

Project Sponsors Response to Statement of Appeal:

1846 Grove Street, Conditional Use Authorization and CEQA approval:

The statement of Appeal makes a number of claims, many of which were addressed in the Response of the Planning Department related to the Conditional Use Authorization and the CEQA approval. Those topics will not be re-addressed in this presentation.

Project Goals:

The Project as designed is the result of a careful consideration of the context of the lot in consultation with the Planning Department, Building Department, Fire Department, and with input from neighbors during the pre-application meeting process.

Recognizing the unique nature of the site the designer sought to create a project with minimal impact to adjoining parcels. Project goals include the following:

- Create a **modest number of homes** on this lot. The lot is larger in size than three standard city lots. Zoning allows up to 6 homes on this parcel. The Conditional Use Authorization was granted for 4 homes.
- Create homes that are **minimally impactful** on the surrounding homes.
- Create a project to have an inward focus rather than an outward one.
 - The design places circulation at the center of the parcel for lesser impact than at the exterior of a building centered in the parcel.
 - The design creates outdoor space centered among the homes rather than creating a building with outdoor open space facing the rear of adjacent buildings and rear yards.
 - The courtyard design **minimizes windows facing adjacent properties** rear windows.
- Create **homes that are low in scale**, largely one story with much smaller 2-story pop up areas. Nest structures into the topography.
- **Minimizing shadow impacts** to adjacent properties with smaller volumes set back from property line edges, considering solar orientation.
- Create a Permeable site.
 - **Visually permeable**: a broken up massing, allowing view corridors through the parcel rather than a larger centered massing. Permeable for light and air.
 - Site permeability without expanses of concrete allowing water to percolate into the water table.
- Preserve and **protect of the mature coastal live oak**; Certified Arborist as part of project team.
- Create a **drought tolerant landscape** and utilize non-native non-invasive climate appropriate plants and well adapted California native plantings that can support pollinator diversity.
- Creating an extended landscape of **living roofs** visible from adjacent properties, slowing run-off, reducing heat island effect, providing habitat.
- **Low environmental impact**: no gas service, highly efficient electric heat pump systems, low embodied carbon construction.
- Create homes with ground floor bedrooms and bathrooms **suitable for those that have difficulty with stairs**. Family sized housing with 2 and 3 bedroom units.

- **Natural affordability** due to the unique nature of the site, smaller homes, minimally sized, modest amenities, and no auto parking.
- **Create a smaller scale community** of garden homes, with a shared common area as a “village green” around tree and courtyard. Private spaces are connected and permeable to the common space allowing interaction between residents fostering community.

See Attachment 1 following for three dimensional views of the project which was provided to the Planning Commission for the April 9th Hearing

Following is a **Summary of Meetings and Neighbor Outreach:**

1. Pre-application Meeting: September 7, 2017

- SFPL meeting room 1833 Page Street.
- Letters send to pre-app meeting list provided by Radius Services
- 25 Attendees

2. Neighbor Meeting 2: September 6, 2019

- SFPL meeting room 1833 Page Street
- Email notification and communication through Planner and D5 Legislative Aide,
- Attended by District 5 Legislative Aide
- 17 Attendees

Story Poles provided on site illustrating volume of unit 2 and 3 per neighbor request.

3. Neighbor Meeting 3: November 19, 2019

- SFPL Meeting Room at 1833 Page Street
- Email notification and letters mailed to Pre-app mailing list
- 2 Attendees

Additional offers to meet with neighbors in smaller groups or individually were declined, or no response received.

Post CU hearing on October 7, 2019.

4. Neighbor Meeting 4: February 6, 2020

- SFPL Meeting Room at 1833 Page Street
- Email notification to sign in list
- 18 Attendees including Haight Ashbury NC representatives.

5. Neighbor Meeting 5: February 26, 2020

- City College classroom, 633 Hayes.
- Email notification to sign-in list. Additional letters hand delivered to each adjoining parcel. Sign posted at gate.
- 11 Attendees.

6. Community Group presentation: 2/27/2020

NOPNA Land Use Subcommittee of the North of the Panhandle Neighborhood Association
633 Page Street
9 Attendees.

Project Modification: The Project was modified in the following ways in response to Planning Commission input and comments from neighbors during the pre-application meeting process.

- Revised number of families that can live here from 5 to 4.
- Reduced 2 Story Volume at West edge of Property to 1 story.
- Moved 2nd story volume away from property line at Unit 3.
- Reduced 1 story volume on East edge of Property.
- Reduced 1 story volume at South edge of Property.
- Provide Planting Screen at East side of Property.
- Relocated bin area to center of property, minimizing noise.
- Removed East facing window on upper bedroom of Unit 1.
- Agree to provide Tree Planting and Protection Plan from certified Arborist.
- Agree to provide low voltage pathway lighting rather than flood lighting.
- Agreed to provide soft-close device at gate.
- Agreed to modify windows with potential privacy impact to the neighbor. Any smaller bathroom window facing neighbors directly will be frosted glass.
- Agreed to have a pre-construction meeting with interested neighbors with contractor coordinated timeline in advance of construction. Will designate point of contact at that time.
- Agreed to repair any damage at adjoining yards or landscaping, along entry agreed to protect adjoining buildings and repair any damage at our sole expense.

Project Review:

Prior to and after purchase the Project Owners went through a number of **project review meetings with the Planning Department Staff, Fire Department and the Building Department** to fully understand the code and life safety requirements. The **Fire Department provided a pre-application review letter that stated their conditional approval** and measures that would need to be incorporated into the project.

Response to Specifics of Appeal:

Safety: The Appellant has asserted a made-up standard for life safety that is not supported in the code. In their statement conflates the building “exit” and the “exit discharge” as found in the California Building Code. Both the Department of Building Inspection and the Fire Department have reviewed plans as submitted and have provided pre-application review letters in agreement with the code compliance of access and egress. A final review of the project will occur by DBI and Fire at time of permit issuance to document that the project requirements specified in their letters are incorporated into the permit drawing set.

The arguments against the homes on this site due to safety concerns are a pretext, are unsupported by code, and are unsupported by the code experts responsible for reviewing the project.

The Entry: The opposition has asserted without evidence that the 3.5 foot wide passage that leads from the street to the site is inadequate. This passage is as wide as a single loaded residential corridor. Safety is increased over a corridor in that it is an open-to-the-sky condition.

The Board of Supervisors has approved ADU legislation that allows multiple ADUs to be accessed from a 3 foot wide tradesman access as the sole means of access and Egress (Reference DBI Information Sheet EG-5 Date August 18, 2018). **The open-to –the-sky condition on this property is safer than access under an existing building through the tradesman's access.**

The Appellant has asserted that the project is unprecedented: Our presentation to the Planning Commission included numerous examples of residences that did not directly front the public way or where access was constrained. **The mitigation measures as outlined in the Fire Department letter are consistent with other conditions of approval for other projects that do not have a direct frontage to the street.**

San Francisco contains hundreds of buildings that do not have direct frontage to the street. These arguments reiterate comments heard at the Planning Commission.

The Appellants have argued that the access is a utility easement. This argument is unsupported by any survey or recorded document. The argument that this lot was created as a “fire-block” is similarly not supported. **The lot is a legal lot of record with RH-2/RH-3 zoning and suitable for new homes.**

The argument that two persons cannot pass along the site access was made at the Planning Commission hearing. This argument is contradicted by the fact that 2 persons can pass comfortably along the site access.



The homes on this property would not preclude any improvements on adjacent properties:

The Appellants have falsely argued that this project would prevent adjacent properties from developing Accessory Dwelling Units on their own properties. This Argument was heard at the Planning Commission hearing and contradicted by the Zoning Administrator in the 10/7/19 hearing, yet this argument reappears in the Appellant's brief.

Density: The Appellant has argued that the density on the site is greater than that of surrounding properties. **The Density granting the Condition Use Authorization on this site is 2/3 of the RH-2 zoning surrounding the site, and less than 1/2 of the RH-3 parcels.**

The Planning Commission and Public Comment: The Appellants have argued that they did not have adequate opportunity for public comment at the hearing. The first hearing on October 7, 2019 was an in-person prior to the shelter-in-place order. Approximately 20 people were able to participate in public comment. Those opposed to the Conditional Use Authorization were given a 10 minute presentation period, matching that of the project sponsor. There was no limitation on the number of speakers for or against in the public comment period each with a 2-minute presentation time. The result of this hearing was a Continuance to allow us to consider comments made at the hearing. The project was altered reflecting comments heard.

The second Planning Commission hearing for the project was conducted through Microsoft Teams on April 9th, 2020. There were 46 callers during the public comment period. There were **25 project supporters** who called in. While there were technical difficulties, all speakers who were in the call queue were heard. While there may have been some callers who were unable to wait in the call queue, this was true for supporters and those in opposition.

Public Support:

The Appellants have produced a petition against the homes on this site. The link was through a website called Stop1846Grove.org. The overall approach of the Appellants is in the name of the website. The petition has 348 signatures from a diversity of locations including Baltimore, Chicago, Madison, and Orlando. 149 of 348 signatures were from San Francisco residents.

Attachment 2 following is a petition signed by residents of San Francisco. This petition which shows a broad base of support for this infill housing in general and this project specifically. This petition as of 7/23/2020 includes 326 signatures, 284 of which are San Francisco Residents, and 98 of which are from zip codes that are a part of District 5.

The Planning Commission Decision:

The unanimous Conditional Use Approval by the Planning Commission is consistent with the Direction of the Board of Supervisors in the following ways:

- It **increases housing stock by maximizing density** where appropriate and in conformance with the General Plan.
- The project landscape **aligns with the San Francisco Biodiversity Plan** adopted by the Board of Supervisors.

- Provides housing that **promotes alternative transportation** in an area with easy access to public transportation, walking distance from neighborhood serving retail and services, and ample bicycle parking.
- Promote sustainability through sensitive infill housing creating opportunity for people to live and work in San Francisco rather than promoting commuting and suburban sprawl
- It is consistent with the general Plan object of creating certainty in the development entitlement process, by providing clear community parameters for development and consistent application of regulations.
- The preface of Housing Element of the General Plan states that "*law requires a local government plan for their existing and projected housing need, by providing opportunities for housing development, rather than constraining opportunities*". The project creates housing in a way that is sensitive to the context. It creates housing which is efficiently sized and appropriate to families and individuals with a range of ages and needs, preserving the diversity of the community.
- The Environmental Protection Section of the General Plan states that "*In highly urban San Francisco environmental protection is not primarily a process of shielding untouched areas from the initial encroachment of a man-made environment. The scales already are and will continue to be balanced toward the side of development . . . The challenge in San Francisco is to achieve a more sensitive balance, repairing damage already done, restoring some natural amenity to the city, and bringing about productive harmony between people and their environment. An important purpose, therefore, of an environmental protection element is to give natural environment amenities and values appropriate consideration in urban development along with economic and social considerations.*"
- Consistent with the Transportation and Environmental protection elements of the General Plan, the project **encourages the use of public transportation and alternative means such as bicycling** without reliance on private automobiles.

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. The project was modified to reflect comments.

At the April 9th hearing Commission Moore, after reviewing the modifications, called the project a "wonderful, unique solution to a difficult site". I would invite the Supervisors to listen to the Planning Commission hearing held on April 9, 2020. The Commission deliberation on the Project starts at the 5:01 mark in the meeting.

https://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=35574

The process worked as it is supposed to. Please uphold the decision of the Planning Commission for Conditional Use and CEQA Approval and allow these sensitive new homes on our unutilized lot.

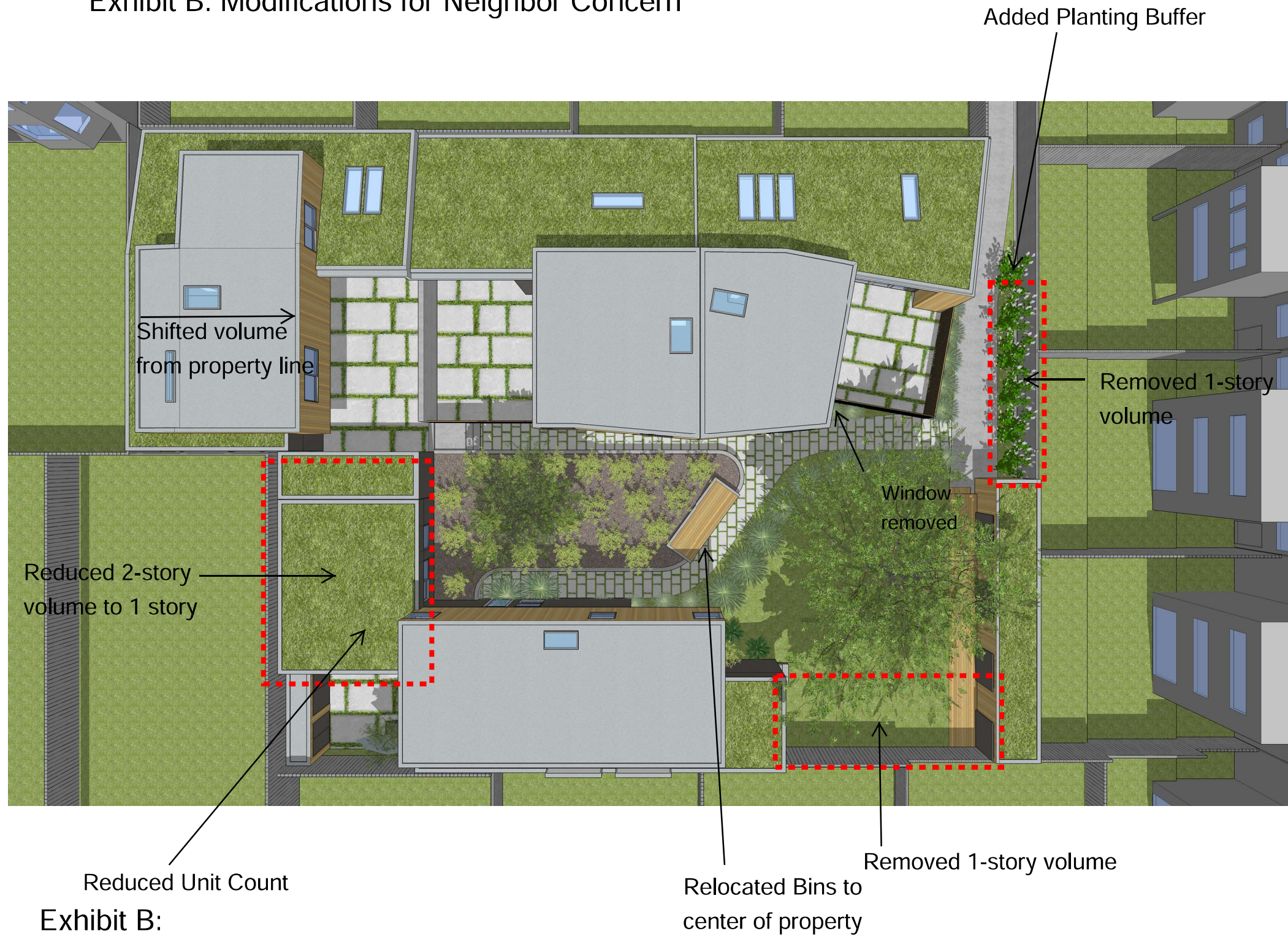
The following Attachments are included:

Attachment: 1 – Excerpted Presentation material for Planning Commission from April 9th, 2020 Hearing, including three-dimensional views and exhibits, and FAQ's about the homes. **2** – Petition in support of infill homes at 1846 Grove.

Attachment 2 - Petition in support of the project

Attachment 1: Excerpt of Materials from Planning Commission Hearing April 9, 2020

Exhibit B: Modifications for Neighbor Concern



Site Features:



Exhibit C: Site Features

Bicycle Parking

Preserves Tree

Garden tools

Window Exposure: looking inward toward court, away from neighbor properties

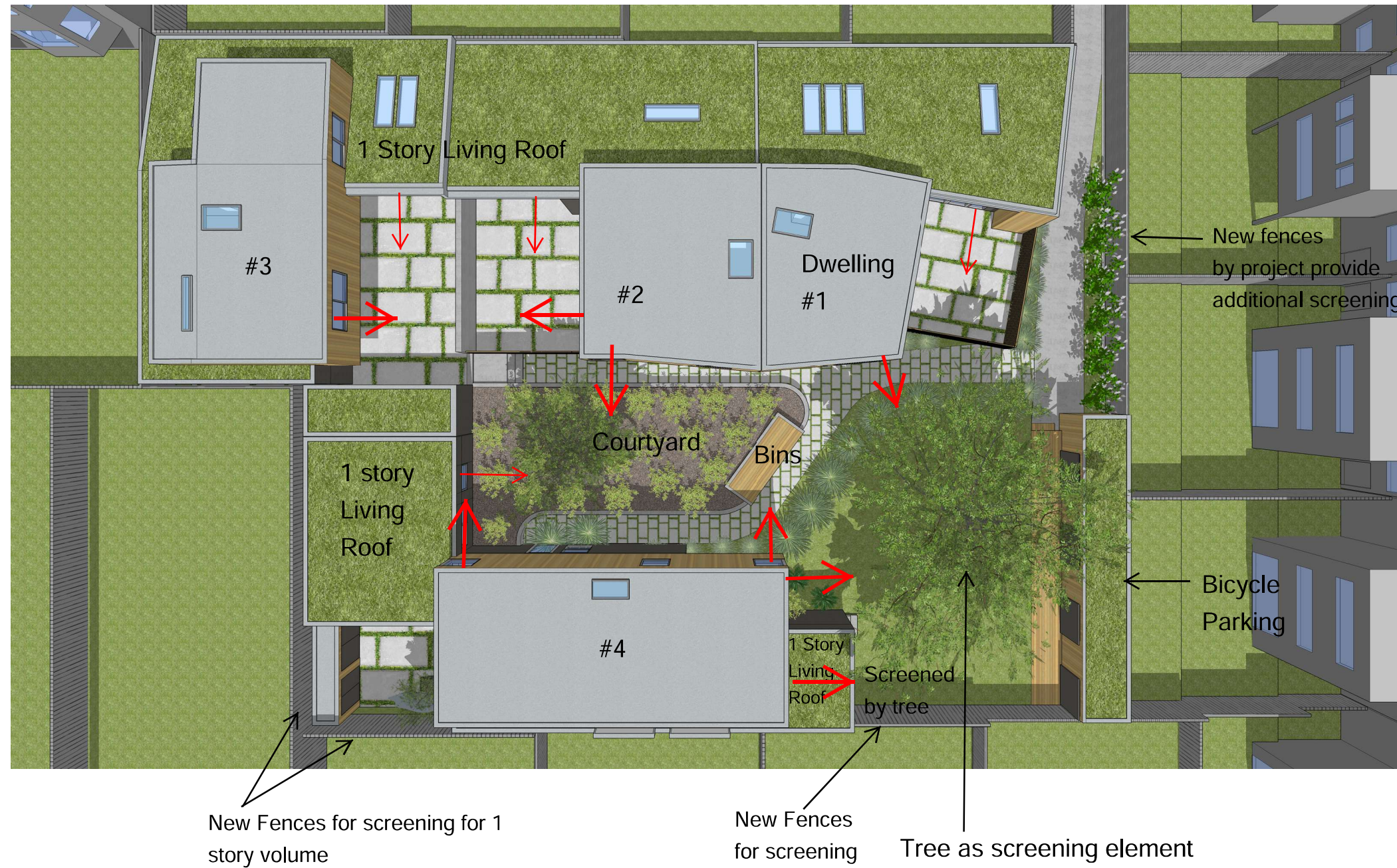


Exhibit D: Window Orientation

Shadows/Solar Orientation: 2nd story arranged to minimize shadow impacts on adjacent properties. Shadows shown on March 25th, 11am
1-story volume shadows typical of fences
Unit 4 at south does not shade adjacent yards,
Unit 3 roof slopes to minimize shadows, excavated 1st floor to reduce height
Unit 1 and 2 upper level set back from north property line



Exhibit E: Solar Orientation

Permeability: views into and through site, light and air.

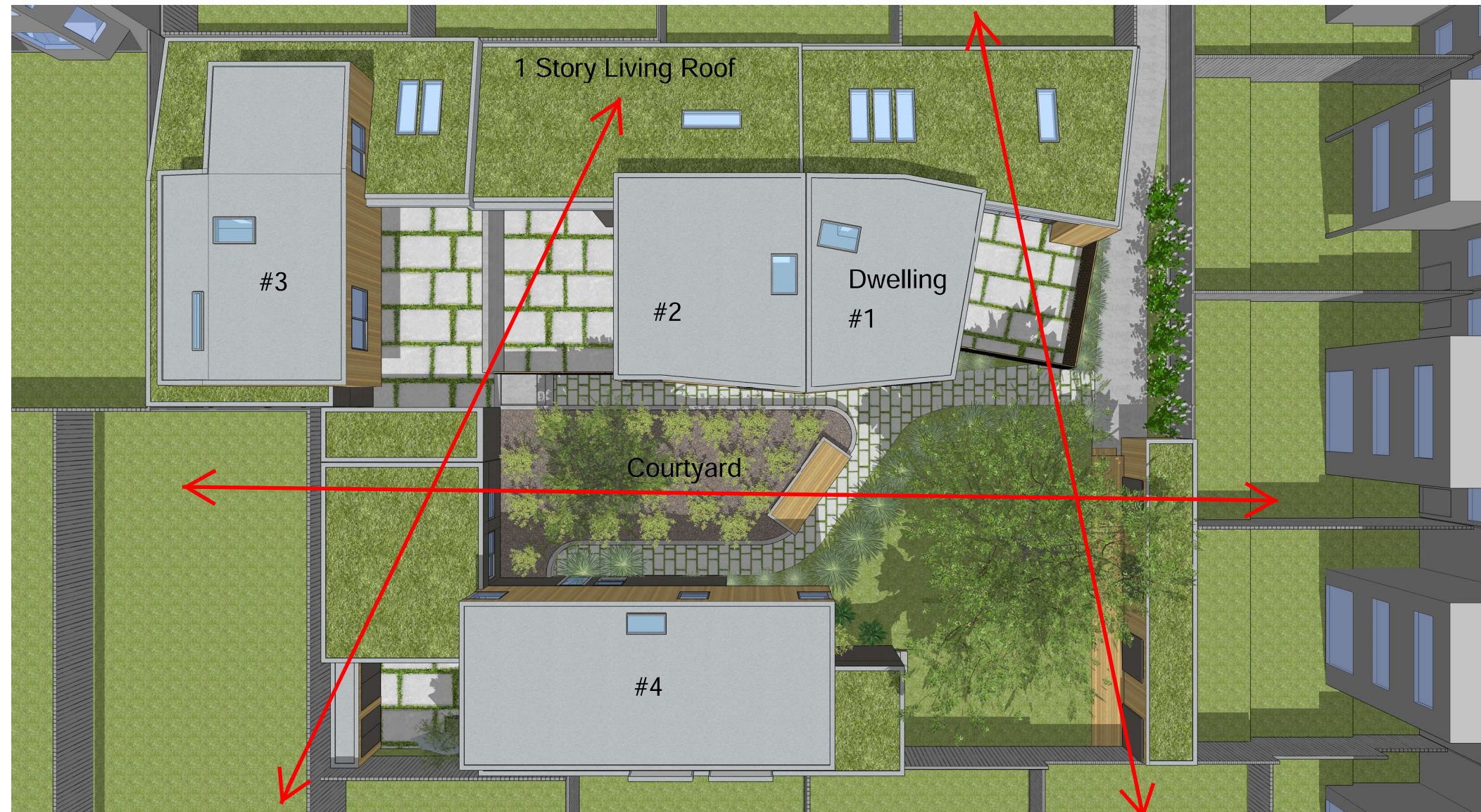


Exhibit F: Views, Light, Air through site

800 Block of Masonic

3 Stories, 12 units on parcel, 4 in building

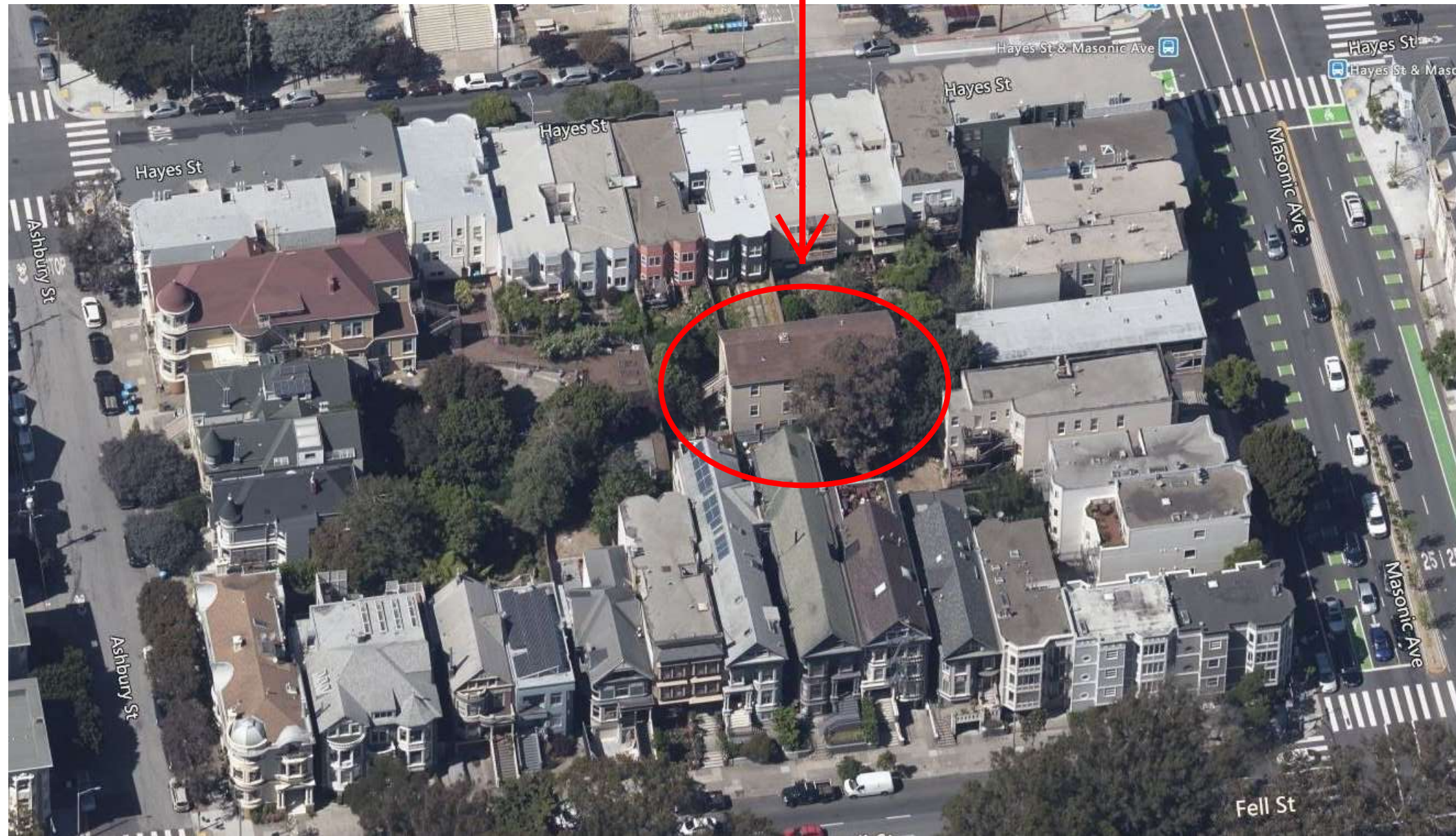


Exhibit G: Precedent

1600 Block Fulton

3 Stories, 5 units



Exhibit H

1600 Block of Fulton North Side

2 & 3 story Buildings, 8 dwelling unit



Exhibit I

1600 Block of Hayes

3 story residence

5k sqft Rectory



Exhibit J



Overhead View of Site

Oakwood and 18th Street

2&3 stories, 24 units at rear yard



Exhibit J: not in neighborhood but show density in some areas. Proposed project much less dense.



Exhibit K: Story poles requested by neighbors

Exhibit L:
Unit 3, prior to
additional setback
at 2nd floor.
First floor at fence
height





Site and Buildings In the context of the block



View from Southwest



Overhead view from Southeast

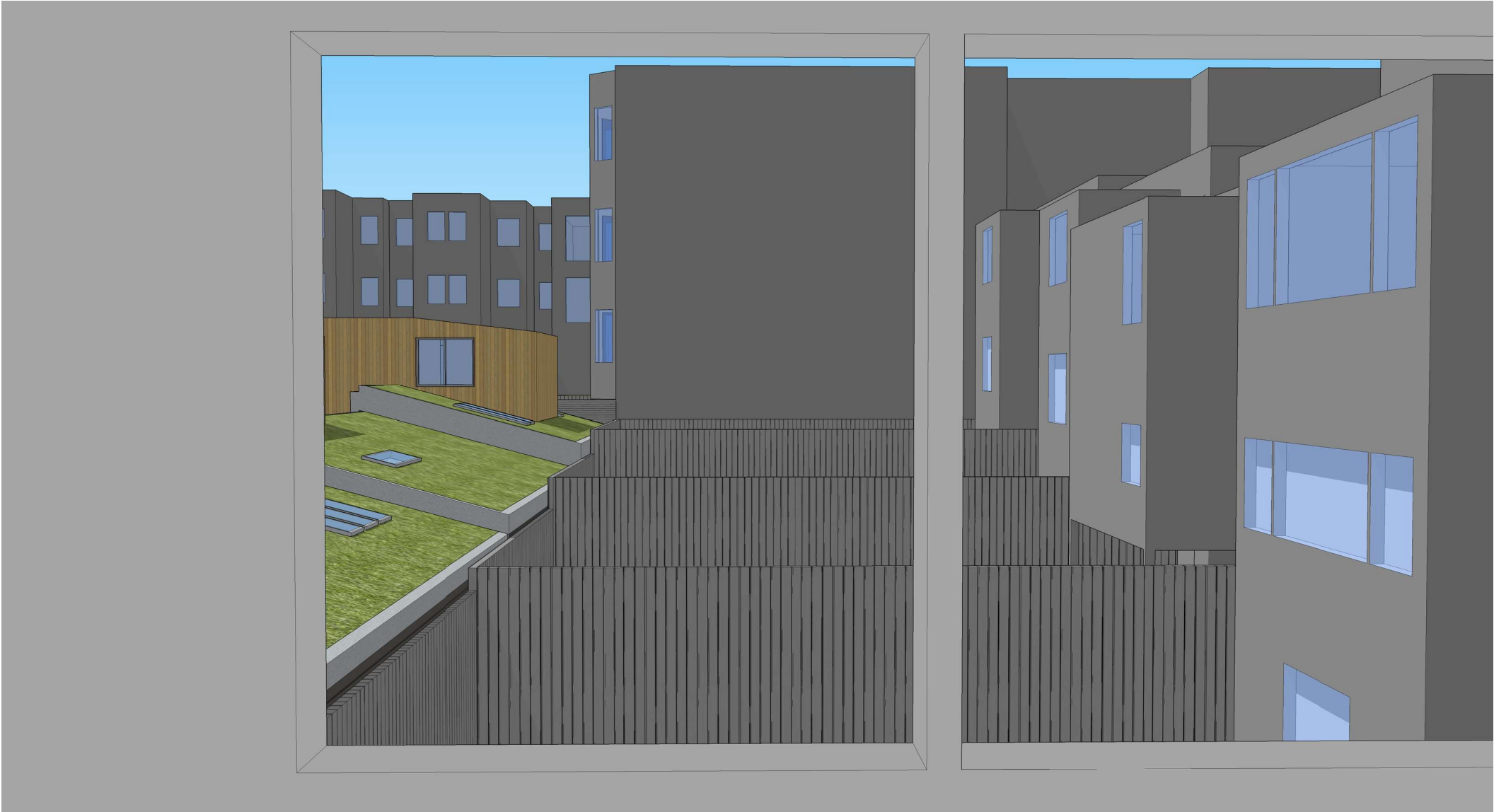


Overhead view from Northeast

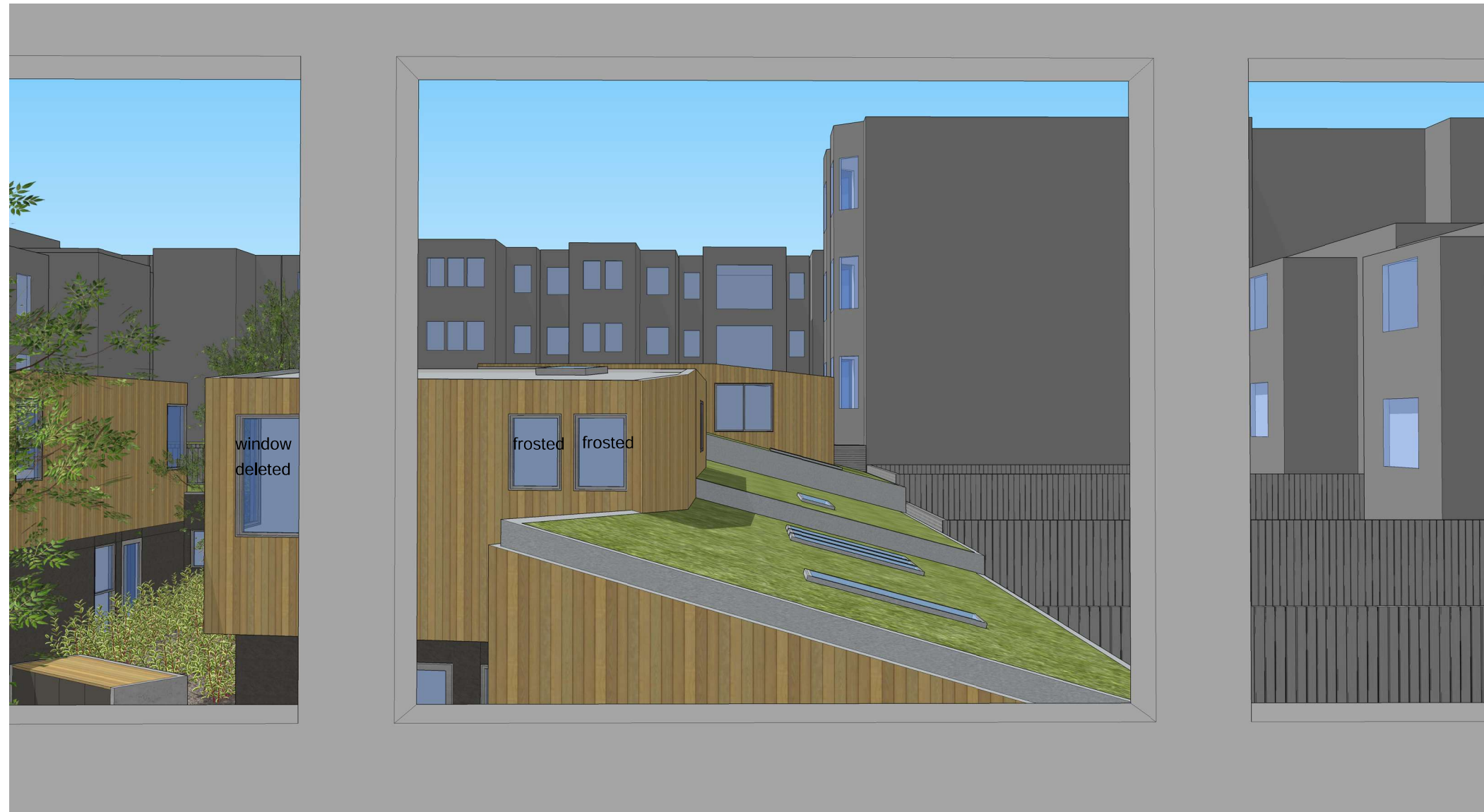


View from Northeast

View from window at 615 Masonic Street



View from window at 627 Masonic Street



View from window at 1824 Grove Street



View from window at 1828 Grove Street



View from window at 1840 Grove Street



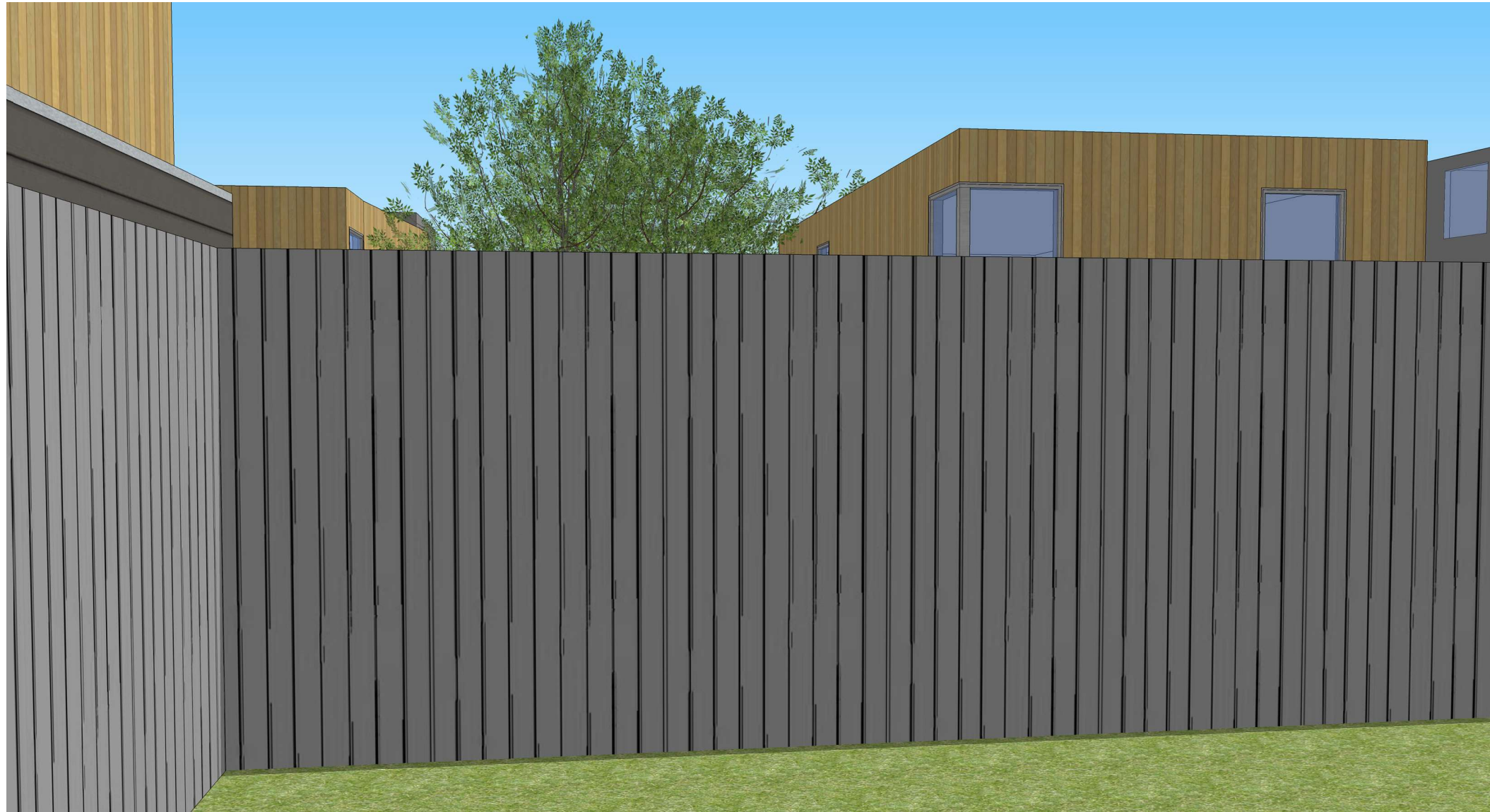
View from window at 1841 Fulton Street



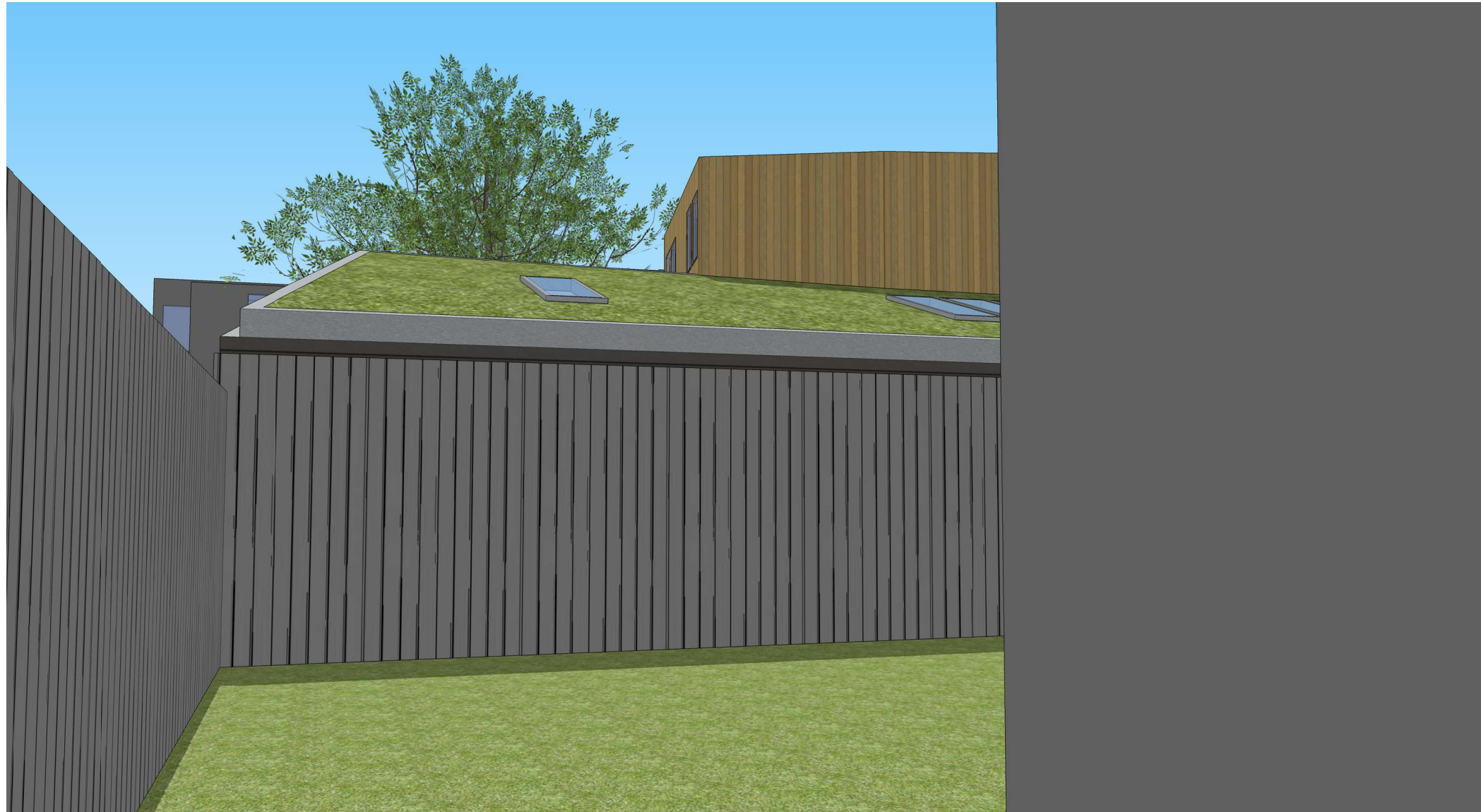
View from window at 1831 Fulton Street



View from 1850 Grove Street Yard



View from 1831 Fulton Yard



Frequently Asked Questions:

How is the Site Accessed?

Through gate fronting to Fulton Street. The width meets the Building Department and Fire Department Requirements as confirmed through Pre-application process.

Can two persons pass along the site access?

- The narrowest point is the first 50'.
 - The width it is about that of a typical residential apartment single loaded corridor.
 - It exceeds the code requirements.
 - Two persons can pass comfortably.



Sasha and his father at access

- Average walking time to traverse 50 feet is 12 seconds.
The next 50' of the entry is 6'-3" wide and between fences.

Is there is precedent homes in a similar location, behind other homes, in immediate area?

Yes in the immediate area and all over San Francisco. In many cases at much higher density that what is proposed. See Exhibits G,H,I,J,K.

The entry to the Site is unusual. Do you have approval?

The Entry and Exit Condition has been reviewed and approved by the San Francisco Fire Department and the Department of Building Inspection based on conditions which include:

1. NFPA 13 Fire Sprinkler System – Highest Sprinkler standard designed to fully extinguish. Same system for high-rise towers.
2. Standpipes on site.
3. R-3 (single family home and duplex) occupancies.
4. Not more than 20' in height. Based on 24' ladder carried by 2 firefighters
5. Type III Non-combustible Construction.
6. Red zone and removal of sidewalk tree.
7. Clear width of 42".

Code Basis for Approval: San Francisco Fire Code 5.12 Item 6. Project meets all conditions, San Francisco Building Code Regarding Exits and Exit Discharge: 1014, 1015, 1022, 1028.4, Reference pre-app letters.

Are 2 Exits from a site required?

No. Some building require 2 exits, but only one exit discharge is from any site. The exit discharge is defined as “the portion of the means of egress between the building exit and the public way”. The exit discharge is required to be open to the sky.

The Fire Department has reviewed and approved.

The condition on this lot is better than the vast majority of SF buildings where a rear stair requires one to pass back through and under a building to get to the public way.

The project has the highest level of sprinkler protection, but water should not be used on electrical fires. What about electrical fires and short circuiting of appliances?

Most electrical fires are caused by overloaded outlets with too many appliances plugged in to the same outlet, or multiple splitters and extension cords off on insufficiently placed outlets. This occurs in older homes that do not have an adequate number of outlets for the intended

use, where circuits do not have the appropriate circuit breaker protection, and where work was done unprofessionally without permits and inspection.

This project will be fully up to code which requires a generous number of outlets. Outlets will be protected with GFCI Protection and Arc Fault Circuit Interrupter protection for other receptacles. AFCI is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects, to prevent electrical fires. Fire Sprinkler systems function normally in homes with AFCI protection.

What was the review process at the Planning Department?

- Early ideas were discussed in a project review meeting with Senior Planners (David Lindsay and Sarah Velve) for general approach prior to purchase with design options presented.
- After purchase, early design, and neighborhood pre-application meeting, a Conditional Use Application was presented.
- Project was reviewed by Planning Staff.
- Project was reviewed by Environmental Planner.
- Project was reviewed by Residential Design Advisory Team (RDAT) with the recommendation for approval by the Planning Commission
- After December Planning Commission hearing a revised project due to neighbor concerns was reviewed by Project Planner and RDAT with the recommendation for approval by the Planning Commission.

Will the units be Affordable? Is this luxury housing?

The SF affordability question is challenging one. The Board of Supervisors has written the Planning code to require a project with 9 units or more to enter the BMR program. The higher density at this site would be problematic from a code perspective and equally problematic to neighbors.

Units will be smaller and more naturally affordable due to size and unique conditions on the parcel. Those in search of a luxury housing experience will not be inclined to live here: there is no parking, no home theatres, no spas or luxury soaking tubs. Those with stock options or trust funds will

likely be looking for units with: views, large bedrooms, and grand living spaces. The cottages will be well crafted but not luxury.

Units have ground floor bedrooms. The ground floor bedroom is encouraged with ADU legislation. Units are suitable for a family with an adult that has difficulty on a long stairway.

We hope the project will have a “secret garden” feel.

How will Construction be handled and what is the timeline?

All materials move through our site access way

Access wide enough to bring in 3' bobcat

Excavation material likely move out with wheelbarrows. San Francisco homes are often built, repaired and modified without heavy equipment.

Carts (similar to Home Depot carts) used to bring in materials.

Everything modular

Materials moves horizontally instead of vertically as in multi-story homes.

Timing:

- 2 months soft setup and preliminary work.
- 6 months for foundation and framing, site utilities.
- 6 months for finishes and interior work.
- 2 months: final period landscaping and site improvements.

Normal working hours

Noise: no heavy equipment (except small bobcat), but standard hand tool noise, hammering, saws, screw guns.

The General Contractor is one of 3 partners/owners of the property with decades of experience in construction with limited access.

Will Construction impact MUNI or neighborhood traffic?

The appropriate approvals will be obtained from MTA and DPW for construction related work typical of work on any site. MUNI will not be impeded.

How will 1-story volumes along back fences be constructed?

They will be constructed like those of side property line walls on a typical lot. One sided blind wall construction is typical in circumstances where access is not possible from both sides.

Why can you build to the fence lines?

The planning code looks at each lot and designates a front property line, side property line and rear property line based on the position of the lot relative to the nearest street. Every lot has the right to build to the side property lines, and normally the front property line as well. Only at the rear property line are there setback requirements. Rather than building 2 stories at front (north), and side (east and west) property lines, increasing impact on adjacent properties, the project reduces the volumes at these edges and more generally distributes the volumes. This approach allows the preservation of the Oak tree which is only partially in the setback area. We have opened views through the site and minimize shadows on yards through the distribution of the volumes.

Wouldn't building with setbacks at all sides be better for neighbors?

I do not believe it would be. Activity would be pushed to the fence lines. It would mean that unit windows would face outward toward neighboring rear windows. It would mean a greater 2 story volume which would be more solid and have greater shadow impacts closer to yards. In locations it would create unused exterior space that would be neglected and accumulate junk.

Are you taking advantage of the code to build bigger buildings than would be otherwise allowed?

No. A project that does not request a rear yard variance allows a buildable area of more than double what has been proposed. We chose the approach that was of lesser impact to the neighbors rather than what provides the largest buildings. Good architecture was a higher priority.

How will runoff be handled?

- Green roofs slow runoff.

- Roof drains connected to city system per code.
- Large areas of permeable pavers and site landscaping.
- Site soils are highly pervious.

Will there be Pets?

We are pro-animal and will not exclude. The parcel will be self-policing with internal courtyard, rather than outward facing yards.

What about noise for neighbors?

- Where possible circulation will be at the courtyard, except at entry.
- The design screens yards from noise
- Windows to major rooms face courtyard, not adjacent homes.
- The bin area is located to the center of the parcel.
- Homes will be well insulated for thermal comfort and acoustics.

What about privacy?

Windows facing immediate neighboring building windows are minimized or screened by the tree. Where smaller windows in bathrooms are needed for natural light they are frosted.

What about light pollution and light on to neighboring properties?

Lighting will be minimal, low voltage and low to pathways. There is no overall site lighting or floodlights.

See privacy question for spillover from interior lighting

How many persons will be living here?

Assuming 4 units with 2 adults in "master bedrooms" and 1 person in 6 other bedrooms, the number is 14 persons on this property.

Open living/dining/kitchen spaces cannot be subdivided to add bedrooms.

Some people may want a spare bedroom for visitors, or home office, or other uses, and others may be doubling up younger children. Empty nesters would reduce the overall count.

A city lot that is larger than size of 3 standard city lots can easily accommodate this number of persons.

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.

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.

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.

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.

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 Jarvis (*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)

312. Bozo Cloone (ZIP code: 06155)

Yes to infill projects

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
Reed	Schwartz	94115
Amir	Afifi	94115
Philip	McKay	94115
Vadim	Litvak	94116
Michael	Hom	94116
Matthew	Gerring	94117
Andrew	Sullivan	94117
Michael	Dillon	94117
Cyd	Harrell	94117
Kyle	Cooper	94117
Derrick	Roorda	94117
Dan	Toffey	94117
Jeff	Lale	94117
Lawrence	Li	94117
Eric	Wooley	94117
Aaron	Johnson	94117
Timothy	Bauman	94117
James	Hooker	94117
Elliot	Onn	94117
Jonathan	Tyburski	94117
Constance	Bernstein	94117
Emily	Schell	94117
Eric	Marcus	94117
Robert	Fruchtman	94117
Chris	Hansten	94117
Brian	Ito	94117
Justin	Brickell	94117
Paul	Tucker	94117
June	Kwon	94117
Ryan	Booth	94117
Andrew	Wooster	94117
robin	kutner	94117
Robin	Kutner	94117
Ann	Belden	94117
Corey	Smith	94117
Chris	Hallacy	94117
Joshua	Ehrlich	94117
Dan	Federman	94117
Ryan	Barrett	94117

Michael	Gaines	94117
Maria	Danielides	94117
William	Reeves	94117
Chris	Masterson	94117
Margaret	Bonner	94117
Megan	Padalecki	94117
Hui	Lin	94117
Gordon	Mohr	94117
Cynthia	Chapman	94117
Dmitry	Shapiro	94117
Mike	Donnelly	94117
Ben	Ewing	94118
Nadia	Rahman	94118
Kanishka	Cheng	94118
Caroline	Bas	94118
Erin	Thompson	94118
Jonathan	Quinteros	94118
Jonathan	Quinteros	94118
Noah	KoucheKinia	94118
Bobak	Esfandiari	94121
Livesey	Pack	94121
Desmond	Niegowski	94121
Gabriela	Kaufman	94121
Katie	Seitelman	94121
Anjelika	Plotitsa	94121
Eugene	Katz	94121
Michael	Plotitsa	94121
Josh	Ellinger	94122
Asheem	Mamoowala	94122
Katy	Briggs	94122
Tyler	Stegall	94122
Edward	Shoikhet	94122
Colin	Downs-Razouk	94122
Caleb	Krywenko	94122
Brian	Stechschulte	94122
Lysa	Ayres	94122
john	farhat	94123
Sarah	Boudreau	94123
GenÃve	Campbell	94123
Maria	Trinh	94123
Bora	Ozturk	94123
Alex	Walker	94123
Sean	Murphy	94123
Judith	Yang	94123
Lauren	Knight	94123
Matt	Larson	94124
George	Chikovani	94127

Theresa	Runkle	94127
Matthew	Klenk	94127
Charmaine	Curtis	94127
Kurt	McCulloch	94127
SENALEE	KAPELEVICH	94127
Deepak	Jagannath	94129
Lori	Anderson	94131
Miranda	Dietz	94131
Erik	Shilts	94131
Angelica	Cupat	94131
Jack	Thompson	94131
Stephanie	Oh	94131
Joseph	DiMento	94131
Richard	Ballard	94131
Margaret	Kammerud	94131
Kathy	Keller	94131
Stephen	Fiehler	94131
Mitch	Conquer	94131
Lisa	Wan	94131
Hilary	Clark	94131
Allen	Arieff	94131
Rajiv	Batra	94131
Laura	Tepper	94131
Katie	Byers	94131
yafah	franco	94131
Irene	Malatesta	94131
Phillip	Kobernick	94131
alexandra	akopova	94131
Olga	Milan-Howells	94131
bryan	burkhart	94131
Tara	Killebrew	94131
Mike	Schiraldi	94131
Inaki	Longa	94131
Vin	Leger	94131
Hilary	Schiraldi	94131
John	Kaufman	94131
Elizabeth	Olson	94131
Heather	Olinto	94131
Michael	Brown	94132
Kenneth	Russell	94132
VICTOR	ZEPEDA RUIZ	94132
Kwang	Ketcham	94133
Anika	Steig	94133
Nicholas	Marinakis	94133
David	Cumby	94133
Nancy	Lenvin	94133
Laura	Foote	94133

Allison	Arieff	94141
Nathaniel	Furniss	94158
Adam	Buck	94158
Thomas	Powers	94158
Rishi	Bhardwaj	94158
Nicholas	Hemenway	94158
Michael	Terndrup	94301
ALEXANDER	LANDAU	94404
Sonja	Trauss	94607
Elika	Etemad	94608
Perry	Wexelberg	94608
Jack	Woodruff	94608
Rachel	Fehr	94609
Joseph	Mente	94609
Shannon	Hee	94610
Edward	Giordano	94611
Joe	Igber	94611
Sidharth	Kapur	94612
Shannon	DeLong	94613
Scot	Conner	94704
Noah	Christman	94705
Homer	Simpson	94774
Amanda	Ryan	95124
Justine	Tamaro	95124
RIA	BRIGMANN	95476
Dori	Ganetsos	95819
Philip	Crone	
Tom	Meyer	60610
Ima	Arse	65733
Ryan	Natividad	78705
Becky	Simmons	85611
Ben	Phelps	90026
Jeremy	Smith	94062
Auros	Harman	94066