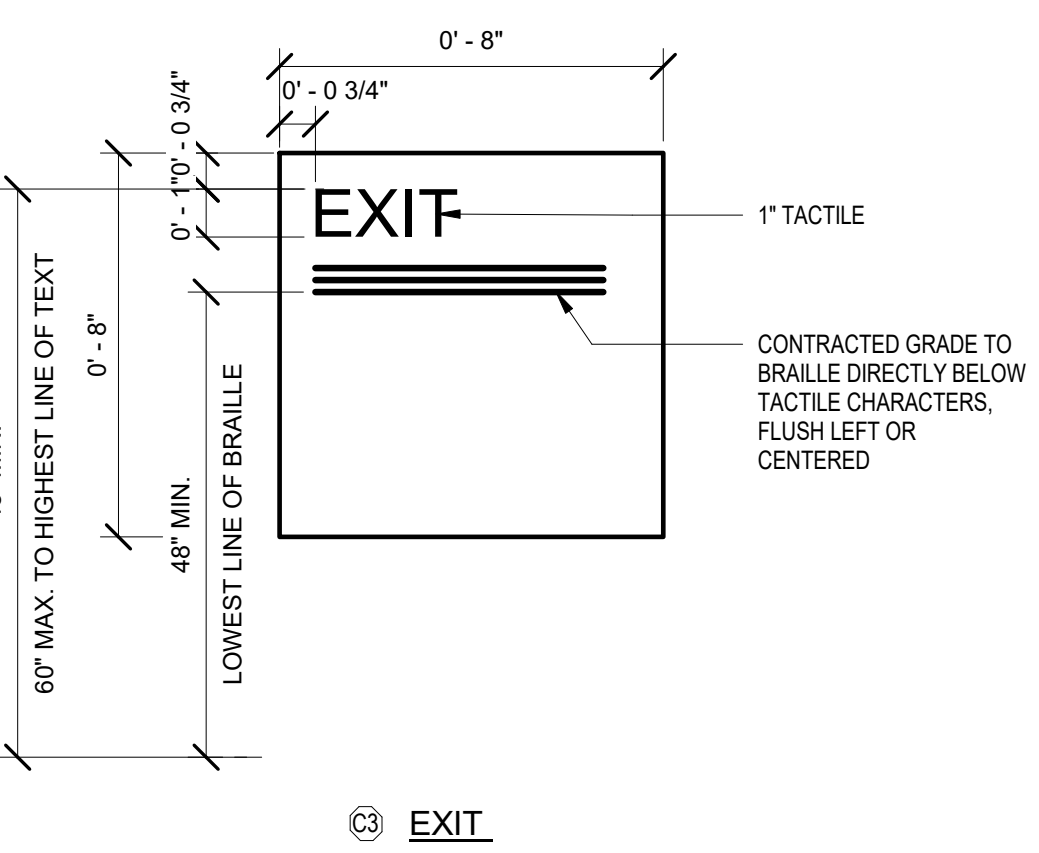
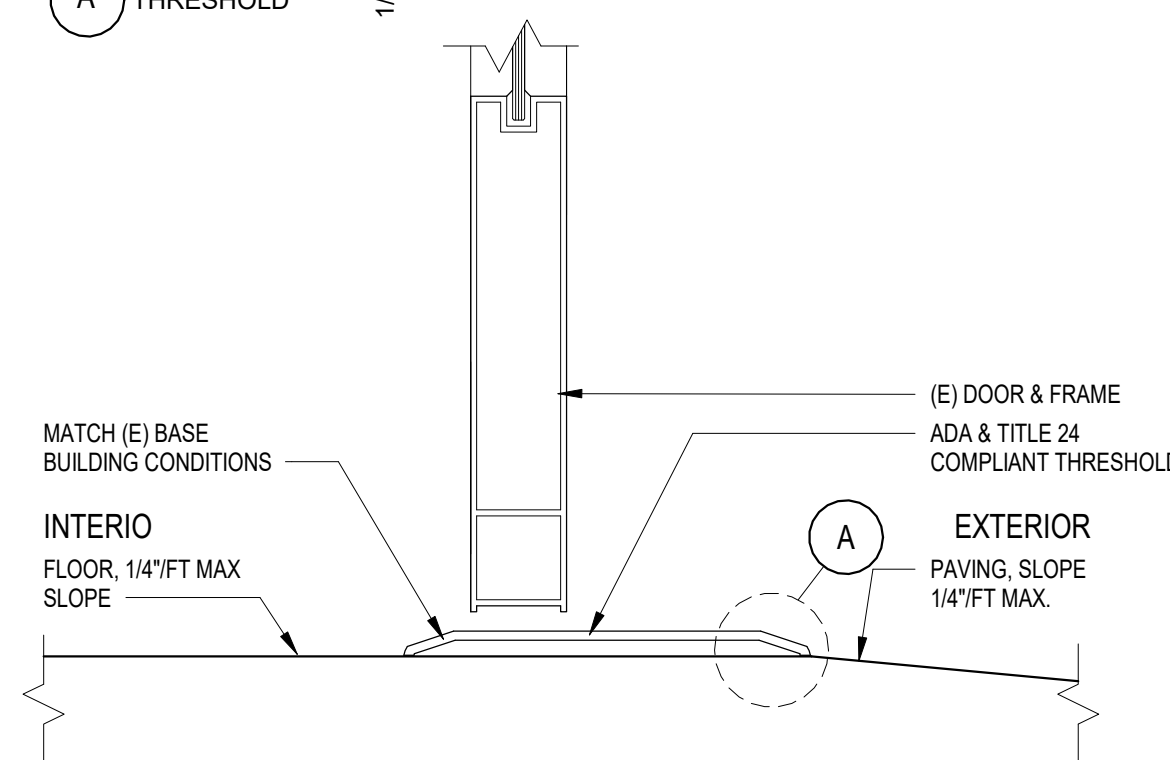
**CONTRACTOR TO VERIFY THAT ALL ACCESSIBLE RESTROOM
FIXTURE AND ACCESSORIES ARE IN COMPLIANCE WITH
STANDARDS AND CODE REQUIREMENTS**



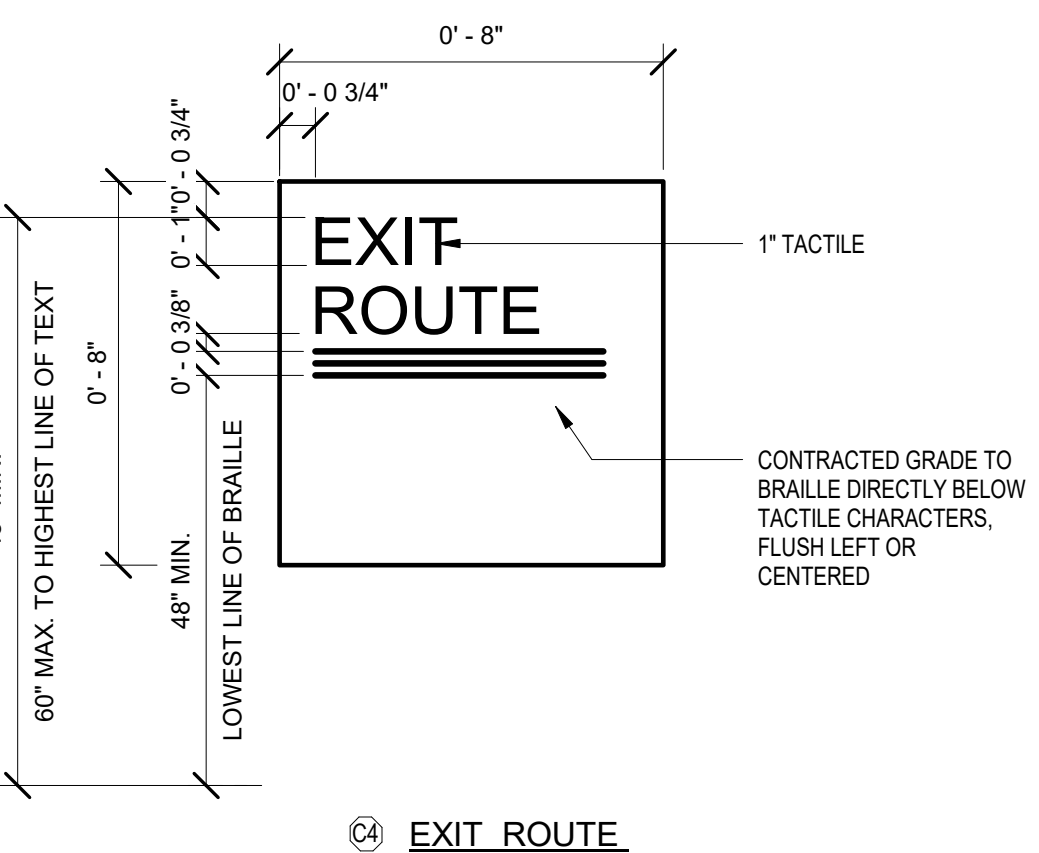
6 ACCESSIBLE RESTROOM SIGNAGE
1 1/2" = 1'-0"



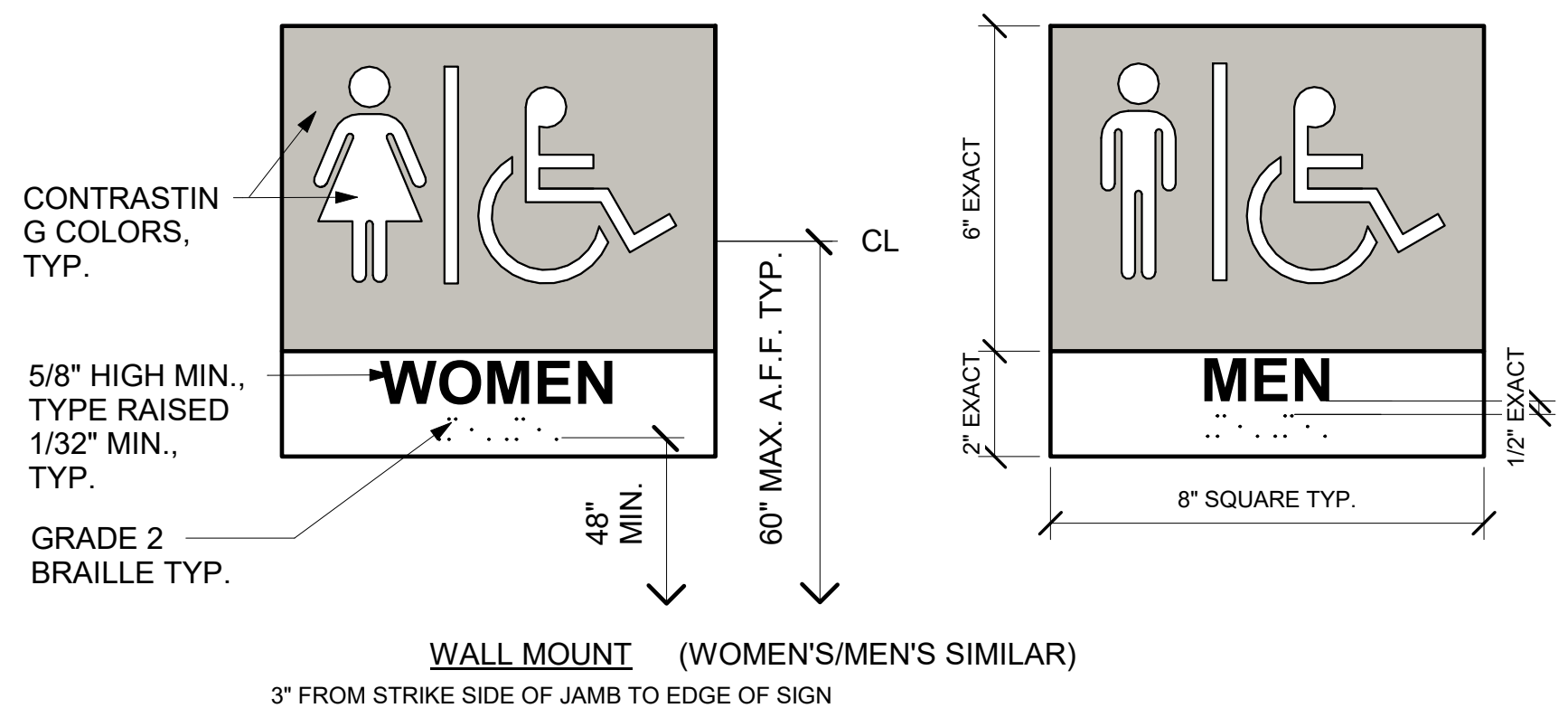
3 TYP. THRESHOLD AT EXTERIOR DOOR
3" = 1'-0"



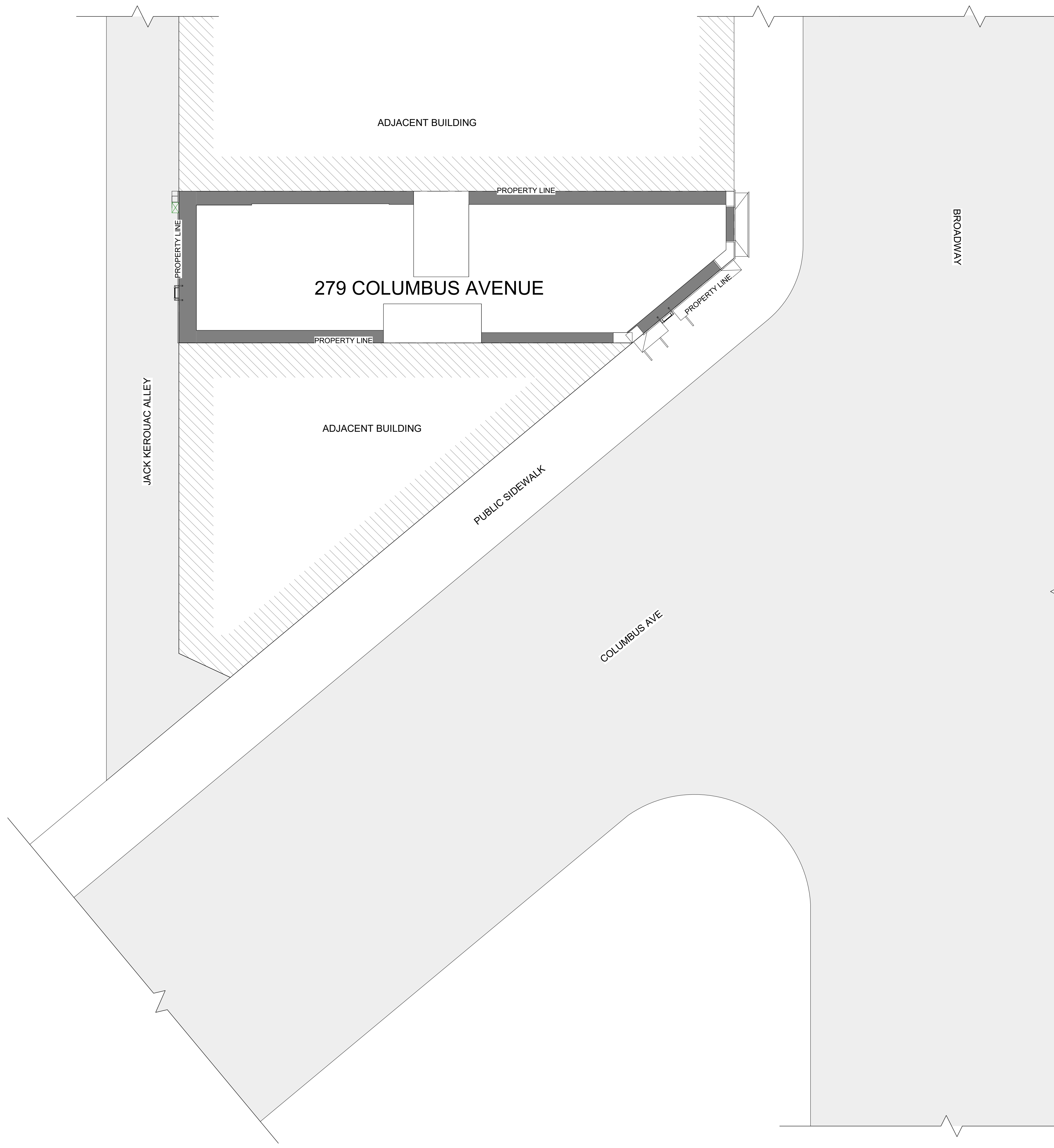
2 TACTILE EXIT SIGNS
3" = 1'-0"



2 TACTILE EXIT SIGNS
3" = 1'-0"



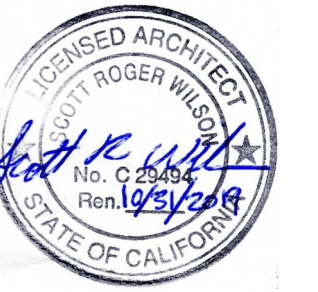
6 ACCESSIBLE RESTROOM SIGNAGE
1 1/2" = 1'-0"



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OWNER:

Owner

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DRAWN Author

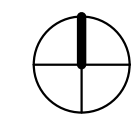
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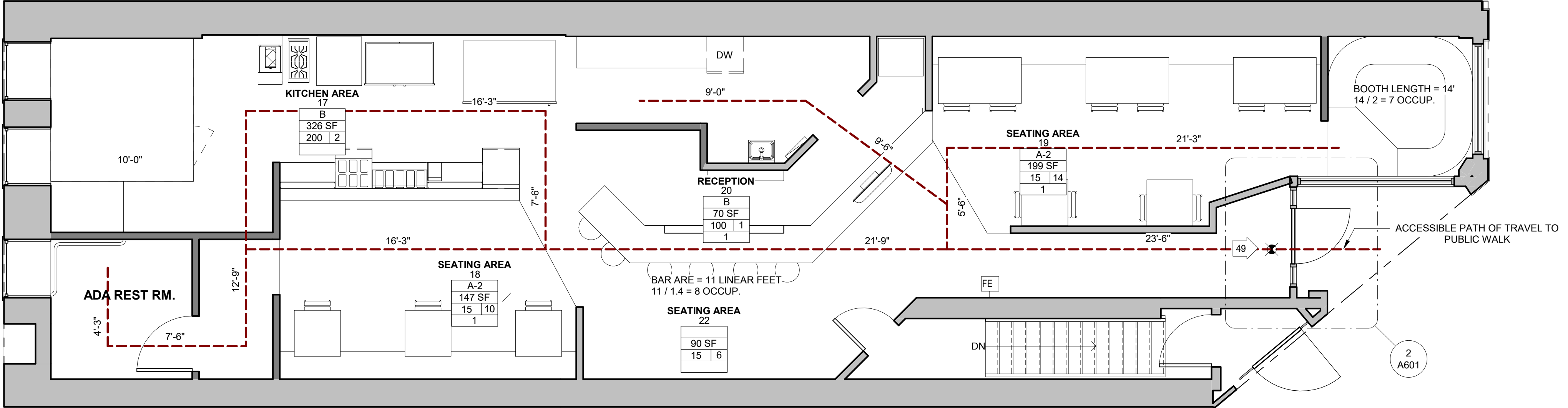
PROJECT 0046

SCAL 1/8" = 1'-0"

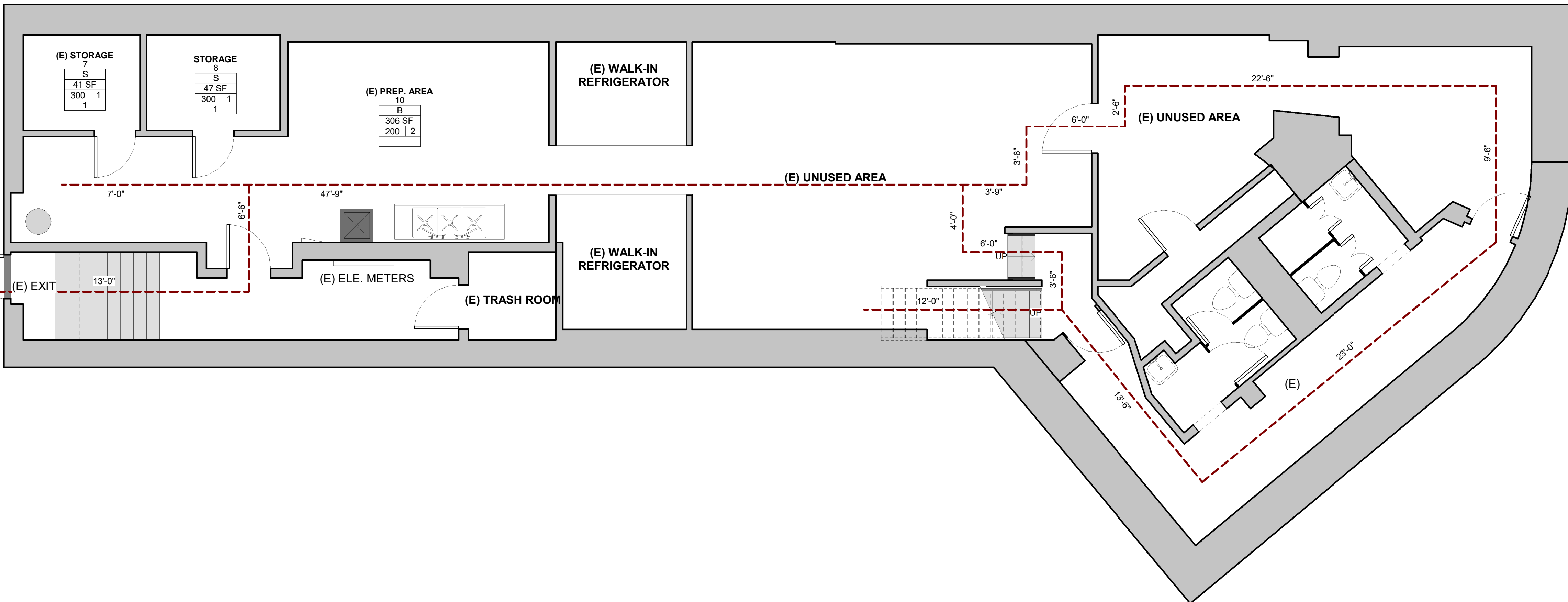
SITE PLAN

A101





1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



2 BASEMENT PLAN - EXIT DIAGRAM
1/4" = 1'-0"

OCCUPANT LOAD AND EXIT CALCULATIONS - STREET LEVEL

TOTAL OCCUPANT LOAD = 30
 NUMBER OF EXITS REQUIRED 1
 NUMBER OF EXITS PROVIDED 1
 EXIT DOOR WIDTH REQUIRED PER CBC 1005.3 = 30 X 0.2 = 6"
 EXIT DOORS REQUIRED 36" WIDE

OCCUPANT LOAD AND EXIT CALCULATIONS - BASEMENT

TOTAL OCCUPANT LOAD = 4
 NUMBER OF EXITS REQUIRED 1
 NUMBER OF EXITS PROVIDED 1
 EXIT DOOR WIDTH REQUIRED PER CBC 1005.3 = 4 X 0.2 = 0.8"
 EXIT DOORS REQUIRED 36" WIDE

NOTE:
 CONTRACTOR TO VERIFY THAT ALL EXIT DOORS ARE NOT PROVIDED WITH LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE PER CBC 1008.1.10
 IF EXIT DOORS ARE PROVIDED WITH KEY-OPERATED LOCKING DEVICES, CONTRACTOR TO VERIFY AND MAKE SURE THAT LOCKING DEVICES ARE READILY DISTINGUISHABLE AS LOCKED, READILY VISIBLE, DURABLE, SIGN ID POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE ON LETTER 1" HIGH ON A CONTRASTING BACKGROUND AND THE USE OF THE KEY-OPERATED LOCKING DEVICES IS REVOCABLE BY BUILDING OFFICIAL FOR DUE CAUSE, CBC 1008.1.9.3 #2

LEGEND

- FIRE EXTINGUISHER CABINET
- EXISTING CONDITION TO REMAIN
- NEW PARTITION
- TRIPLE HEAD RECESSES SPOTS
- 2 X 2 FL. LIGHT
- DOWN LIGHT
- ABOVE DOOR EXIT SIGN
- DIRECTIONAL CLG. MOUNT EXIT SIGN
- TACTILE SIGN
- C3 EXIT IDENTIFICATION SIGN
- C4 ROUT IDENTIFICATION SIGN
- SEE A8.0 FOR SIGNAGE DETAILS
- EXIT DISCHARGE
- ROOM**
- ROOM NAME
- ROOM NUMBER
- OCCUPANCY GROUP
- GROSS SQUARE FOOTAGE
- OCCUPANT LOAD
- # OF EXITS REQ'D
- OCCUPANT LOAD FACTOR PER 2010 SFBC TABLE 1004.1.1
- G = GROSS
- N = NET
- COMMON PATH OF EGRESS TRAVEL 100 FT MAX PER 2013 CBC TABLE 1014.3
- OCCUPANT LOAD

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PROJECT	0046
SCALE	As indicated

EXIT DIAGRAM

A102

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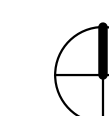
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DEMOLITION AND PROPOSED FLOOR PLAN

A201



KEY NOTES

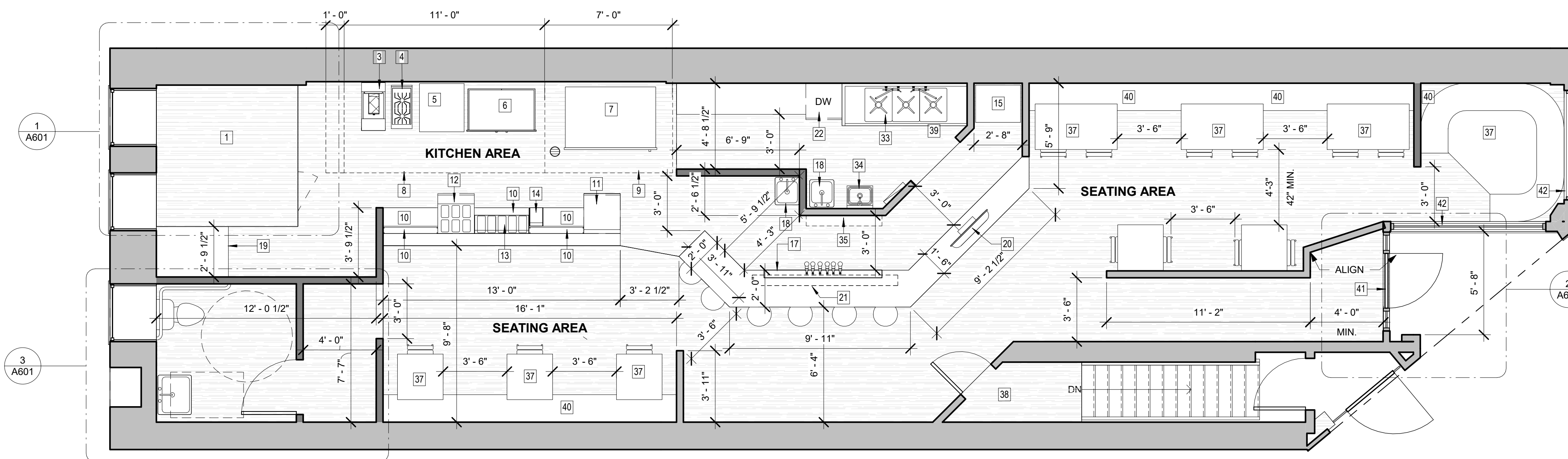
- 01 WALK IN COOLER
- 02 FREEZER
- 03 DEEP FRYER
- 04 BURNER
- 05 STEAKHOUSE BROILER
- 06 CONVECTION OVEN
- 07 ROTISSERIE OVEN
- 08 TYPE1 HOOD FOR NATURAL GAS EQUIPMENTS
- 09 TYPE1 HOOD FOR SOLID FUEL EQUIPMENT
- 10 HEATED DISPLAY CASES
- 11 (E) ACCESSIBLE UNISEX REST ROOM
- 12 SANDWICH PREP REFRIGERATOR
- 13 COUNTERTOP FOOD WARMER
- 14 COUNTERTOP SOUP WARMER
- 15 SODA FOUNTAIN MACHINE
- 16 DRAFT BEER TOWER
- 17 BAR COUNTER
- 18 HAND SINK
- 19 SOLID FUEL STORAGE
- 20 REGISTER
- 21 CEILING SHELVES
- 22 DISHWASHER
- 33 3 COMPARTMENT SINK AND DRAIN
- 34 FOOD PREP SINK
- 35 WINE SHELF
- 36 CORNER BOOTH
- 37 TABLE CHAIR
- 38 BASEMENT STAIRS
- 39 KITCHEN SWING DOOR
- 40 WALL BENCH
- 41 (E) ENTRANCE DOOR
- 42 (E) WINDOW
- 43 DRINK COOLER
- 44 STORAGE RACK

DEMO KEY NOTES

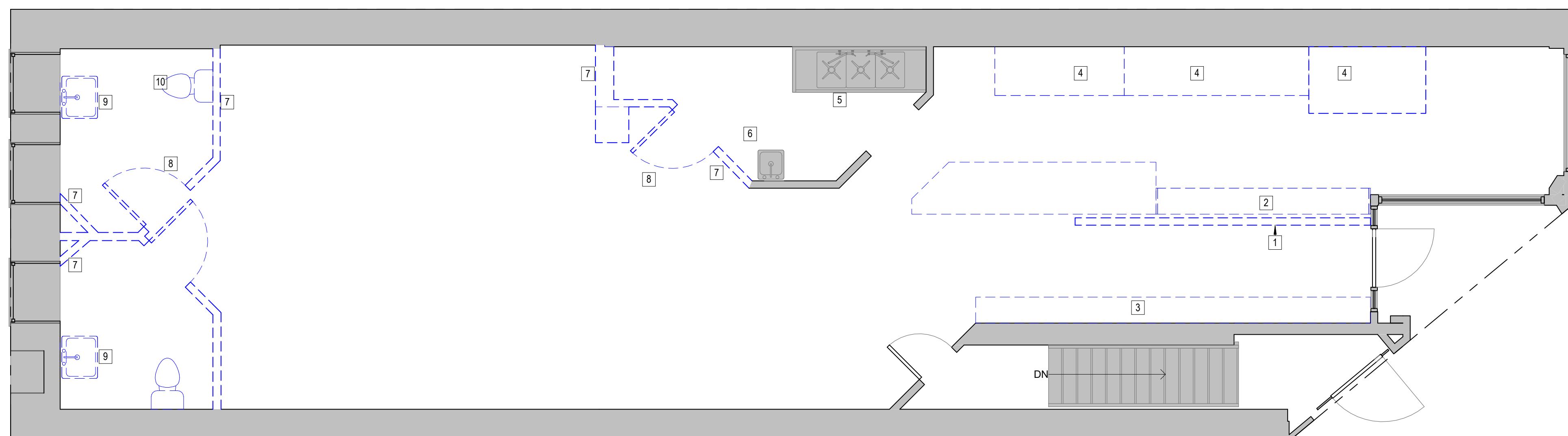
- 01 (E) PONY WALL TO BE DEMOLISHED
- 02 (E) COUNTER TOP BE DEMOLISHED
- 03 (E) FOOD COUNTER BE REMOVED
- 04 (E) WORK TABLE TO BE REMOVED
- 05 (E) TRIPLE 3 COMPARTMENT SINK TO REMAIN
- 06 (E) SINK BOTTOM TO REMAIN
- 07 (E) WALL TO BE REMOVED
- 08 (E) DOOR TO BE REMOVED
- 09 (E) HAND-WASH SINK TO BE REMOVED
- 10 (E) W.C TO BE REMOVED

LEGEND

- FIRE EXTINGUISHER CABINET
- EXISTING CONDITION TO REMAIN
- NEW PARTITION



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



3 DEMOLITION FLOOR PLAN
1/4" = 1'-0"

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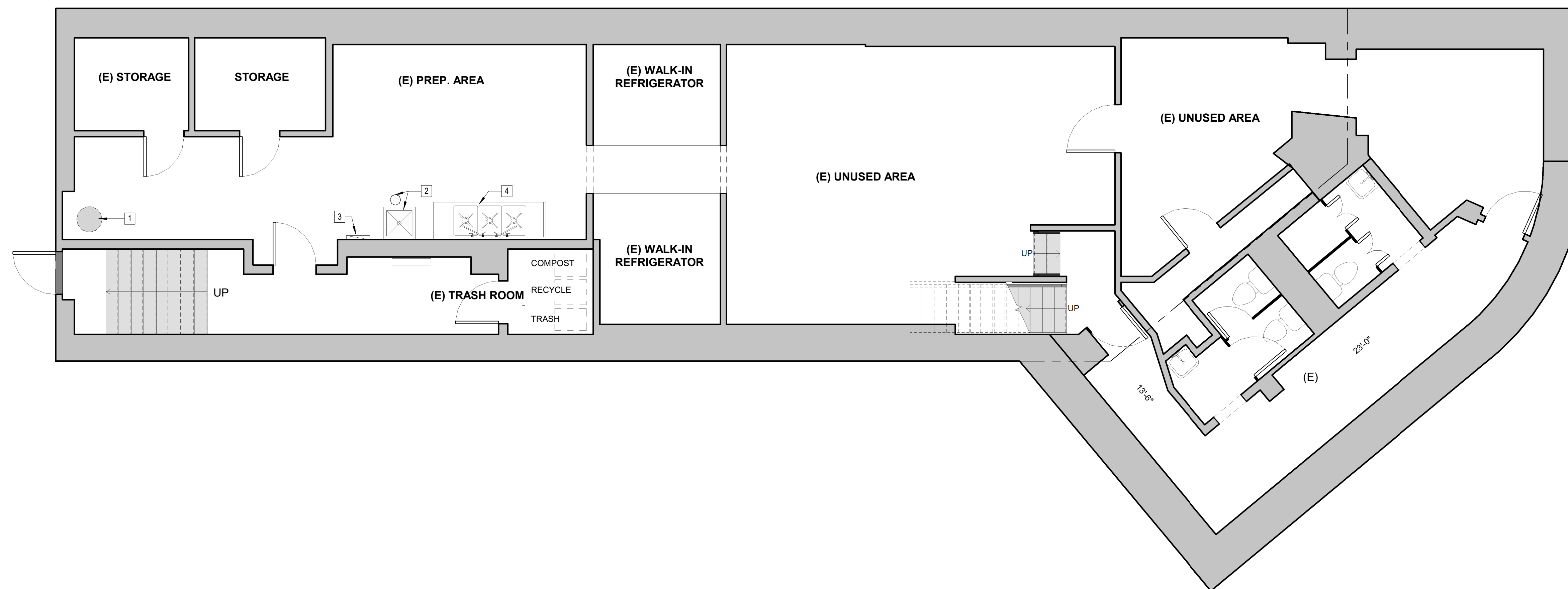
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1 EXISTING BASEMENT PLAN
1/4" = 1'-0"

BASEMENT PLAN KEYED NOTES

- 01 (E) GAS WATER HEATER, RHEEM FURY 6 YR, MODEL NO. 42V5F INPUT BTUH 75.100. MAX INLET 10.5, MIN. INLET 6.0
- 02 INSTALL NEW MOP SINK AND FLOOR DRAIN
- 03 (E) ELECTRICAL PANEL 120/240 v, 1 PHASE, 200 AMP, 60 CIRCUITS
- 04 (E) 3 COMPARTMENT SINK

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(E) BASEMENT PLAN

A202



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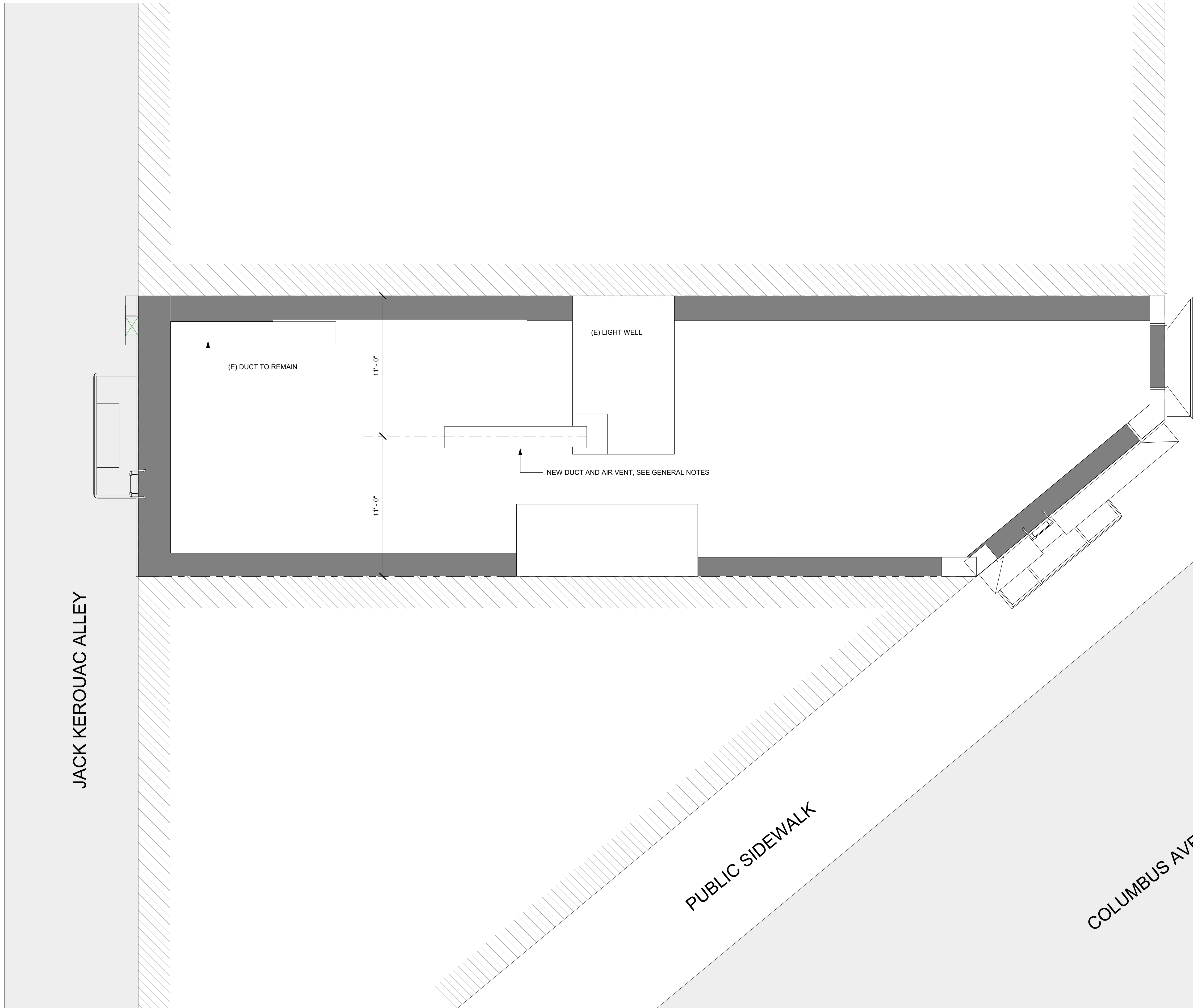
PROJECT 0046

SCALE 1/4" = 1'-0"

ROOF PLAN

A203

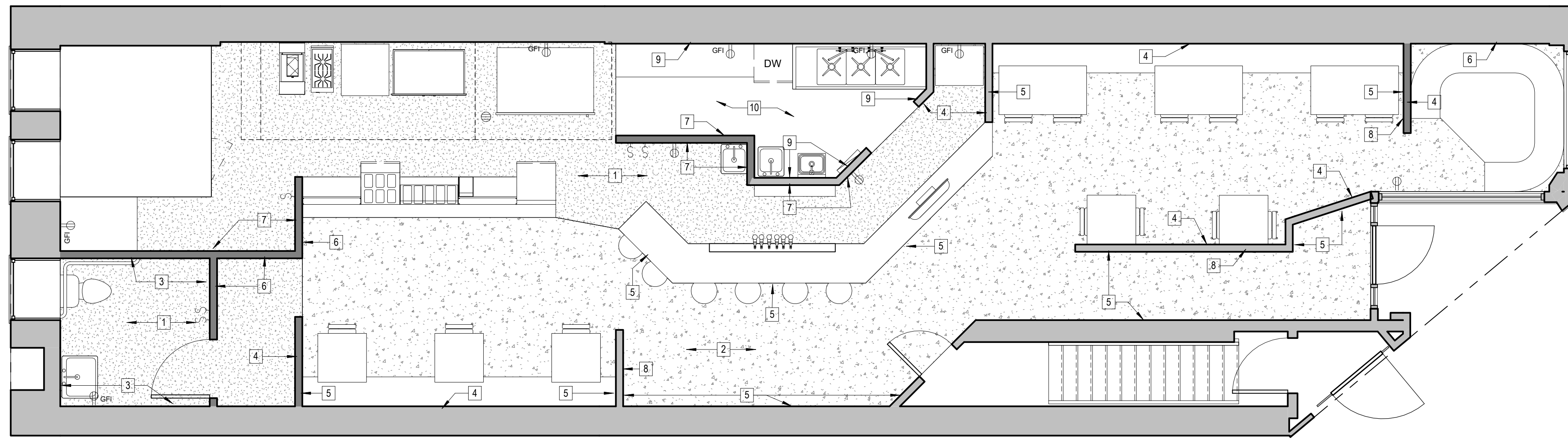
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GENERAL MECHANICAL NOTES

- DEEP FRYERS SHALL BE INSTALLED WITH NOT LESS THAN 16" SPACE BETWEEN THE FRYER AND SURFACE FLAMES FROM ADJACENT COOKING EQUIPMENT
- 20" X 20" MIN. OPENING SHALL BE PROVIDED ON HORIZONTAL DUCTS FOR PERSONAL ENTRY. WHEN AN OPENING OF THE SIZE IS NOT POSSIBLE, OPENING LARGE ENOUGH TO PERMIT THROUGH CLEANING SHALL BE PROVIDED AT 12'-0" INTERVALS
- ACCESS SHALL BE PROVIDED AT TOP OF VERTICAL DUCT RISER TP ACCOMMODATE PERSONAL ENTRY. WHERE SUCH ACCESS IS NOT POSSIBLE, AN ACCESS FOR CLEANING ON EACH FLOOR IS REQUIRED
- CONTRACTOR TO CHECK WITH HOOD MANUFACTURER FOR COMPATIBLE DUCT SIZES
- ROOF DUCT TERMINATION SHALL BE 10'-0" AWAY FROM PROPERTY LINE, ADJACENT BUILDINGS, AND AIR INTAKES. THE EXHAUST OUTLET SHALL BE 3'-0" ABOVE ANY AIR INTAKES THAT IS LOCATED WITHIN 10' HORIZONTALLY. THE EXHAUST FLOW SHALL DIRECT UP AND AWAY FROM THE SURFACE OF ROOF AND NOT LESS THAN 40 INCHES ABOVE THE ROOF SURFACE

1 EXISTING ROOF PLAN
1/4" = 1'-0"







2 FINISH PLAN
1/4" = 1'-0"

FINISH PLAN KEYED NOTES

SEE SHEET A002 FOR HEALTH DEPARTMENT NOTES AND MATERIAL SPECIFICATIONS AND SELECTION

- 01 NEW STAINED CONCRETE FLOOR WITH 6" COVERED TILE BASE - STAIN COLOR PER OWNER SELECTION.
- 02 NEW EPOXY FLOOR WITH CONTINUOUS 6" EPOXY COVERED BASE
- 03 NEW 48" HIGH TILE WAINSCOT, AND PAINTED GYP. BD. ABOVE SEE HEALTH DEPARTMENT NOTES ON SHEET A002
- 04 PAINTED GYP. BD. 6" HIGH COVERED TILE BASE
- 05 NEW 48" HIGH WOOD PLANKS AND PAINTED GYP. BD. ABOVE- 6" HIGH COVERED TILE BASE - COLOR IS PER OWNER SELECTION
- 06 DECORATIVE BRICK, 40" HIGH, PAINTED GYP. BD. ABOVE
- 07 WHITE FIBER GLASS PANELS
- 08 40" HIGH PARTITION WALL, SEE DETAIL 6/A902
- 09 (E) WALL TILES TO REMAIN
- 10 (E) TILE FLOOR TO REMAIN

LEGEND

-  EXISTING CONDITION TO REMAIN
-  NEW PARTITION
-  STAIN CONCRETE FLOOR
-  EPOXY FLOOR

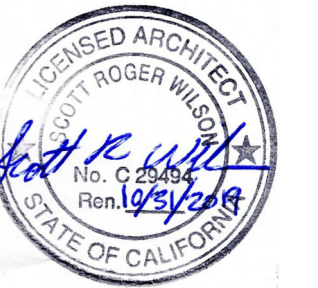
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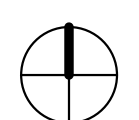
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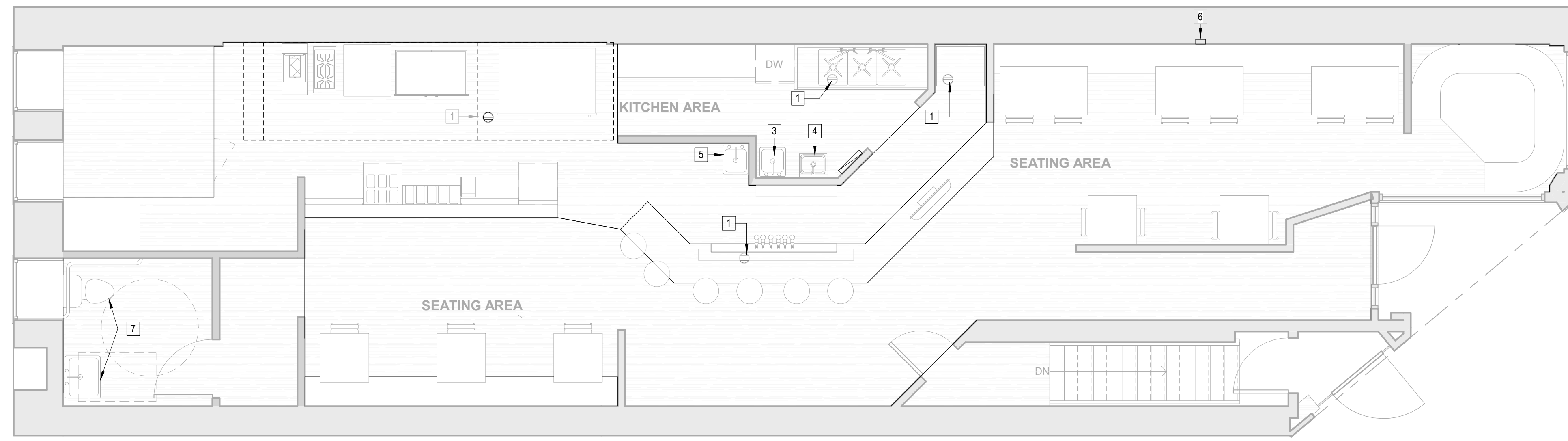
PROJECT 0046

SCAL As indicated

FINISH PLAN

A206

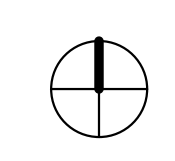




1 PLUMBING PLAN
1/4" = 1'-0"

PLUMBING KEY NOTES

- [01] NEW FLOOR DRAIN, CONNECT TO (E) PLUMBING SYSTEM. CHECK WITH OWNER ON EXACT LOCATION OF FLOOR DRAIN
- [02] (E) FLOOR DRAIN TO REMAIN
- [03] (E) ONE COMPARTMENT SINK
- [04] (E) HANDWASH SINK
- [05] (E) HAND WASH SINK
- [06] (E) GAS POINT OF CONNECTION
- [07] NEW RELOCATED TOILET AND LAV. CONNECT TO (E) PLUMBING PIPES AND VENTS



GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM TO THE BUILDING STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET WITH BUILDING FACILITIES MANAGER IN ORDER TO BECOME TOTALLY FAMILIAR WITH BUILDING CONSTRUCTION RULES. THERE SHALL BE NO DEVIATION FROM THE BUILDING STANDARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CONSTRUCTION MANAGER.
2. DO NOT SCALE THE DRAWING. BECAUSE OF THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE OFFSETS, FITTINGS, VALVES, OR SIMILAR ITEMS WHICH MAY BE REQUIRED TO PROVIDE COMPLETE OPERATING SYSTEMS. CAREFULLY INVESTIGATE CONDITIONS AFFECTING THE WORK ASSOCIATED WITH THIS PROJECT. INSTALL SYSTEMS IN SUCH A MANNER THAT INTERFERENCE BETWEEN PIPES, CONDUIT, DUCTS, EQUIPMENT, ARCHITECTURAL, AND STRUCTURAL FEATURES ARE AVOIDED. PROVIDE ITEMS REQUIRED TO MEET THE PROJECT CONDITIONS WITHOUT ADDITIONAL COST TO THE OWNER.
3. PROTECT BUILDING FROM DAMAGE DURING CONSTRUCTION. PROVIDE PLYWOOD OR SIMILAR BUILDING MATERIAL UNDER EQUIPMENT STORED ON FLOORS AND IN AREAS WHERE CONSTRUCTION MAY DAMAGE THE FLOOR SURFACES, BUILDING SURFACES, AND/OR FINISHES. DAMAGES DURING THE CONSTRUCTION SHALL BE REPLACED AT THE COST OF THE CONTRACTOR AT FAULT.
4. ALL NEW PIPES ARE TO BE SUPPORTED FROM SLAB OR STEEL BEAMS, NOT FROM EXISTING PIPES OR DUCT WORK.
5. ALL WATER SHUTDOWNS TO BE COORDINATED THROUGH THE BUILDING MANAGER. ALL WATER SHUTDOWNS ARE TO BE PERFORMED, OR SUPERVISED BY BUILDING PERSONNEL, AT THE DISCRETION OF THE BUILDING MANAGER
6. PROVIDE FIRE AND SMOKE STOPPING FOR ALL PLUMBING PIPING PASSING THROUGH RATED WALLS OR SMOKE PARTITIONS.
7. PLUMBER SHALL BE RESPONSIBLE THAT ENTIRE INSTALLATION IS IN ACCORDANCE WITH LOCAL AND STATE CODES CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS, INSPECTION AND FEES, ETC.
8. PIPING SHALL NOT BE LOCATED IN ANY ELECTRICAL ROOMS, CLOSETS, OR TELECOMMUNICATION ROOMS UNLESS THOSE PIPES SEVER ONLY THAT SPACE.
9. COORDINATE THE EXACT LOCATION AND REQUIREMENTS OF PLUMBING FIXTURES, ROUGH-INS, EQUIPMENT, AND ASSOCIATED APPURTENANCES WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN AND INSTALLATION.
10. PLUMBER SHALL COORDINATE ALL NEW WORK WITH OTHER TRADES AND EXISTING FIELD CONDITIONS.
11. LOCATIONS AND SIZES OF EXISTING PIPING ARE APPROXIMATE, EXACT LOCATIONS AND SIZES SHALL BE VERIFIED IN THE FIELD.
12. ALL NEW HOT AND COLD WATER LINES AND FITTINGS MUST BE PROPERLY INSULATED AND COVERED.
13. ALL VALVES ARE TO BE PROPERLY TAGGED.
14. WASTE LINES SHALL BE PROPERLY PITCHED TO PREVENT "TRAPPED" WATER. INSTALL WASTE LINE CONNECTIONS WITH LONG TERM OR 45° "Y" FITTINGS.
15. COMPLY WITH ALL COUNTY, STATE AND FEDERAL CODES, ORDINANCES, RULES AND REGULATIONS, INCLUDING ALL REQUIREMENTS OF SERVING AGENCIES. PAY ALL COSTS REQUIRED FOR METER INSTALLATION, SEWER TAPS, BUILDING APPLICATION FEES, ETC.
16. CONTRACTOR TO REVIEW EXISTING CONDITIONS AND DETERMINE IF EXISTING SEWER/DRAINAGE SYSTEM WILL ALLOW FOR PROPER DRAIN PIPE SLOPE TO NEW FIXTURES.
17. PLUMBER SHALL PROVIDE ALL WATER, SEWER, VENT, GAS LINES, ETC. INSIDE PREMISE AND TO CONNECTION POINTS OUTSIDE SPACE. ALL LINES SHALL RUN BELOW FLOOR, IN WALLS OR ABOVE CEILING. PLUMBER TO COMPLETE ALL TRENCHING AND BACK FILL WHERE REQUIRED FOR UNDERGROUND INSTALLATIONS.
18. PLUMBER TO PROVIDE WATER CONNECTIONS AND DRAINS WITH TRAP AND VENTS FOR ALL FIXTURES AS REQUIRED. PLUMBER TO CONNECT ALL WATER LINES AND DRAINS TO EQUIPMENT AND FIXTURES.
19. SOIL, WASTE, DRAIN AND VENTING BELOW AND INSIDE BUILDING TO BE SERVICE WEIGHT, NO HUB, CAST IRON EXCEPT FOR VENTS AND SMALLER USE COOPER PIPES OR GALVANIZED STEEL.
20. PVC AND ABS PIPES NOT APPROVED BY LOCAL CODES ARE NOT ACCEPTABLE.
21. INSTALL FLOOR, WALL OR CEILING CLEAN OUT WHERE REQUIRED BY CODE OR WHERE IT WILL ALLOW FOR BEST ACCESS FOR CLEANING OUT BLOCKAGE IN PIPES.
22. WATER PIPING ABOVE GROUND SHALL BE TYPE "M" HARD DRAWN COPPER.
23. WATER PIPING BELOW GROUND SHALL BE TYPE "L" SOFT DRAWN COPPER. ALL JOINTS SHALL BE MADE ABOVE GRADE AND CONCRETE SLAB (NO CONCEALED JOINTS).
24. INDIRECT DRAWN LINES SHALL BE TYPE "L" SOFT DRAWN COPPER WITH SWEAT SOLDER JOINTS.
25. ALL VENTS TO BE CAST IRON UNDERGRADE AND GALVANIZED IRON ABOVE GRADE
26. ALL SEWER PIPE AND DRAIN PIPES TO BE CAST IRON BELOW GRADE AND METAL WITH MIN 17 GA ABOVE GRADE IE. P-TRAPS
27. ALL HORIZONTAL DIMENSIONS ARE TAKEN FROM FACE OF STUD (FOS) OR FACE OF WALL (FOW) TO CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
28. ALL PIPES NOTED UP 12", ETC. TO STUB OUT OF WALL AT HEIGHT GIVEN PIPE HEIGHT IS FROM FINISHED FLOOR (AFF) TO CENTERLINE OF PIPE AND NOT FROM SUBFLOOR, CONCRETE SLAB OR TOP OF EQUIPMENT BASE.
29. SECURELY FASTEN ALL PIPING TO THE BUILDING STRUCTURES BY MEANS OF HANGERS, SUPPORTS, GUIDES, ANCHORS AND SWAY BRACES TO MAINTAIN PIPE ALIGNMENT, TO PREVENT SAGGING AND TO PREVENT NOISE AND EXCESSIVE STRAIN ON PIPING DUE TO MOVEMENT UNDER OPERATING CONDITIONS.
30. PIPE HANGERS SHALL BE DESIGNED TO SUPPORT WEIGHT OF PIPE AND WEIGHT OF THE CONTENTS IN THE PIPE.
31. PROVIDE A HANGER NOT MORE THAN 12" FROM THE POINT OF CHANGE OF DIRECTION OF A PIPE RUN IN BOTH HORIZONTAL AND VERTICAL PLAN.
32. DO NOT SUPPORT PIPING OR VALVES FROM EQUIPMENT PIECES.
33. DO NOT SPRING OR FORCE PIPING DURING INSTALLATION.
34. DO NOT SLEEVE STRUCTURAL MEMBERS WITHOUT CONSENT OF THE BUILDING ARCHITECT/ENGINEER. REVIEW ALTERNATIVE LAYOUT OF RUNS PRIOR TO PLACING ANY SLEEVES. IF NECESSARY.
35. PROVIDE A TIGHT SEAL OF INCOMBUSTIBLE MATERIAL AROUND ALL PIPES WHICH PENETRATE FIRE SEPARATIONS. PROVIDE COLLARS OR TRIM RING AROUND PIPING TO RETAIN PACKING.
36. SLOPE ALL DRAINAGE PIPING WITHIN THE BUILDING WITH A MINIMUM FLOW FALL OF 1/4" PER FOOT.
37. INSTALL ALL PIPING CONCEALED IN WALLS, BELOW FLOORS, ABOVE CEILINGS OR FURRED OUT DRYWALL AREAS.
38. PLUMBER/GENERAL CONTRACTOR TO COORDINATE FLOOR, WALL AND CEILING PENETRATIONS WITH OTHER TRADES. WORK TO AVOID CONFLICTING ROUGH-IN INSTALLATIONS. REVIEW WITH PROJECT COORDINATOR.
39. ALL WASTE AND WATER PIPING PENETRATING CONCRETE FLOOR SLAB SHALL BE WRAPPED FOR PROTECTION.
40. PLUMBER TO MAINTAIN 10'-0" MINIMUM SEPARATION BETWEEN VENTS THROUGH ROOF AND OUTSIDE AIR INTAKES. VERIFY IF EXISTING VENTS CAN BE REUSED; IF NOT, PROVIDE NEW ONE TO ROOF.
41. INSTALL DIELECTRIC FITTINGS BETWEEN FERROUS AND NON FERROUS MATERIALS. FERROUS METAL GAS PIPING EXPOSED IN EXTERIOR LOCATIONS SHALL BE PROTECTED FROM CORROSION IN A MANOR SATISFACTORY TO THE ADMINISTRATIVE AUTHORITY (i.e. GALVANIZED PIPE) AS PER C.P.C. SECTION 1211.10.
42. PLUMBER TO FURNISH AND INSTALL PRESSURE REGULATOR RELIEF VALVE AND CHECK VALVE ON MAIN SUPPLY TO INSURE THAT WATER PRESSURE DOES NOT EXCEED 60 PSI. PROVIDE MAIN SHUT OFF VALVE AND LOCATE FOR EASY ACCESS BY OWNER.
43. FIXTURE INLETS AND OUTLETS WITH HOSE ATTACHMENTS WHICH MAY CONSTITUTE A CROSS-CONNECTION SHALL BE PROTECTED BY AN APPROVED, NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE OR BY AN APPROVED VACUUM BREAKER INSTALLED AT LEAST 6" ABOVE THE HIGHEST POINT OF USAGE AND LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE.
44. PROTECT WATER LINE CONNECTIONS TO EQUIPMENT WITH APPROVED AIR GAP OR APPROVED BACKFLOW PRESSURE PREVENTER E.G. CARBONATED BEVERAGE DISPENSER.

WAA DESIGN

Wafaa Almahamid
Designer
1984 Heaton Circle
Concord, CA 94520
925-360-0552
wafaa@waa-design.com
www.waa-design.com

STAMP:



ISSUE INFORMATION

No.	Description	Date

CONSULTANTS:

OWNER:

Owner

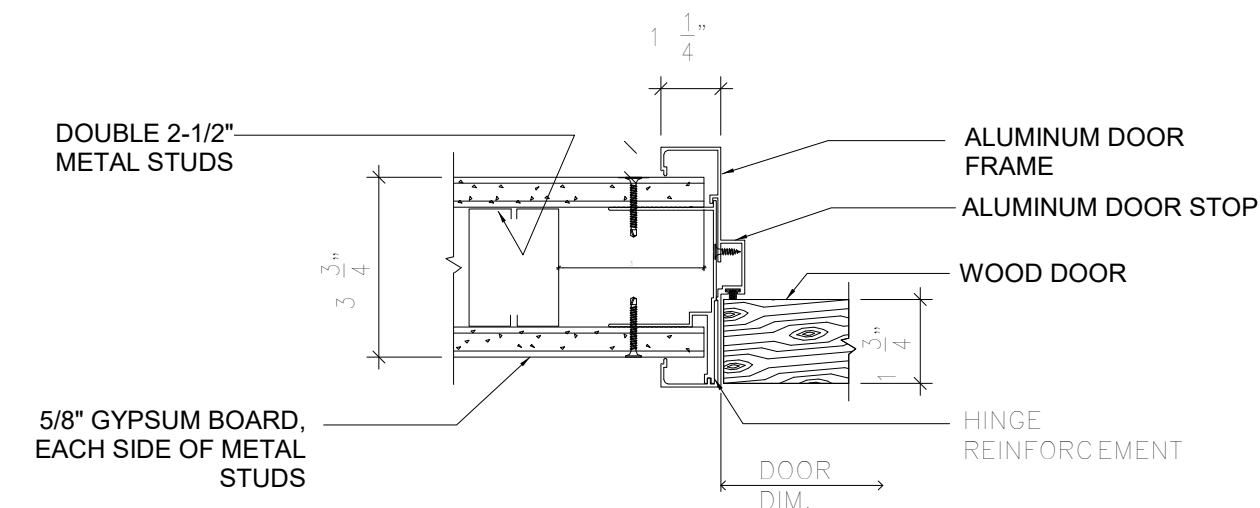
BULGARA RESTAURANT
279 COLUMBUS AVE
SAN FRANCISCO, CA

DRAWN	WA
CHECKED	SW
PROJECT	0046
SCALE	As indicated

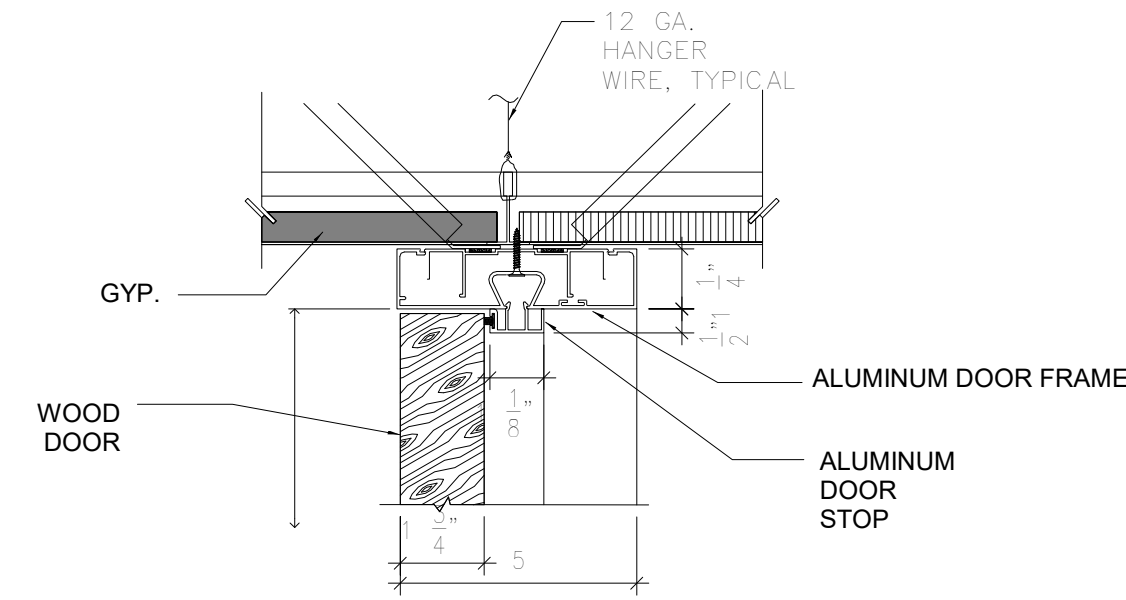
PLUMBING PLAN

A207

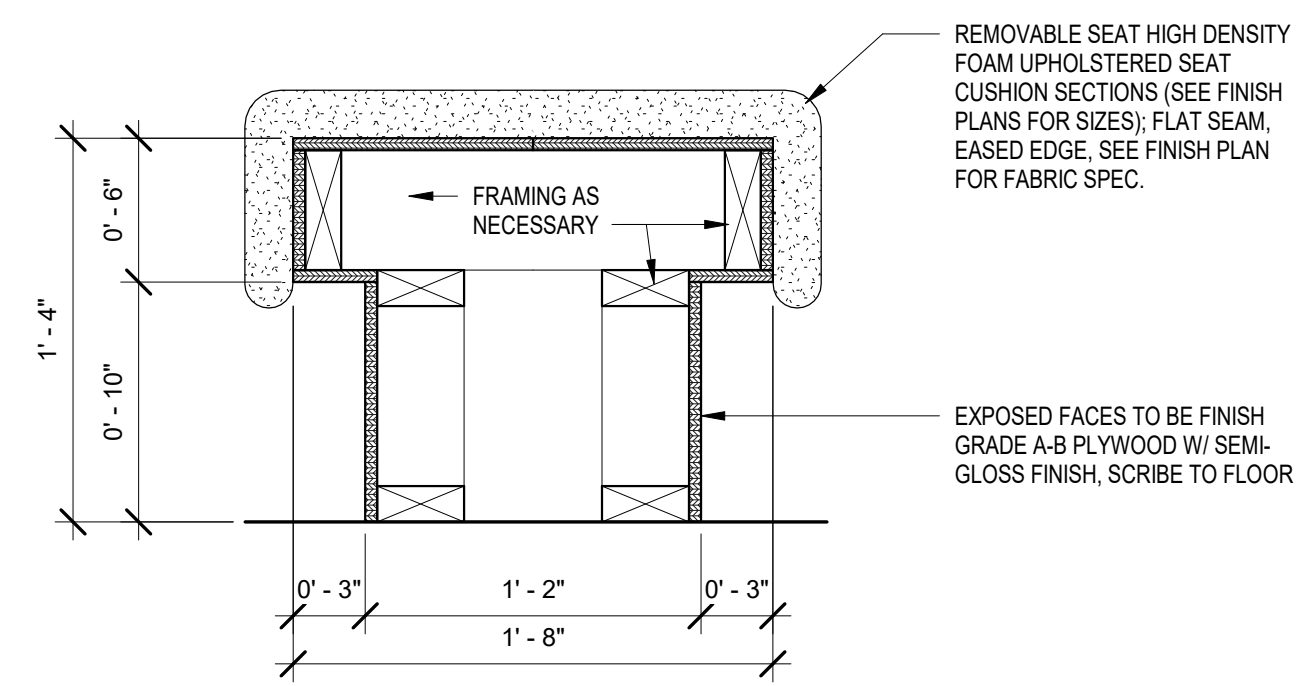
COORDINATE WITH OWNER FOR FINISHES



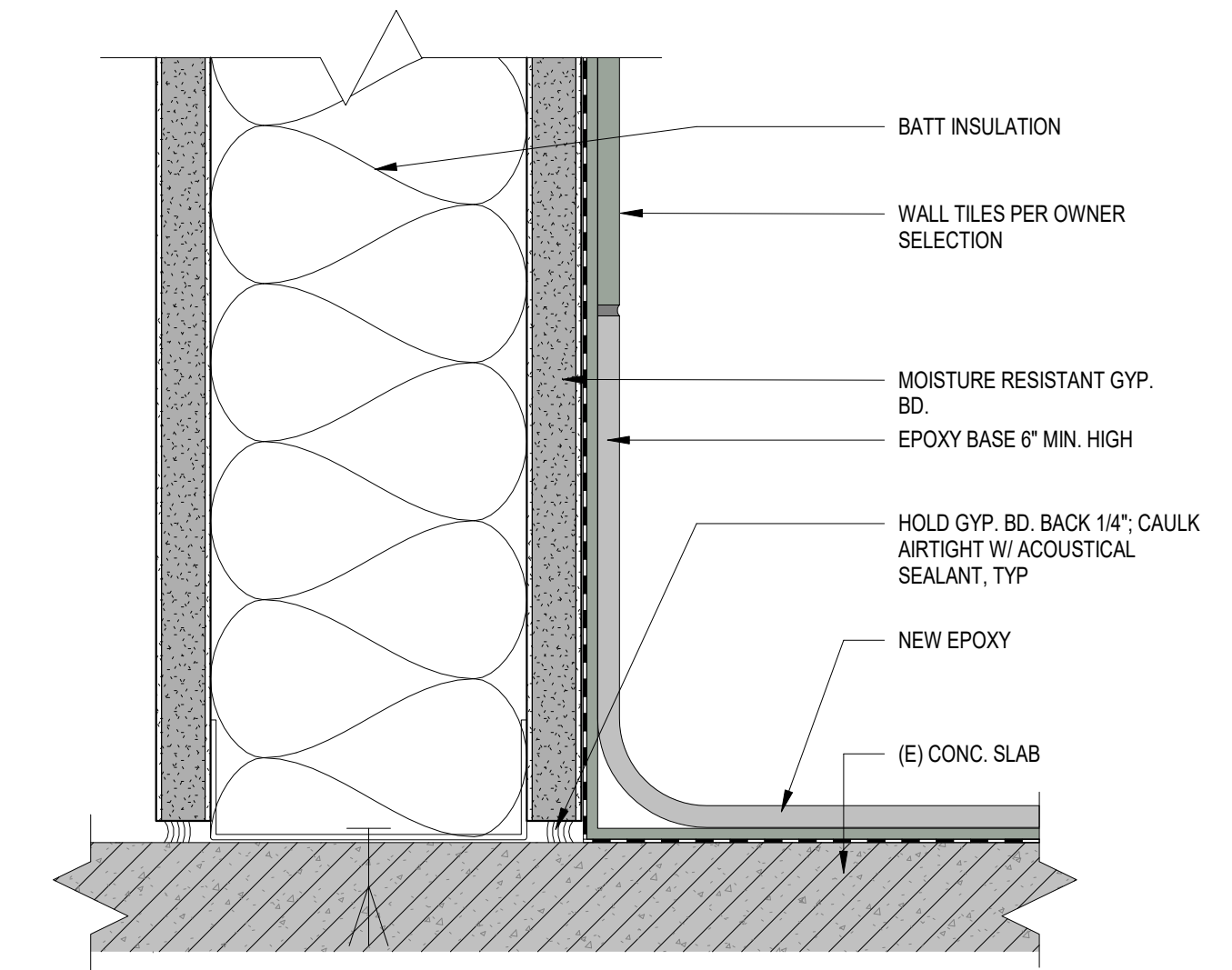
5 INTERIOR DOOR JAMB DETAIL
3" = 1'-0"



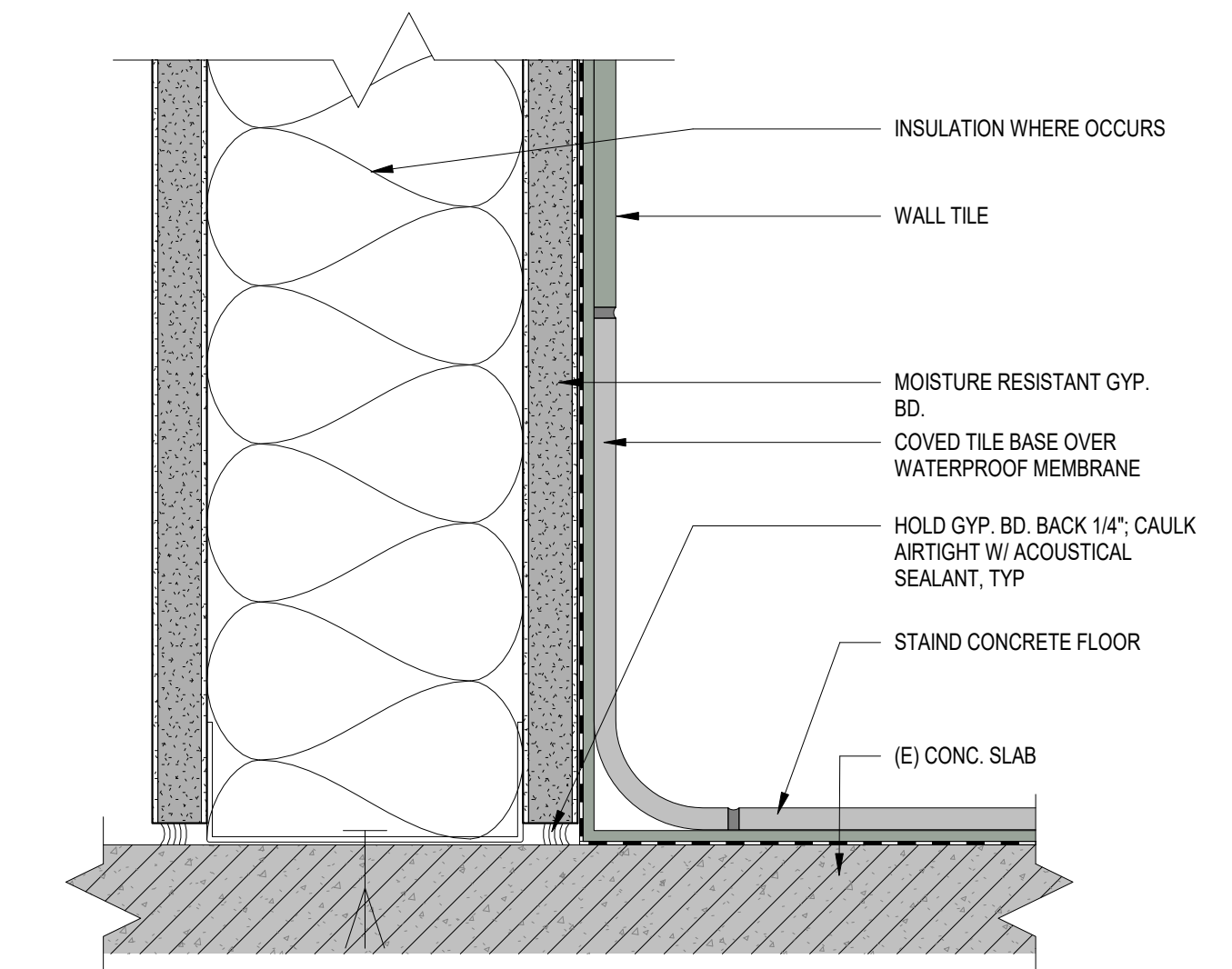
6 INTERIOR DOOR HEAD AND SILL
3" = 1'-0"



7 UPHOLSTERED FITTING ROOM BENCH
1 1/2" = 1'-0"



2 WALL/BASE AT RESTROOM
6" = 1'-0"

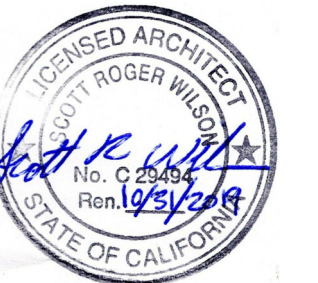


3 BASE AT CONCRETE FLOOR
6" = 1'-0"

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STAMP:



ISSUE INFORMATION

No.	Description	Date

CONSULTANTS:

OWNER:

Owner

BULGARA RESTAURANT
279 COLUMBUS AVE
SAN FRANCISCO, CA

DRAWN WA

CHECKED SW

PROJECT 0046

SCAL As indicated

FINISH DTLS

A901

STAMP:



ISSUE INFORMATION

No.	Description	Date

CONSULTANTS:

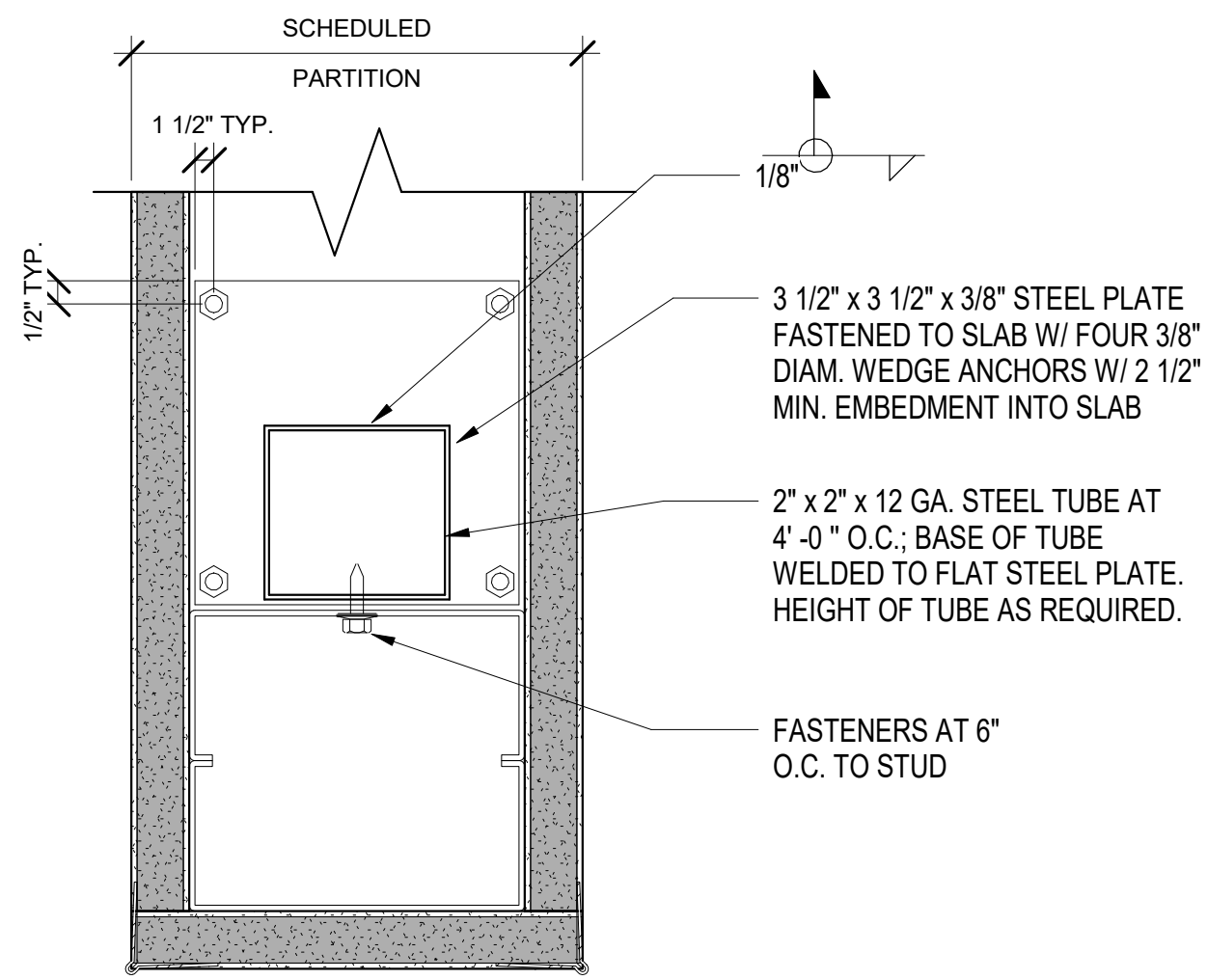
OWNER:

Owner

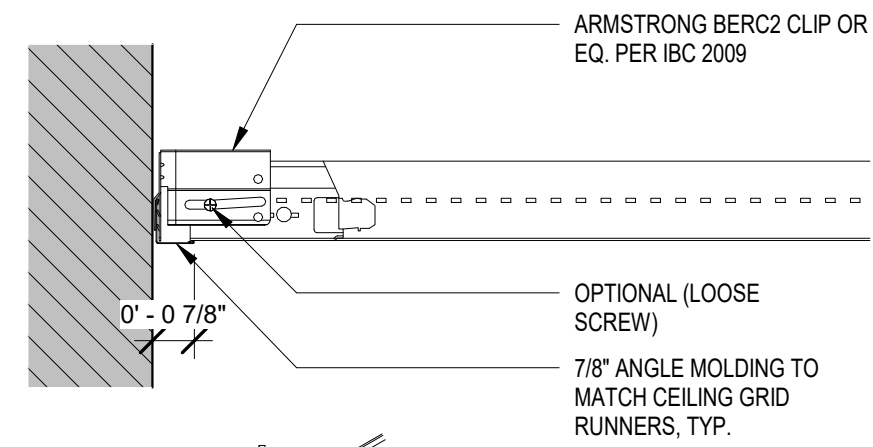
BULGARA RESTAURANT
279 COLUMBUS AVE
SAN FRANCISCO, CA

DRAWN	WA
CHECKED	SW
PROJECT	0046
SCALE	As indicated

FRAMING
DTLS

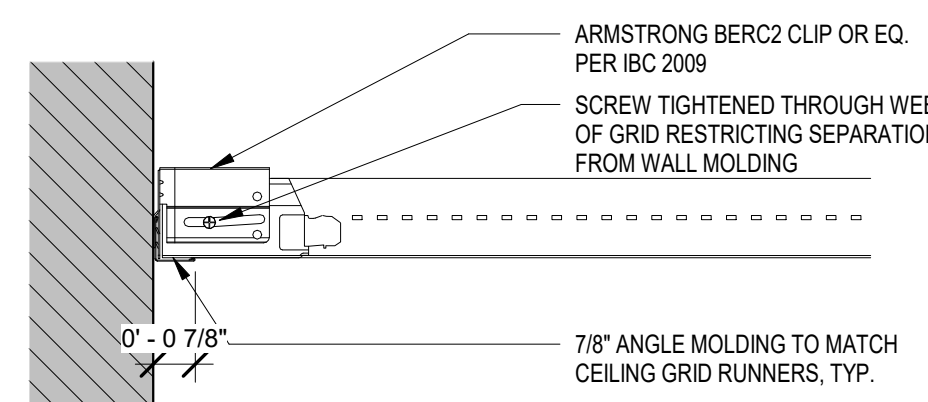


6 LOW PARTITION SUPPORT
6" = 1'-0"



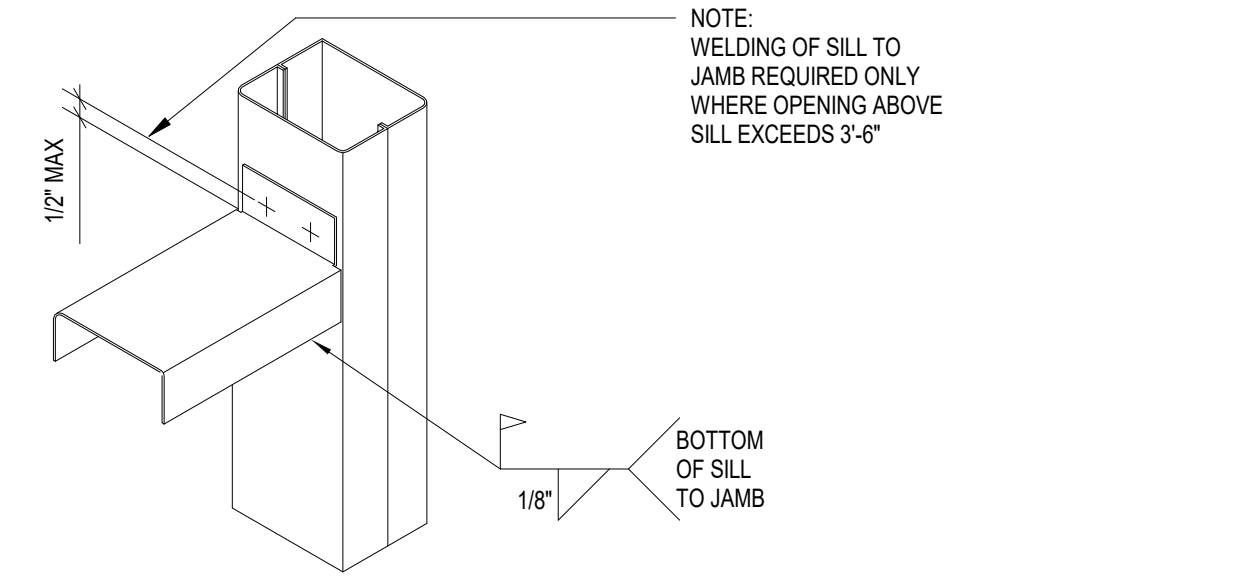
NOTE: REFERENCE ICC ESR1308 FOR ADDITIONAL INFO.

4 7/8" A.C.T. WALL MOLDING - UNATTACHED
3" = 1'-0"

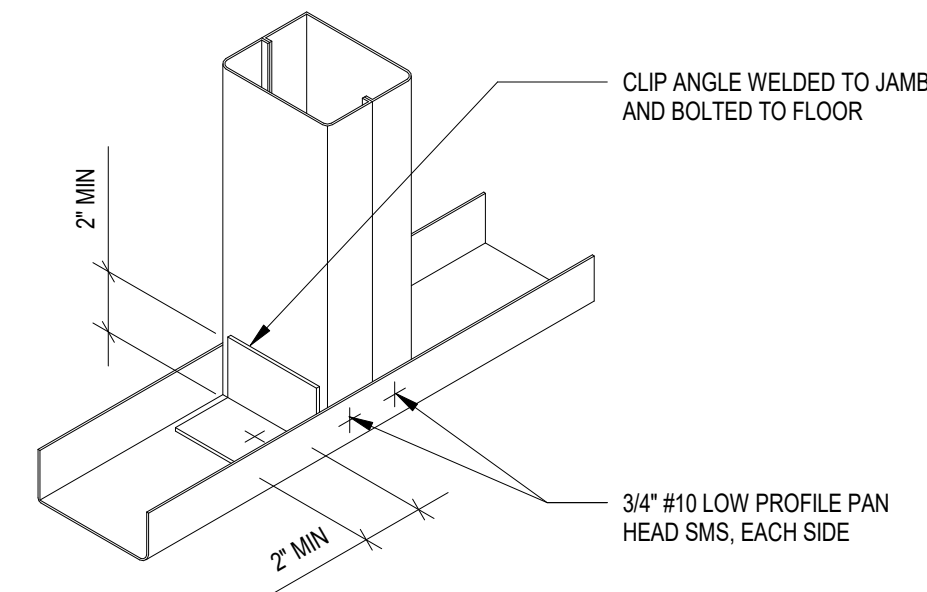


NOTE: REFERENCE ICC ESR1308 FOR ADDITIONAL INFO.

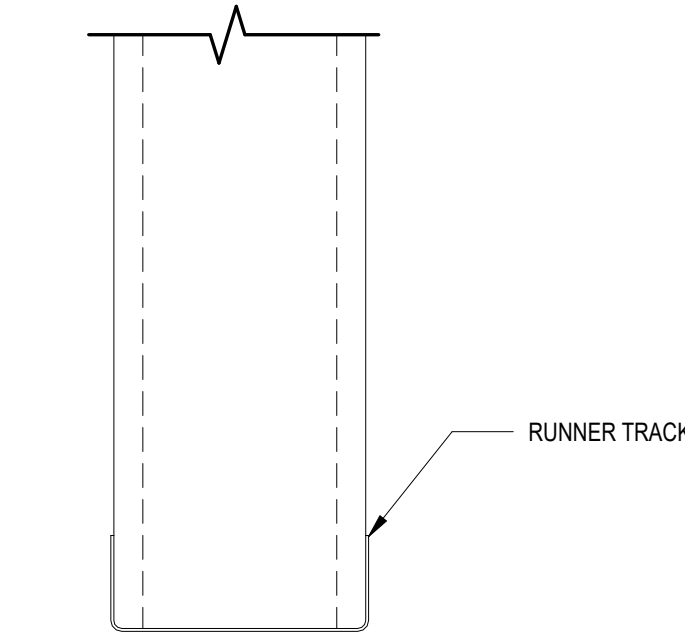
5 7/8" A.C.T. WALL MOLDING - ATTACHED
3" = 1'-0"



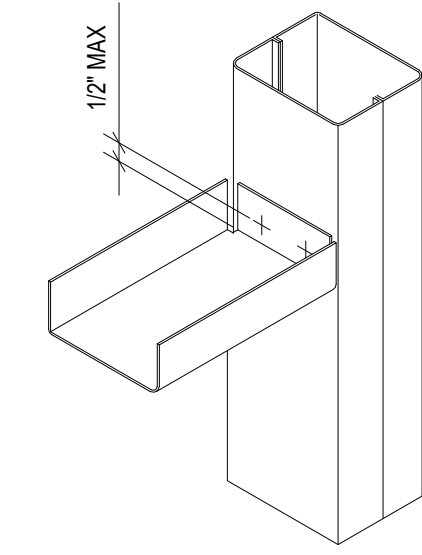
D SILL - SINGLE STUD
HEADER SPAN: LESS THAN



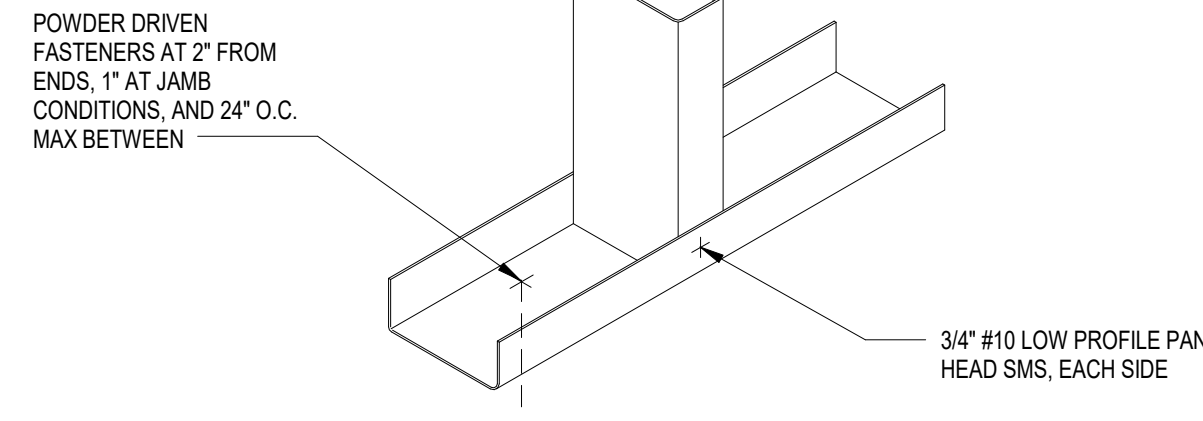
E BOTTOM TRACK - DOUBLE



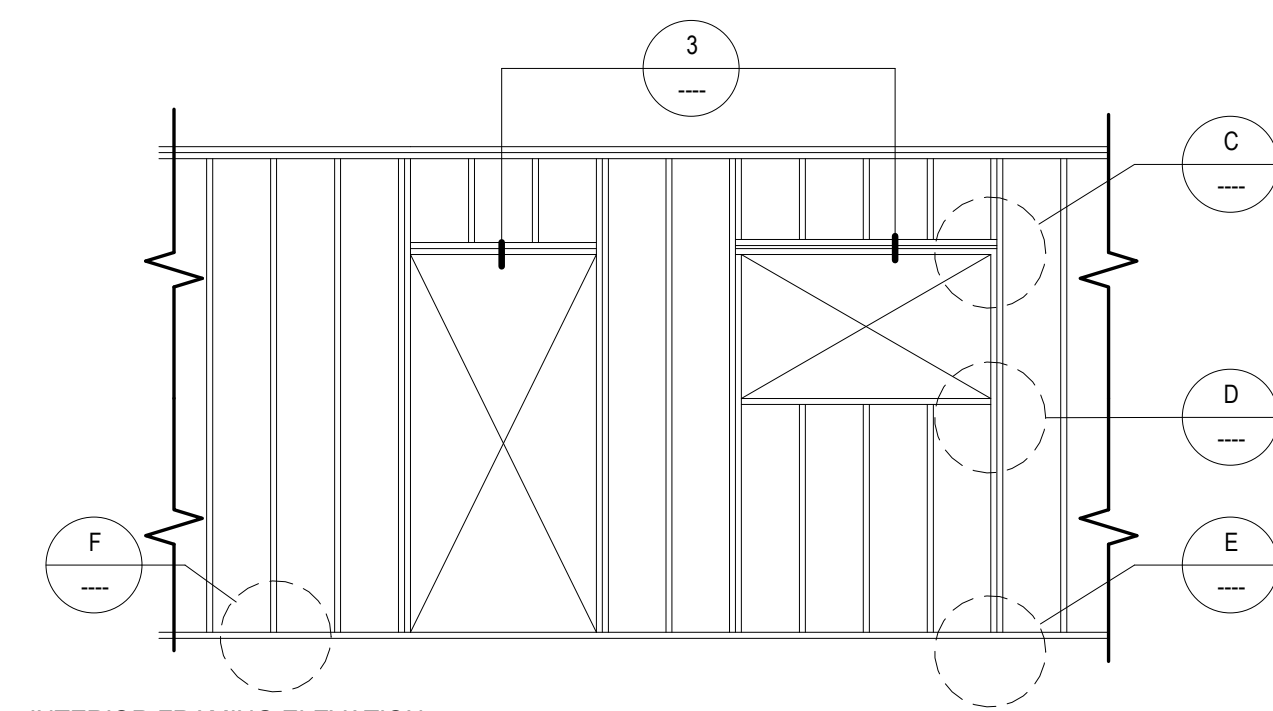
3 HEAD OPENINGS LESS THAN



C HEAD - SINGLE STUD
HEADER SPAN: LESS THAN

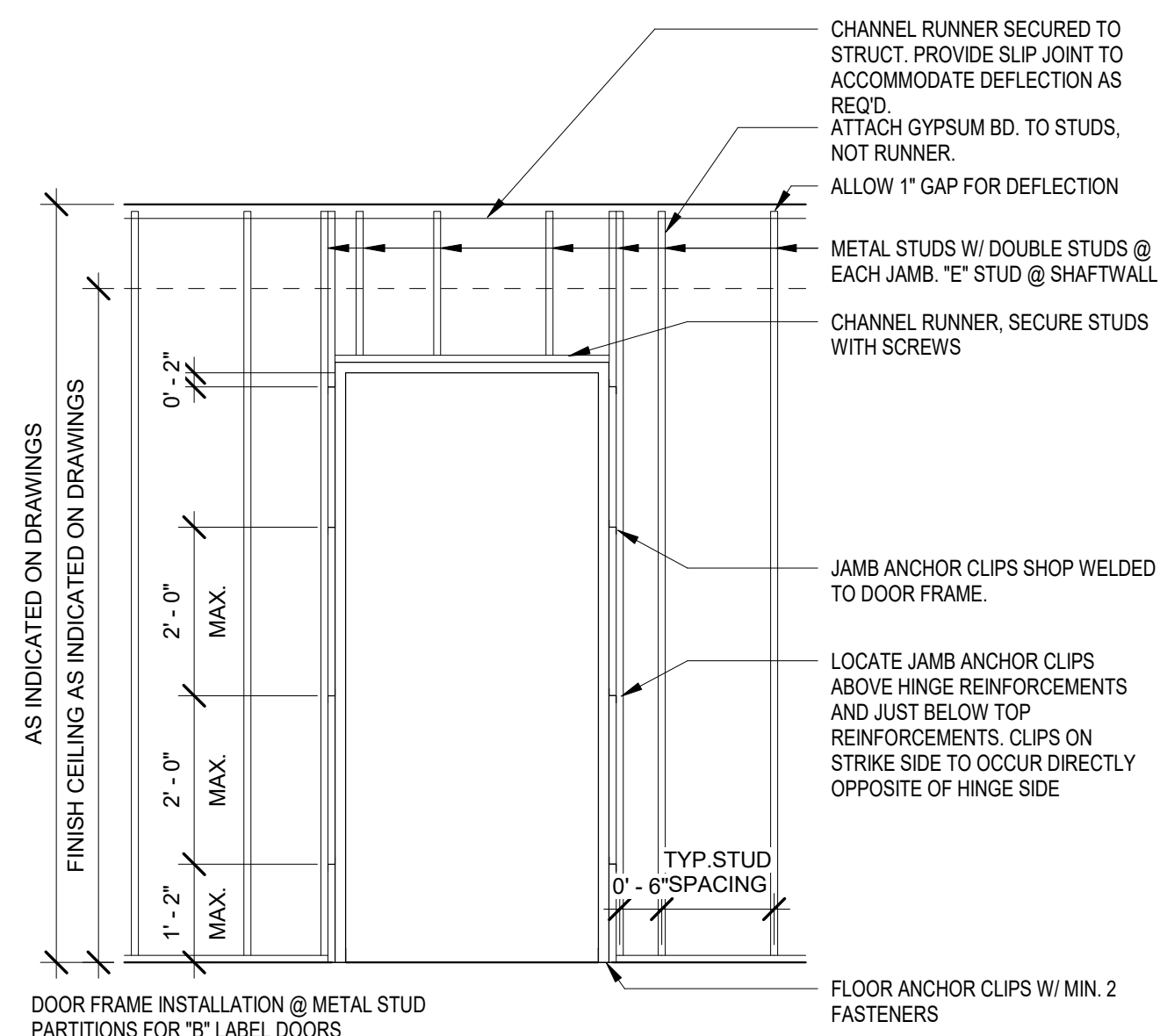


F BOTTOM TRACK - SINGLE



INTERIOR FRAMING ELEVATION
NOTE:
FOR ALL METAL STUD FRAMING, ISOLATE FRAMING FROM TRANSFER OF STRUCTURAL LOADING TO FRAMING.

2 INTERIOR FRAMING HEAD SECTIONS
12" = 1'-0"



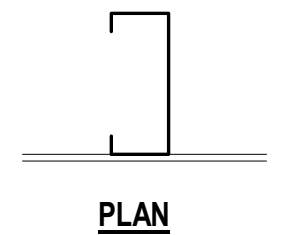
3 TYPICAL DOOR FRAMING
1/2" = 1'-0"

NOTES, UON:

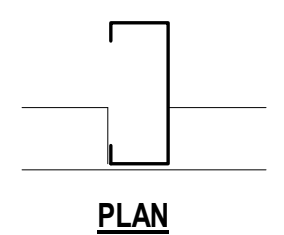
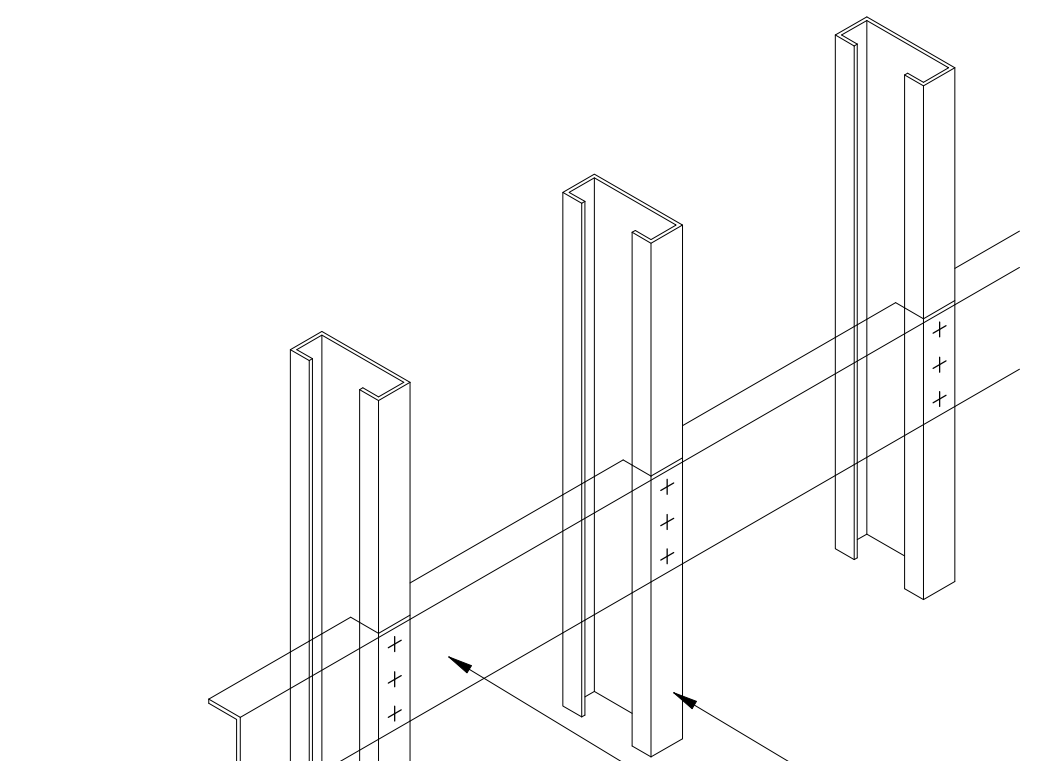
1. FLANGES OF STUDS SHALL NOT BE CUT.
2. HEIGHT OF BACKING PL. TO BE AS SHOWN FOR PROPER MOUNTING OF EQUIPMENT.

BACKING PLATE TYPE	EQUIPMENT	MOUNTING SCREWS
TYPE 'A'	TOILET ACCESSORIES	#10 SELF-TAPPING SCREWS
TYPE 'B'	BASE CABINETS	#12 SELF-TAPPING SCREWS
TYPE 'C'	WALL HUNG CABINETS	#14 SELF-TAPPING SCREWS
TYPE 'C'	WALL HUNG EQUIPMENT	#14 SELF-TAPPING SCREWS
TYPE 'C'	ACCESS LADDERS	#14 SELF-TAPPING SCREWS
TYPE 'C'	TOILET PARTITION BRACING	#14 SELF-TAPPING SCREWS
TYPE 'C'	GRAB BARS	#14 SELF-TAPPING SCREWS
TYPE 'C'	HANDRAILS	#14 SELF-TAPPING SCREWS

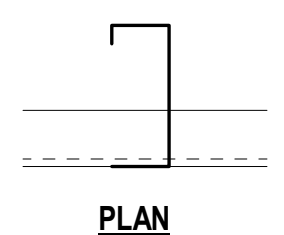
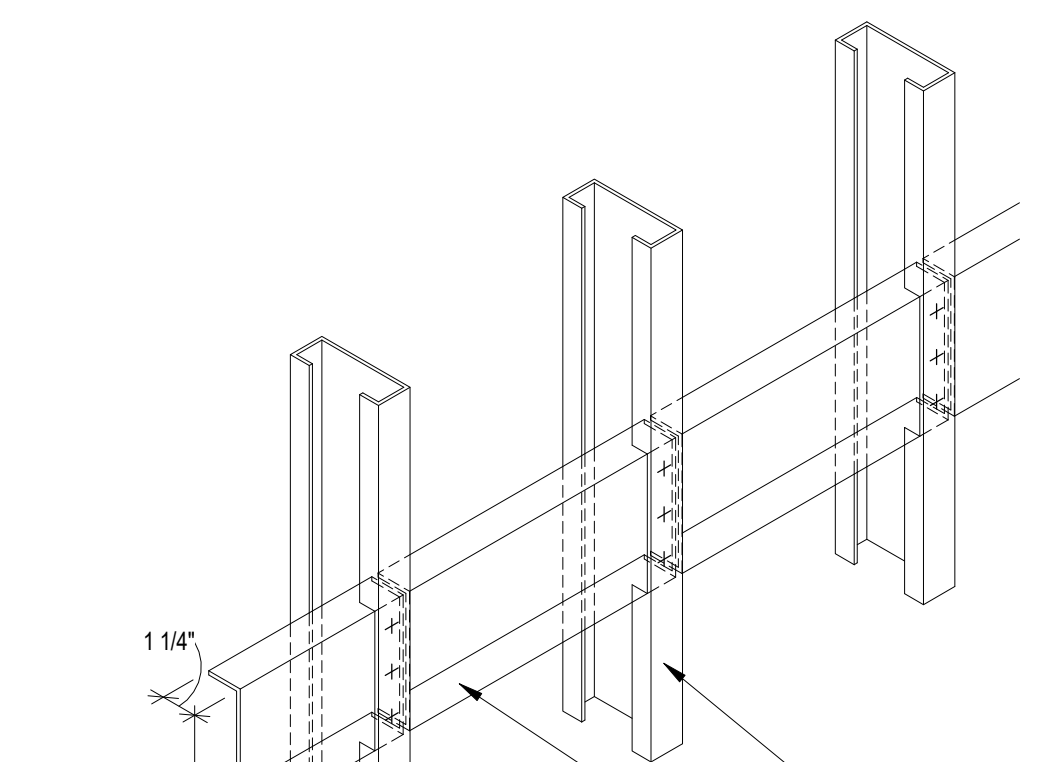
1 BACKING PLATE
12" = 1'-0"



A BACKING



B BACKING



C BACKING

METAL STUDS PER PARTITION SCHEDULE 20-GA MIN.
6" x 16-GA STEEL PLATE SECURE TO STUDS W/ (3) # 10 x 1/2" SMS, 3 STUD MIN.

20 GA. MIN. METAL STUDS
6" x 1 1/4" x 16 GA TRACK CHANNEL, NOTCH AND FASTEN TO STUDS W/ (3) #10 x 1/2" SMS, 3 STUD MIN.

STUDS AS REQUIRED, 16-GA. MIN. METAL STUDS, DEPTH OF SCHEDULED PARTITION
16-GA. BACKING CHANNEL OR PREFAB CHANNEL SET FLUSH W/ STUDS, TYP. USE 14-GA. AT TOILET PARTITION BRACING, 2 BAY MIN.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
279 COLUMBUS AVE		0162017
Case No.		Permit No.
2019-014224PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. CB3P - Proposed project is a new local restaurant that named "Bulgara" Rotisserie bird and grill serves Beer and Wine with meat. Previous tenant was Nizario's pizza had no ABC license. Bulgara local restaurant(not chain) is requesting full Restaurant use (add ABC license) on the zoning.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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?</p> <p><i>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></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p>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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Ashley Lindsay</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 checked="" 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 checked="" 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): no interior or exterior work associated with scope of work per 2019-014224CUA .
<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 <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" 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: Marcelle Boudreaux	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<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: Planning Commission Hearing	Signature: Ashley Lindsay
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/07/2019
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 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)
279 COLUMBUS AVE		0162/017
Case No.	Previous Building Permit No.	New Building Permit No.
2019-014224PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 279 COLUMBUS AVE
RECORD NO.: 2019-014224CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	2875	0	2875
Office GSF			
Industrial/PDR GSF <small>Production, Distribution, & Repair</small>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space	1278	0	1278
Public Open Space			
Other ()			
TOTAL GSF	4153	0	4153
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

	EXISTING	PROPOSED	NET NEW
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			

*This Land Use Table includes only information related to the conversion of limited restaurant use to full restaurant use (d.b.a Bulgara). This table does not include information about the entire building.





ER

DR. JAMES E. WEST

INVENTOR OF THE MICROPHONE

@michaelwest

#17

#518&sons







STOP
THE
DEPORTATIONS!



BROADWAY

Columbus



WELLS FARGO





San Francisco Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: **279 Columbus ave, San Francisco, CA 94133**

Block/Lot(s): **0162/017**

Property Owner's Information

Name: **277 ColumbusC1. LLC. a Delaware limited liability company**

Address: **One bush st, ste 900, SF, CA 94104**

Email Address: **notices@veritasinv.com**

Telephone: **415-813-1528**

Applicant Information

Same as above

Name: **Bulgan Yumiav**

Company/Organization: **Bulgara Group LLC**

Address: **3126 Oak rd, apt 404, Walnut Creek
CA 94597**

Email Address: **hforce.force@gmail.com**

Telephone: **925-303-3035**

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: **Bulgan Yumiav**

Email: **hforce.force@gmail.com**

Phone: **925-303-3035**

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)

N/A

Building Permit Application No(s): **201905241673**

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No:

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

Proposed project is a new local restaurant that named 'Bulgara' Rotisserie bird and grill serves Beer and Wine with meat. Previous tenant was Nizario's pizza had no ABC license. Bulgara local restaurant (not chain) is requesting full restaurant use (add ABC lisen) on the zoning. However , ABC lisen and grilling meat brings business to the city and neighborhood. The location attracts many tourists, visiter and locals.

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: \$9000

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.


		Existing	Proposed
General Land Use	Parking GSF	0	0
	Residential GSF	0	0
	Retail/Commercial GSF	2875 sq	2875 sq
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	0
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	0	0
	Useable Open Space GSF	1278 sq	1278 sq
	Public Open Space GSF	0	0
Project Features	Dwelling Units - Affordable	0	0
	Dwelling Units - Market Rate	0	0
	Dwelling Units - Total	0	0
	Hotel Rooms	0	0
	Number of Building(s)	0	0
	Number of Stories	0	0
	Parking Spaces	0	0
	Loading Spaces	0	0
	Bicycle Spaces	0	0
	Car Share Spaces	0	0
Other: _____			
Land Use - Residential	Studio Units	0	0
	One Bedroom Units	0	0
	Two Bedroom Units	0	0
	Three Bedroom (or +) Units	0	0
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units	0	0
	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	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	
1c. General	Does the project involve a change of use of 10,000 square feet or greater?	<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.

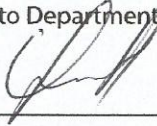
Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<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>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% 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: ● The project involves: <ul style="list-style-type: none"><input type="checkbox"/> excavation of 50 or more cubic yards of soil, or<input type="checkbox"/> building expansion greater than 500 square feet outside of the existing building footprint. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
6b. Geology and Soils	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A categorical exemption cannot be issued. Please contact CPC.EPIIntake@sfgov.org , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Article 38 Compliance application with the Department of Public Health.
8a. 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 Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>
8b. 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 documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

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

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.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Bulgan Yumjav

Name (Printed)

09/29/2019

Date

Owner

925-303-3035

hforce.force@gmail.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



San Francisco Planning

CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 279 Columbus ave, San Francisco, CA 94133 Block/Lot(s): 0162/017

Action(s) Requested

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

The proposed restaurant is requesting to add ABC license on zoning with planning code section 303.

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 proposed use is a restaurant that serves rotisserie meat and unique type of BBQ meats that will be perfectly good with ABC license (beer and wine). The proposed use restaurant is a local and comply, follow the city planning code and zoning. It will bring good serviced product to the neighborhood and the city. Supporting the local business will help us and city.

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 proposed project is a restaurant that will not be detrimental to the health, safety and neighborhood.

- a. The restaurant square footage 1278 with basement 1597 square footage will not be detrimental.
- b. The restaurant will not be detrimental the accessibility to traffic and the adequacy of proposed off-street parking and loading.
- c. The restaurant afforded to prevent offensive emissions such as noise.
- d. The restaurant will treat with healthy, good food to neighborhood and will have new face signs and service areas.

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.

The proposed restaurant will comply with the applicable provisions of the code and will not adversely affect the general plan.

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

The proposed restaurant will meet all present planning requirement (303)(g).

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.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Bulgan Yumjav

Signature

Name (Printed)

07/30/2019

Date

Owner

925-303-3035

hforce.force@gmail.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



San Francisco Planning

CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address: 279 Columbus ave, San Francisco, CA 94133

Record Number and/or Building Permit Number: n/a

Name of Business (if known): Bulgara

Project Description

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

The proposed project is a restaurant serves Rotisserie bird, unique type of BBQ meats and salads. We are requesting to add ABC license (beer and wine) on current zoning regarding to customer's requests. This type of meat is perfectly good with beer and wine. We serve best Rotisserie bird and unique style meat in town.

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

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

Bulgan Yumjav

Name (Printed)

8/7/2019
Date

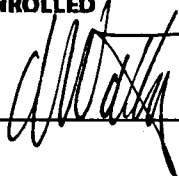
925-303-3035
Phone Number

hforce.force@gmail.com
Email Address

For Department Use Only

Check One:

ENROLLED

By: 

Date: 8/7/19

NOT ENROLLED
STATE REASON: _____

By: _____

Date: _____



San Francisco Planning

AFFIDAVIT FOR FORMULA RETAIL ESTABLISHMENTS

1. Location and Classification

Project Address: 279 Columbus ave, San Francisco, CA 94133

Block/Lot(s): 0162/017

2. Proposed Use Description

Proposed Use (Use Category Per Article 7 or 8):

Proposed Business Name:

102

Bulgara

Description of Business, Including Products and/or Services:

Restaurant will be serving Rotisserie bird, BBQ meat and salads.

Building Permit Application No. (if applicable):

Conditional Use Case No. (if applicable):

N/A

N/A

3. Quantity of Retail Locations

3.A	List the number of existing locations this business has worldwide. Please include any property for which a lease has been executed.	1
3.B	List the number of existing locations in San Francisco.	1

If the number entered on Line 3.A above is 11 or more, then the proposed use may be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.A above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B	Trademark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOTAL			8

Enter the total number of Yes/No answers above.

If the total YES responses is two (2) or more, then the proposed use is a Formula Retail Use.

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.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Bulgan Yumjav

Name (Printed)

07/30/2019

Date

Owner

925-303-3035

hforce.force@gmail.com

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

Phone

Email

PLANNING DEPARTMENT USE ONLY

PLANNING CODE SECTION(S) APPLICABLE:

HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?

- Principally Permitted
- Principally Permitted, Neighborhood Notice Required (Section 311)
- Not Permitted
- Conditional Use Authorization Required (Please list Case Number below)

CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No

COMMENTS:

VERIFIED BY:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

NOTICE OF PRE-APPLICATION MEETING

Date: 06/28/19

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 279 Columbus ave cross street(s) Broadway (Block/Lot#: 0162/017; Zoning: A), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: Adding ABC license

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: _____	Proposed: _____	Permitted: _____
Existing # of stories: _____	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

MEETING INFORMATION:

Property Owner(s) name(s): Bulgan Yumjav

Project Sponsor(s): Bulgan Yumjav

Contact information (email/phone): JHFORCE, FORCE@jmail.com 925-303-3035

Meeting Address*: 279 Columbus ave, San Francisco, CA 94133

Date of meeting: 07/19/2019 Time of meeting**: 7:30 pm

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department on its online planning efforts at www.sfgov.org.

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 07/19/2019
 Meeting Time: 7:30 PM
 Meeting Address: 279 Columbus ave, San Francisco, CA 94133
 Project Address: 279 Columbus ave, San Francisco, CA 94133
 Property Owner Name: Bulgan Juvjav
 Project Sponsor/Representative: Bulgan Juvjav

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	<u>Ron Smith</u>		<u>510-369-9297</u>		<input checked="" type="checkbox"/>
2.	<u>Linda Chiu</u>				<input checked="" type="checkbox"/>
3.	<u>by KTJ</u>				<input checked="" type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 07/19/2019
 Meeting Time: 7:30 PM
 Meeting Address: 279 Columbus ave, San Francisco, CA, 94133
 Project Address: 279 Columbus ave, San Francisco, CA, 94133
 Property Owner Name: Bulgan Juyjav
 Project Sponsor/Representative: Bulgan Juyjav

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Linda Chin
What type of food are you considering on?

Project Sponsor Response: Our food considered on Rotisserie on wood burn and meat.

Question/Concern #2: what kind of restaurant is coming in?

Project Sponsor Response: Bulgara Rotisserie and meat grill on wood burning.

Question/Concern #3: Are you serving Beer and wine?

Project Sponsor Response: Yes, we serve the Beer and wine. That is why we are applying for adding ABC license on the location.

Question/Concern #4: _____

Project Sponsor Response: _____

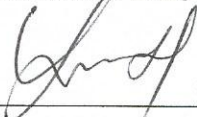
AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, Bulgan Junjav, do hereby declare as follows:

- I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
- The meeting was conducted at 279 Columbus ave (location/address) on 07/19/2019 (date) from 7:30pm (time).
- I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
- I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 07/21, 2019 IN SAN FRANCISCO.


Signature

Bulgan Junjav
Name (type or print)

Owner

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

279 Columbus ave, San Francisco, CA 94133

Project Address