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 Bonafide 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.”
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
BULGARA RESTAURANT

279 COLUMBUS AVENUE
SAN FRANCISCO, CA

SCOPE OF WORK
• TENANT IMPROVEMENT FOR CONVERTING PIZZA PLACE TO NEW RESTAURANT

APPLICABLE CODES
- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARD CODE
- ALL OTHER STATE MUNICIPAL AND LOCAL ORDINANCE, CODES, RULES AND REGULATIONS

DRAWINGS LIST
A001 TITLE SHEET
A001.1 M.E TITLE SHEET
A002 GENERAL NOTES AND TYPICAL DETAILS
A003 ACCESSIBILITY DETAILS
A101 SITE PLAN
A102 EXIT DIAGRAM
A201 DEMOLITION AND PROPOSED FLOOR PLAN
A202 S.E. BASEMENT PLAN
A203 ROOF PLAN
A206 FINISH PLAN
A207 PLUMBING PLAN
A901 ENLARGED PLANS
A902 FINISH DETAILS

VICINITY MAP
HEALTH NOTES

1. Equipment and Installation shall meet all requirements as listed in the California Food Code. Violation shall result in a surcharge of $250 for each violation.

2. All equipment and installation shall be cleaned and sanitized to prevent the entrance of moisture. All food preparation and storage areas, sinks, countertops, and cooking surfaces shall be cleaned and sanitized at least once a day. Dirty equipment shall not be used or placed in storage areas.

3. All food shall be protected from contamination by dust, dirt, insects, and other vermin. Food shall be stored in a manner that prevents cross-contamination. Food shall be stored in a cool, dry, and clean area. Food shall be stored on approved racks, shelves, or in approved containers.

4. Proper temperature shall be maintained in all food storage areas. Refrigeration and freezer units must be complete with flashings to the building wall and ceiling. The areas shall be insulated and be protected from moisture and vermin.

5. Water heater shall be on a four (4) inches minimum high coat or curb, or on at least six (6) inches high, smooth, absorbent finish. Cool water shall be provided.

6. All cutting boards shall be smooth and impervious. Cutting boards shall be provided with 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

7. A portable or free standing unit shall be removable and easily accessible for cleaning. All cracks and crevices at normal working hours. Contractor shall defend, indemnify and hold the general contractor to provide large stud wall as required for millwork, etc. Verify all locations with food service contractor.

8. Special finishes shall be required to the interiors of wall, ceiling, and floor surfaces to facilitate cleaning. Interior surfaces of walk and drive area shall be constructed, installed, and maintained to be easily cleaned.

9. Water heater shall be on a four (4) inches minimum high curb or base, or on at least six (6) inches high, smooth, absorbent finish. Component details shall be provided with millwork.

10. Toilets and dressing rooms shall be mechanically ventilated by exhaust fan(s) to the outside premises. The exhaust outlets, plumbing lines, etc. After work has been completed, tested and approved, shall be sealed in position on a four (4) inches minimum high continuously and integral concrete curb or coved concrete curb to facilitate ease of cleaning.

11. Light pictures in a name brand food preparation area where open food is stored or where utensils are cleaned must have stainless steel bowls and shall be readily cleanable.

12. Automatic door closures shall be provided for all doors. Roll-up doors should be used in special locations.

13. Each trade shall be responsible for wall or roof penetrations to the exterior of building. Contractors shall be responsible for any required materials and labor.

14. Owner shall pay plan check fees at building and health departments. The latest edition of the building and health department shall be used.

15. Fire protection during construction to be provided as required by the fire department. Contractor shall defend, indemnify and hold the general contractor to provide large stud wall as required for millwork, etc.

16. All equipment and installation shall be cleaned and sanitized at least once a week. Dirty equipment shall not be used or placed in storage areas.

17. All interior cabinets or cabinets shall be self-closing with 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

18. All fixed or removable sinks shall be provided with 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

19. Interior doors may not exceed more than 1/4". Any exterior openable windows will be screened with not less than 16 mesh screening.

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 the top rim of hood in order to produce a balanced system (make type I hood #23, 35, with exhaust fan #24 and MUA fan #25; type II hood #56 with exhaust fan #61.)

21. Food storage, handling, and preparation areas shall be protected from the entrance of moisture. The lowest shelf shall be six (6) inches above the floor.

22. Dishes, cups, and other eating utensils must be properly sanitized. Sanitation shall be performed prior to entering the food preparation and storage areas.

23. Food shall be protected from contamination by dust, dirt, insects, and other vermin. Food shall be stored in a dry, cool area. Food shall be stored on approved racks, shelves, or in approved containers.

24. Building shall be insect and rodent proof. Exterior doors must be self closing with 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

25. Refuse containers shall be moisture and vermin proof with tight fitting lids.

26. All food, including raw and cooked food, ready-to-eat food, and food products, shall be protected from contamination during storage and handling.

27. All food shall be protected from contamination during storage and handling.

28. An employee garment storage area separate from restrooms is required. Cabinets or lockers must be installed in the building.

29. Equipment and installation shall meet all requirements as listed in the California Food Code. Violation shall result in a surcharge of $250 for each violation.

30. All equipment and installation shall be cleaned and sanitized to prevent the entrance of moisture. All food preparation and storage areas, sinks, countertops, and cooking surfaces shall be cleaned and sanitized at least once a day.
CONTRACTOR TO VERIFY THAT ALL ACCESSIBLE RESTROOM FIXTURE AND ACCESSORIES ARE IN COMPLIANCE WITH STANDARDS AND CODE REQUIREMENTS.
1. Deep fryers shall be installed with not less than 16" space between the fryer and surface of adjacent cooking equipment.
2. 20" x 20" minimum opening shall be provided on horizontal ducts for personal entry. When an opening of the size is not possible, an opening large enough to permit cleaning shall be provided at 12'-0" intervals.
3. Access shall be provided at top of vertical duct riser to accommodate personal entry or cleaning.
4. Contractor to check with Hood Manufacturer for compatible duct sizes.
5. Roof duct termination shall be 10'-0" away from property line, adjacent buildings, and air intakes. The exhaust outlet shall be located at least 3'-0" above any air intakes that are located within 10'-0" horizontally. The exhaust flow shall direct upward and away from the surface of the roof and not less than 40 inches above the roof surface.

OWNER:
PROJECT:
CONSULTANTS:

CONTRACTOR TO CHECK WITH HOOD MANUFACTURER FOR COMPATIBLE DUCT SIZES.

DEEP FRYERS SHALL BE INSTALLED WITH NOT LESS THAN 16" SPACE BETWEEN THE FRYER AND SURFACE OF 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 CLEANING SHALL BE PROVIDED AT 12'-0" INTERVALS.

ACCESS SHALL BE PROVIDED AT TOP OF VERTICAL DUCT RISER TO ACCOMMODATE PERSONAL ENTRY OR CLEANING.

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 LOCATED AT LEAST 3'-0" ABOVE ANY AIR INTAKES THAT ARE LOCATED WITHIN 10'-0" HORIZONTALLY. THE EXHAUST FLOW SHALL DIRECT UPWARD AND AWAY FROM THE SURFACE OF THE ROOF AND NOT LESS THAN 40 INCHES ABOVE THE ROOF SURFACE.
NEW STAINED CONCRETE FLOOR WITH 6" COVED TILE BASE  
STAIN COLOR PER OWNER SELECTION.

NEW EPOXY FLOOR WITH CONTINUOUS 6" EPOXY COVED BASE

NEW 48" HIGH TILE WAISCOAT AND PAINTED GYP. BD. ABOVE; SEE HEALTH DEPARTMENT NOTES ON SHEET A002

PAINTED GYP. BD. 6" HIGH COVED TILE BASE

NEW 48" HIGH WOOD PLANKS AND PAINTED GYP. BD. ABOVE
- 6" HIGH COVED TILES
- COLOR IS PER OWNER SELECTION

DECORATIVE BRICK, 40" HIGH, PAINTED GYP. BD. ABOVE

WHITE FIBER GLASS PANELS 40" HIGH PARTITION WALL, SEE DETAIL E/902

(E) WALL TILES TO REMAIN
(E) TILE FLOOR TO REMAIN

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

FINISH PLAN KEYED NOTES

OWNER:

PROJECT:

CONSULTANTS:

Wafaa Almahamid  
Designer

1984 Heaton Circle  
Concord, CA 94520

925-360-0552  
wafaa@waa-design.com  
www.waa-design.com

FINISH PLAN

BULGARI RESTAURANT  
279 COLUMBUS AVE  
SAN FRANCISCO, CA

LEGEND

EXISTING CONDITION TO REMAIN

NEW FINISHES

STAIN CONCRETE FLOOR

EPOXY FLOOR
GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM TO THE BUILDING STANDARDS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET WITH THE BUILDING FACILITIES MANAGER IN ORDER TO BECOME TOTALLY FAMILIAR WITH BUILDING CONSTRUCTION RULES. THERE SHALL BE NO DEVIATION FROM THE BUILDING DESIGNER.

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 TO THE OWNER.

3. PROVIDE FIRE AND SMOKE STOPPING FOR ALL PLUMBING PIPING PASSING THROUGH RATED WALLS OR SEPARATIONS. PROVIDE COLLARS OR TRIM RING AROUND PIPING TO RETAIN PACKING.

4. PROVIDE FIRE AND SMOKE STOPPING FOR ALL PLUMBING PIPING PASSING THROUGH RATED WALLS OR SEPARATIONS. PROVIDE COLLARS OR TRIM RING AROUND PIPING TO RETAIN PACKING.

5. ALL NEW HOT AND COLD WATER LINES AND FITTINGS MUST BE PROPERLY INSULATED AND COVERED. ALL VALVES ARE TO BE PROPERLY TAGGED.

6. PROVIDE WATER CONNECTIONS AND DRAINS WITH TRAP AND VENTS FOR ALL FIXTURES AS REQUIRED. PROVIDE WATER CONNECTIONS AND DRAINS WITH TRAP AND VENTS FOR ALL FIXTURES AS REQUIRED.

7. ALL SEWER PIPE AND DRAIN PIPES TO BE CAST IRON BELOW GRADE AND METAL WITH MIN 17 GA ABOVE GRADE.

8. 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.

9. ALL NEW PIPES ARE TO BE SUPPORTED FROM SLAB OR STEEL BEAMS, NOT FROM EXISTING PIPES OR EQUIMENT, AND ASSOCIATED APPURTENANCES WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN.

10. 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 DRYWALL AREAS.

11. ALL WASTE AND COLD WATER LINES AND FITTINGS MUST BE PROPERLY INSULATED AND COVERED.

12. PROVIDE FIRE AND SMOKE STOPPING FOR ALL PLUMBING PIPING PASSING THROUGH RATED WALLS OR SEPARATIONS. PROVIDE COLLARS OR TRIM RING AROUND PIPING TO RETAIN PACKING.

13. PROVIDE A TIGHT SEAL OF INCOMBUSTIBLE MATERIAL AROUND ALL PIPES WHICH PENETRATE FIRE SEPARATIONS. PROVIDE COLLARS OR TRIM RING AROUND PIPING TO RETAIN PACKING.

14. DO NOT SPRING OR FORCE PIPING DURING INSTALLATION.


16. PROVIDE FIRE AND SMOKE STOPPING FOR ALL PLUMBING PIPING PASSING THROUGH RATED WALLS OR SEPARATIONS. PROVIDE COLLARS OR TRIM RING AROUND PIPING TO RETAIN PACKING.

17. PROVIDE ALL WATER, SEWER, SEWAGE AND DRAINAGE PIPING WITH SUITABLE SIZE FOR THE RATING TO BE PROVIDED BY THE OWNER.

18. PROTECT BUILDING FROM DAMAGE DURING CONSTRUCTION. PROVIDE PLYWOOD OR SIMILAR BUILDING CONSTRUCTION MATERIALS AS REQUIRED TO PROTECT BUILDING.
As indicated on the plan:

- Owner: Bulgara Restaurant
  279 Columbus Ave
  San Francisco, CA

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

- Drawn and Checkered:
  9/23/2019
  WAA Design
  9/23/2019 9:39:35 PM

- Details:
  1. Walk-in cooler enlarge plan
  2. Toilet enlarge plan
  3. Existing accessible entrance
  4. Bathroom elevation A
  5. Bathroom elevation B
  6. Bathroom elevation C
  7. Bathroom elevation D
  8. Automatic door opener

- Scale: 1/2" = 1'-0"
## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
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<tr>
<td>279 COLUMBUS AVE</td>
<td>0162017</td>
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<th>Case No.</th>
<th>Permit No.</th>
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<td>2019-014224PRJ</td>
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<tr>
<th>Addition/Alteration</th>
<th>Demolition (requires HRE for Category B Building)</th>
<th>New Construction</th>
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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.

## STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.

- **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.

- **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:
  1. 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.
  2. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  3. The project site has no value as habitat for endangered rare or threatened species.
  4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  5. The site can be adequately served by all required utilities and public services.

**FOR ENVIRONMENTAL PLANNING USE ONLY**

- **Class ____**
<table>
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<th><strong>Step 2: CEQA Impacts</strong></th>
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<td><strong>To Be Completed by Project Planner</strong></td>
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<th><strong>Air Quality:</strong> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</th>
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<tr>
<td><strong>Hazardous Materials:</strong> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</td>
</tr>
<tr>
<td><em>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</em></td>
</tr>
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<td><strong>Transportation:</strong> 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?</td>
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<td><strong>Archeological Resources:</strong> Would the project result in soil disturbance/ modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):** Ashley Lindsay
### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
**TO BE COMPLETED BY PROJECT PLANNER**

**PROPERTY IS ONE OF THE FOLLOWING:** (refer to Property Information Map)

- **Category A:** Known Historical Resource. **GO TO STEP 5.**
- **Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
- **Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

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

Check all that apply to the project.

- 1. **Change of use and new construction.** Tenant improvements not included.
- 2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
- 3. **Window replacement** that meets the Department’s *Window Replacement Standards*. Does not include storefront window alterations.
- 4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
- 5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
- 6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
- 7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
- 8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**Note:** Project Planner must check box below before proceeding.

- Project is not listed. **GO TO STEP 5.**
- Project does not conform to the scopes of work. **GO TO STEP 5.**
- Project involves four or more work descriptions. **GO TO STEP 5.**
- Project involves less than four work descriptions. **GO TO STEP 6.**

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

Check all that apply to the project.

- 1. Project involves a **known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
- 2. **Interior alterations to publicly accessible spaces.**
- 3. **Window replacement** of original/historic windows that are not “in-kind” but are consistent with existing historic character.
- 4. **Facade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- 6. **Restoration** based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (specify or add comments):
   - no interior or exterior work associated with scope of work per 2019-014224CUA.

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

   *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

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

   - [ ] Reclassify to Category A
   - [ ] Reclassify to Category C
     - a. Per HRER or PTR dated
     - b. Other (specify): *(attach HRER or PTR)*

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

   - [ ] 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**

- [ ] 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

  **Date:** 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**

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>279 COLUMBUS AVE</td>
<td>0162/017</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Previous Building Permit No.</th>
<th>New Building Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019-014224PRJ</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
<th>New Approval Action</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Planning Commission Hearing</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Modified Project Description:

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:

- [ ] Result in expansion of the building envelope, as defined in the Planning Code;
- [ ] Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
- [ ] Result in demolition as defined under Planning Code Section 317 or 19005(f)?
- [ ] Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

If at least one of the above boxes is checked, further environmental review is required.

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

- [ ] The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. 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.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
</tr>
</thead>
</table>
**Land Use Information**

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

<table>
<thead>
<tr>
<th>GROSS SQUARE FOOTAGE (GSF)</th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>NET NEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking GSF</td>
<td></td>
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</tr>
<tr>
<td>Residential GSF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail/Commercial GSF</td>
<td>2875</td>
<td>0</td>
<td>2875</td>
</tr>
<tr>
<td>Office GSF</td>
<td></td>
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<td>CIE GSF</td>
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<td>Other ( )</td>
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<tr>
<td>TOTAL GSF</td>
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<table>
<thead>
<tr>
<th>PROJECT FEATURES (Units or Amounts)</th>
<th>EXISTING</th>
<th>NET NEW</th>
<th>TOTALS</th>
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</thead>
<tbody>
<tr>
<td>Dwelling Units - Affordable</td>
<td></td>
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<tr>
<td>Dwelling Units - Market Rate</td>
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<tr>
<td>Dwelling Units - Total</td>
<td></td>
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</tr>
<tr>
<td>Hotel Rooms</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Buildings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Stories</td>
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<td>Bicycle Spaces</td>
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<tr>
<td>Car Share Spaces</td>
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<tr>
<td>Other ( )</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
### LAND USE - RESIDENTIAL

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
<th>NET NEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One Bedroom Units</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Two Bedroom Units</td>
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<tr>
<td>Group Housing - Rooms</td>
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<tr>
<td>SRO Units</td>
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<td></td>
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<tr>
<td>Micro Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*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.*
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 Nizaras pizza had no ABC license. Bulgara local restaurant (not chain) is requesting full restaurant use (add ABC license) on the zoning. However, ABC license and grilling meat brings business to the city and neighborhood. The location attracts many tourists, visitors 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.

<table>
<thead>
<tr>
<th>General Land Use</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking GSF</td>
<td>0</td>
<td>0</td>
</tr>
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</tr>
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</tr>
</tbody>
</table>

<table>
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<tr>
<th>Project Features</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units - Affordable</td>
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<tr>
<td>Other:</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use - Residential</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Units</td>
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</tr>
</tbody>
</table>

For ADUs, list all ADUs and include unit type (e.g., studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.
ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.

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

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

<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. General</td>
<td>Estimated construction duration (months):</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>1b. General</td>
<td>Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>1c. General</td>
<td>Does the project involve a change of use of 10,000 square feet or greater?</td>
<td>☑ Yes ☐ No</td>
<td></td>
</tr>
<tr>
<td>2. Transportation</td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?</td>
<td>☑ Yes ☐ No</td>
<td>If yes, submit an Environmental Supplemental- School and Child Care Drop-Off &amp; Pick-Up Management Plan.</td>
</tr>
<tr>
<td>3. Shadow</td>
<td>Would the project result in any construction over 40 feet in height?</td>
<td>☑ Yes ☐ No</td>
<td>If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed; may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.</td>
</tr>
<tr>
<td>4a. Historic Preservation</td>
<td>Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?</td>
<td>☑ Yes ☐ No</td>
<td>If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.</td>
</tr>
<tr>
<td>4b. Historic Preservation</td>
<td>Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?</td>
<td>☑ Yes ☐ No</td>
<td>If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a>.</td>
</tr>
</tbody>
</table>

Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.
<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Archeology</td>
<td>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, provide depth of excavation/disturbance below grade (in feet*):</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>*Note this includes foundation work.</td>
</tr>
<tr>
<td>6a. Geology and Soils</td>
<td>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?</td>
<td>☐ Yes ☑ No</td>
<td>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</td>
</tr>
<tr>
<td></td>
<td>Area of excavation/disturbance (in square feet):</td>
<td></td>
<td>- The project involves:</td>
</tr>
<tr>
<td></td>
<td>Amount of excavation (in cubic yards):</td>
<td></td>
<td>- excavation of 50 or more cubic yards of soil, or</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>- building expansion greater than 500 square feet outside of the existing building footprint.</td>
</tr>
<tr>
<td>6b. Geology and Soils</td>
<td>Does the project involve a lot split located on a slope equal to or greater than 20 percent?</td>
<td>☐ Yes ☑ No</td>
<td>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</td>
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<tr>
<td>7. Air Quality</td>
<td>Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?</td>
<td>☐ Yes ☑ No</td>
<td>A categorical exemption cannot be issued. Please contact <a href="mailto:CPC.EPIntake@sfgov.org">CPC.EPIntake@sfgov.org</a>, once a Project Application has been submitted.</td>
</tr>
<tr>
<td>8a. Hazardous</td>
<td>Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application.</td>
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<tr>
<td>Materials</td>
<td></td>
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<td>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.</td>
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<tr>
<td>8b. Hazardous</td>
<td>Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.</td>
</tr>
</tbody>
</table>

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

09/29/2019

Date

Owner 925-303-3035

Relationship to Project Phone

(i.e. Owner, Architect, etc.) hforce.force@gmail.com

Email

Bulgan Yumjav

Name (Printed)

For Department Use Only

Application received by Planning Department:

By: ___________________________________________________________ Date: ____________________
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.

Signature

07/30/2019

Date

Owner: 925-303-3035

hforce.force@gmail.com

Bulgan Yumjav

Name (Printed)

Relationship to Project

Phone

Email

For Department Use Only

Application received by Planning Department:

By: ________________________________ Date: ________________________________
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

☑ Pre-Application Meeting
☐ The applicant has conducted a Pre-Application Meeting.

☑ Formula Retail
☐ The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments.

☑ 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.

☑ 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.

☑ Loss of Dwellings
☐ The application does not seek to remove any dwelling units.

☑ 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.

☑ 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.

☑ Nature of Use
☐ The application involves only non-residential uses and does not seek to establish or expand any of the following:
  - Massage Establishment
  - Tobacco Paraphernalia Establishment
  - Adult Entertainment Establishment
  - Cannabis Uses
  - Fringe Financial Service
  - Drive-up Facility
  - Wireless Telecommunications Site ("WTS")
  - Outdoor Activity Area
  - Bar
  - Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues)
  - Off-Street parking in excess of that allowed on an as-of-right basis
  - Office closed to the public located on the ground story
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

Date

Phone Number

Email Address

Bulgan Yumjav

hforce.force@gmail.com

For Department Use Only

Check One:

☐ ENROLLED

By:

Date:

☐ NOT ENROLLED

STATE REASON:

By:

Date:
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): 102
Proposed Business Name: 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): N/A
Conditional Use Case No. (if applicable): N/A

3. Quantity of Retail Locations

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<tr>
<td>3.A</td>
<td>List the number of existing locations this business has worldwide. Please include any property for which a lease has been executed.</td>
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<tr>
<td>3.B</td>
<td>List the number of existing locations in San Francisco.</td>
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</table>

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

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<tr>
<th>FEATURES</th>
<th>YES</th>
<th>NO</th>
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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:

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b) The information presented is true and correct to the best of my knowledge.

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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.

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Signature

07/30/2019

Date

Owner

925-303-3035

hforce.force@gmail.com

Relationship to Project

Phone

Email

Bulgan Yumjaa

Name (Printed)

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?

☐ Yes ☐ 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 2999 Columbus Ave, cross street(s) Broadway, (Block/Lot/Seq: 0162 014), 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;
- [X] All Formula Retail uses subject to a Conditional Use Authorization;
- [ ] PDR-1-B, Section 313;
- [ ] Community Business Priority Processing Program (CBPP).

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 Shonjav
Project Sponsor(s): Bulgan Shonjav
Contact information (email/phone): jforce@trecinc.com 415-308-3035
Meeting Address: 2999 Columbus Ave, San Francisco, CA 94118
Date of meeting: 07/19/2019 Time of meeting*: 4:30 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 plc@sfgov.org. You may also find information about the Planning Department on the Planning Department website at www.sfgov.org/planning.
PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 04/19/2019
Meeting Time: 4:30 PM
Meeting Address: 249 Columbus Ave, San Francisco, CA 94133
Project Address: 249 Columbus Ave, San Francisco, CA 94133
Property Owner Name: Bulgya Yunjav
Project Sponsor/Representative: Bill Gay Yunjav

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.

<table>
<thead>
<tr>
<th>NAME/ORGANIZATION</th>
<th>ADDRESS</th>
<th>PHONE #</th>
<th>EMAIL</th>
<th>SEND PLANS</th>
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<td>1. Kwon</td>
<td></td>
<td>510 - 389 - 9297</td>
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<td>2. Linda Chiu</td>
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SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 07/19/2019
Meeting Time: 4:30 PM
Meeting Address: 2149 Columbus Ave, San Francisco, CA 94113
Project Address: 2149 Columbus Ave, San Francisco, CA 94113
Property Owner Name: Bulgara Yungav
Project Sponsor/Representative: Bulgara Yungav

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 Chiu

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 building.

Question/Concern #4:

Project Sponsor Response:

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

I, Bulgay Junjiv, do hereby declare as follows:

1. 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.

2. The meeting was conducted at 279 Columbus Ave (location/address) on 5/19/2019 (date) from 4:30pm (time).

3. 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.

4. 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, 04/21/2019, IN SAN FRANCISCO.

[Signature]

Bulgay Junjiv

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