

## Project Sponsor's Response to Appellant Material Submitted September 23, 2020.

The NOPAWN letter cites: **Safety, Affordable Housing, and Potential Precedent Setting** as reasons for reversing the Conditional Use Authorization granted with unanimity and the Planning Commission.

We address these points below, and additionally address the HANC notice of intent to issue a letter:

### Safety:

Safety is evaluated through the lens of the California Building and Fire Codes with San Francisco Amendments as well as Administrative Bulletins developed by the SFDBI and SF Fire Department.

The San Francisco Fire Marshall and the Department of Building Inspection publicly stated that IF the project meets the code, THEN the project is considered safe. Pre-application letters provided by both Departments are in agreement that the project as proposed meets the code as evaluated in the Pre-application meeting process.

The project meets or exceeds the code for Fire Department Access, Exiting and Egress width.

There is no requirement that residents "shelter-in-place" in this project. No such language is found in the code nor is it relied upon in this project.

The neighbors produced a letter from a code consultant relying on false assumptions that have been thoroughly rebutted. See Project Sponsor's response under Item 14 "Post Pkt Project Sponsor Response 082420" linked below:

<https://sfgov.legistar.com/View.ashx?M=F&ID=8742311&GUID=697DF026-6E9C-46C0-84DC-A93E5D152CEF>

Please consider that the safety of a project is not determined by those hired to oppose the project, nor by the project sponsor. **This legal determination and authority is vested in the San Francisco Department of Building Inspection and San Francisco Fire Department.**

The Appellants in their document titled **1846 Grove Street Proposed Development Designation of R-2 or R-3** again falsely assert that these homes are an Apartment Building (R-2 occupancies) rather than the Single family home and Duplex (R-3). They falsely claim that the code does not allow multiple single family homes on one lot.

The Code specifically allows multiple building on a single lot in Section 705.3

#### **705.3 Buildings on the Same Lot**

For the purposes of determining the required wall and opening protection, projections and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary line between them.

Where a new building is to be erected on the same lot as an existing building, the location of the assumed imaginary line with relation to the existing building shall be such that the *exterior wall* and opening protection of the existing building meet the criteria as set forth in Sections 705.5 and 705.8.

The Pre-application meeting letter signed by Jeff Ma at the Department of Building Inspection specifically addresses this question.

The Appellants have provided a pre-application letter from a 2005 proposal with a 2003 California Building Code Basis. This letter is irrelevant to the current project which is reviewed under the code as applicable at time of application. **The code has been significantly revised over 6 code cycles since this period.**

#### **Affordable housing:**

The Appellants make the Argument that the Conditional Use Approval requires a higher standard of affordability **than is required by legislation written by the Board of Supervisors.**

The Planning Commission fully understood the proposal and made appropriate findings.

As stated in a previous response in Item 5 of the docket found here . . .

<https://sfgov.legistar.com/View.ashx?M=F&ID=8687449&GUID=0158DCBE-E117-4BC9-9454-859B8BA31353>

We believe that the homes will be more naturally affordable due to the particular circumstances of the lot, lack of parking, smaller unit sizes, and minimal private amenities. These homes will not have city views, garages, and luxury amenities. They will have private and common open space suitable for family use.

We are imaging these to be starter homes for smaller families or possibly for empty nesters that are downsizing. **Middle class families (who do not qualify for a rarely available BMR unit) need homes too.**

#### **Potential Precedent Setting:**

It is regrettable that HANC, one week before the hearing, states an intent to issue a letter against the project. A public meeting on Feb 6, 2020 at the Page Street Branch of the SFPL was attended by Lynn Grano and Jaime Michaels, from this group. At the meeting they complemented the design and even explained to others why they felt the homes were well-designed and minimally-impactful. Since that time, they have not reached out to us, nor have they invited us to speak directly to their larger group.

The Appellants cite the granting of a Variance by the Zoning administrator as setting a poor precedent. They falsely state that the standard for granting a Variance is a “necessary and desirable” test. Variances granted for lots are based on “unusual or exceptional circumstances” that were not anticipated by the Planning Code. The Zoning Administrator made Findings demonstrating that granting of the Variances were appropriate to reduce and more broadly distribute impacts across the property rather than concentrating the building volumes in a particular location. See Variance Decision 2018-011441VAR

Variances for the project were not appealed.

The Appellants have provided quotes from Planning Commissioners at the First Planning Commission hearing. Please understand that the project was revised to address concerns and resulted in the

**unanimous approval of Commissioners after review of the revised design.** We request the Supervisor please review the deliberation of the Commissioners at both hearings and not consider out of context statements provided from a single hearing only.

[https://sanfrancisco.granicus.com/MediaPlayer.php?view\\_id=20&clip\\_id=35574](https://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=35574)

The proof is in the approval. Planning Commissioners included those recently appointed for additional terms.

The Appellants cite precedent. Our presentation to the Planning Commission and our CU Appeal response (Docket Item 5) included many examples of homes without direct street frontage in the immediate few blocks. One only needs to do a general survey of Google Maps to see **hundreds of examples in every neighborhood in San Francisco.**

San Francisco is a unique city with many unique conditions that are not fully expressed by this grid of conformity that the Appellants wish to impose. The Planning Commission had the opportunity to study the plans and three dimensional views in a detailed way, thoroughly considered the unique qualities of the site, and heard public testimony, and considered the alterations to the project. There is no new information provided in the Appeal.

Is this Precedent setting? Let's hope so! Let's hope that housing is built! Let's hope that good design is rewarded and encouraged. Let's hope people can find creative ways to build new homes that are minimally impactful to adjacent properties as found by the Zoning Administrator, the Residential Design Advisory Team, and the Planning Commission.

Let's hope that San Francisco is not done, not over, not closed for those who do not already own a home.

Sincerely,

**Troy Kashanipour**, Architect, LEED AP, **Co-Owner.** District 8 Resident, District 10 Architectural Practice

**Ronan Concannon**, **Co-Owner** Residential Contractor specializing in small scale residential construction and renovation in San Francisco for 25 years.

**Sasha Plotitsa**, **Co-Owner**, Small Business Owner in District 5, Resident District 9. <https://theformr.com/>

**Attachments following:**

**Letters of support (56)**

**Supporter Petition**

Project Support Package:

65 Letters of Support for the homes following, plus petition from 324 persons, over 290 are SF residents.

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**1846 Grove\_Letter of Support**

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**Maria Danielides** <mariadanielides@gmail.com> Tue, Aug 18, 2020 at 7:58 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com, Troy Kashanipour <tk@tkworkshop.com>

Hello Supervisors-

I've been a resident of **District 5** for twenty years; and I am writing to you in support of the proposed housing project at 1846 Grove. Earlier in the year, this project was reviewed by the Planning Commission who unanimously approved the project. Please find my attached letter of support which was sent to the Commissioners prior to their hearing and reiterates the virtues of the project.

Thank you for your attention and consideration in rejecting the appeal by opposition on Aug 25th.

Maria Danielides

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Maria Danielides, RA  
[www.linkedin.com/in/mariadanielides](http://www.linkedin.com/in/mariadanielides)  
415.999.3012

Re: 1846 Grove Street

2018-011441CUAVAR

April 6, 2020

Dear Commissioners:

As a resident of Lower Haight for 20 years, I'm also a member of the design community for over 25 years; and I respectfully submit this letter of support for the proposed project at 1846 Grove within my extended neighborhood.

The details outlined in the project's records demonstrate the **due diligence** by the design team toward developing and refining this project not only within the standards of our zoning and building codes but in response to the Community.

Design is problem-solving within a series of constraints.

This particular site poses such design challenges that are not ignored but embraced as a new urban paradigm for housing. Comments from our Planning, Building and Fire Departments as well as the Community were taken as **constructive criticism** to ultimately improve the design.

The project's evolution demonstrates the time and resources expended to **meet and exceed** standards in life safety, sustainability, means & methods in construction, and social responsibility. These measures are well documented in the Executive Summary for Conditional Use; and as thoroughly vetted by the Planning Department, the project is deemed consistent with the City's General Plan as well as 'necessary, desirable, and compatible' with the neighborhood.

As someone also committed to the interests of our built environment, I encourage you, the Commissioners, to **embrace this opportunity** of being part of a progressive and innovative response to an urban housing challenge that will resonate boldly in and beyond San Francisco.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maria Danielides', with a stylized flourish at the end.

Maria Danielides, RA

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**Re: 1846 Grove Street – Appeal of CEQA and Conditional Use Approval to the BOARD OF SUPERVISORS**

1 message

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**Allison Arieff** <aja@modernhouse.com>

Wed, Aug 19, 2020 at 9:36 AM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Dear Supervisors:

I am writing to urge you support unequivocally the housing at 1846 Grove Street. There is absolutely NO reason not to. There is, and has long been, a massive housing shortage in the city. Any obstacles toward building more should be removed. I trust you will do the right thing here.

Thank you,

Allison Arieff  
Resident of District 8

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**1846 Grove St**

1 message

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**Bonzai Becky** <thebecktastic@gmail.com>

Wed, Aug 19, 2020 at 10:28 AM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Bcc: sasha.dzin@gmail.com

Hello Board of Supervisors,

Please uphold the unanimous approval for these sweet little infill units. So often conversations circle around luxury dwellings and low income housing, yet again leaving out the Middle Class. These are perfect middle income family homes within a currently underutilized space.

The fears of fire and evacuation risk are just a facade for NIMBYism. We all heard the veteran fire expert saying these units would be just as easy as facing emergencies in any of the common ADUs throughout the city. It's not some towering apartment complex where hundreds of people could clog the breezeway on exodus. A few small family units would have no trouble in an evacuation scenario.

Right now with investors pulling out of projects with an uncertain economy, it's more important than ever to help promising projects move forward. It also promises jobs to local construction companies.

Please make the right choice to help San Francisco pull out of its housing crises and approve this project to create more housing for average working class families.

All the best,

Becky Simmons

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**1846 Grove Street - Please Reject the Appeal**

1 message

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**Rick Hills** <rh@vanguardsf.com>

Wed, Aug 19, 2020 at 11:03 AM

To: "sasha.dzin@gmail.com" <sasha.dzin@gmail.com>

Dear Supervisors,

As a former Planning Commissioner (under Mayor Willie Brown) and engaged citizen about the housing crisis in San Francisco, I write to request that you reject the meritless appeal of CEQA and Conditional Use of the project at 1846 Grove Street.

Your review of the file will show that the project as finalized is an imaginative use of an in-fill lot, sensitive to and in scale with the neighborhood, and incorporates key neighbor concerns, specifically with respect to fire safety issues. The project sponsor met repeatedly with the neighbors and at the end of two hearings - live and during COVID - the Planning Commission *unanimously* approved the project.

Reduced to its essentials, the opponents' concerns here amount to nothing more than a bad case of NIMBYism.



Please reject the appeal and approve the project as unanimously approved by the Planning Commission.

Most respectfully,

Rick Hills

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**SUPPORT for homes at 1846 Grove St.**

1 message

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**Samuel Deutsch** <sam@alumni.usc.edu>

Wed, Aug 19, 2020 at 1:15 PM

To: Matt.Haney@sfgov.org, "MandelmanStaff, [BOS]" <MandelmanStaff@sfgov.org>, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Board of Supervisors,

I am writing in STRONG SUPPORT of the proposed project at 1846 Grove St.

I am a renter in SF, and I have had to deal firsthand with our housing shortage - I am living in an overcrowded apartment with four roommates because that's the only way I can afford rent.

We need more housing in SF and these homes have been under review for four years despite being unanimously approved by DBI and the Planning Commission! There is frankly no good justification to oppose this

project, and with San Francisco receiving more and more national scorn for our terrible housing policy, the last thing we need is to further prove our critics right and make the short-sighted decision to kill this incredibly modest project.

Please SUPPORT THESE HOMES!

Thank you,  
Sam Deutsch  
SF District 8 Resident

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**Support the Approval of 1846 Grove Street - reject the appeal**

1 message

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**Sean McHugh**

<sean.mchughconstruction@gmail.com>

Wed, Aug 19, 2020 at 2:43  
PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org

Cc: Troy Kashanipour <tk@tkworkshop.com>, sasha.dzin@gmail.com

To whom it may concern,

I am emailing for support for the project and objection of the rejection of this merit-less and obstructionist appeal. This project seems to have met all codes and approvals but continues to be rejected. I feel the owner and architect has done everything in their power, including all the site meetings, modifications based on all the constructive comments, number of units reduced, volumes modified etc. What more can possibly be done to allow this home owner to proceed with their project. Both hearings ending in unanimous support, I believe the opposition should have been rejected their appeal after all of the due diligence done by ownership and design team.

The meritless appeal should be rejected. The unanimous decision of the Planning should be upheld based on the Findings of the Commission. The Board of Supervisors should reject the CU and CEQA appeal and these allow modest homes to be built believing in the future of SF beyond the economic crisis and current pandemic.

Regards,

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**Sean McHugh**  
McHugh & Son Construction  
415.246.5237

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**Please support increased housing at 1846 Grove Street**

1 message

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**Joshua Ehrlich** <ehrichjoshua@gmail.com>

Wed, Aug 19, 2020 at 5:54 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Bcc: sasha.dzin@gmail.com

Dear supervisors,

I understand that there is an appeal for the additional housing at 1846 Grove St even though the project was unanimously approved at the planning commission. Please reject this appeal and let the project commence. Housing and homelessness is one of the most pressing issues in our city and we should be doing everything in our power to let everyone who wants to live in our beautiful city find a home here. Even if this project does not match your ideals (it has less units than I would prefer), we cannot keep rejecting and delaying our way out of this crisis.

Thank you for your consideration

Joshua Ehrlich

253 Frederick St, District 5

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**Uphold the Unanimous Approval of 1846 Grove Street**

1 message

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**Emily Schell** <emilypsshell@gmail.com>

Wed, Aug 19, 2020 at 6:05 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org,

Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Dear Supervisors,

As a current San Francisco District 5 resident, I am writing to **reject the meritless appeal** of the CEQA and Conditional Use Approval of the 1846 Grove Street project.

The opposition to this new development has asserted that the housing shortage in San Francisco is due to vacant units, which simply is not true. San Francisco and the Bay Area have the lowest vacancy rates in the country. In less than two weeks, the California eviction moratorium could be lifted, leaving millions of Californians at risk for eviction and continued housing insecurity. The time to be stingy with affordable housing opportunities was not before, and it is certainly not now.

Furthermore, the project has been extensively reviewed and vetted by the Planning Commission and community members since 2016. The proposal was extensively modified based on neighbors' concerns and reflects community and Planning Commission consensus.

Finally, the opposition asserts that this project does not meet code. That also is untrue. The project meets SF Building Code and Fire Code.

Accordingly, I urge you all to **uphold the unanimous decision of the Planning Commission** and reject this meritless appeal. Thank you for your consideration.

Best,

Emily Schell  
San Francisco, District 5 Resident

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**Constituent -- please APPROVE 1846 Grove St.**

1 message

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**Kyle Cooper** <kylejamescooper@gmail.com>

Wed, Aug 19, 2020 at 6:46 PM

To: Dean.Preston@sfgov.org

Bcc: sasha.dzin@gmail.com

Supervisor Preston,

I write as a constituent (and a close neighbor of yours, in fact) to urge you to stop holding up the project at 1846 Grove St.

Based on your comments on Twitter regarding this project [1], you seem to imply that it is inconsequential. Yet you have appealed the Planning Commission's unanimous approval, so you must believe scrutinizing four modest units is worth the time of the Board of Supervisors during a public health and economic crisis.

We have the highest rents, among the highest home prices, and among the lowest vacancy rates in the country.[2,3]

Preventing new housing may serve people who own multi-million dollar homes, but it doesn't serve renters (like my wife and me) or anyone who hopes to raise a family in this great city.

Please allow these homes to be built.

Sincerely,  
Kyle Cooper  
D5 Constituent and 6-year renter in  
San Francisco

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**In Support of Homes at 1846 Grove St.**

1 message

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**Emily Johnston** <confusethegoose@gmail.com> Wed, Aug 19, 2020 at 8:23 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org

Cc: sasha.dzin@gmail.com

Dear Supervisors:

I'm writing in support of the infill housing project at 1846 Grove Street. I am a homeowner in District 8 (4452 23rd St.), and I've lived in San Francisco for over 13 years. In that time, San Francisco has not met the increasing demand for housing, with hardly any development in spite of tremendous economic growth.

This project is an innovative, elegant use of space, and it's incredibly disappointing to see the approval process take over 3 years to complete. The issues raised in appeal are all either false or previously addressed issues. The accusations



about fire safety are particularly galling - clearly the SFFD are the experts, so how is it even a question?

Units that meet our building standards should be built. Please approve this project. In addition, please streamline the approvals processes for further construction. Allowing spurious complaints from vocal obstructionists is undemocratic and unjust.

Thank you,

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**1846 Grove - Support Letter**

1 message

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**Sean Lundy** <sean.lundy@gmail.com>

Wed, Aug 19, 2020 at 8:31 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, "Ronen, Hillary" <Hillary.Ronen@sfgov.org>, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Dear Supervisors:

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**1846 Grove**

1 message

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**James Ausman** <ausman@gmail.com>

Wed, Aug 19, 2020 at 9:20 PM

To: Matt Haney <Matt.Haney@sfgov.org>, Mandelman Staff <MandelmanStaff@sfgov.org>, Gordon Mar <Gordon.Mar@sfgov.org>, Aaron Peskin <Aaron.Peskin@sfgov.org>, Dean.Preston@sfgov.org, Sandra Lee Fewer <Sandra.Fewer@sfgov.org>, Hillary Ronen <Hillary.Ronen@sfgov.org>, Ahsha Safai <Ahsha.Safai@sfgov.org>, Catherine Stefani <Catherine.Stefani@sfgov.org>, Shamann Walton <Shamann.Walton@sfgov.org>, Norman Yee <Norman.Yee@sfgov.org>  
Cc: sasha.dzin@gmail.com

Dear San Francisco BoS,

I fully support this new construction of a modest in size group of homes that will go towards filling our "missing middle" in San Francisco. They are appropriate for raising a family too, which is another bonus.

I am a long time San Francisco resident who has lived here over 30 years. My grandfather came here to build Liberty ships during WWII and my mother was born here. I have children in the San Francisco public schools and currently live in Bernal Heights. The DR process is clearly broken, you should eliminate it. It should not take four years to get permits, especially for such a modest proposal.

Sincerely,  
Jim Ausman

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**1846 Grove Street - Support for New Homes Development**

1 message

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**Val Rabchev** <val@optimaldesigngroup.com>

Thu, Aug 20, 2020 at 6:37 AM

To: Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org,  
Catherine.Stefani@sfgov.org, Ahsha.Safai@sfgov.org, Hillary.Ronen@sfgov.org,  
Sandra.Fewer@sfgov.org, Dean.Preston@sfgov.org, Aaron.Peskin@sfgov.org,  
Gordon.Mar@sfgov.org, MandelmanStaff@sfgov.org, Matt.Haney@sfgov.org  
Cc: "sasha.dzin@gmail.com"@mail3c40.carrierzone.com

Dear Supervisors,

The undersigned design professional supports  
above titled development.

The proposal is thoughtful, creative and provides  
much needed housing for a segment  
of the city population needing small but  
comfortable home.

Steps away from USF and several educational &  
medical facilities, there are hundreds of  
students and staff that would welcome this  
addition.

The design is quite ingenious. Added homes  
would create a mini community without negative  
affect on anyone.

It represents urban planning and vacant land  
infill that enriches the neighborhood.

The proposed townhouse cluster would be a  
mini village allowing close interaction of  
residents in a neat setting  
yet offering privacy to each of them.

The opposition arguments make no sense.

Their references to building codes and alleged  
safety concerns

are unfounded, unprofessional and contradict  
determinations of relevant municipal agencies.

Respectfully,

Val A. Rabichev, PE

Optimal Design Group  
101 The Embarcadero, Suite 208  
San Francisco, CA 94105  
415.699.6050

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**Support homes at 1846 Grove**

1 message

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**Lawrence Li** <lawrence@bureausf.com>

Thu, Aug 20, 2020 at 8:58 AM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Dear Supervisors,

Please support the homes at 1846 Grove based on the facts.

The project meets code. DBI and Fire do not oppose it and meet modern safety standards.

The Planning Department supports it after the project has been modified to meet concerns.

People like me who can barely afford to live in SF need a drastically higher number of housing units built in the city. This includes building more ADUs like these in high volume and density. This requires creatively converting low-utility space into housing.

The planning process should be based on fact and merit. The process is already too

burdensome that puts too much exclusion power in the hands of existing residents.

Please support facts and reject the CU and CEQA appeal.

Lawrence Li  
498 Waller St Apt 9, San Francisco, CA 94117

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**Strong support for 1846 Grove St**

1 message

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**Michael Ducker** <miradu@miradu.com>

Thu, Aug 20, 2020 at 10:22 AM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron Peskin <Aaron.Peskin@sfgov.org>, Dean.Preston@sfgov.org, Sandra Lee Fewer <Sandra.Fewer@sfgov.org>, Hillary Ronen <Hillary.Ronen@sfgov.org>, Ahsha Safai <Ahsha.Safai@sfgov.org>, Catherine Stefani <Catherine.Stefani@sfgov.org>, Shamann.Walton@sfgov.org, Norman Yee <Norman.Yee@sfgov.org>

Cc: sasha.dzin@gmail.com

Supervisors,

I live 2 blocks away from 1846 Grove St in my own 120 year old backyard carriage house. Using our 'T' plot zoned lands effectively is critical for building more modest starter homes to make homeownership affordable to more people other than multi-millionaire san francisco homeowners. Speaking from experience, houses like these proposed make for delightful private, historically relevant homes that will be treasured by the neighborhood for a century to come.

The project meets SF Building code and Fire code and extensive review - we need to follow our laws and not allow obstructionism to get in the way of improving our neighborhoods.

The meritless appeal before you should be rejected.

-michael ducker  
1949 McAllister St, San Francisco, CA 94115  
miradu@miradu.com  
6124145809

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**Please support more homes at 1846 Grove**

1 message

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**Adam Buck** <adambuck@gmail.com>

Thu, Aug 20, 2020 at 11:53 AM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Bcc: sasha.dzin@gmail.com

Dear Board of Supervisors,

My name is Adam Buck, and I am a doctor who lives in district 6. I take care of patients who are suffering from housing instability on a daily basis.

I'm writing today to ask you to deny the appeal that is trying to prevent creating homes at 1846 Grove.

My understanding is that this project meets all zoning and code, and has been unanimously approved by the Planning Commission. It seems like this appeal is completely without merit.

The only way we are going to fix our housing crisis is by building more homes, and this small lot infill development that fits existing zoning is just what we need. Please allow these homes to happen!

Sincerely,  
Adam Buck, MD  
235 Berry Street

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**1846 Grove Street - Letter of Support**

1 message

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**david cumby** <davidcumby@gmail.com>

Thu, Aug 20, 2020 at 6:52 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org

Cc: sasha.dzin@gmail.com

I am writing in support of the proposed project at 1846 Grove Street.

Questions regarding life safety have been thoroughly addressed in the design of this project. The project sponsor has worked in consultation with the planning, building and fire departments from the beginning of the process.

The number of housing units, the disposition and scale of the buildings, the type of construction, and the means of access to and egress from the site have all been carefully reviewed. The project will be required to maintain compliance with these carefully considered life safety standards in order for a building permit to be issued.

Looking at the proposed new housing in the context of the full city block surrounding the property, it is clear the scale of the proposed project is modest relative to its surroundings. It is thoughtfully organized to preserve the large existing tree.

The mixture of 1 and 2 story tall volumes is broken into small components, exhibiting a sensitivity to light, air, and privacy for neighboring properties. Contextual sensitivity is also evident in material choices, in particular the proposed living roofs which will be visible from some adjacent properties. Thoughtfully designed for this specific site, the project provides desirable new housing appropriate in scale and character on a site well served by transit and bike lanes.



The key questions of life safety and contextual design sensitivity have been thoroughly addressed in the design of this project, which is why it received unanimous approval from the Planning Commission. I hope you will approve this project as it is currently proposed.

Sincerely

David Cumby  
District 3 Resident

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**1846 Grove Street – Appeal of CEQA and Conditional Use Approval to the BOARD OF SUPERVISORS**

12 messages

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**Dmitry Shapiro** <shapiro.dmitry@gmail.com>

Thu, Aug 20, 2020 at 10:16 PM

To: Norman.Yee@sfgov.org

Cc: sasha plotitsa <sasha.dzin@gmail.com>

Supervisor Yee, do you really believe that NIMBYism will increase affordable housing supply?

1846 Grove will make use of infill lots in a creative way, creating +4 net new housing units. This project has already met the very high bar of the Planning Commission, met fire and building code, and given massive concessions to mollify its NIMBY neighbors.

I implore you to allow this project.

Dmitry  
810 Fell St  
415.613.9124

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Supervisors-

I am a long-time resident of San Francisco (over 15 years in Districts 2 and 5) with over 10 years of experience working as a structural engineer and permit expediter in addition to being the co-founder of a beer and wine company with five locations in the City. I love this City, but sometimes it breaks my heart. The Board's decision to take up the appeal of the unanimously approved housing project at 1846 Grove St is bordering on malfeasance, particularly in a time of critical local and global crises. Exhausting the City's limited time and resources to investigate a small four-unit development, again, approved unanimously by the professionals of the San Francisco Planning Commission, who's singular job is to review projects like this, is enough to make one lose sleep at night.

Over four years of design development has allowed for exhaustive review by the various agencies with jurisdiction over this project. Both the Building and Fire Departments have reviewed the project (extensively, to be sure) and given their approval and verified that the project meets the requirements of the 2019 San Francisco Building and Fire Codes. These are the governing codes that have been developed by generations of research, expertise and experience; not folksy, populist and self-interested opinions. The small but vociferous group of neighbors arguing that the development is "unsafe" in spite of approval by the Building and Fire Departments is reminiscent of the ongoing debate arounds masks during this pandemic; another example of uninformed and self-interested opinion battling expertise.

This city needs units, desperately. We need to build in this city to create a living environment that works for everyone, not just the lucky few; otherwise, this city will build a slow death in the name of protecting homeowner's backyards at the expense of a diverse and vibrant economy.

Do the aching residents of this City a favor and DISMISS this appeal, allow the development to move forward, and get back to work on the stack of issues sitting on your desk that really matter. Please.

-matt

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Matthew S. Coelho, P.E., LEED® AP

***Sr. Associate***

**Hom•Pisano Engineering, Inc.**

1406 32nd Avenue San Francisco, CA 94122

732.331.5368

coelho@hompisano.com

[www.hompisano.com](http://www.hompisano.com)

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**1846 Grove Street**

1 message

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**Ed Sidawi** <sidawied@gmail.com>

Fri, Aug 21, 2020 at 9:53 AM

To: Hillary.Ronen@sfgov.org

Bcc: sasha.dzin@gmail.com

Supervisor:

We have an opportunity to add much needed housing to San Francisco. And in an area that has traditionally welcomed newcomers to the city. A place that should love to have more diversity and bustle.

This is another in a long line of projects that opponents attempt to scuttle with disingenuous complaints about process or "character" or inconvenience.

Enough.

As I have written to you before, if we continue on this road of forbidding modest increases of housing stock my children and their friends in the SFUSD will be forced to

leave the city for further school and eventually work.

The more projects like this get denied, or heard for appeal after approval the more expensive the city becomes.

You can and must stop this. The residents and future residents cannot afford it.

Ed Sidawi  
3166 26th street #1 94110

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## Support for 1846 Grove Development

1 message

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**Michael Plotitsa** <mplot9@gmail.com>

Fri, Aug 21, 2020 at 12:51 PM

To: Sandra.Fewer@sfgov.org

Cc: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org, sasha plotitsa <sasha.dzin@gmail.com>

Hello Sandra Fewer and other members of supervisors,

I wanted to express my support for the project at 1846 Grove. It is a very thoughtfully designed project by Troy Kashanipour. I know that there have been many attempts to negotiate with the neighborhood and there have been significant compromises made by the developers.

We need more housing in San Francisco.  
This project takes an awkward lot and makes  
a gem out of it. It was described as  
"**wonderful**" in a Planning Commission that  
ruled **unanimously** to support this project,  
after approval and support from multiple  
municipal agencies.

Let's follow these agencies  
recommendations, and not create obstacles  
for this project and exhaust taxpayer funds.

Thanks,  
Michael Plotitsa  
District 1

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**1846 Grove Street: Support for project**

1 message

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**michele king** <michele.king@gmail.com>

Fri, Aug 21, 2020 at 12:54 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org,  
Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org,  
Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org,  
Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org

Cc: sasha plotitsa <sasha.dzin@gmail.com>

Dear Supervisor

I am writing to express my support for the new housing project at 1846 Grove Street. With two decades of professional experience in urban planning and sustainability policy, I have a great appreciation for smart land use and design. This project creates efficient multi-unit housing near the recently upgraded Masonic Avenue bike lanes, without displacing any residents. This is the type of project that should be encouraged by the planning department and city residents.

As a longtime resident of San Francisco, I am also sensitive to privacy challenges and the need for sensitively designed small outdoor spaces. This project creates a small courtyard and orients the new units toward that shared open space, which helps maintain privacy for the surrounding existing residents. Most of the windows in the new housing will face onto this shared outdoor space which is designed to preserve the large existing tree on the site. The interior courtyard would foster a more human-centered design for inhabitants.

I think this project makes good use of a vacant property with a well-organized design that is respectful of neighbors. I hope it will be approved.

Respectfully

Michele King  
Resident in District 3

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**We support the Approval of 1846 Grove Street - reject the appeal**

1 message

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**Chris Hansten** <chrish@mac.com>

Fri, Aug 21, 2020 at 1:07 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Hello SF supervisors,

I am a homeowner in District 8, at 587 Waller. From reading the proposal, I feel that the developers on this project are trying to chart a way forward to make use of lots like this in a way that adds to density but are minimally impactful on the surrounding homes. They are trying to build very modest homes in this space, and have already gone through a rigorous planning process.

As a city, if we do not come up any and all creative means to add density to San Francisco thoughtful ways, I worry that this city is on a path to being unlivable to all but the rich, with deleterious consequences to all. This seems to me exactly the kind of project that planning and the supervisors should be discouraging.

I encourage to you to reject this appeal and allow the project to go forward.

—Chris Hansten  
587 Waller St

District 8

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**Please Support the Approval of 1846 Grove Street - reject the meritless APPEAL!**

1 message

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**June Kwon** <june.kwon@gmail.com>

Fri, Aug 21, 2020 at 1:29 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

To SF supervisors,

I have lived in SF for the last 15 years (566 Vermont St in Potrero Hill). I am part of the SF KOREAN AMERICAN community. I, along with my fellow Korean American SF citizens, have been interested in the 1846 Grove Street project and we are most frustrated at the news of the petition and possibility of this project being cancelled. I have reviewed the petition and feel that all the concerns have been already addressed in the previous neighborhood meetings. I strongly support this project to move forward so we could add more modest homes available to SF people.



I do not believe our supervisors just voice their support for more housing but in reality they side with people who oppose such effort with a meritless petition and slow down progress that we need in the city. I urge our supervisors to reject this type of appeal and show support for our citizens. WE NEED MORE MODEST HOUSING! Thank you for your support in advance.

June Kwon  
566 Vermont St. SF  
District 9

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**Dear supervisor**

4 messages

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**Constance Bernstein**  
<constancebernstein@gmail.com>

Wed, Aug 19, 2020 at 9:37  
PM

To: MandelmanStaff@sfgov.org  
Cc: sasha Plotitska <sasha@d-zin.com>

My friend, sasha plotitsa, just sent me a notice about the property at 2846 grove street which has generated some controversy. It looks like an interesting concept to me. As my supervisor, i am interested in what you think.  
Many thanks for your time.  
Constance Bernstein

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**Please Approve 1846 Grove Street project**

5 messages

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**Leo Senderovich** <lsenderovich@gmail.com>

Fri, Aug 21, 2020 at 12:02 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org

Dear planning commission and others whom this may concern,

Please finally approve the construction of the 4 unit project @ 1846 Grove Street.

I grew up in San Francisco. However due to shortage of real estate, I moved to the East Bay. So did most of my friends. We also wanted a yard for our kids/pets to safely play in.

This project and others like it would give opportunities for young families to live in the city they love, but have a safe environment.

The builders for this project also designed these homes to be modern and ecofriendly. This is the right way for the city to answer its demand of affordable housing (in lieu of more cold skyscrapers)

Thank you for your consideration,

Leo Senderovich

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**1846 Grove Project**

1 message

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**Chris Masterson** <chris@masterson.email>

Fri, Aug 21, 2020 at 3:58 PM

To: Dean.Preston@sfgov.org, Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org

Cc: sasha.dzin@gmail.com

Hey there,

I haven't written to the Board or even my District Supervisor Dean Preston before, but I feel uniquely compelled to now as I've learned that sadly, the project at 1846 Grove St has been delayed once again as a result of an appeal by the Board.

I've lived in a rental unit right around the corner at Hayes/Clayton for over 7 years and visit this area multiple times a week grocery shopping, stopping by my local favorite Bistro Gambrinus, or on my way to other spots around the neighborhood. I say that to make it clear that I am a resident of the area. I strongly support the project, and it's frankly exasperating that I'm even having to spend time to plead with my city leaders to approve such a straightforward project. Call it an unpopular opinion, but I love my neighborhood and I actually wish *\*more\** people could live in it.

I understand that some people will be upset by the construction of more homes, and especially near theirs. I would be irritated if I had to hear construction noise or have my backyard view changed. However, such is life in a place so many people want to live and benefit from the unique value this city has to offer. I had to put up with loud and drawn out construction noise when DPW upgraded sewer lines on my street and as much as I hated it, I was glad it was done because it made our city better. We are in an unprecedented housing crisis, and it's absolutely imperative that we make it easier to build more homes and give more people a place to live.

I'm not going to get too into the weeds of all the

talking points those who oppose the project have come up with because I have faith that the city has appropriate processes to ensure that new homes are built safely, just as it has done for many decades. I am not a fire safety expert and nor they, but when the San Francisco Fire Department, building code, and fire code say that it's safe, I believe it. The idea that this project poses a unique fire risk is of course ludicrous, but I understand the concerns will feel very real as it's a great tactic to oppose the building of new homes that you don't want.

Ultimately I find myself feeling somewhat hopeless that this city and the people we've elected to lead us will ever take our most pressing issues seriously. I've lived here my entire adult life and I'm finding it harder and harder to believe that we're ever going to make this place affordable and accessible to those who want to share in the beauty of this city. That's a bad feeling, and ultimately the people responsible are addressed right here on this email.

Thanks for your time and I strongly, strongly urge you to keep this project moving and reject the appeal.

Chris Masterson  
D5 Resident

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**1846 Grove**  
1 message

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**Brynne Levy** <brynne.levy@gmail.com>

Fri, Aug 21, 2020 at 5:12 PM

To: matt.haney@sfgov.org, mandelmanstaff@sfgov.org, gordon.mar@sfgov.org, aaron.peskin@sfgov.org, dean.preston@sfgov.org, sandra.fewer@sfgov.org, hillary.ronen@sfgov.org, ahsha.safai@sfgov.org, catherine.stefani@sfgov.org, shamann.walton@sfgov.org, norman.yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Dear Board Members,

I am writing to voice my disappointment that the housing project at 1846 Grove was denied. I believe that we should be creating MORE housing for middle class residents who cannot afford expensive down payments. I fully support this project and feel that you should reconsider it. What is being done to take away some of this red tape? This needs to change if we want San Francisco to be a vibrant, sustainable, and more equitable place. I also believe it is shameful that Dean Preston directly benefits from the housing shortage which clearly influences his votes. We are in a crisis, and things cannot stay status quo. I urge you to think about the hardworking people of this city, the backbone of this city, as you continue to refuse and deny projects that would afford MORE housing to people who really need it.

Frustrated and disgusted,  
Brynne Levy

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**Re: 1846 Grove Street - Appeal of CEQA and Conditional Use Approval**

1 message

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**Richard Tsai** <richard.tsai@3dfov.com>

Fri, Aug 21, 2020 at 5:26 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Greetings Supervisors,

My name is Richard residing in District 10 and I am writing to you in support of the proposed development at 1846 Grove St. Despite unanimous approval by the planning department, due observation of the planning process to modify the design and address constructive comments from neighbors and SF Planning, an appeal has been filed and a hearing agreed to. The project is a product of thoughtful and careful consideration of the site in its modesty of scale, nod towards sustainability and preservation of a green space through the clever use of vegetated roofs, and the inward focus of the development protecting the privacy of the surrounding as well as proposed units. All conditions regarding fire code have been met.

This is a unique site and the developers have taken up the mantle to intelligently plan what otherwise would be fallow land and instead provide much needed affordable housing in the City. The opposition has no other alternative ideas other than sustain opposition – your basic good old fashioned NIMBY-ism at play. If they had any other creative ideas for that land, they would have implemented it already yet remain delightfully satisfied that it

remain a dilapidated, unmaintained, warren for rats.

Please approve this project.

Thanks a lot,

Richard

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**1846 Grove St**

1 message

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**Brandon Esenther**

Fri, Aug 21, 2020 at 10:44 PM

<brandon.esenther@gmail.com>

To: Hillary.Ronen@sfgov.org, Matt.Haney@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org

Cc: sasha.dzin@gmail.com, MayorLondonBreed@sfgov.org

Good evening,

As a home owner in district 9 community, I write you all to strongly recommend the support of the proposed project at 1846 Grove St. In the current climate, we cannot afford to continually and irrationally block common sense projects like this moving forward.

Sincerely,



Dr. Brandon Esenther, MD

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**1846 Grove St.**

3 messages

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**Charmaine** <charmaine.kurt@gmail.com>

Fri, Aug 21, 2020 at 10:08 PM

To: Matt.Haney@sfgov.org

Cc: sasha.dzin@gmail.com

**In support of the 1846 Grove Street project.**

1 message

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**aram price** <me@aramprice.com>

Sun, Aug 23, 2020 at 10:45 AM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org,

Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org,

Hillary Ronen <Hillary.Ronen@sfgov.org>, Ahsha.Safai@sfgov.org,

Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org

Cc: sasha.dzin@gmail.com

Dear Supervisors Matt Haney, Rafael Mandelman, Gordon Mar, Aaron Peskin, Dean Preston, Sandra Fewer, Hillary Ronen, Ahsha Safai, Catherine Stefani, Shamann Walton, and Norman Yee,

I am writing to voice my support for new housing in San Francisco. As a longtime San Francisco resident, and now home owner I support this project specifically, and more housing in general. This city, and state, needs more housing.

My understanding is that the planning commission unanimously approved the project previously, but the group opposing the creation of more housing is continuing their efforts to block the project.

I urge the Board of Supervisors to reject this obstructionist tactic and allow the project at 1846 Grove to proceed.

Regards,

aram price

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**Support for project at 1846 Grove Street**

1 message

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**Samantha Wrightson**  
<samanthacwrightson@gmail.com>

Sun, Aug 23, 2020 at 8:31 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org,

Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Dear Supervisors,

I'm writing to express my support for the project at 1846 Grove Street. I'm a San Francisco resident that attended the first pre-application meeting back in 2016 when I used to live in the neighborhood. I'm surprised it's still under review after nearly four years.

In my opinion, the project offers a modest and skillfully designed solution to an underutilized parcel in order to provide much needed housing in San Francisco.

I spoke in favor of the project at the last hearing in April and was happy it was unanimously approved by the planning commission. It is frustrating that the decision has been appealed and the proposal is under review once again, adding further delays to the project.

Those opposed have falsely claimed that the project is unsafe and violates the building code. The project has been through an extensive review process and meets both the SF building code and SF fire code.

Please reject the unwarranted appeal and approve this project once and for all.

Kind regards,  
Sam Wrightson

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**1846 Grove St. - I'm In favor of more modest SF housing**  
1 message

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**Cole Wrightson** <cole.wrightson@gmail.com>

Mon, Aug 24, 2020 at 1:20 PM

To: Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Dear Supervisors,

I recently heard that you had agreed to hear an appeal of the approved housing project at 1846 Grove St. I would like to voice my support for the affirmation of approval for this project which brings more safe homes into our city. Given the length and number of stakeholders that have reviewed the plans and designs, I am confident that this is a safe project that adds to our community through a creative and responsible use of a large vacant lot.

Please reject the appeal and uphold the Planning Commission's unanimous approval.

Kindly,  
Cole Wrightson

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**Agenda Item #200746 Please Reject the Appeal of 1846 Grove Street**

1 message

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**Sara Ogilvie** <sara@ogilvie.us.com>

Mon, Aug 24, 2020 at 2:41 PM

To: matt.haney@sfgov.org, mandelmanstaff@sfgov.org, gordon.mar@sfgov.org, aaron.peskin@sfgov.org, dean.preston@sfgov.org, sandra.fewer@sfgov.org, hillary.ronen@sfgov.org, ahsha.safai@sfgov.org, catherine.stefani@sfgov.org, shamann.walton@sfgov.org, norman.yee@sfgov.org

Cc: sasha.dzin@gmail.com

Dear Supervisors,

Today I am pleading with you to reject this appeal of 1846 Grove Street. and let the project move forward. I am disheartened by how difficult it has been for this architecture group to complete this project and how much this appeal has cost, has delayed dignified construction jobs and thwarted economic activity beneficial to San Francisco from taking place. With the urgency of the pandemic and the fires taking place all over Northern California, there has never been a greater need for more homes being built in San Francisco's cool and clear climate than now.

As a California native and Latina who lives in the Mission, I have seen the displacement and gentrification of this neighborhood compound over the course of several years and I strongly believe that more housing should be built in more affluent neighborhoods in order to meet the demand that has not really changed as much as some would have you believe. In fact, I just read an article today that explains and rejects the notion that jobs

and people are fleeing the Bay Area:  
<https://www.marinij.com/2020/08/24/corona-virus-its-not-mass-bay-area-exodus-but-tahoe-and-rural-communities-see-boom-in-sales/> It would be good for Latinx residents to be able to afford housing in low and moderate income neighborhoods, but housing stock isn't going to become available and prices aren't going to come down to affordability levels until more supply in this and other neighborhoods is built. Such supply begins with projects like 1846 Grove Street.

This project was unanimously approved at SF Planning Commission and there is no legitimate reason for this appeal that overcomes the astute determination of SF Fire Department, professional architects and other experts. Thank you for your time and your consideration of this matter.

Sincerely yours,  
Sara Ogilvie  
District 9 Resident

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**Support the 1846 Grove Project**

1 message

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**Sabeek Pradhan** <sabeekpradhan@gmail.com> Mon, Aug 24, 2020 at 5:27 PM

To: Matt Haney <Matt.Haney@sfgov.org>, Shamann Walton <Shamann.Walton@sfgov.org>, Aaron Peskin <Aaron.Peskin@sfgov.org>, Hillary Ronen <Hillary.Ronen@sfgov.org>, Sandra Lee Fewer <Sandra.Fewer@sfgov.org>, Catherine Stefani <Catherine.Stefani@sfgov.org>, Ahsha Safaí <Ahsha.Safai@sfgov.org>, Norman Yee <Norman.Yee@sfgov.org>, Gordon Mar <Gordon.Mar@sfgov.org>, Dean.Preston@sfgov.org, Mandelman Staff <mandelmanstaff@sfgov.org>  
Bcc: sasha.dzin@gmail.com

Dear Supervisors,

My name is Sabeek Pradhan, and I live in District 6. I am urging you to support the 1846 Grove project and reject this frivolous appeal. When building homes on an empty lot requires a four year process followed by a potential yearlong appeal, it should be no surprise that we are in a deep housing crisis. There will be no displacement of people from building on an empty lot, and the proposed housing is not even large by the standards of the neighborhood. Frankly, there is no sound reason to continue dragging out the process for this project.

Thank you very much for your consideration.

Sabeek Pradhan

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**1846 Grove - flag lot**

1 message

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**Paul Tucker** <paul.b.tucker@gmail.com>

Mon, Aug 24, 2020 at 9:48 PM

To: Sandra.Fewer@sfgov.org, Catherine.Stefani@sfgov.org,  
Dean.Preston@sfgov.org  
Cc: sasha plotitsa <sasha.dzin@gmail.com>, Hillary.Ronen@sfgov.org,  
Ahsha.Safai@sfgov.org, Matt.Haney@sfgov.org, Norman.Yee@sfgov.org,  
MandelmanStaff@sfgov.org, Shamann.Walton@sfgov.org, Gordon.Mar@sfgov.org,  
Aaron.Peskin@sfgov.org

Supervisors Fewer, Stefani, and Preston,

I live and own property in District 1, but am across the street from District 5 and two blocks from District 2. Essentially straddled amongst all of your districts I will address all three of you.

I intend to demonstrate my support tomorrow for the proposed development at 1846 Grove, with access off of Fulton.

I live approximately 400 feet from the site's entrance on Fulton. As a neighbor and as a property owner in this community I would like to see more housing developed.

I attended the opposition's local meeting at the Haight Ashbury public library and joined their mailing list and as far as I am aware the project sponsors have more than accommodated their concerns.

I have read through the appeal materials and find many of the claims unreasonable.

The project sponsor's commitment to feedback is demonstrated in their reducing the density and volumes, increasing setbacks, relocating windows, removing (bike parking) and adding (landscaping) features; this among the hours I am sure attending a



half a dozen or more planning and community meetings.

San Francisco is a wonderful city that as many more people ought to enjoy. Developing green field housing is an obvious mitigant to the rampant upward pressure on home values here which exacerbate our housing affordability and access issues.

Paul, APN 1174-035

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It is better to pay the grocer than the doctor.

Paul Tucker  
415-314-6232  
Tw: @paulbtucker

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## 1846 Grove Street Support

1 message

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**EB Min** <eb@mindesignco.com>

Tue, Aug 25, 2020 at 1:01 PM

To: MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Dean.Preston@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Catherine.Stefani@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Bcc: sasha.dzin@gmail.com

Dear Supervisors,

I support the project at 1846 Grove Street, this project has been unanimously approved by the Planning Commission after a lengthy review process.

Professionals have reviewed this project through every step including City Planners, Planning Commissioners, Fire Department officials, and Building Department officials to address safety concerns. This proposal sensitively addresses the issues of privacy and the impact of their proposed project. The project developer has reached out consistently to the neighborhood. This type of construction is the kind of creative thinking and design we need to address our housing crisis. The future occupants will be grateful for a place to live in San Francisco.

Please vote to support the decision of the Planning Commission for 1846 Grove.

Thank you,

E.B. Min, AIA



2325 3rd  
Street  
#203

San  
Francisco,  
CA 94107

415-255-9  
464



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**From:** Michelle Birch

**Sent:** Friday, August 21, 2020 9:13 AM

**To:** Ronen, Hillary

**Subject:** Help Overcome Homelessness

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Ronin,

Our city is besieged with smoke and disease and homelessness. We need reasonable housing. This is one thing we can control.

My name is Dr. Michelle Birch.

I am a psychologist and a landscape designer. I have had the opportunity to work with the owner's of this project on many projects over the last 17 years. They are wonderful to work with because they are among the most respectful and courteous people I have known.

I am here today to show support for these ingeniously designed cottages. These cottages make use of a forgotten piece of private property in such a thoughtful way. They are designed so that that none of the cottages face their neighbors, thereby respecting the neighbor's privacy. The cottage roofs are to be covered in drought tolerant greenery, making the structures both ecological and beautiful. Through the design of shared internal courtyards and private patios, the new residents will have outdoor space to relax and unwind.

Neighbors become very nervous when new development is proposed. People are afraid of change. They forget that we live in a city, that we all come here to work and enjoy the benefits that a city offers and that we must share. They forget that there is a shortage of housing in San Francisco. We must maximize the development of open lots and allow others to live and thrive beside us.

With a project like this, there really is no downside.

Thank you,

Michelle Birch, PhD

---

**1846 Grove Approval and Support**

1 message

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**Lindsay Elia** <lindsay.elia@gmail.com>

Fri, Aug 28, 2020 at 8:02 PM

To: Catherine.Stefani@sfgov.org, Dean.Preston@sfgov.org, Matt.Haney@sfgov.org, MandelmanStaff@sfgov.org, Gordon.Mar@sfgov.org, Aaron.Peskin@sfgov.org, Sandra.Fewer@sfgov.org, Hillary.Ronen@sfgov.org, Ahsha.Safai@sfgov.org, Shamann.Walton@sfgov.org, Norman.Yee@sfgov.org  
Cc: sasha.dzin@gmail.com

Hello Supervisors,

I am writing to you as someone who is desperate for long term, stable housing, to express support for more homes to be built at 1846 Grove. There is no compelling reason to prevent these homes from being built. In fact, I would love to see more than just four homes built on this lot!

I urge you to approve these homes and start providing housing for San Franciscans. Every time you say "no" to a house, or listen to residents who say "no" to more homes being built, you are making the housing crisis worse.

I would love to be able to continue to live in my neighborhood and feel stable in my housing. I would love to buy one of these homes! As a renter in a city rife with evictions, I am constantly worried about the possibility of being kicked out of my home or unable to afford it.

I currently live in D2, just seven blocks from 1846 Grove, on a corner that is bordered on three sides by D5. In my 20 years living in San Francisco, I have lived in D5, D1, D3, and have worked in D6.

I have rented the entire time I've lived in San Francisco. For the past 11 years, I have been able to live in the same small studio apartment

thanks to rent control. I have not, however, been able to afford to move to a larger apartment due to the extremely high rent and home ownership prices in the city.

For the past 15 years, I have been saving money to put a down payment on a house. I earn 80% the Median AMI according to the SFMOHCD. I have been applying to BMR housing lotteries for the past 8 years. I love living in San Francisco and want to remain here. This is an unrealistic possibility for me with our current housing crisis.

We need more homes, and we need them ASAP. Stop preventing San Franciscans from having housing security. Listen to renters and low and middle income San Franciscans. Stop making decisions that only benefit the wealthiest of San Francisco.

Thank you for reading and I look forward to your approval vote!

--

Lindsay Elia  
lindsay.elia@gmail.com

**From:** [Ben Libbey](#)  
**Cc:** [CPC-Commissions Secretary](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** 1846 Grove St. 2018-011441CUAVAR  
**Date:** Wednesday, March 11, 2020 2:10:41 PM  
**Attachments:** [1846 Grove St. 2018-011441CUAVAR.pdf](#)

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3/11/2020

San Francisco Planning Commission  
1 Dr Carlton Goodlett Pl  
San Francisco, CA 94102

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org); [matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org);  
Via Email

Re: 1846 Grove St.  
2018-011441CUAVAR

Dear San Francisco Planning Commission,

Yes In My Back Yard submits this letter to inform you that the San Francisco Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act (HAA).

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

...

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the

general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

The applicant proposes to construct four single-family dwelling units in the rear yard of the subject property. The project includes one one-bedroom dwelling, three two-bedroom dwellings, and one three-bedroom dwelling.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

Yes In My Back Yard is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California.

I am signing this letter both in my capacity as the Executive Director of Yes In My Back Yard, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss  
Executive Director  
Yes In My Back Yard



**From:** [birch.faber@gmail.com](mailto:birch.faber@gmail.com)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** 1846 Grove Street  
**Date:** Wednesday, March 11, 2020 8:01:03 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I support the project at [1846 Grove Street](#). This proposal adequately addresses the issues of privacy, fire safety, and the impact of a building with no setbacks. The project developer has reached out consistently to the neighborhood. This type of construction is the kind of creative thinking and design we need to address our housing crisis. The future occupants will be grateful for a place to live in San Francisco.

Please vote to approve the proposal at 1846 Grove.

Thank you,

Birch Faber

**From:** [Charmaine](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [1846groveighbors@gmail.com](mailto:1846groveighbors@gmail.com); [Dito, Matthew \(CPC\)](#)  
**Cc:** [Hillis, Rich \(CPC\)](#); [Ionin, Jonas \(CPC\)](#)  
**Subject:** 1846 Grove  
**Date:** Wednesday, March 11, 2020 9:49:46 PM

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Dear Commissioners. I am hoping to attend tomorrow's Planning Commission meeting to offer the following remarks during Public Comment for this item but am afraid I will probably not make it back to SF in time for the hearing.

I am writing in support of 1846 Grove.

I've been developing affordable multi-family housing in SF for thirty years and I must say I have been engaged in some epic entitlement battles. In spite of that, I still find myself amazed at how difficult it is to get a small, thoughtfully designed, much needed housing development like this one approved even when 1) you consult with and follow the rules set out by Planning, Building, Fire and other city departments, 2) you meet multiple times with neighbors and engage in a legitimate, respectful dialog, and 3) you significantly modify the design in response to their concerns.

I wouldn't be supporting this project without reviewing the design which I have done and I am impressed with what the architect has accomplished on this interior flag lot. The building siting and massing responds and relates to the surrounding properties with a great deal of sensitivity, finesse, and respect. The architect has reduced the number of units, reduced mass, and modified the site plan, among other changes in an effort to be genuinely responsive. What more can he reasonably be expected to do without abandoning the project altogether.

As someone who has spent most of my career developing affordable housing I understand that the only way we will ever gain ground on the profound supply and affordability crisis our city faces is to build a LOT more projects like this.

This is a beautifully conceived and designed project, and I very much hope you will grant it the necessary approvals.

Sincerely,

Charmaine Curtis

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: 1846 Grove Street Project  
**Date:** Tuesday, April 07, 2020 4:48:36 PM

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*Office of Commission Affairs*

Planning Department|City& County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** Richard Tsai <[richard.tsai@3dfov.com](mailto:richard.tsai@3dfov.com)>  
**Sent:** Friday, April 3, 2020 4:16 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** 1846 Grove Street Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Greetings Commissioners,

I am writing this email to you to voice my support for the proposed project at 1846 Grove Street. Given the pressing need for housing in our current crisis, this project represents good infill design. A few points of interest to note:

1. The modest scale and the limiting of the number of units
2. The judicious distribution of the massing to avoid a monolithic design
3. Simple but elegant architectural design with warm wood exteriors
4. The inward focus of the units towards the internal courtyard to preserve as much privacy as possible
5. The preservation of the oak tree and use of vegetated roofs to preserve a sense of a green space as well as nod towards sustainability

The aforementioned reflect a sensitivity and thoughtfulness to the surrounding context while creating nice habitable spaces in what would otherwise remain a hovel for rats and raccoons in its current condition.

Please support this project.

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: 1846 Grove Street Project  
**Date:** Monday, April 13, 2020 5:59:53 PM

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** Michele King <michele.king@gmail.com>  
**Sent:** Wednesday, April 8, 2020 9:51 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** 1846 Grove Street Project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners:

I am writing to express my support for the new housing project at 1846 Grove Street. With two decades of professional experience in urban planning and sustainability policy, I have a great appreciation for smart land use and design. This project creates efficient multi-unit housing near the recently upgraded Masonic Avenue bike lanes, without displacing any residents. This is the type of project that should be encouraged by the planning department and city residents.

As a longtime resident of San Francisco, I am also sensitive to privacy challenges and the need for sensitively designed small outdoor spaces. This project creates a small courtyard and orients the new units toward that shared open space, which helps maintain privacy for the surrounding existing residents. I reviewed the previous hearing and proposal to provide a setback around the new project, leaving a space between the existing fences and the new building as well as removing the interior courtyard. It seems like this would be less effective in terms of privacy because the new building would then be closer to the middle of the site with more windows oriented out toward the back of the existing buildings. This kind of buffer zone is not really useful open space and may end up as a storage area, which does not benefit existing or future residents. Further, keeping the interior courtyard would foster a

more human-centered design for inhabitants.

I think this project makes good use of a vacant property with a well-organized design that is respectful of neighbors. I hope it will be approved.

Respectfully

Michele King

[Michele King Projects](#) | San Francisco Bay Area  
Planning & Policy Consulting Services  
[michele.king@gmail.com](mailto:michele.king@gmail.com)

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: I SUPPORT 1846 Grove Street  
**Date:** Monday, April 13, 2020 5:58:32 PM

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*Office of Commission Affairs*

Planning Department|City& County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** EB Min <eb@mindesignco.com>  
**Sent:** Thursday, April 9, 2020 8:00 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Fwd: I SUPPORT 1846 Grove Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please find my email of support for 1846 Grove below.

Thank you,

E.B. Min

 [Min Design](#)  
2325 3rd Street #203  
San Francisco, CA 94107  
415-255-9464  


----- Forwarded message -----

**From:** **EB Min** <[eb@mindesignco.com](mailto:eb@mindesignco.com)>  
**Date:** Wed, Mar 11, 2020 at 6:24 PM  
**Subject:** I SUPPORT 1846 Grove Street  
**To:** <[joel.koppel@sfgov.org](mailto:joel.koppel@sfgov.org)>, <[kathrin.moore@sfgov.org](mailto:kathrin.moore@sfgov.org)>, <[sue.diamond@sfgov.org](mailto:sue.diamond@sfgov.org)>, <[frank.fung@sfgov.org](mailto:frank.fung@sfgov.org)>, <[theresa.imperial@sfgov.org](mailto:theresa.imperial@sfgov.org)>, <[milicent.johnson@sfgov.org](mailto:milicent.johnson@sfgov.org)>, <[matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)>

Dear Commissioners,

I support the project at 1846 Grove Street. This proposal adequately addresses the issues of privacy, fire safety, and the impact of a building with no setbacks. The project developer has reached out consistently to the neighborhood. This type of construction is the kind of creative thinking and design we need to address our housing crisis. The future occupants will be grateful for a place to live in San Francisco.

Please vote to approve the proposal at 1846 Grove.

Thank you,

E.B. Min, AIA



2325 3rd Street #203  
San Francisco, CA 94107  
415-255-9464

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**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: In support of 1846 Grove St  
**Date:** Monday, April 13, 2020 6:02:37 PM

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Planning Department|City& County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** Robin Kutner <[robin.kutner@gmail.com](mailto:robin.kutner@gmail.com)>  
**Sent:** Wednesday, April 8, 2020 5:05 PM  
**To:** CPC-Commissions Secretary <[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)>  
**Subject:** In support of 1846 Grove St

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,  
Please consider this public comment for this coming Thursday's Planning Commission meeting. I live in the Panhandle area, where the project is located, and I am writing in support of 1846 Grove St. San Francisco. I understand a lot of the opposing comments are along the lines of fire and emergency access, but I have full faith in our DBI, Planning Department, Fire inspections, and so on. Our city and neighborhood need more housing, and this project is compliant.

Thank you,  
Robin Kutner  
Divisadero St



**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: Planning Commission - 1846 Grove - Letter of Support  
**Date:** Monday, April 13, 2020 6:00:41 PM

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1650 Mission Street, Suite 400, San Francisco, CA 94103  
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[commissions.secretary@sfgov.org](mailto:commissions.secretary@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)



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**From:** david cumby <davidcumby@gmail.com>  
**Sent:** Wednesday, April 8, 2020 8:26 PM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Planning Commission - 1846 Grove - Letter of Support

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of the proposed project at 1846 Grove Street. Questions from the previous hearing regarding building and fire code regulations have been thoroughly addressed, and ultimately the Building and Fire Departments will have to officially approve the project for a permit to be issued.

The question for the Planning Commission is simply whether the proposal is appropriate in scale and character for this particular site. Looking at the aerial view of the 3d model, in the context of the full city block surrounding the property, it is clear the scale of the proposed project is modest relative to its surroundings. It is thoughtfully organized to preserve the large existing tree. The mixture of 1 and 2 story tall volumes is broken into small components, exhibiting a sensitivity to light, air, and privacy for neighboring properties. Contextual sensitivity is also evident in material choices, in particular the proposed living roofs which will be visible from some adjacent properties. Thoughtfully designed for this specific site, the project provides desirable new housing appropriate in scale and character on a site well served by transit and bike lanes. I hope you will approve this project as it is currently proposed.

Sincerely

David Cumby

**From:** [Ionin, Jonas \(CPC\)](#)  
**Cc:** [Dito, Matthew \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)  
**Subject:** FW: Planning Commission -1846 Grove - Letter of Support  
**Date:** Wednesday, April 08, 2020 2:48:39 PM

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**Jonas P. Ionin,**  
**Director of Commission Affairs**

Planning Department|City & County of San Francisco  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
Direct: 415-558-6309|Fax: 415-558-6409

[jonas.ionin@sfgov.org](mailto:jonas.ionin@sfgov.org)  
[www.sfplanning.org](http://www.sfplanning.org)

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**From:** david cumby <davidcumby@gmail.com>  
**Date:** Wednesday, April 8, 2020 at 2:47 PM  
**To:** "Ionin, Jonas (CPC)" <jonas.ionin@sfgov.org>  
**Subject:** Planning Commission -1846 Grove - Letter of Support

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing in support of the proposed project at 1846 Grove Street. Questions from the previous hearing regarding building and fire code regulations have been thoroughly addressed, and ultimately the Building and Fire Departments will have to officially approve the project for a permit to be issued.

The question for the Planning Commission is simply whether the proposal is appropriate in scale and character for this particular site. Looking at the aerial view of the 3d model, in the context of the full city block surrounding the property, it is clear the scale of the proposed project is modest relative to its surroundings. It is thoughtfully organized to preserve the large existing tree. The mixture of 1 and 2 story tall volumes is broken into small components, exhibiting a sensitivity to light, air, and privacy for neighboring properties. Contextual sensitivity is also evident in material choices, in particular the proposed living roofs which will be visible from some adjacent properties. Thoughtfully designed for this specific site, the project provides desirable new housing appropriate in scale and character on a site well served by transit and bike lanes. I hope you will approve this project as it is currently proposed.

Sincerely

David Cumby

**From:** [CPC-Commissions Secretary](#)  
**Cc:** [Feliciano, Josephine \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Fw: Support of 1846 Grove St at 4/9/2020 planning commission  
**Date:** Monday, April 13, 2020 5:56:12 PM

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[www.sfplanning.org](http://www.sfplanning.org)



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**From:** Jeremy Besmer <jdbesmer@gmail.com>  
**Sent:** Thursday, April 9, 2020 10:17 AM  
**To:** CPC-Commissions Secretary <commissions.secretary@sfgov.org>  
**Subject:** Support of 1846 Grove St at 4/9/2020 planning commission

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

Please consider this public comment for the April 14, 2020 Planning Commission meeting in support of the 1846 Grove St project.

I live in the Panhandle area where project is located, which I strongly support as a careful approach to sorely needed infill housing development in San Francisco. I understand a lot of the opposing comments are along the lines of fire and emergency access, but I have full faith in the project planners who have worked with DBI, Planning Department, Fire inspections, to find solutions to all the purported health and safety issues. San Francisco in general and this neighborhood specifically more housing, which this project will help deliver.

Thank you,  
Jeremy Besmer

**From:** [Phillip Kobernick](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [1846groveighbors@gmail.com](mailto:1846groveighbors@gmail.com); [Dito, Matthew \(CPC\)](#); [Jonin, Jonas \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** I \*support\* Housing at 1846 Grove  
**Date:** Thursday, March 12, 2020 12:45:57 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Planning Commission Members,

I'm writing to you as a renter, a younger San Franciscan, and someone who has lived in the panhandle area for nearly a decade.

My generation, and renters of all ages, are facing enormous pressure from our housing shortage. I've had friends that had to choose between starting a family (meaning moving out of a shared apartment with several roommates and finding an apartment where they can build a home) and staying in the city and nearly all have chosen to leave because it's impossible to find an apartment.

Our housing shortage is by design, and we need to fix it or our city will completely lose a generation of young people and those without enormous wealth or inherited property.

We need more housing and we need it now. Housing that causes no displacement and is located near transit (so people can live car free lives, like I'm fortunate enough to do ) is a win win for the future and is good for climate action now.

I urge you to approve this housing proposal and more like it. Please don't change this proposal to deny housing for people because of "concerned" neighbors. Each unit that is lost is another family that is forced out of the city.

Please keep younger renters in mind as it's very difficult for us to make an in person planning meeting during the work day, but need our voices to be heard.

Thank you,  
Phillip Kobernick

**From:** [Jeff Bean](#)  
**To:** [1846groveighbors@gmail.com](mailto:1846groveighbors@gmail.com); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Dito, Matthew \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Subject:** I SUPPORT 1846 Grove Construction  
**Date:** Wednesday, March 11, 2020 3:56:58 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please don't succumb to the anti development NIMBYs blocking any development. We need housing in SF, let's please find a reasonable compromise to build more housing. Or, just turn it into a park. That would also be nice. But the status quo has got to change, it's a completely wasted space as is.

Thanks,  
Jeff (West NOPA resident and homeowner).

**From:** [Evan Conrad](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [1846groveneighbors@gmail.com](mailto:1846groveneighbors@gmail.com); [Dito, Matthew \(CPC\)](#)  
**Subject:** I Support 1846 Grove Street  
**Date:** Wednesday, March 11, 2020 6:52:56 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I am enthusiastically in support of the project at 1846 Grove Street. As a renter living near by, I cannot tell you how happy I am to see new apartments being built. New apartments give me more options, help decrease my rent, prevents folks from getting forced out and welcomes new folks into our neighborhood.

I do not believe there are any issues with privacy, fire safety, or any other negative effects of building a building like this.

As a person who lives near the panhandle, I absolutely believe this (and even more) construction is the solution we need to our housing crisis.

Please, please, *please* vote to approve this proposal and all future proposals for more housing in the future!

Thanks,  
Evan Conrad

**From:** [aram price](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** I support 1846 Grove Street  
**Date:** Friday, April 03, 2020 8:46:33 AM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners Joel Kopel, Kathrin Moore, Sue Diamond, Frank S. Fung, Theresa, Imperial, and Milicent A. Johnson,

I am writing to voice my support for new housing in San Francisco. I heard about the 1864 Grove Street because of a group organizing to stop it (<https://stop1846grove.org>).

As a longtime San Francisco resident, and now home owner I support this project specifically, and more housing in general. This city, and state, needs more housing. Please vote to approve this project (and others).

Regards,

aram price



**From:** [Sean Gies](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** I support 1846 Grove Street  
**Date:** Thursday, March 12, 2020 12:40:16 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I support the project at 1846 Grove Street. This proposal is a small but necessary step toward addressing the severe housing shortage in this city. This lot is well located, with excellent access to multiple Muni routes and nearby businesses. It would be a shame to allow this valuable piece of real estate to continue going to waste.

Please vote to approve the proposal at 1846 Grove.

Thank you,  
Sean Gies

**From:** [Ira Kaplan](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** I support 1846 Grove Street  
**Date:** Thursday, March 12, 2020 12:11:23 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I strongly support 1846 Grove Street. During an unprecedented housing shortage, I think it's wonderful that people are coming up with creative solutions to add desperately needed new housing.

Please vote to approve the project without delay.

Sincerely,  
Ira Kaplan

Sent from my iPhone

**From:** [Jamin Agosti](#)  
**To:** [1846groveighbors@gmail.com](mailto:1846groveighbors@gmail.com); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Dito, Matthew \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Subject:** I support 1846 Grove Street  
**Date:** Wednesday, March 11, 2020 7:59:04 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I strongly support the project at 1846 Grove Street. As someone who rents an apartment just a few blocks away, any new housing in my neighborhood is exciting and I look forward to welcoming my new neighbors.

**Please vote to approve the proposal at 1846 Grove.**

Thank you,  
Jamin Agosti

**From:** [Cyan Samone](#)  
**To:** [1846groveneighbors@gmail.com](mailto:1846groveneighbors@gmail.com); [Troy Kashanipour](#); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Dito, Matthew \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Subject:** I SUPPORT 1846 Grove Street  
**Date:** Tuesday, March 10, 2020 4:50:28 AM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I am writing in support of the project at 1846 Grove Street. The design is innovative, modern and addresses the proposal addresses concerns of privacy, fire safety and most importantly brings more housing in our time of need! The project developer listened to neighborhood input, making roof peaks far below zoning maximums to decrease shadows and used fire resistant materials to increase safety. The breezeway access is no different than that to many ADUs in the city. This type of construction is EXACTLY the solution we need to our housing crisis.

Please vote to APPROVE the proposal at 1846 Grove.

Thank you,

Cyan Samone

**From:** [Ben Woodard](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [1846groveneighbors@gmail.com](mailto:1846groveneighbors@gmail.com); [Dito, Matthew \(CPC\)](#)  
**Subject:** I support 1846 Grove Street  
**Date:** Tuesday, March 10, 2020 6:27:10 AM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

California, the Bay Area, and especially San Francisco have a long term housing shortage. We either sprawl outward consuming additional agricultural land making our food system more fragile and adding to traffic congestion, build in ever more unsafe locations such as flood planes or areas prone to landslides or other disasters, or we find a way to increase density in are our already developed cities.

Infill development in cities allows us to house more people without taxing our infrastructure; it makes use of our already existing public utilities and transit systems; it doesn't convert our agricultural land; it doesn't displace or disrupt existing neighborhoods and the residents that live there. The challenge with adding density and filling in cities is that there are not a lot of places to develop. All the easy lots are already built. We need to reevaluate what is buildable and allow creative people to find solutions to the problems that led to these lots remaining unbuilt.

1846 Grove is exactly the kind of lot which requires creative solution to the technical challenges of building in a difficult lot. It addresses the challenges of a viewscape for neighbors, provides fire access and emergency egress while creating architecturally interesting new housing for the city where people struggle to find housing. This is exactly the kind of project that you should support.

-ben

**From:** [aram price](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
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**Date:** Friday, April 03, 2020 8:46:33 AM

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As a longtime San Francisco resident, and now home owner I support this project specifically, and more housing in general. This city, and state, needs more housing. Please vote to approve this project (and others).

Regards,

aram price

**From:** [Sean Gies](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
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Please vote to approve the proposal at 1846 Grove.

Thank you,  
Sean Gies

**From:** [Ira Kaplan](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** I support 1846 Grove Street  
**Date:** Thursday, March 12, 2020 12:11:23 PM

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Dear Commissioners,

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Please vote to approve the project without delay.

Sincerely,  
Ira Kaplan

Sent from my iPhone



**From:** [Jamin Agosti](#)  
**To:** [1846groveighbors@gmail.com](mailto:1846groveighbors@gmail.com); [Fung, Frank \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Dito, Matthew \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Imperial, Theresa \(CPC\)](#)  
**Subject:** I support 1846 Grove Street  
**Date:** Wednesday, March 11, 2020 7:59:04 PM

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Dear Commissioners,

I strongly support the project at 1846 Grove Street. As someone who rents an apartment just a few blocks away, any new housing in my neighborhood is exciting and I look forward to welcoming my new neighbors.

**Please vote to approve the proposal at 1846 Grove.**

Thank you,  
Jamin Agosti

**From:** [sara@ogilvie.us.com](mailto:sara@ogilvie.us.com)  
**To:** [CPC-Commissions Secretary](#)  
**Cc:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** In Support of 1846 Grove  
**Date:** Wednesday, April 08, 2020 2:32:11 PM

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This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Planning Commission,

As you are well aware, the city's housing emergency dictates that infill housing is needed all over San Francisco. 1846 Grove presents an important opportunity in the Panhandle Neighborhood.

1846 Grove is a Safe Project that has been reviewed by responsible departments staffed with Code Experts.

The lot is massive and has already been reduced from 5 to 4 units in considerate response to concerned neighbors.

The Architect started with the approach of making the least impactful building on the site that actually increases fire safety to surrounding properties by providing a standpipe that could be used for fire on adjacent buildings.

The Architect minimized windows peeking into windows, preserved the tree, minimized dead space between buildings and fences, created generous open space with living roofs for downward-looking neighbors, developed smaller shaped buildings rather than a big block that looks out to other properties and crated a thoughtful community space.

The Architect provided 5 Community Meetings while offering individual or small group meetings to neighbors upon request. Where specific changes were requested, these were accommodated, culminating in 16 modifications.

The site has been used as a dumping ground for neighborhood construction debris. It is absolutely better served as housing.

I am a longtime San Francisco citizen who is disappointed with the perpetual gridlock surrounding new housing development in this city. The stasis is bizarre, chilling and inconsistent with our messaging as a welcoming, inclusionary and vibrant municipality.

We need an abundance homes of all kinds to be built as promptly and proficiently as possible. We need to stop pushing economic prosperity driven by diverse, talented, hardworking families into other cities in other states because we refuse to build more housing. I entreaty the Commission to demonstrate leadership, good stewardship and sage urban planning. 1846 Grove has my total support and I pray it gain yours today.

Thank you for your work to support a gorgeous, growing San Francisco.

Respectfully submitted,

Sara Ogilvie

**From:** [Bryan Wang](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [Dito, Matthew \(CPC\)](#)  
**Subject:** Support for 1846 Grove street  
**Date:** Wednesday, March 11, 2020 6:11:05 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissioners,

I support the project at 1846 Grove Street. This proposal adequately addresses the issues of privacy, fire safety, and the impact of a building with no setbacks. The project developer has reached out consistently to the neighborhood. This type of construction is the kind of creative thinking and design we need to address our housing crisis. The future occupants will be grateful for a place to live in San Francisco.

Please vote to approve the proposal at 1846 Grove.

Thank you,

Bryan Wang

Bryan Wang  
SCALE//wkshp

**From:** [Derrick Roorda](#)  
**To:** [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Imperial, Theresa \(CPC\)](#); [Johnson, Millicent \(CPC\)](#); [1846groveighbors@gmail.com](mailto:1846groveighbors@gmail.com); [Dito, Matthew \(CPC\)](#)  
**Subject:** Support for 1846 Grove  
**Date:** Monday, April 06, 2020 2:38:07 PM

---

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear commissioners,

I am in support of the project proposed at 1846 Grove Street.

Please do not let the neighbors and their NIMBY whining deprive others of housing. The number of proposed units is 4, which is 2 less than is allowed by the current RH-2 zoning. Plus, the design is lovely and sensitive to the surroundings.

The City and the Bay Area need to find all possible opportunities for adding housing. Hopefully more of it will be as well-conceived and thoughtful as this proposal.

Please vote to approve this project.

--

Derrick Roorda  
415.359.6965

# Attachment 2: Petition

Supervisor Preston and the San Francisco Board of Supervisors,

324 people have signed a petition on Action Network telling you to Tell San Francisco Board of Supervisors: Approve Small Infill Housing Projects In Exclusionary Neighborhoods.

Here is the petition they signed:

We are in the midst of a decades-long housing crisis. We need to be doing everything we can to build more housing. Small infill projects are critical to addressing our shortage. Exclusionary zoning in wealthy neighborhoods mean \$5M McMansions are easily approved, but apartment buildings and missing middle housing are delayed and denied.

We ask the Board to immediately approve the four-unit project at 1846 Grove St. It's time to say YES to infill projects like this one. When we drive up costs, we drive up prices. Housing delayed is housing denied.

As a San Francisco Supervisor, it is your responsibility to fix our housing crisis. Dismiss this unconscionable appeal. Stop prioritizing the concerns of wealthy homeowners and think about the families that could have access to good, stable housing in this great city. Spend less time arguing over 4 small units of housing and more time getting the stalled subsidized affordable housing developments in District 5 built. There is no excuse for not building more homes in San Francisco. San Francisco is not full.

You can view each petition signer and the comments they left you below.

Thank you,

Theo Gordon

---

**1. Amanda Ryan** (*ZIP code: 95124*)

**2. Aaron Kanter** (*ZIP code: 94110*)  
Pleeeeeeease add more housing! Thanks =)

**3. Aaron Johnson** (*ZIP code: 94117*)

**4. Adam Breon** (*ZIP code: 94112*)

**5. Mario Accordino** (*ZIP code: 94107*)

**6. Adam Buck** (*ZIP code: 94158*)

**7. Alex Gripshover** (*ZIP code: 94114*)

**8. allison arieff** (ZIP code: 94131)

**9. Allen Arieff** (ZIP code: 94131)

**10. Alexander Walker** (ZIP code: 94123)

**11. alexandra akopova** (ZIP code: 94131)

**12. Alim Virani** (ZIP code: 94109)

We are in the middle of a housing crisis and all housing helps.

**13. Andrew Martone** (ZIP code: 94110)

Telling people not to build housing in San Francisco is just like Trump trying to build the wall... to keep those people out.

Housing should be much easier to build and much cheaper.

**14. Amir Afifi** (ZIP code: 94115)

**15. Amanda Par** (ZIP code: 94115)

**16. Amy Markowitz** (ZIP code: 94112)

We need housing. Don't be cowed, be thoughtful.

**17. Ana Guerrero** (ZIP code: 94107)

Label it what it is. Racism! Covert, stealthy racism. NIMBY needs to be called a different name in light of the new world we are now living in. Microaggression by wealthy, mostly white land owners.

**18. Alexandra Nangle** (ZIP code: 94114)

**19. Andrew Wooster** (ZIP code: 94117)

**20. Andrew Sullivan** (ZIP code: 94117)

Please approve this project without delay and get out of the way of future projects. If housing is a human right (it is) we need more of it!!

**21. Angelica Cupat** (ZIP code: 94131)

**22. Anika Steig** (ZIP code: 94133)

**23. Anna Rose** (ZIP code: 94110-2208)

**24. Ann Belden** (ZIP code: 94117)

**25. Anthony Malson** (ZIP code: 94112)

We need this!

**26. Asheem Mamowala** (ZIP code: 94122)

This type of housing should always be fast tracked and not take so long to build.

**27. Ashley Laws** (ZIP code: 94105)

**28. Alex Strader** (ZIP code: 94109)

We must end NIMBYism and chip away at our housing crisis by building more housing. Thoughtful design and creative approaches like this are the way forward.

**29. Philip McKay** (ZIP code: 94115)

**30. James Ausman** (ZIP code: 94110)

We need more housing, not more excuses.

**31. Avery Pickford** (ZIP code: 94114)

**32. barak gila** (ZIP code: 94110)

if housing is a human right, let humans build housing -- Matt Yglesias

**33. Bea Batz** (ZIP code: 94112)

Dean Preston, you can't be a progressive only in certain parts of town. SE SF should not be used as some sort of affordable housing dumping ground either. Spreading out affordable housing throughout town makes the most sense. Segregation based on income is icky.

**34. Beaudry Kock** (ZIP code: 94114)

I left my heart in San Francisco, but regressive behavior by city politicians pandering to rich white people is really making me rethink that.

**35. Ben Cook** (ZIP code: 94110)

**36. Benedict Donahue** (ZIP code: 94110)

**37. Bobak Esfandiari** (ZIP code: 94121)

**38. Elizabeth Olson** (ZIP code: 94131)

Hello,

Please consider approving Small 4 unit infill housing project as SF has dire housing availability for regular Working people.

Thanks,  
Elizabeth Olson

**39. Ben Ewing** (*ZIP code: 94118*)

**40. bryan burkhart** (*ZIP code: 94131*)

To: Supervisor Preston and the San Francisco Board of Supervisors

From: Bryan Burkhart

Dean, I am surprised that you would stall a smart project like this as you posture as a tenants rights advocate, I would think you would understand the well considered project presented here.

We are in the midst of a decades-long housing crisis. We need to be doing everything we can to build more housing. Small infill projects are critical to addressing our shortage. Exclusionary zoning in wealthy neighborhoods mean \$5M McMansions are easily approved, but apartment buildings and missing middle housing are delayed and denied.

We ask the Board to immediately approve the four-unit project at 1846 Grove St. It's time to say YES to infill projects like this one. When we drive up costs, we drive up prices. Housing delayed is housing denied.

As a San Francisco Supervisor, it is your responsibility to fix our housing crisis. Dismiss this unconscionable appeal. Stop prioritizing the concerns of wealthy homeowners and think about the families that could have access to good, stable housing in this great city. Spend less time arguing over 4 small units of housing and more time getting the stalled subsidized affordable housing developments in District 5 built. There is no excuse for not building more homes in San Francisco. San Francisco is not full.

This a a great opportunity for you to be on the right side of a well considered infill housing solution.

thank you,  
Bryan Burkhart

**41. Bob Mills** (*ZIP code: 94112*)

We need this housing built now!

**42. Ima Arse** (*ZIP code: 65733*)

Theo you are the stud!!!!

**43. Sarah Boudreau** (*ZIP code: 94123*)

**44. Ben Phelps** (*ZIP code: 90026*)

**45. Katy Briggs** (*ZIP code: 94122*)

Let's get more housing built!

**46. christi azevedo** (*ZIP code: 94103*)

this is a really dynamic project that provides excellent living and outdoor space. the home or duplex with 45% rear yard setback is inefficient and can lead to useless outdoor space and light only on front and rear of home. there should not be a myriad of appeal processes. if the planning commission approves- that's it.



**47. Cacena Campbell** (ZIP code: 94109)

**48. Caleb Krywenko** (ZIP code: 94122)

**49. Caroline Bas** (ZIP code: 94118)

**50. Carol Wai** (ZIP code: 94110)

**51. Cary Bernstein** (ZIP code: 94107)

**52. Martin Guerra** (ZIP code: 94114)

To: Supervisor Preston and the San Francisco Board of Supervisors

From: Martin Guerra

We are in the midst of a decades-long housing crisis. We need to be doing everything we can to build more housing. Small infill projects are critical to addressing our shortage. Exclusionary zoning in wealthy neighborhoods mean \$5M McMansions are easily approved, but apartment buildings and missing middle housing are delayed and denied.

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**53. Chandra Asken** (ZIP code: 94110)

Beautiful project. Don't allow the few to spoil this for the many.

**54. Charles Carriere** (ZIP code: 94109)

**55. Charmaine Curtis** (ZIP code: 94127)

**56. Gabriela Kaufman** (ZIP code: 94121)

I believe we need more multi unit housing in the city especially on the west side where I currently live.

**57. Chris Hallacy** (ZIP code: 94117)

**58. Chris Masterson** (ZIP code: 94117)

I live just around the corner and am strongly in support. The project has been well considered and this city is in desperate need of housing. Surely will be an annoying construction process for the residents surrounding the site, but the homes they live in had to be built once too! Being a welcoming

city means building more space to live.

**59. Chris Hansten** (ZIP code: 94117)

I support small infill housing projects. We need all the housing we can get!

**60. Cliff Bargar** (ZIP code: 94107)

**61. Colin Downs-Razouk** (ZIP code: 94122)

I can understand why the people who live in these houses around this empty lot would prefer it to be empty, but by delaying construction on this lot you're essentially just gifting the space to the people around it, who already have so many advantages. This project seems like a no-brainer. This kind of delay seems typical for housing projects on west side of the city and we have to understand that delays have real costs in terms of deferring housing availability and disincentivizing future projects.

**62. Emily Johnston** (ZIP code: 94114)

**63. Constance Bernstein** (ZIP code: 94117)

Please approve this important project!!

**64. Cori McElwain** (ZIP code: 94110)

**65. Corey Smith** (ZIP code: 94117)

**66. Cyd Harrell** (ZIP code: 94117)

**67. Cynthia Chapman** (ZIP code: 94117)

**68. Bruce Cyr** (ZIP code: 94112)

Hello, I live in SF (District 11). At this rate my children will never be able to afford to live in the city they grew up in. BUILD MORE HOUSING! Please stop listening to the NIMBYs. Please do the right thing.

**69. Dana Beuschel** (ZIP code: 94109)

**70. Dane Miller** (ZIP code: 94114)

We need more housing!

**71. Dan Toffey** (ZIP code: 94117)

Why do we make people who want to build code compliant homes jump through arbitrary hoops that raise the cost of housing? The building codes are the building codes — enforce them, or change them. Discretionary review and arbitrary input processes do nothing but advantage entrenched and securely-housed homeowners, who have a vested interest in protecting their investment.

**72. Darius Zubrickas** (ZIP code: 94115)

**73. Diana Tseng** (ZIP code: 94109)

**74. David Broockman** (ZIP code: 94102)

**75. David Cumby** (ZIP code: 94133)

**76. Dawn Ma** (ZIP code: 94114)

The project is approved by the planning staff and commissioners who are the enforcer of the process. As a supervisor it is not your role to succumb to a handful of "public opinion" and overturn their job. By the same account for any judicial system will be an unruly soldiery, encouraging more illegal construction.

**77. Deepak Jagannath** (ZIP code: 94129)

**78. Derrick Roorda** (ZIP code: 94117)

Holding up this project after all other approvals is completely unjust. Stop the nimbyism. Do your job and help meet the housing needs in San Francisco. This project is very thoughtful, has cleared all technical hurdles, and should be approved immediately.

**79. Derrick Low** (ZIP code: 94109)

**80. David Esler** (ZIP code: 94110)

**81. Desmond Niegowski** (ZIP code: 94121)

**82. Dan Federman** (ZIP code: 94117)

**83. Dylan Hulser** (ZIP code: 94110)

**84. Diana Ripple** (ZIP code: 94110)

We should be adding housing where we can in San Francisco. We owe it to our residents to provide spaces for them to make a home!

**85. David Kanter** (ZIP code: 94114)

More housing. We need more housing.

**86. David Kanter** (ZIP code: 94114)

**87. Dori Ganetsos** (ZIP code: 94102)

**88. Ethan Schlenker** (ZIP code: 94110)

the city needs housing

**89. Eduardo Jasso** (ZIP code: 94114)

To: Supervisor Preston and the San Francisco Board of Supervisors

From: Dean Preston

We are in the midst of a decades-long housing crisis. We need to be doing everything we can to build more housing. Small infill projects are critical to addressing our shortage. Exclusionary zoning in wealthy neighborhoods mean \$5M McMansions are easily approved, but apartment buildings and missing middle housing are delayed and denied.

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**90. Edward Giordano** (*ZIP code: 94611*)

**91. Joshua Ehrlich** (*ZIP code: 94117*)

Build more housing

**92. Erika Etemad** (*ZIP code: 94608*)

**93. Elliot Onn** (*ZIP code: 94117*)

As a resident of D5, I believe that we should support the creation of sensible housing.

**94. Sophia Jiang** (*ZIP code: 94109*)

**95. Emily Schell** (*ZIP code: 94117*)

**96. Eric Marcus** (*ZIP code: 94117*)

**97. Erik Shilts** (*ZIP code: 94131*)

**98. Erin Thompson** (*ZIP code: 94118*)

**99. Eugene Katz** (*ZIP code: 94121*)

This is a good project with potential homes for 4 families!

**100. Eugene Brolly** (*ZIP code: 94103*)

**101. Eric Wooley** (*ZIP code: 94117*)

**102. Fabian Graf** (*ZIP code: 94108*)

**103. Rebecca Fedorko** (ZIP code: 94102)

**104. frank nolan** (ZIP code: 94110)

**105. Fred von Lohmann** (ZIP code: 94114)

**106. George Chikovani** (ZIP code: 94127)

We need infill housing as part of the solution to the housing crisis. I support more infill housing in my neighborhood: Miraloma, Glen Park, Sunnyside

**107. Jack Thompson** (ZIP code: 94131)

**108. Genève Campbell** (ZIP code: 94123)

**109. Matthew Gerring** (ZIP code: 94117)

**110. Garner Kropp** (ZIP code: 94115)

I am a District 5 resident and voter. These projects should be approved.

**111. Gerald Kanapathy** (ZIP code: 94115)

**112. Gordon Mohr** (ZIP code: 94117)

We need creative new housing within walking distance of the panhandle, USF, Divis, & Haight!

**113. Gabe Zitrin** (ZIP code: 94109)

**114. Hansen Qian** (ZIP code: 94107)

**115. Heather Olinto** (ZIP code: 94131)

**116. Hilary Clark** (ZIP code: 94131)

**117. Michael Hom** (ZIP code: 94116)

I strongly support more housing in SF.

**118. Homer Simpson** (ZIP code: 94774)

Go yimby

**119. Nicholas Marinakis** (ZIP code: 94133)

**120. Bora Ozturk** (ZIP code: 94123)

**121. Hilary Schiraldi** (ZIP code: 94131)

**122. Hannah Schwartz** (ZIP code: 94114)

**123. hubert hung** (ZIP code: 94105)

**124. Irene Malatesta** (ZIP code: 94131)

I support new housing like this in San Francisco, making this city more livable for more people.

**125. Inaki Longa** (ZIP code: 94131)

Please don't waste your time arguing over this. Approve this project

**126. Ira Kaplan** (ZIP code: 94108)

**127. john farhat** (ZIP code: 94123)

**128. Jeff Gard** (ZIP code: 94110)

**129. Jacob Rosenberg** (ZIP code: 94110)

**130. Jason Jervis** (ZIP code: 94115)

We need more housing at ALL LEVELS!

**131. Jay Donde** (ZIP code: 94110)

**132. Jayme Brown** (ZIP code: 94115)

**133. Jeff Lale** (ZIP code: 94117)

SF desperately needs more housing of all kinds; let's build it quickly without added delay. And let's spend more time figuring out how to expedite housing production, including affordable housing.

**134. Julie Goldobin** (ZIP code: 94110)

Locals want more density. Build infill housing now!

**135. James Hooker** (ZIP code: 94117)

Build housing

**136. Jonathan Quinteros** (ZIP code: 94118)

**137. Anya Kern** (ZIP code: 94118)

**138. Justin Brickell** (ZIP code: 94117)

**139. Jeremy Linden** (ZIP code: 94103)

**140. Joe Igber** (ZIP code: 94611)

Best of luck!

**141. Joe DiMento** (ZIP code: 94131)

**142. John Davis** (ZIP code: 94110)

Please allow this infill housing project to move forward.

**143. Jon Bradley** (ZIP code: 94103)

Thanks

**144. Jonathan Mofta** (ZIP code: 94110)

**145. Jordan Staniscia** (ZIP code: 94110)

**146. Jordon Wing** (ZIP code: 94110)

**147. Josh Ellinger** (ZIP code: 94122)

**148. juliana raimondi** (ZIP code: 94103)

**149. Joseph Mente** (ZIP code: 94609)

**150. Jeremy Smith** (ZIP code: 94062)

**151. Jonathan Tyburski** (ZIP code: 94117)

It is unacceptable and irresponsible to delay housing in SF. We have had a long standing housing crisis and are now in the midst of a pandemic. Please dismiss this appeal and focus on addressing community needs, not aggravating them.

**152. Judith Yang** (ZIP code: 94123)

**153. Julia Teitelbaum** (ZIP code: 94103)

Can I stay in San Francisco? My friends are here, my job is here, my community is here. But the housing market is wearing me down. I look to rent, and the options are slim, pricey, and there's often landlords looking to nickel and dime you on laundry, trash, maintenance. I look to buy, just to see, and it's ridiculous, laughable. We call ourselves an inclusive city but you can only afford to own a home here if you can foot a cost of a million dollars or more. We say we're environmentally conscious but we'd rather have people drive for miles to commute than build homes near jobs.

Wealthy neighborhoods refuse to build more housing and, in doing so accelerate gentrification of poorer ones.

It is absurd that this infill project has been opposed for \*years\*. This dysfunction in our local politics is disheartening.

Please don't let a few neighbors kill hope of homes that cost less than a million dollars in SF.

**154. June Kwon** (ZIP code: 94117)

Please approve small Infill Housing Projects In Exclusionary Neighborhoods

**155. Danielle Kanclerz** (ZIP code: 94110)

**156. Kanishka Cheng** (ZIP code: 94118)

**157. Kathy Keller** (ZIP code: 94131)

Inclusion, not exclusion, is essential to social justice.

**158. Katie Seitelman** (ZIP code: 94121)

**159. Kaylé Barnes** (ZIP code: 94115)

As D5 resident, I'd love more housing available in my neighborhood-even "landlocked" housing.

**160. Matthew Klenk** (ZIP code: 94127)

**161. Kurt Nangle** (ZIP code: 94114)

**162. Hui Lin** (ZIP code: 94117)

Excellent and thoughtful design providing housing in a great neighborhood for people who need a home.

**163. Kristy Wang** (ZIP code: 94112)

**164. Kenneth Russell** (ZIP code: 94132)

**165. Kevin Utschig** (ZIP code: 94110)

**166. Kurt McCulloch** (ZIP code: 94127)

What a beautiful way to create housing in a city that so desperately needs it.

**167. Ken Page** (ZIP code: 94103)

To: Supervisor Preston and the San Francisco Board of Supervisors

From: Ken Page

We are in the midst of a decades-long housing crisis. We need to be doing everything we can to build more housing. Small infill projects are critical to addressing our shortage. Exclusionary zoning in wealthy neighborhoods mean \$5M McMansions are easily approved, but apartment buildings and missing middle housing are delayed and denied.

We ask the Board to immediately approve the four-unit project at 1846 Grove St. It's time to say YES



to infill projects like this one. When we drive up costs, we drive up prices. Housing delayed is housing denied.

As a San Francisco Supervisor, it is your responsibility to fix our housing crisis. Dismiss this unconscionable appeal. Stop prioritizing the concerns of wealthy homeowners and think about the families that could have access to good, stable housing in this great city. Spend less time arguing over 4 small units of housing and more time getting the stalled subsidized affordable housing developments in District 5 built. There is no excuse for not building more homes in San Francisco. San Francisco is not full.

**168. An anonymous signer** (ZIP code: 94110)

**169. Kyle Cooper** (ZIP code: 94117)

**170. ALEXANDER LANDAU** (ZIP code: 94404)

**171. Matt Larson** (ZIP code: 94124)

Please approve

**172. Laura Fingal-Surma** (ZIP code: 94114)

**173. Laura Tepper** (ZIP code: 94131)

Contesting this project undermines the best interests of our city and is unmistakably frivolous

**174. Laura Foote** (ZIP code: 94103)

Please support this housing!

**175. Lauren Knight** (ZIP code: 94123)

**176. Lawrence Li** (ZIP code: 94117)

**177. Lenore Estrada** (ZIP code: 94102)

More housing ASAP!

**178. Nancy Lenvin** (ZIP code: 94133)

Housing is desperately needed and this looks like a fantastic project.

**179. Linda Carter** (ZIP code: 94112)

**180. Katie Byers** (ZIP code: 94131)

We need more housing!

**181. Lori Anderson** (ZIP code: 94131)

Smaller homes at an affordable price is exactly what sf needs.

**182. Lysa Ayres** (ZIP code: 94122-2510)

**183. Madelaine Boyd** (ZIP code: 94114)

More housing for us citizens who need it! I live in an RH-2 neighborhood and I wish it were more dense.

**184. Maria Danielides** (ZIP code: 94117)

**185. Marty Cerles Jr** (ZIP code: 94115)

**186. Matt Coelho** (ZIP code: 94115)

It's a shame that the roadblocking by a couple of neighboring homeowners can help to maintain the housing crisis. How many approvals does this need? The Planning Commission UNANIMOUSLY approved this project.. what's the trouble?!

**187. Matt Brezina** (ZIP code: 94114)

Please stop the madness. And stop the performative bullshit. Let housing be built

**188. Michael Dillon** (ZIP code: 94117)

**189. Megan Padalecki** (ZIP code: 94117)

I am a 12-year resident of this neighborhood, and this project is a no-brainer. Forbidding this infill project is completely absurd!

**190. Margaret Bonner** (ZIP code: 94117)

As a neighbor I support this.

**191. Mike Vladimer** (ZIP code: 94110)

We need more homes in SF. Yes!!! Let's get this built now!

**192. Michelle Mills** (ZIP code: 94112)

I live in San Francisco District 12 which for some reason was not an option on your drop down list. I am in favor of this new housing project.

**193. Mike Schiraldi** (ZIP code: 94131)

It's time to dismantle the selfish machine wealthy white neighborhoods use to keep people away.

**194. Michael Ducker** (ZIP code: 94115)

As a nearby neighbor living in a backyard carriage house, it is important we continue to respect our 120+ year old traditions of quiet, private, affordable living. Please approve this project asap.

**195. Miranda Dietz** (ZIP code: 94131)

Build please! We need more housing in SF! Infill housing is great.

**196. Kaushik Dattani** (ZIP code: 94110)

**197. Mitch Conquer** (ZIP code: 94131)

**198. Matthew Janes** (ZIP code: 94110)

**199. Molly Turner** (ZIP code: 94114)

**200. Molly Sun** (ZIP code: 94102)

**201. Margaret Kammerud** (ZIP code: 94131)

**202. Michael Plotitsa** (ZIP code: 94121)

very good project

Like idea to use all available land

for needed housings

**203. Lisa Wan** (ZIP code: 94112)

**204. Mike Sizemy** (ZIP code: 94107)

**205. Justine Tamaro** (ZIP code: 95124)

**206. Michael Brown** (ZIP code: 94132)

**207. Michael Gaines** (ZIP code: 94117)

**208. Maria Trinh** (ZIP code: 94123)

Please increase density in SF and build housing that is affordable for families.

**209. Nadia Rahman** (ZIP code: 94118)

**210. Mark Colwell** (ZIP code: 94110)

In believable that this project, which displaces nobody and was unanimously passed by the planning commission, is now in limbo for another year? Absolutely no due process for San Franciscans trying to add housing units to the market

**211. Paul Breed** (ZIP code: 94107)

**212. Nick Noyes** (ZIP code: 94107)

I support infill housing in SF!

**213. Nik Kaestner** (ZIP code: 94112)

Cut the crap and build some housing!

**214. Nathaniel Furniss** (ZIP code: 94158)

**215. Nick Lipanovich** (*ZIP code: 94103*)

**216. Noah Kouchekinia** (*ZIP code: 94118*)

More housing!

**217. Noah Christman** (*ZIP code: 94705*)

This is outrageous. We desperately need housing, and this project will not adversely impact the community. Sup. Preston, you should be ashamed.

**218. Olga Milan-Howells** (*ZIP code: 94131*)

**219. Orchid Bertelsen** (*ZIP code: 94102*)

**220. Stephanie Oh** (*ZIP code: 94131*)

**221. Livesey Pack** (*ZIP code: 94121*)

**222. Patrick Otellini** (*ZIP code: 94112*)

**223. Paul Tucker** (*ZIP code: 94117*)

I live (Masonic & McAllister) in a neighborhood where a 'flag' lot is attempting development. I attended a community meeting at the Haight library regarding the lot surround by Fulton, Grove, Masonic and Ashbury. Other than logistical concerns of where trucks might park during construction I have not heard any concerns that rise to the level of policy. If this lot is zoned for residential it should move forward without delay.

I am a homeowner and support additional housing being built in my neighborhood.

**224. Paul Espiniza** (*ZIP code: 94110*)

**225. Blake Carpenter** (*ZIP code: 94102*)

**226. Peter Liang** (*ZIP code: 94110*)

**227. peter dennehy** (*ZIP code: 94107*)

Please make it easier to build in San Francisco by San Franciscans

**228. Philip Crone** (*ZIP code: 94112*)

**229. Phillip Kobernick** (*ZIP code: 94131*)

**230. David Pieper** (*ZIP code: 94105*)

**231. RIA BRIGMANN** (*ZIP code: 95476*)

**232. Kwang Ketcham** (ZIP code: 94133)

**233. Theodore Randolph** (ZIP code: 94112)

I think it's also time to reconsider supervisorial prerogative. Dean Preston already broke the traditional by voting against a project that's promising to inject millions of dollars into the affordable housing trust fund, located in Supervisor Stephani's district.

**234. Perry Wexelberg** (ZIP code: 94608)

I am an architect with our office based in San Francisco and this project seems completely reasonable and should be approved. This is an equity issue, while parts of the city that historically have less political power have been completely gentrified (The Mission), wealthy parts of the city remain unchanged, preserved in amber to maintain property values for the wealthy and historically privileged.

**235. Rachel Fehr** (ZIP code: 94609)

**236. Rajiv Batra** (ZIP code: 94131)

Jesus Christ, stop making us fight and beg for years over each little thing that should've been approved by default in 5 minutes. You're indefinitely delaying bungalows on empty lots now? Fuck. It's empty. EMPTY. Stop wasting everyone's time, unblock this, approve it, and focus on something worthwhile.

**237. Ramon Iglesias** (ZIP code: 94102)

Bureaucrats and politicians should not block the way to building more housing, whatever the features of it is.

Dean Preston and other members of the Board of Supervisors, stand aside and let this project be built!

**238. Riley Avron** (ZIP code: 94102)

**239. Ryan Natividad** (ZIP code: 78705)

**240. Rebecca Gates** (ZIP code: 94114)

Please approve this project. Don't deny people the right to housing. Thank you.

**241. Reed Schwartz** (ZIP code: 94115)

**242. Robert Fruchtman** (ZIP code: 94117)

**243. Rodrigo Garcia-Uribe** (ZIP code: 94114)

We need more housing wherever we can get it.

**244. Richard Ballard** (ZIP code: 94131)

As a San Francisco resident and homeowner I believe it is critical to address our city's housing and affordability crisis to support an equitable city for all. Please approve this housing unit.

**245. Rishi Bhardwaj** (ZIP code: 94158)

Down with NIMBYism!

**246. Robin Kutner** (ZIP code: 94117)

**247. Auros Harman** (ZIP code: 94066)

**248. Roan Kattouw** (ZIP code: 94109)

**249. robin kutner** (ZIP code: 94117)

**250. Brent Hores** (ZIP code: 94114)

SF needs more housing. Now!

**251. Roy Leggitt** (ZIP code: 94115)

Please support this development of a large vacant lot. I love the architecture and innovative design. We need more of these type of projects to allow families to enter communities and have a nice place to live. The neighbors should be thankful that modest, affordable and family-friendly new neighbors will be able to become part of their neighborhood.

**252. Ryan Barrett** (ZIP code: 94117)

Because everyone should have the chance to live in SF.

**253. Sarah Keizer** (ZIP code: 94114)

Please move forward with this project. As a long time San Francisco resident and design professional, I know how much this housing is needed and how San Francisco has suffered through the extracted permitting process. We need to support this now for our city and our people. Good thoughtful design is good for everyone. It brings the whole community up! Please move this forward!

**254. Nicholas Hemenway** (ZIP code: 94158)

**255. Steve Hoffman** (ZIP code: 94114)

**256. Sabeek Pradhan** (ZIP code: 94107)

**257. Sage Vanden Heuvel** (ZIP code: 94110)

Dear Board of Supervisors,

You have completely failed to address the housing crisis in San Francisco. Upzone the entire city, allow by-right construction of apartment buildings with no setbacks, no parking requirement, no height limits, and no FAR limits. Defund and disband the Planning Commission. Eliminate discretionary review. Reduce the permitting process for new businesses to allow operating permits within two months of application, maximum.

The citizens of San Francisco and the Bay Area are suffering from your inaction and complicity. If you are unable or unwilling to take the steps necessary to bring San Francisco into the 21st century,

resign.

Best,  
Sage V.H.

**258. Sam Wrightson** (*ZIP code: 94110*)

**259. Sam Miller** (*ZIP code: 94102*)

**260. Sara Ogilvie** (*ZIP code: 94110*)

**261. Sara Maamouri** (*ZIP code: 94110*)

**262. Sarah Berger** (*ZIP code: 94114*)

**263. Scot Conner** (*ZIP code: 94704*)

**264. Scott Cataffa** (*ZIP code: 94112*)

**265. sean lundy** (*ZIP code: 94110*)

San Francisco needs more of this type of housing, please approve this badly needed project.

**266. Ansh Shukla** (*ZIP code: 94114*)

Resident of the Lower Haight who would love to see this cute little courtyard of homes built.

**267. SENALEE KAPELEVICH** (*ZIP code: 94127*)

**268. Edward Shoikhet** (*ZIP code: 94122*)

**269. Anthony Fox** (*ZIP code: 94109*)

**270. Shahin Saneinejad** (*ZIP code: 94117*)

**271. Shannon Hee** (*ZIP code: 94610*)

**272. Shannon DeLong** (*ZIP code: 946131*)

Dear Sandra,

It is unacceptable to assume everyone can afford multi million dollar houses. Where are these people supposed to live?

**273. Dmitry Shapiro** (*ZIP code: 94117*)

How is more housing on unused available land not a good thing for the neighborhood? the businesses servicing the neighborhood? the tax base of the neighborhood?

**274. Michelle Birch** (ZIP code: 94114)

This is a sustainable, thoughtful, beautiful design that preserves privacy and the existing old growth trees.

**275. ed sidawi** (ZIP code: 94110)

**276. Sidharth Kapur** (ZIP code: 94612)

**277. Steve Marzo** (ZIP code: 94112)

**278. Sean Murphy** (ZIP code: 94123)

**279. Sonja Trauss** (ZIP code: 94607)

Legalize Housing! Building housing is part of what we need, if housing is going to be a human right.

What's that land doing now, that is so great? Why is having it be an inaccessible meadow in the middle of a big city better than having it be a place for people to live.

If you think the problem with the project is that it is too small, then please feel free to help make it bigger.

**280. Sophie Constantinou** (ZIP code: 94110)

Build more housing!

**281. Brian Stechschulte** (ZIP code: 94122)

**282. Tyler Stegall** (ZIP code: 94122)

I'm incredibly disappointed that the San Francisco Board of Supervisors continues to endorse historically racist and exclusionary housing policy by delaying and denying new housing in historically exclusionary neighborhoods. Obstructing these projects is antithetical to progressive values and doesn't help San Francisco to become a more equitable city to live in. Let this housing get built!

**283. Steven Buss** (ZIP code: 94102)

**284. Rachel Langdon** (ZIP code: 94110)

**285. Anjelika Plotitsa** (ZIP code: 94121)

**286. Stephen Fiehler** (ZIP code: 94131)

We need more housing in SF to make living here more affordable

**287. Timothy Bauman** (ZIP code: 94117)

**288. Michael Terndrup** (ZIP code: 94301)



**289. Becky Simmons** (ZIP code: 85611)

Say no to NIMBY-ism! We need more housing!

**290. Brian Ito** (ZIP code: 94117)

This is really disappointing that we have to sign this petition. Dean Preston is my supervisor and I'm not sure why he wouldn't be in support of a project like this. This seems like a great way to introduce more housing in the neighborhood so not sure why he'd be against this.

**291. Ryan Booth** (ZIP code: 94117)

Stop these racist exclusionary housing policies.

**292. Theo Gordon** (ZIP code: 94115)

**293. Theresa Runkle** (ZIP code: 94127)

I like be in District 7, and I support infill development of new housing in SF. People need places to live!

**294. Tom Meyer** (ZIP code: 60610)

**295. Troy Kashanipour** (ZIP code: 94107)

**296. Tom Buehler** (ZIP code: 94110)

**297. Thomas Webster** (ZIP code: 94109)

**298. Thomas POWERS** (ZIP code: 94158)

**299. Truc Nguyen** (ZIP code: 94109)

**300. Tara Killebrew** (ZIP code: 94131-2941)

I've yet to read a good argument why more housing in a dense city shouldn't be encouraged.

**301. Vicki Wang** (ZIP code: 94115)

**302. VICTOR ZEPEDA RUIZ** (ZIP code: 94132)

**303. Vin Leger** (ZIP code: 94131)

To: Supervisor Preston and the San Francisco Board of Supervisors

From: Vincent Leger

We are in the midst of a decades-long housing crisis. We need to be doing everything we can to build more housing. Small infill projects are critical to addressing our shortage. Exclusionary zoning in wealthy neighborhoods mean \$5M McMansions are easily approved, but apartment buildings and missing middle housing are delayed and denied.

We ask the Board to immediately approve the four-unit project at 1846 Grove St. It's time to say YES

to infill projects like this one. When we drive up costs, we drive up prices. Housing delayed is housing denied.

As a San Francisco Supervisor, it is your responsibility to fix our housing crisis. Dismiss this unconscionable appeal. Stop prioritizing the concerns of wealthy homeowners and think about the families that could have access to good, stable housing in this great city. Spend less time arguing over 4 small units of housing and more time getting the stalled subsidized affordable housing developments in District 5 built. There is no excuse for not building more homes in San Francisco. San Francisco is not full.

**304. Vadim Litvak** (ZIP code: 94116)

Supervisor Mar

This city needs more housing projects like this, where multiple families can live on common ground. Since building up multi-family housing is problematic, it makes logical sense to subdivide land to create space within zoning limits.

**305. John Kaufman** (ZIP code: 94131)

I live in District 8 and support the possibility for multi unit housing as well as single family housing in all San Francisco neighborhoods due to the severe housing crisis that seems to be getting worse.

**306. Vladimir Vlad** (ZIP code: 94102)

There is absolutely no reason this shouldn't be built.

**307. Charles Whitfield** (ZIP code: 94107)

**308. Jack Woodruff** (ZIP code: 94608)

**309. William Reeves** (ZIP code: 94117)

Fewer units -> less supply -> higher prices -> people who can't afford it anymore moving to lower income/cheaper neighborhoods.

**310. Cole Wrightson** (ZIP code: 94115)

**311. yafah franco** (ZIP code: 94131)

**313. Zack Subin** (ZIP code: 94112)

**314. Zach Klein** (ZIP code: 94110)

first_name	last_name	zip_code	email
David	Broockman	94102	not published for privacy
Sam	Miller	94102	
Molly	Sun	94102	
Steven	Buss	94102	
Rebecca	Fedorko	94102	
Blake	Carpenter	94102	
Lenore	Estrada	94102	
Orchid	Bertelsen	94102	
Ramon	Iglesias	94102	
Riley	Avron	94102	
Vladimir	Vlad	94102	
christi	azevedo	94103	
Julia	Teitelbaum	94103	
Jeremy	Linden	94103	
juliana	raimondi	94103	
Nick	Lipanovich	94103	
Eugene	Brolly	94103	
Ken	Page	94103	
Jon	Bradley	94103	
David	Pieper	94105	
Ashley	Laws	94105	
hubert	hung	94105	
Paul	Breed	94107	
Hansen	Qian	94107	
Cliff	Bargar	94107	
Charles	Whitfield	94107	
Michael	Sizemore	94107	
peter	dennehy	94107	
Cary	Bernstein	94107	
Mario	Accordino	94107	
Sabeek	Pradhan	94107	
Nick	Noyes	94107	
Ana	Guerrero	94107	
Troy	Kashanipour	94107	
Ira	Kaplan	94108	
Fabian	Graf	94108	
Gabe	Zitrin	94109	
Charles	Carriere	94109	
Roan	Kattouw	94109	
Dana	Beuschel	94109	
Truc	Nguyen	94109	
Derrick	Low	94109	
Thomas	Webster	94109	
Anthony	Fox	94109	
Alex	Strader	94109	
Alim	Virani	94109	

Diana	Tseng	94109
Cacena	Campbell	94109
Sophia	Jiang	94109
Matthew	Janes	94110
Sophie	Constantinou	94110
Rachel	Langdon	94110
Kevin	Utschig	94110
	kvngao@gmail.com	94110
Sage	Vanden Heuvel	94110
James	Ausman	94110
John	Davis	94110
Dylan	Hulser	94110
Barak	Gila	94110
Aaron	Kanter	94110
Michael	Vladimer	94110
Zach	Klein	94110
Ethan	Schlenker	94110
David	Esler	94110
Mark	Colwell	94110
Cori	McElwain	94110
Jordan	Staniscia	94110
Andrew	Martone	94110
Jeff	Gard	94110
Anna	Rose	94110
Julie	Goldobin	94110
Sara	Maamouri	94110
Diana	Ripple	94110
frank	nolan	94110
Sara	Ogilvie	94110
ed	sidawi	94110
Chandra	Asken	94110
Tom	Buehler	94110
Jonathan	Mofta	94110
Jay	Donde	94110
Jordon	Wing	94110
Benedict	Donahue	94110
Jacob	Rosenberg	94110
Danielle	Kanclerz	94110
Sam	Wrightson	94110
sean	lundy	94110
Carol	Wai	94110
Peter	Liang	94110
Ben	Cook	94110
Paul	Espiniza	94110
Kaushik	Dattani	94110
Michelle	Mills	94112
Amy	Markowitz	94112

Zack	Subin	94112
Bruce	Cyr	94112
Kristy	Wang	94112
Scott	Cataffa	94112
Patrick	Otellini	94112
Theodore	Randolph	94112
Shahin	Saneinejad	94112
Steve	Marzo	94112
Nik	Kaestner	94112
Bob	Mills	94112
Bea	Batz	94112
Linda	Carter	94112
Anthony	Malson	94112
Adam	Breon	94112
Rebecca	Gates	94114
Fred	von Lohmann	94114
Michelle	Birch	94114
Martin	Guerra	94114
Avery	Pickford	94114
Dane	Miller	94114
Rodrigo	Garcia-Uribe	94114
Laura	Fingal-Surma	94114
Kurt	Nangle	94114
Molly	Turner	94114
Alex	Gripshover	94114
Sarah	Berger	94114
Sarah	Keizer	94114
Matt	Brezina	94114
Emily	Johnston	94114
Brent	Hores	94114
Eduardo	Jasso	94114
Ansh	Shukla	94114
Hannah	Schwartz	94114
David	Kanter	94114
Madelaine	Boyd	94114
Alexandra	Nangle	94114
David	Kanter	94114
Steve	Hoffman	94114
Beaudry	Kock	94114
Dawn	Ma	94114
Laurence	Griffin	94115
Michael	Ducker	94115
KaylÃ©	Barnes	94115
Vicki	Wang	94115
Darius	Zubrickas	94115
Gerald	Kanapathy	94115
Marty	Cerles Jr	94115

Jason	Jervis	94115
Cole	Wrightson	94115
Jayme	Brown	94115
Garner	Kropp	94115
Theo	Gordon	94115
Roy	Leggitt	94115
Matt	Coelho	94115
Amanda	Par	94115
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