

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 1846 Grove Street

April 9, 2020

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

May 11, 2020

Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

_____ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No.: 2018-011441CUA.

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

- a) Set forth the part(s) of the decision the appeal is taken from:

The Executive Summary of the Conditional Use submitted by the Planning Department and Project Sponsor (record no 2018-011441CUAVAR) and the Planning Commission approval decision on 04/09/2020 contain the information from which this appeal is based. Specifically, the appeal is for five parts:

1. **Finding 6, A-I, Planning Code Compliance.** The Project as approved takes advantage of Planning Code variances and exceptions as listed below without providing any social benefit to the City, Specifically, the Project will not provide any below market rate housing, which is needed for low income seniors, students, first responders, teachers and health care workers, despite its proximity to City College of San Francisco, University of San Francisco and Saint Mary's Hospital. The variances granted are at the expense of the Project's 17 adjoining properties and a detriment to current and future residents, in effect to all residents of the City.

- a. Section 209.1 (RH-2 Zoning)
- b. Section 134 (Rear Yard)
- c. Section 140 (Dwelling Unit Exposure)
- d. Section 155.1 (Bicycle Access)

2. **Finding 7, B (1), Conditional Use Findings.** The Project suffers from a unique feature which makes it unsafe for its residents, their guests and their neighbors. It has a 3.5-foot wide (42 inches) by 50-foot long breezeway as its sole means of access and egress during and after construction. This breezeway was created as a utility maintenance easement for neighbors to maintain their building, and for utility companies to access their service lines. Two people carrying groceries cannot pass each other at a normal walking pace. The Project Sponsor has stated that due to the site constraints, all materials for construction must be brought in by shopping cart or handcart without benefit of cranes or construction vehicles. In the event of a fire, earthquake or other adverse event, residents and their guests will be precluded from exiting safely and quickly, while first responders will be unable to enter carrying their equipment. Wheelchair users and mobility impaired individuals would find egress impracticable, and are at extremely high risk during an emergency. The Project Sponsor has failed to provide a comparable example of a development project with a single, similarly-constrained access/egress point.



3. **Finding 7, B (2, 3), Conditional Use Findings.** Due to the increased density of this project and the allowance of a rear yard variance resulting in virtual zero setbacks from property lines, the Project will have negative impacts on accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking and loading.

4. **Finding 5, Public Outreach and Comments.** The Project summary inadequately describes the public outreach process and comments. The summary states, “The Department has received one letter in outright opposition to the project,” even though at the December hearing the project planner stated that the department had received 23 letters of opposition and a petition with over 350 signatures. At the continuance hearing on April 9, 2019, the project planner stated, “In response to the revised proposal, the department received 45 letters of opposition.” The Project Sponsor held follow-up meetings without inviting past participants, despite having their contact information, and at no time did the Project Sponsor engage in meaningful discussion with the neighbors as a group. After the December hearing, the Project Sponsor tried to meet with only a subset of neighbors. When the rest of the community demanded participation in a group meeting, the meeting’s venue was changed by the Project Sponsor about 24 hours before convening.

5. **Inconsistency in project categorization.** The April hearing packet was missing the Environmental Review documentation, provided in the December 12, 2019 <https://commissions.sfplanning.org/cpcpackets/2018-011441CUAVAR.pdf> hearing packet. The project was determined to be exempt from CEQA analysis using Class 3 Categorical Exemption, which applies to “up to three new single-family residences or six dwelling units in one building.” Since the project includes four units, the project is categorized as “dwelling units in one building” to qualify for the CEQA exemption. For Fire Code and ADA compliance however, the project is categorized as “single family residences.” A single family residence requires only a 36 inch width for egress and does not need to be ADA-accessible, while a four-unit building requires a 44 inch width egress and must be ADA-accessible.

b) Set forth the reasons in support of your appeal:

Appeal Part 1

Section 209.1 principally permits a maximum of two single-family homes in lots zoned RH-2. This Project includes four units, and therefore requires conditional use authorization, which is granted by the Planning Commission when a project is necessary or desirable; city housing stock statistics and neighborhood opposition to this proposal clearly demonstrates that this project is neither.

The Project Sponsor states that the Project will increase the housing stock in San Francisco; however, recent findings show there are more vacant homes in San Francisco than the number of homeless people. This Project has no below market rate units and therefore will not address the affordable housing shortage.

Citation: <https://sf.curbed.com/2019/12/3/20993251/san-francisco-bay-area-vacant-homes-per-homeless-count>

Section 134 requires a rear yard equal to 45 percent of the lot depth, which all 17 adjoining units comply with. The variance granted will allow the Project to build against neighbors’ fences, including an approximately 20-foot tall, 36.5 foot wide monolithic box structure behind a 12.5 foot wall (including parapets) just 8 inches from two neighboring lots. Head on views of this monolith are omitted from angled-perspective 3D color renderings in the project plans submitted to the Planning

Commission; in the project plans, the approximately 20 foot height labels are printed in inches with microscopic print next to very largely labeled lower height walls (8' sloping up to 11'). The 26 windows for those two properties blocked by the monolith are conveniently missing from presented diagrams, unlike in all other 2D height renderings.

The planning department approves or disapproves vertical or horizontal extensions based on whether the neighboring lots have already executed similar extensions, and based on established, well-conceived setback requirements. The Project as proposed would have virtually zero lot lines making it infeasible for the neighbors to build accessory dwelling units (ADUs) in their rear yards, which would add to affordable housing stock.

Section 140 requires dwelling unit exposure. At least one room in each unit must face the street, a side yard at least 25 feet in width, or a Code-complying rear yard. Two of the four dwelling units do not meet this requirement..

Section 155.1 requires that bicycles have convenient access to and from the street and specifies a minimum of 5 feet width for bicycle access and egress. The Project fails to provide this. It is constrained by the 3.5 feet wide breezeway access/egress. Though the Section permits constraint points which are less than 5 feet wide, such as doorways, provided that the points "extend no more than one foot," the breezeway access/egress of the Project extends for 50 feet.

Appeal Part 2

The unique breezeway access egress of 3.5 feet wide by 50 feet in length poses substantial safety issues. At the April 9th, 2020 Planning Commission hearing, the Commissioners relied on assurances provided by a retired employee of the San Francisco Fire Department. No written statement nor evidence of analyses or evaluations were presented. At the hearing, the retired employee referred to the Project as "our project," raising questions as to his relationship to the proposed development.

Historically, many lots like the Project lot were purposely left vacant after the 1906 earthquake as a "fire block" to prevent rapid fire spread and offer a safe place to shelter. Similar fire block lots are ubiquitous in the surrounding neighborhood and most of these fire blocks remain undeveloped. Those that have been developed have multiple ingress/egress access points, and are typically extensions of existing buildings with their own frontages on perimeter streets.

Appeal Part 3

The project proposes twice as many units than principally permitted and a higher density than the surrounding neighborhood.

The occupancy load is 25 for this proposal as shown on the plans. However, California Building Code 1006.2.1 states two exits shall be provided where the design occupant load exceeds 10. In R-2 and R-3 occupancies, one means of egress is permitted from individual units **with a maximum occupant load of 20** where the dwelling unit is equipped throughout with automatic sprinkler system and the common path of egress travel does not exceed 125 feet. Only the unit nearest to the breezeway has a path of egress travel that does not exceed 125 feet.

Citation California Building Code 1006.2.1 ([Egress based on occupant load and common path of egress travel distance](#))

There will be considerable detriment to quality of life factors from crowding, loss of light and open space, noise, glare, dust and odor impacts. These impacts have not been adequately assessed and mitigated. While knowledge of SARS-nCOV2 is still in development, lessons from Wuhan, Hong Kong, and New York City suggest that higher density housing may have been an important factor in more rapid transmission from inability to provide adequate physical / social distancing and from shared air and plumbing ventilation (Jason Chu, MPH).

Appeal Part 4

At the April 9, 2019 hearing, which was the first virtual hearing held by the Planning Department, there were many technical challenges which limited the community’s ability to provide public comment. The organized community group presentation opposed to this project was 31st in the queue of call-in speakers, and the community presenter was unable to hear the commission or the clerk while sharing his presentation. The hearing had to be restarted at 5 PM due to the video conference platform’s 4-hour limit. Public comment speakers were put on hold during the intermission while the video conference was re-started. Some public comment speakers were not able to hear the clerk’s instructions to speak. An unknown number of public comment speakers were left in the call-in queue without the ability to provide public comment, including the following neighbors: Jonathan Chu, Brad Aldridge, Marc Junkcic, and Jacqueline Reis.

Appeal Part 5

Single Family Residence vs. Dwelling Unit

General description	California Building Code description	California Building Code designation	Egress Minimum Width	Width Reference	CEQA Class 3 Exemption
“Single Family Residence”	Buildings that do not contain more than two dwelling units	R-3 https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/3/use-and-occupancy-classification#310.5	36 inches	Egress courts serving Group R-3 shall be not less than 36 inches in width. https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/10/means-of-egress#1028.4.1	“Up to three new single-family residences” or
“Dwelling Units in One Building”	Residential occupancies containing more than two dwelling units including Apartment houses	R-2 https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/3/use-and-occupancy-classification#310.4	44 inches	https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/10/means-of-egress#1028.4.1 “the minimum width shall be not less than 44 inches”	(up to) “six dwelling units in one building.”

The Project includes plans to build four “single family dwelling units” in a lot zoned RH-2 in San Francisco (Residential House – Two Family). The plans show the buildings rated R-3, which per the California Building Code are buildings that do not contain more than two dwelling units, and only require a minimum width of 36 inches for egress.

However, the Project is inconsistently categorized in order to meet the requirements for a CEQA categorical exemption. The Project Sponsor applied for Class 3 CEQA Categorical Exemption, which is meant to apply to “up to three single family residences or six dwelling units in one building.” In order to qualify for the exemption, the Project is categorized as four R-2 dwelling units, instead of R-3 single family residences.

Per the California Building Code, R-2 units require 44 inches of egress, and the proposal only provides an egress width of 42 inches.

Conclusion

By increasing the stock of unaffordable housing, this Project does not benefit any segment of the San Francisco population. The variances and exceptions granted were done so at the expense of the safety of current and future residents. The only beneficiaries are the project developers.

For these reasons, we urge the Board of Supervisors to overturn the approval of the conditional use authorization application for this project.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Meg Gray

Malinda Kai Tuazon

Name

Name

1829 Fulton Street, SF, CA 94117

613 Masonic Ave, SF, CA 94117

Address

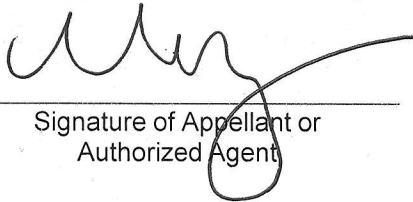
Address

(541) 968-7352

(415) 794-4497

Telephone Number

Telephone Number



Signature of Appellant or
Authorized Agent

City Planning Commission
Case No. 2018-011441CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners of property affected by the proposed amendment or conditional use (that is, owners of property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address, property owned	Assessor's Block & Lot	Printed Name of Owner(s)	Original Signature of Owner(s)
1. Please see signature pages as Attachment 1			
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
12. _____	_____	_____	_____
13. _____	_____	_____	_____
14. _____	_____	_____	_____
15. _____	_____	_____	_____
16. _____	_____	_____	_____
17. _____	_____	_____	_____
18. _____	_____	_____	_____
19. _____	_____	_____	_____
20. _____	_____	_____	_____
21. _____	_____	_____	_____
22. _____	_____	_____	_____

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. 2018-011441CUAVAR, a conditional use authorization regarding (address) 1846 Grove Street, District 5. The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

SIGNATURE

DATE

Dean Preston /s/

May 8, 2020

Hillary Ronen /s/

May 8, 2020

Matt Haney /s/

May 8, 2020

Aaron Peskin /s/

May 8, 2020

Gordon Mar /s/

May 8, 2020

(Attach copy of Planning Commission's Decision)

From: [Smeallie, Kyle \(BOS\)](#)
To: [Ronen, Hillary](#)
Cc: [Beinart, Amy \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Subject: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Friday, May 8, 2020 2:10:09 PM
Attachments: [CU Appeal - 1846 Grove Street - Supervisor Signatures.pdf](#)

Good afternoon Supervisor Ronen,

Following up about the CU Appeal at 1846 Grove Street in District 5, as requested by a group of D5 constituents.

I understand you have indicated your support for the Board to hear this appeal. I have checked with the Clerk's office (see thread below), and given the state of emergency, an electronic signature (as listed on the attached document) will suffice for conveying your approval, along with the accompanying text:

This email is to confirm that the use of the /s/ symbol is intended to have the same effect as the my signature and to confirm my intent to approve the document.

If you could reply to this thread with the original attachment and foregoing text, that will suffice for your approval.

The deadline is Monday, but the appellants would like to submit materials today if possible. Let me know if you have any questions.

Thank you!
Kyle Smeallie
Legislative Aide
District 5 Supervisor Dean Preston

From: [Smeallie, Kyle \(BOS\)](#)
To: [Preston, Dean \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Friday, May 8, 2020 2:11:44 PM
Attachments: [CU Appeal - 1846 Grove Street - Supervisor Signatures.pdf](#)

Dean,

Following up about the CU Appeal at 1846 Grove Street, as requested by a group of our constituents.

I understand you have indicated your support for the Board to hear this appeal. I have checked with the Clerk's office (see thread below), and given the state of emergency, an electronic signature (as listed on the attached document) will suffice for conveying your approval, along with the accompanying text:

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Thank you!
Kyle Smeallie
Legislative Aide
District 5 Supervisor Dean Preston

From: [Smeallie, Kyle \(BOS\)](#)
To: [Haney, Matt \(BOS\)](#)
Cc: [RivamonteMesa, Abigail \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Subject: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Friday, May 8, 2020 2:14:01 PM
Attachments: [CU Appeal - 1846 Grove Street - Supervisor Signatures.pdf](#)

Good afternoon Supervisor Haney,

Following up about the CU Appeal at 1846 Grove Street in District 5, as requested by a group of D5 constituents.

I understand you have indicated your support for the Board to hear this appeal. I have checked with the Clerk's office (see thread below), and given the state of emergency, an electronic signature (as listed on the attached document) will suffice for conveying your approval, along with the accompanying text:

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Thank you!
Kyle Smeallie
Legislative Aide
District 5 Supervisor Dean Preston

From: [Smeallie, Kyle \(BOS\)](#)
To: [Peskin, Aaron \(BOS\)](#)
Cc: [Hepner, Lee \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Friday, May 8, 2020 2:15:43 PM
Attachments: [CU Appeal - 1846 Grove Street - Supervisor Signatures.pdf](#)

Good afternoon Supervisor Peskin,

Following up about the CU Appeal at 1846 Grove Street in District 5, as requested by a group of D5 constituents.

I understand you have indicated your support for the Board to hear this appeal. I have checked with the Clerk's office (see thread below), and given the state of emergency, an electronic signature (as listed on the attached document) will suffice for conveying your approval, along with the accompanying text:

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Thank you!
Kyle Smeallie
Legislative Aide
District 5 Supervisor Dean Preston

From: [Smeallie, Kyle \(BOS\)](#)
To: [Mar, Gordon \(BOS\)](#)
Cc: [Quan, Daisy \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Friday, May 8, 2020 2:18:00 PM
Attachments: [CU Appeal - 1846 Grove Street - Supervisor Signatures.pdf](#)

Good afternoon Supervisor Mar,

Following up about the CU Appeal at 1846 Grove Street in District 5, as requested by a group of D5 constituents.

I understand you have indicated your support for the Board to hear this appeal. I have checked with the Clerk's office (see thread below), and given the state of emergency, an electronic signature (as listed on the attached document) will suffice for conveying your approval, along with the accompanying text:

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The deadline is Monday, but the appellants would like to submit materials today if possible. Let me know if you have any questions.

Thank you!
Kyle Smeallie
Legislative Aide
District 5 Supervisor Dean Preston

From: [Ronen, Hillary](#)
To: [Smeallie, Kyle \(BOS\)](#)
Cc: [Beinart, Amy \(BOS\)](#); [BOS Legislation. \(BOS\)](#)
Subject: Re: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Friday, May 8, 2020 2:15:23 PM

This email is to confirm that the use of the /s/ symbol is intended to have the same effect as the my signature and to confirm my intent to approve the document.

Let me know if you need anything else from me.

Hillary

Sent from my iPhone

On May 8, 2020, at 2:10 PM, Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org> wrote:

This email is to confirm that the use of the /s/ symbol is intended to have the same effect as the my signature and to confirm my intent to approve the document.

If you could reply to this thread with the original attachment and foregoing text, that will suffice for your approval.

From: [Mar, Gordon \(BOS\)](#)
To: [Smeallie, Kyle \(BOS\)](#)
Cc: [Quan, Daisy \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Re: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Saturday, May 9, 2020 12:05:20 AM
Attachments: [CU Appeal - 1846 Grove Street - Supervisor Signatures.pdf](#)

This email is to confirm that the use of the /s/ symbol is intended to have the same effect as the my signature and to confirm my intent to approve the document.

Gordon Mar

Get [Outlook for iOS](#)

From: Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>
Sent: Friday, May 8, 2020 2:17:57 PM
To: Mar, Gordon (BOS) <gordon.mar@sfgov.org>
Cc: Quan, Daisy (BOS) <daisy.quan@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Your approval requested: Conditional Use Appeal at 1846 Grove Street

Good afternoon Supervisor Mar,

Following up about the CU Appeal at 1846 Grove Street in District 5, as requested by a group of D5 constituents.

I understand you have indicated your support for the Board to hear this appeal. I have checked with the Clerk's office (see thread below), and given the state of emergency, an electronic signature (as listed on the attached document) will suffice for conveying your approval, along with the accompanying text:

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The deadline is Monday, but the appellants would like to submit materials today if possible. Let me know if you have any questions.

Thank you!
Kyle Smeallie
Legislative Aide
District 5 Supervisor Dean Preston

From: [Preston, Dean \(BOS\)](#)
To: [Smeallie, Kyle \(BOS\)](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: Re: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Saturday, May 9, 2020 12:27:27 AM

This email is to confirm that the use of the /s/ symbol is intended to have the same effect as my signature and to confirm my intent to approve the document.

Please let me know if you require anything further.

Thank you.

Dean Preston
Supervisor, District 5
San Francisco Board of Supervisors

From: "Smeallie, Kyle (BOS)" <kyle.smeallie@sfgov.org>
Date: Friday, May 8, 2020 at 2:11 PM
To: "Preston, Dean (BOS)" <dean.preston@sfgov.org>
Cc: "BOS Legislation, (BOS)" <bos.legislation@sfgov.org>
Subject: Your approval requested: Conditional Use Appeal at 1846 Grove Street

Dean,

Following up about the CU Appeal at 1846 Grove Street, as requested by a group of our constituents.

I understand you have indicated your support for the Board to hear this appeal. I have checked with the Clerk's office (see thread below), and given the state of emergency, an electronic signature (as listed on the attached document) will suffice for conveying your approval, along with the accompanying text:

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Thank you!

Kyle Smeallie

Legislative Aide

District 5 Supervisor Dean Preston

From: [Peskin, Aaron \(BOS\)](#)
To: [Smeallie, Kyle \(BOS\)](#)
Cc: [Hepner, Lee \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Re: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Sunday, May 10, 2020 10:33:35 PM

This email is to confirm that the use of the /s/ symbol is intended to have the same effect as the my signature and to confirm my intent to approve appealing this project to the Board of Supervisors.

/s/ Aaron Peskin

If you could reply to this thread with the original attachment and foregoing text, that will suffice for your approval.

The deadline is Monday, but the appellants would like to submit materials today if possible. Let me know if you have any questions.

Thank you!
Kyle Smeallie
Legislative Aide
District 5 Supervisor Dean Preston

From: [Haney, Matt \(BOS\)](#)
To: [Smeallie, Kyle \(BOS\)](#)
Cc: [RivamonteMesa, Abigail \(BOS\)](#); [BOS Legislation, \(BOS\)](#)
Subject: Re: Your approval requested: Conditional Use Appeal at 1846 Grove Street
Date: Monday, May 11, 2020 7:28:57 AM

This email is to confirm that the use of the /s/ symbol is intended to have the same effect as the my signature and to confirm my intent to approve the document.

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From: Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>
Sent: Friday, May 8, 2020 2:13:57 PM
To: Haney, Matt (BOS) <matt.haney@sfgov.org>
Cc: RivamonteMesa, Abigail (BOS) <abigail.rivamontemesa@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Subject: Your approval requested: Conditional Use Appeal at 1846 Grove Street

Good afternoon Supervisor Haney,

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Thank you!

Kyle Smeallie
Legislative Aide
District 5 Supervisor Dean Preston

Attachment 1

Signatures of Property Owners

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

I declare that I am hereby a subscriber to this Notice of Appeal and am owner of property affected by the proposed amendment or conditional use.

If ownership has changed and assessment roll has not been amended, I attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address of property owned

1882 Grove St.

Assessor's Block & Lot

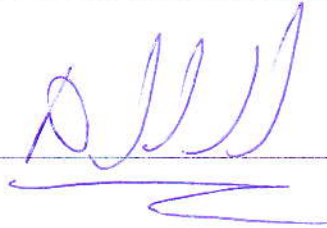
1187 015

Printed Name of Owner(s)

SHILPA PATHAK

DUSHYANT PATHAK

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

I declare that I am hereby a subscriber to this Notice of Appeal and am owner of property affected by the proposed amendment or conditional use.

If ownership has changed and assessment roll has not been amended, I attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address of property owned

32-34 Ashbury St.

Assessor's Block & Lot

1187 007

Printed Name of Owner(s)

DAVID MEHDY

Owner(s) Original Signature(s)

David Mehdy

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

I declare that I am hereby a subscriber to this Notice of Appeal and am owner of property affected by the proposed amendment or conditional use.

If ownership has changed and assessment roll has not been amended, I attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

Street Address of property owned

1833- 1835 Fulton St.

Assessor's Block & Lot

1187 012

Printed Name of Owner(s)

SAM QUON PON + SUSAN NG PON

Owner(s) Original Signature(s)

Sam Quon Pon and Susan Ng Pon

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1839-1841 Fulton St. SF, CA 94117

Assessor's Block & Lot

1187 011

Printed Name of Owner(s)

Bikyue Wong

Owner(s) Original Signature(s)

Bikyue Wong

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

44 Ashbury St. SF, CA 94117

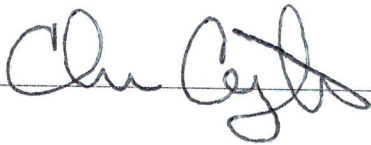
Assessor's Block & Lot

1187 033

Printed Name of Owner(s)

Christopher Covington

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

625 MASONIC AVE SF, CA 94117

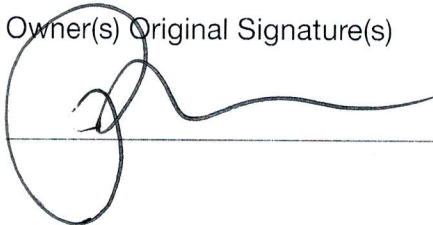
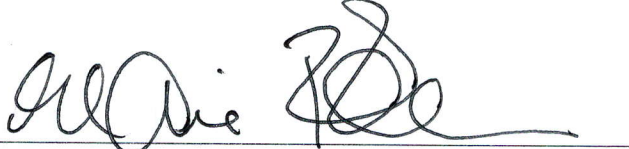
Assessor's Block & Lot

1187 035

Printed Name of Owner(s)

Rachel Clee and Elaine Robertson

Owner(s) Original Signature(s)

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

57 Ashbury St. SF, CA 94117

Assessor's Block & Lot

188 002C

Printed Name of Owner(s)

Daniel Morse

Owner(s) Original Signature(s)

Daniel Morse

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1890 Grove St. SF, CA 94117

Assessor's Block & Lot

1187 006B

Printed Name of Owner(s)

1890 Grove, LLC Paul Res Mngs

Owner(s) Original Signature(s)

Paul Res

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

46 Ashbury St. SF, CA 94117

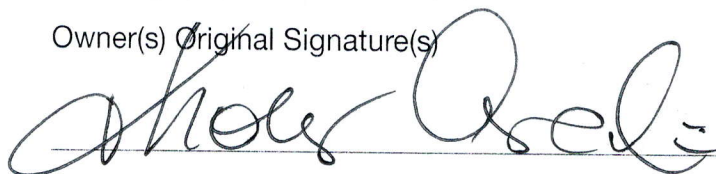
Assessor's Block & Lot

1187 034

Printed Name of Owner(s)

THOMAS AREND

Owner(s) Original Signature(s)



4/29/2020

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1828-1830 Grove St. SF, CA 94117

Assessor's Block & Lot

1187 003E

Printed Name of Owner(s)

Jessica Potts + Christopher Foster Jennifer + Pat Forbeck

Owner(s) Original Signature(s)

Jessica Potts & Christopher Foster Jennifer + Pat Forbeck

City Planning Commission

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1880 Grove St. SF, CA 94117

Assessor's Block & Lot

1187 014

Printed Name of Owner(s)

Mathew Mitchell Susan Prim

Owner(s) Original Signature(s)

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
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Street Address of property owned

1829 Fulton St.

Assessor's Block & Lot

1187 031

Printed Name of Owner(s)

Margaret Gray

John Mark Skeddy

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1831 Fulton St.

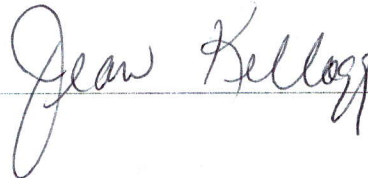
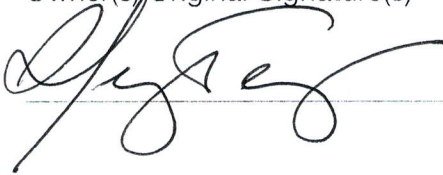
Assessor's Block & Lot

1187 032

Printed Name of Owner(s)

TANG-KELLOGG FAMILY REVOCABLE TRUST,
HENRY TANG AND JEAN KELLOGG, TRUSTEES

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

027 MASONIC AVE SF, CA 94117

Assessor's Block & Lot

1187 036

Printed Name of Owner(s)

Brian Kingan Abigail Kingan

Owner(s) Original Signature(s)

Brian S. Kingan AK

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

631-633 MASONIC AVE. SF, CA 94117

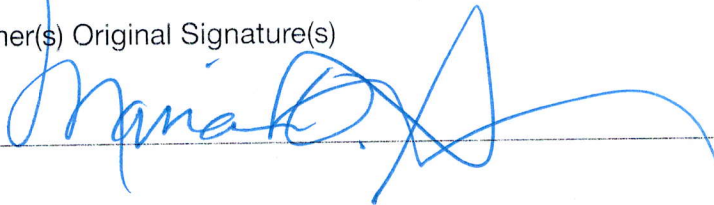
Assessor's Block & Lot

1187 002D

Printed Name of Owner(s)

Marian O. Tran

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

637-639 Masonic Ave.

Assessor's Block & Lot


1187 002E

Printed Name of Owner(s)

STEVEN ST. DENNY

STEPHANA ST. DENNY

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1858-1860 Grove St. SF, CA 94117

Assessor's Block & Lot

1187 005A

Printed Name of Owner(s)

The Whomp Whomp Family Trust
Brandon Skeels, Jennifer Lathin

Grant W Keele

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1822-1824 Grove St.

Assessor's Block & Lot

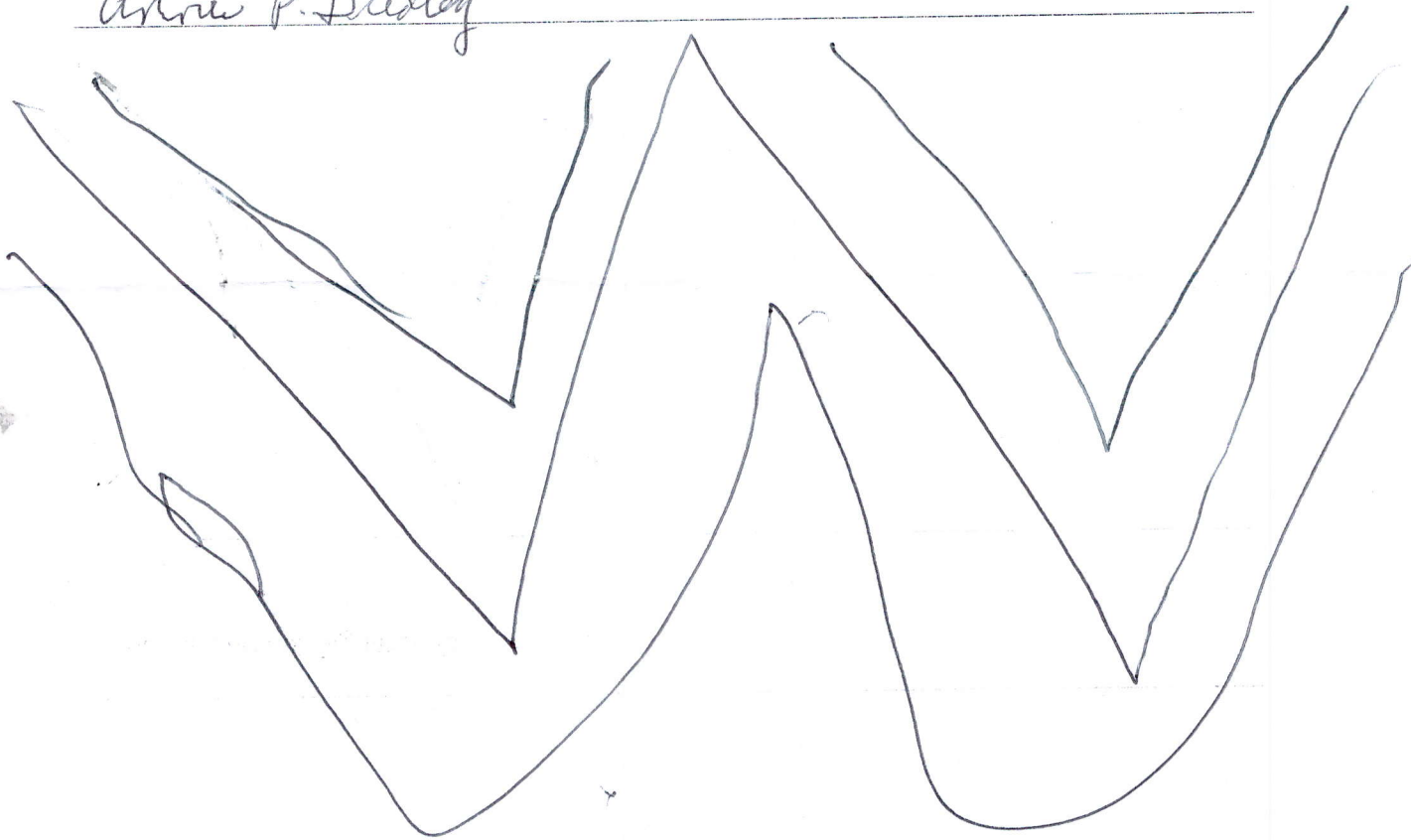
1187 003D

Printed Name of Owner(s)

ADDIE P. DUDLEY

Owner(s) Original Signature(s)

Addie P. Dudley



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1800 Grove St. SF, CA 94117

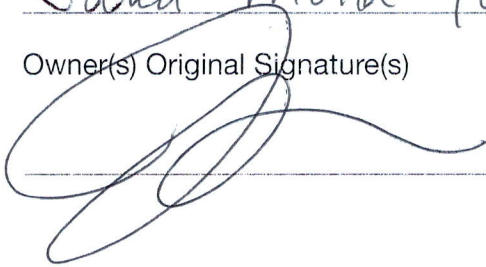
Assessor's Block & Lot

1187 003C

Printed Name of Owner(s)

Julia Molla for Alma Jackson (deceased)

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
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Street Address of property owned

~~1834-1836 Grove St.~~ 1840-1842 grove st. *W.C.*

Assessor's Block & Lot

1187 0036

Printed Name of Owner(s)

WILSON CHU
EMMELINE CHU

Owner(s) Original Signature(s)

Emmeline Chu *Wilson Chu*

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
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Street Address of property owned

1834 - 1836 Grove St.

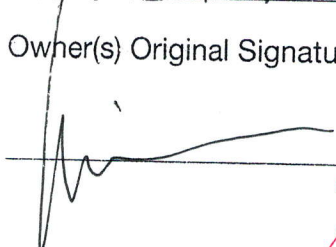
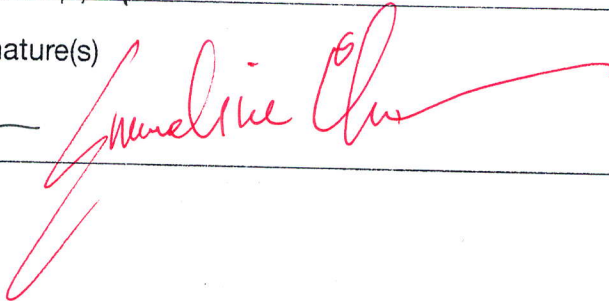
Assessor's Block & Lot

1187 003F

Printed Name of Owner(s)

WILSON CHU
EMMELINE CHU

Owner(s) Original Signature(s)

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

16 - 18 Ashbury St. SF, CA 94117

Assessor's Block & Lot

1187 009B

Printed Name of Owner(s)

ALVAN R. TERAGAWACHI / ROBERT L. ROCKWELL 4/29/20

Owner(s) Original Signature(s)

Alvan R. Teragawachi Robert L. Rockwell 4/29/20.

City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
Address: 1846 Grove St.

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Street Address of property owned

1854 Grove St. SF, CA 94117

Assessor's Block & Lot

1187 021

Printed Name of Owner(s)

JULIA FRIEDLANDER

Owner(s) Original Signature(s)



City Planning Commission
Case Nos. 2018-011441CUA & 2018-011441VAR
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Street Address of property owned

1850 Grove St. SF, CA 94117

Assessor's Block & Lot

1187 004

Printed Name of Owner(s)

YEM SOO YEE

Owner(s) Original Signature(s)

Yem Soo Yee

Attachment 2

Planning Commission's Decision

Motion No. 20681



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20681

HEARING DATE: APRIL 9, 2020

Record No.: 2018-011441CUAVAR
Project Address: 1846 GROVE STREET
Zoning: RH-2 (Residential, House – Two Family) Zoning District
RH-3 (Residential, House – Three Family) Zoning District
40-X Height & Bulk District
Block/Lot: 1187/003H
Project Sponsor: Troy Kashanipour
Troy Kashanipour Architecture
2325 3rd Street, Suite 401
San Francisco, CA 94107
Property Owner: Green Grove SF, LLC
2325 3rd Street, Suite 401
San Francisco, CA 94107
Staff Contact: Matt Dito – (415) 575-9164
matthew.dito@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 207, 209.1, AND 303, FOR RESIDENTIAL DENSITY OF ONE UNIT PER 1,500 SQUARE FEET OF LOT AREA TO PERMIT THE CONSTRUCTION OF FOUR TWO-STORY SINGLE-FAMILY DWELLING UNITS ON A VACANT LOT LOCATED AT 1846 GROVE STREET, LOT 003H IN ASSESSOR'S BLOCK 1187, WITHIN AN RH-2 (RESIDENTIAL, HOUSE – TWO FAMILY) AND RH-3 (RESIDENTIAL, HOUSE – THREE FAMILY) ZONING DISTRICT AND A 40-X HEIGHT & BULK DISTRICT.

PREAMBLE

On August 20, 2018, Troy Kashanipour of Troy Kashanipour Architecture (hereinafter "Project Sponsor") filed Application No. 2018-011441CUAVAR (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to allow four dwelling units (hereinafter "Project") at 1846 Grove Street, Lot 003H in Assessor's Block 1187 (hereinafter "Project Site").

On November 7, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011441CUAVAR and continued the hearing to December 12, 2019.

On December 12, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-011441CUAVAR.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2018-011441CUAVAR is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-011441CUAVAR, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes construction of four two-story single-family dwelling units in the rear yard of a vacant lot. The dwellings consist of one one-bedroom unit, three two-bedroom units, and one three-bedroom unit. The units range in size from 673 to 1,266 square feet. Due to the practical infeasibility of developing the front of the subject property, the Project is located at the rear of the lot. Setbacks and sloped roofs have been provided at the second story, wherever possible, to minimize impacts on the 17 properties that share a property line with the subject property. The Project includes 10 bicycle parking spaces and no off-street automobile parking spaces. The Project proposes a mixture of public and private open space, with a total of 2,390 square feet being usable. There is a total of 3,753 square feet of open space included in the Project.
3. **Site Description and Present Use.** The Project Site is located on the south side of Fulton Street in the Haight Ashbury neighborhood between Ashbury Street and Masonic Avenue. The lot is an undeveloped "flag lot" (a lot with minimal street frontage and a long access path before widening at the rear). The majority of lot area at the rear, where the mid-block open space is typically located, and shares a property line with 17 adjacent lots. The lot slopes upward approximately 10 percent from the east to the west. The lot is accessed from Fulton Street, despite the Grove Street address.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within both an RH-2 and RH-3 Zoning District in the Haight Ashbury neighborhood. The front of the lot (containing the accessway from Fulton Street) is zoned RH-3, and will not be developed. The Project proposes to construct the four dwelling units only in the area of the lot located within an RH-2 Zoning District. The lots adjacent to the Project Site are predominantly zoned RH-2 and RH-3, with three-story one- or two-family dwellings. The corner lot to the northeast of the Project Site is located in an NC-1

Zoning District, with a four-story eight-family dwelling located on the lot. While there is no nearby commercial corridors, the Project Site is located approximately one-half block away from a shopping center at Masonic Avenue and Fulton Street, which contains many necessary neighborhood necessities.

5. **Public Outreach and Comments.** The Department has received 45 letters in opposition to the Project, and 24 letters in support of the Project.

a. **Outreach:** The Sponsor has hosted two meetings within the community, on September 7, 2017 and on October 22, 2017.

i. **Feedback from September 2017:** Most feedback was centered on the feasibility of the project due to site constraints. Some opposition was received due to the perceived financial impact the development would have on their own surrounding properties.

ii. **Feedback from October 2019:** Most feedback was in regards to concern about the impacts development may have on surrounding properties and quality of life concerns. Story poles were requested on the project site so that neighbors could see the proposed height of the buildings.

iii. **November 2019:** There were two attendees at the November meeting. One was concerned about density and the other was supportive of the project.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Planning Code Section 209.1 states that Conditional Use Authorization is required in an RH-2 Zoning District to exceed the principally permitted density limit of two dwelling units per lot. One dwelling unit per 1,500 square feet of lot area is permitted with Conditional Use Authorization.

The Project Site is located in both an RH-2 and RH-3 Zoning District, though the Project proposes only to develop the RH-2 portion. The RH-2 portion of the lot is 7,476 square feet. With Conditional Use Authorization, a maximum of five dwelling units are permitted. The Project proposes four dwelling units.

B. **Front Setback.** Planning Code Section 132 states that the minimum front setback depth shall be based on the average of adjacent properties or a Legislated Setback.

The adjacent properties do not have front setbacks, and there is no legislated setback on the Project Site. Therefore, the project does not have a required front setback.

- C. **Rear Yard.** Planning Code Section 134 requires a rear yard equal to 45 percent of the total lot depth, at grade and above, for properties containing dwelling units in RH-2 Zoning Districts.

The subject property has a lot depth of approximately 175 feet, resulting in a required rear yard of approximately 79 feet pursuant to the Planning Code. However, it is generally recognized with lots that have significantly different depths in one horizontal direction throughout the lot, that there shall be separate rear yard lines calculated, as the general intent of the code is to ensure that every lot has a feasible buildable area. In the case of the Project Site, the narrow portion of the lot off Fulton Street would have a separate rear yard calculation from the wider bulk of the lot at the rear. The dual rear yard lines can be seen in Exhibit B. Due to the concentric configuration of the dwelling units at the rear of the lot, a variance from the Planning Code is required.

- D. **Useable Open Space.** Planning Code Section 135 requires 125 square feet of useable open space for each dwelling unit if all private, or 166 square feet of common usable open space per unit.

The Project proposes a mixture of private and public usable open space for the four dwelling units. All of the dwelling units have private, Code-compliant usable open space adjacent to the buildings. In addition, there is a large amount of public open space in the middle of the development.

- E. **Dwelling Unit Exposure.** Planning Code Section 140 requires that at least one room of all dwelling units face onto a public street or public alley at least 30 feet in width, a side yard at least 25 feet in width, a rear yard meeting the requirements of the Code or an open area, whether an inner court or space between separate buildings on the same lot, that is no less than 25 feet in every horizontal dimension.

The Project proposes a large inner court between the four dwelling units, measuring approximately 2,500 square feet. Due to the nature of the Project Site as a "flag lot", and the applicant's effort to design the dwellings in a manner that least impacts the adjacent neighbors, two of the four dwelling units do not meet the requirement of Planning Code Section 140, despite the copious inner court. A variance from the Planning Code is required.

- F. **Off-Street Parking.** Planning Code Section 151.1 permits a maximum of 1.5 off-street automobile parking spaces per dwelling unit.

The Project does not include any off-street automobile parking.

- G. **Bicycle Parking.** Planning Code Section 155.2 requires at least one weather-protected bicycle parking space for each dwelling unit.

The Project proposes 10 bicycle parking spaces in storage lockers for four dwelling units, meeting the Planning Code requirement.

- H. **Bicycle Parking Access.** Planning Code Section 155.1 requires that bicycle parking spaces be located in area with a minimum five foot wide hallway that leads to the parking entrance. Two limited constriction points, where the route may narrow to a minimum of three feet, and extend no more than one foot of distance, are permitted.

Due to the nature of the Project Site as a "flag lot", the only available access to the bicycle parking lockers is through a three and one-half foot corridor from the street. A variance from the Planning Code is required.

- I. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. Section 260(a)(1)(B) states that where a lot is level with or slopes downward from a street at the centerline of the building or building step, such point shall be taken at curb level on such a street.

The subject property is located within a 40-foot height district. The Project includes four single-family dwellings with a maximum height of 20 feet above grade, in compliance with the height district.

- J. **Child Care Requirements for Residential Projects.** Planning Code Section 414A requires that any residential development project that results in at least one net new residential unit shall comply with the imposition of the Residential Child Care Impact Fee requirement.

The Project proposes new construction of four residential units. Therefore, the Project is subject to the Residential Child Care Impact Fee and must comply with the requirements of Planning Code Section 414A.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project Site is larger than what is typical for residential lots in the Haight Ashbury neighborhood, such that the Planning Code allows increased dwelling unit density at a rate of one dwelling unit per 1,500 square feet of lot area. The four single-family dwelling units proposed are necessary and desirable in that the Project would add to the neighborhoods housing stock, while developing a heretofore vacant lot. Due to the nature of the Project Site as a "flag lot", some impact to the 17 adjacent neighbors is unavoidable, but the Project has been designed in a way to minimize such impacts. The design of the buildings are consistent with the Residential Design Guidelines, and compatible with the neighborhood.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that

could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project Site is a "flag lot," which is uncommon. It features a long, narrow access path from Fulton Street before widening at the rear, where the mid-block open space is typically located. The Project includes four two-story single-family dwelling units, located near the perimeter of the lot at the rear. While some impact to the 17 adjacent neighbors is unavoidable, the Project has been designed in a manner that minimizes those impacts by incorporating greenery, sloped roofs, and setbacks wherever possible. The Project is consistent with the Residential Design Guidelines.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for residential uses, and the Project includes 10 bicycle parking spaces. The Project will not significantly affect traffic patterns in the immediate area.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

As the proposed project is residential in nature, unlike commercial or industrial uses, the proposed residential use is not expected to produce noxious or offensive emissions. Safeguards will be used during construction to mitigate any impact to the neighborhood.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project is designed in a contemporary aesthetic, and incorporates significant landscaping and screening. Portions of the proposed dwellings that are one-story will maintain a landscaped roof, minimizing the visual impact to adjacent neighbors. There is a large amount of open space in the form of an inner court. The access path from Fulton Street will be constructed with floor lighting, which is appropriate given its close proximity to adjacent properties.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The proposed project is consistent with the stated purposed of the RH-2 Zoning District, which are devoted to one- and two-family buildings, and generally do not exceed three or four stories. The Project proposes four single-family dwellings, and does not exceed two stories in height.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.10

Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.

The Project does not include off-street automobile parking, but includes ten bicycle parking spaces for four dwelling units, and is located near numerous Muni transit lines. These features will ensure that households can easily rely on alternate methods to the private automobile for their transit needs.

OBJECTIVE 11:

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.1

Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

Policy 11.2

Ensure implementation of accepted design standards in project approvals.

Policy 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character.

Policy 11.4:

Continue to utilize zoning districts which conform to a generalized residential land use and density plan and the General Plan.

Policy 11.6

Foster a sense of community through architectural design, using features that promote community interaction.

Policy 11.8

Consider a neighborhood's character when integrating new uses, and minimize disruption caused by expansion of institutions into residential areas.

The Project has been designed in conformity with Residential Design Guidelines, which ensure that existing residential neighborhood character is respected and unimpacted, to the extent possible. The development includes a large amount of common open space in the middle of the development, which should promote community interaction amongst residents of the dwelling units. The residential uses provided conform to the general land use profile of the neighborhood.

OBJECTIVE 12:

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.2

Consider the proximity of quality of life elements such as open space, child care, and neighborhood services, when developing new housing units.

The Project provides a large amount of public open space for prospective residents, and is located nearby many neighborhood services such as grocery stores, other retail uses, eating and drinking uses, and personal services. The Project also will require that the Project Sponsor pay the Residential Child Care Impact Fee pursuant to Planning Code Section 414A.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related topography.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

The Project proposes the four single-family dwelling units on a vacant "flag lot." The Project represents the sensitive infill of a large vacant lot within the allowable density of the RH-2 Zoning District in which the lot is located. The proposed massing and location of the dwellings are compatible with the existing neighborhood character. While the development pattern of the neighborhood generally does not include residential development in the mid-block open space, the Project minimizes, to the extent possible, impacts on the 17 adjacent properties by incorporating sloped roofs, landscaped roofs, and setbacks. The scale and design of the proposed Project is compatible with the neighborhood and, in total, will create a positive effect for the neighborhood and City as a whole.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project Site does not possess any neighborhood-serving retail uses. The Project provides four new dwelling units, which will enhance the nearby retail uses by providing new residents.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project site does not possess any existing housing. The Project would provide four new dwelling units, thus resulting in an overall increase in the neighborhood housing stock. The Project maintains a height and scale compatible with the surrounding neighborhood and is consistent with the Residential Design Guidelines.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project does not include any existing or proposed affordable housing; however, the four proposed single-family dwellings are small to moderately sized, making them naturally more affordable, and will be added to the City's housing stock.

- D. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The Project Site is well-served by public transit, being located within a quarter-mile of stops for the 5-Fulton, 5R-Fulton Rapid, 31-Balboa, 31BX-Balboa B Express, and 43-Masonic Muni transit lines.

Additionally, the Project provides bicycle parking for residents of the dwellings. Muni transit service and the neighborhood streets will not be overburdened by the Project.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and public open spaces. The Project is located in what is typically considered the mid-block open space, though impacts will be minimized due to small scale of the Project and other attenuating measures.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-011441CUAVAR** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 17, 2020 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 9, 2020.



Jonas P. Ionin
Commission Secretary

AYES: Diamond, Fung, Imperial, Johnson, Koppel, Moore
NAYS: None
ABSENT: None
ADOPTED: April 9, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the construction of four single-family dwellings located at 1846 Grove Street, Lot 003H within Assessor's Block 1187, pursuant to Planning Code Sections **207, 209.1, and 303** within an RH-2 (Residential, House – Two Family) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated **February 17, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-011441CUAVAR** and subject to conditions of approval reviewed and approved by the Commission on **April 9, 2020** under Motion No. **20681**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 9, 2020** under Motion No. **20681**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **20681** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Fire Safety.** Should compliance with technical standards related to fire safety result in a significant change to the Project, as determined by the Zoning Administrator, then a new Conditional Use authorization shall be required by the Planning Commission.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

9. **Bicycle Parking.** The Project shall provide no fewer than **four** Class 1 bicycle parking spaces as required by Planning Code Sections 155.1 and 155.2.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
10. **Parking Maximum.** Pursuant to Planning Code Section 151, the Project shall provide no more than **eight (8)** off-street parking spaces.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

11. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

12. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

13. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

Department of Building Inspection
1650 Mission Street
San Francisco, CA 94103-2414
Phone: 415.558.6133 Fax: 415.558.6866

May 1, 2017

Re: Pre-Application Plan Review Meeting
Project Address: 1848 Grove Street; Block 1187 Lot 003H
Code Basis: SFBC 2016

Reviewers: Jeff Ma (DBI), Lt. Janice Hayes (SFFD)
Meeting Attendees: Troy Kashani pour (Architect), Sasha Plotitsa
Meeting Date: May 16, 2017

Background and Project Summary Information:

The existing vacant parcel is a flag lot accessed through a gate on Fulton Street. The lot is 7,869 square feet. The access is through a 4' wide space between buildings, six inches of which belong to the adjacent corner parcel on Lot 1. Planning Department density allows, and Planning staff supports 5 dwelling units on a parcel of this size. Five R-3 dwellings are proposed. An existing mature oak tree will be maintained. The proposed 3-R dwellings will be limited in height to 2 story with an internal open courtyard. Also proposed on-site are smaller accessory storage structures. Window area for the dwellings on each parcel shall be based on an assumed property line between buildings per 705.3 and shall conform with fire separation distances as defined in 705.8.

Construction type shall be Type V-A unless otherwise required by Fire and DBI. The buildings on-site and the Site shall have Egress per CBC Chapter 10.

Code Discussion Items:

- Number of Exits and Exit Access Doorways from each Dwelling – CBC 1006.
 - The exit from each dwelling, CBC 1006.2.1 Single Exits are permitted from each R-3 dwelling with an occupant load of less than 20 where the dwelling unit is equipped with sprinklers and the common path of egress travel is less than 125'.

DBI RESPONSE: Agreed. Access to dwelling unit exit (door to exterior court) less than 125'. Maximum 3 Story Buildings.

Jeff Ma, Jeff Ma

- Outdoor Area occupant load: Please confirm that outdoor areas are accessory to the residential units No additional occupant load is required per Exception 1 and 2 of 1004.5

CBC 1004.5 Outdoor areas: Yards, patios, courts and similar outdoor areas accessible to and

1

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

DBI RESPONSE: Sprinklering per NFPA-13. *subject to Fire Dept. plan review.*
Jeff Ma, Jeff Ma

5. Alternate Scenario:

Combine Units 1&2 into a single R-3 Occupancy, Combine Units 3&4 into an R-3 Occupancy, Unit 3 shall remain as R-3. This is permitted per 705.3 Exception 1. Please advise of acceptability.

DBI RESPONSE: Combining units as proposed above is acceptable.

Jeff Ma, Jeff Ma

Please advise of any additional Fire Department or Building Department requirements for this parcel based on the scheme presented that are anticipated for this parcel.

Troy Kashani pour

Troy Kashani pour, Architect & Agent for Owner

*Reviewed and agreed by
Jeff Ma 6/13/17
SFFDBI*

3

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

- Exceptions:
- Outdoor areas used exclusively for service of the building need only have one means of egress.
 - Both outdoor areas associated with Group R-3 and individual dwelling units of Group R-2

DBI RESPONSE: Agreed, outdoor areas are accessory to the residential use and do not have their own occupant load.

Jeff Ma, Jeff Ma

3. The Exit Discharge:

The passage between the existing buildings on lot 1 and lot 13 is 3'-6" wide is considered an Egress Court.

- Per 1028.4.1: The required width is 36" for R-3 occupancies.
- Per 1028.4.2: The Construction of an egress court serving R-3 occupancies requires no rating per Exception 1.

DBI RESPONSE: Agreed as long as less than 50 total occupants are served by egress court

Jeff Ma, Jeff Ma

4. Sprinklering - The following is proposed:

- A dedicated fire sprinkler line shall be brought into the property. This line will be provide with a backflow preventer and a check-valve.
- After the valves the main line shall split and, there shall be independent service to each dwelling unit.
- Each unit will be equipped with an independent monitoring service.
- Each R-3 dwelling shall be sprinklered to NFPA-13R standards.
- Small independent accessory to the main structure shall have fire ratings as required by code but are not proposed to be sprinklered. They shall be used for light storage such as bicycles, garden and household equipment.

FIRE DEPARTMENT RESPONSE: Applicants to meet with Fire Department to discuss Fire Department Access.

2

FIRE DEPARTMENT: ACCESS REVIEW APPROVAL:

1821 Fulton Street (5 units R-3 Dwelling units)

Block 1187/ lot 003H

The Architecture plans has been reviewed and SFFD comments:

Condition of approval.

- Revise the Architecture plans
- licensed architect need to stamp and sign the Architecture plans.
 - Architecture plans must be approved from San Francisco Building department.
 - Indicate in the Architecture plans:
 - Each R-3 dwelling shall be sprinklered and monitored per 2016 NFPA 13 and 2016 CFC 903.3.1.1. per pre-application meeting on 2/6/2018.
 - The sprinkler system for each R-3 dwelling shall be monitored.
 - The Maximum height at the second story will not exceed 20 feet above grade.
 - The type construction of each R-3 dwelling shall be Type III per pre-application meeting on 2/6/2018.
 - Standpipe system 2ways X3 inches outlets shall be provided at the entry, in middle and far end of the property per pre-application meeting on 2/6/2018.
 - Removal of the street tree at sidewalk near entry gate per pre-application meeting on 2/6/2018.
 - A minimum 3.5 feet clear width without obstruction at any access point of the exist discharge shall be provided.
 - A red fire zone curb' NO PARKING' shall be provided in front of property.

Kamal Andrews, P.E.
Kamal
Fire Protection Engineer
San Francisco Fire Department

Captain/ Michael Patt
Michael Patt
Bureau of Fire Prevention
San Francisco Fire Department

APPROVED AS NOTED
DATE 6/13/18
Daniel Holles
CHIEF, DIVISION OF FIRE PREVENTION & INVESTIGATION

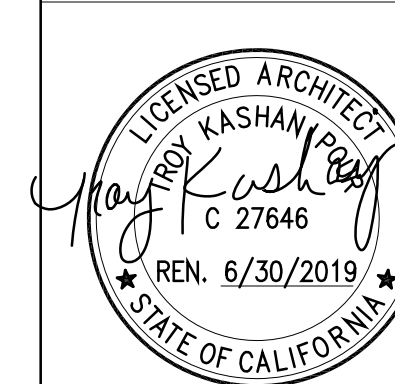
*in addition:
rescue windows
required*

OWNER:
GREEN GROVE SF LLC
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94107
PHONE: 415.431.0869

ISSUE: ISSUED FOR VARIANCE & CUA
DATE: 08.15.2018

CONSULTANT

APPROVAL



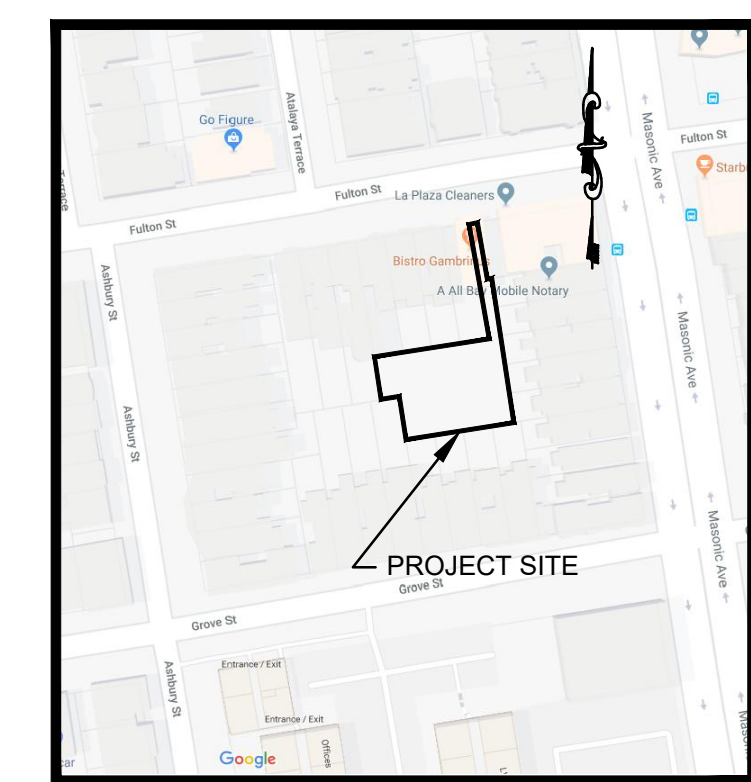
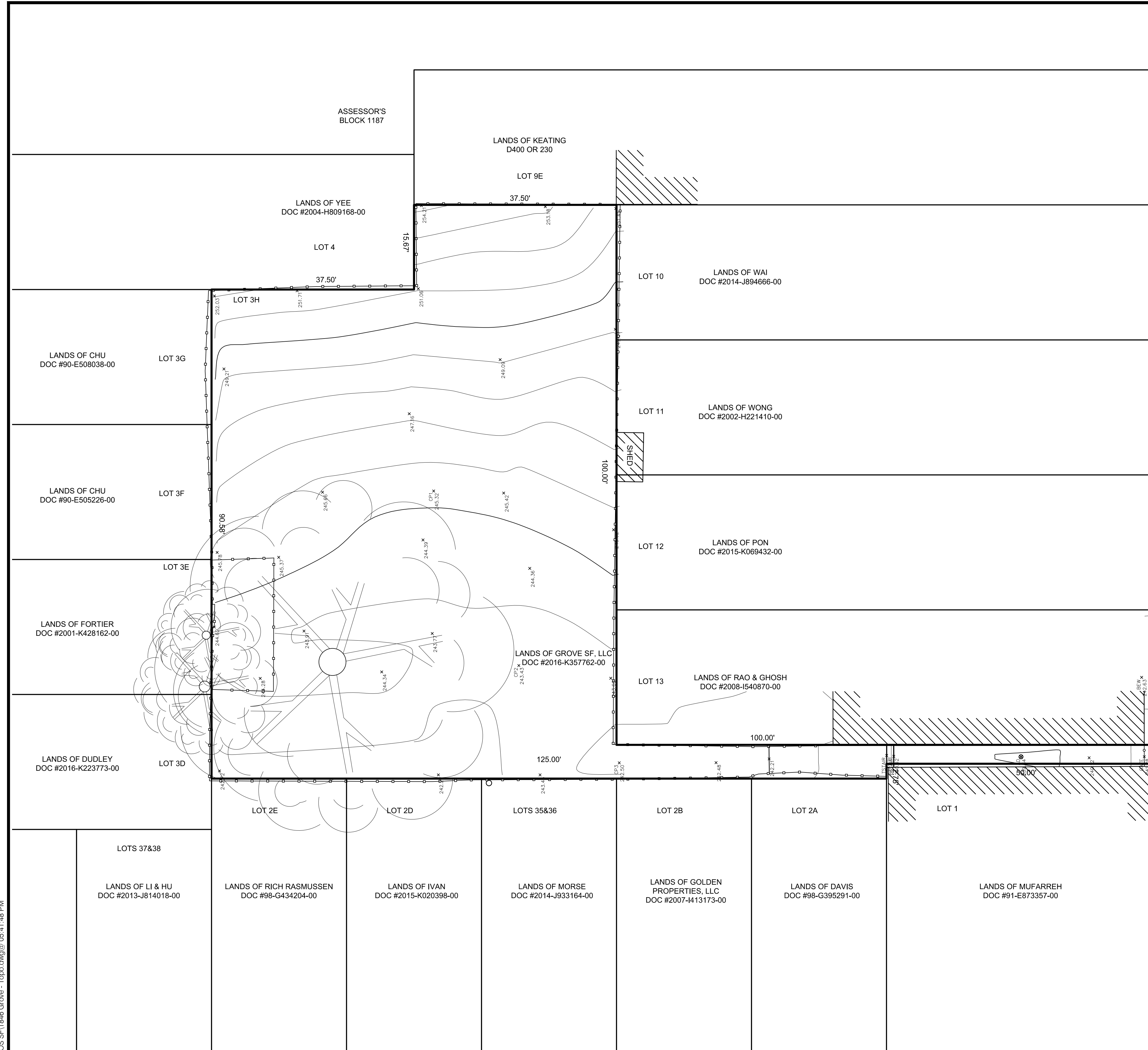
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PRE-APPLICATION NOTES

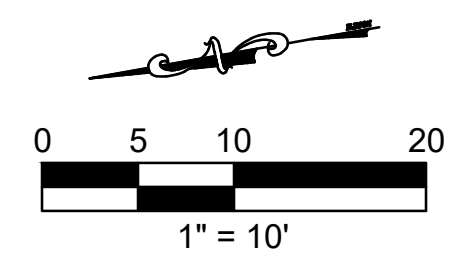
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TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

1821 FULTON STREET



VICINITY MAP
NO SCALE



LEGEND

- APPROXIMATE BOUNDARY OF PROPERTY LINE
- APPROXIMATE BOUNDARY OF ADJOINING PROPERTIES
- LOT LINE PER ORIGINAL SUBDIVISION
- WOODEN FENCE LINE
- CHAIN LINK FENCE LINE
- CONTOUR LINE W/ ELEVATION
- BUILDING FOOTPRINT
- EP
- FG
- IR
- DI
- WV
- CL
- FS
- FF
- CONC
- HYD
- RL
- GF
- FD
- (XXX)
- TREE

NOTE

RECORD OF SURVEY TO BE FILED WITH THE CITY AND COUNTY OF SAN FRANCISCO. PROPERTY CORNERS WILL BE SET AT ALL PROPERTY CORNERS OR OFFSETS THERETO.

BASIS OF ELEVATIONS

THE COORDINATES AND ELEVATION ARE BASED FROM THE CONTROL POINT CP1 LOCATED IN DANMANN AVENUE ALONG THE FRONTAGE OF THE PROPERTY. SAID COORDINATES BEING IN NAD83(2011)(EPOCH:2010.0000 PER OPUS SOLUTION DATED SEPTEMBER 1, 2018) CALIFORNIA ZONE 3 STATE PLANE COORDINATE SYSTEM, HAVING A NORTHING OF 2,110,615.10 AND AN EASTING OF 5,998,954.67, AND SAID ELEVATION BEING NAVD88 (COMPUTED USING GEOD12B) AND HAVING AN ELEVATION OF 245.32'.

ELEVATIONS AND CONTOURS SHOWN HEREIN ARE BASED ON A SURVEY DONE ON FEBRUARY 09, 2019.

Michael S. Mahoney
MICHAEL S. MAHONEY PLS 5577



E:\2019-1002_TB\Map & ROS_SF\1846 Grove - Topo.dwg @ 05:41:48 PM

NO.	REVISIONS	DATE

JOB# : 2019.1002
DATE : 2/9/19
100% SUBMITTAL

(650) 244-9667
jgmahoney@pls-corp.com
901 Sneath Ln, Suite 117
San Bruno, CA 94066

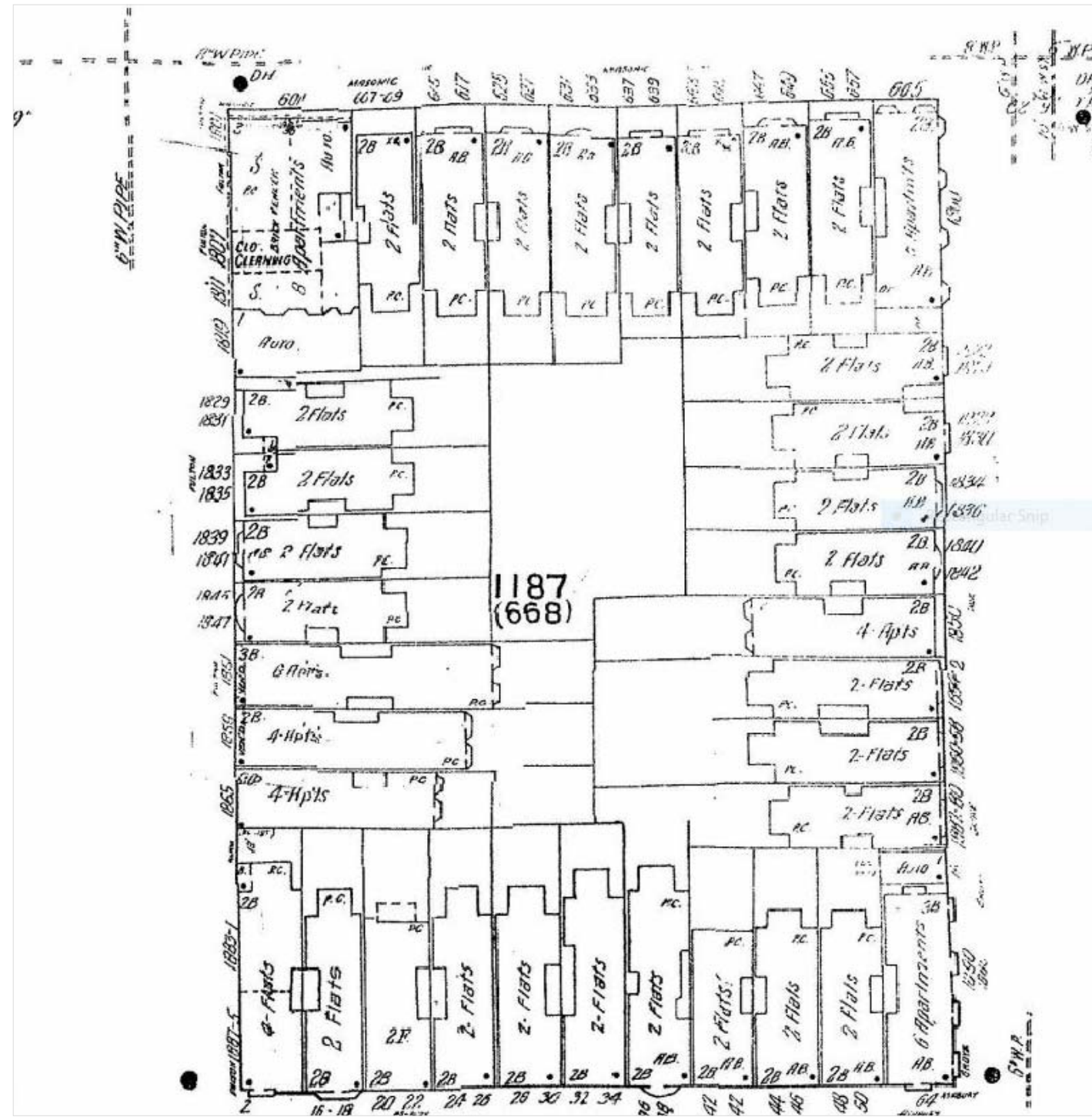
DESIGNED: JKO
DRAWN: JKO
APPROVED: JKO/MSM

PREPARED FOR:
GREEN GROVE LLC /CARE
OF TROY KASHANIPOUR
225 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94107

TITLE:
TOPOGRAPHIC MAP OF
1846V GROVE STREET
SAN FRANCISCO, CA 94044

SHEET 1
OF
1

SANBORN MAP



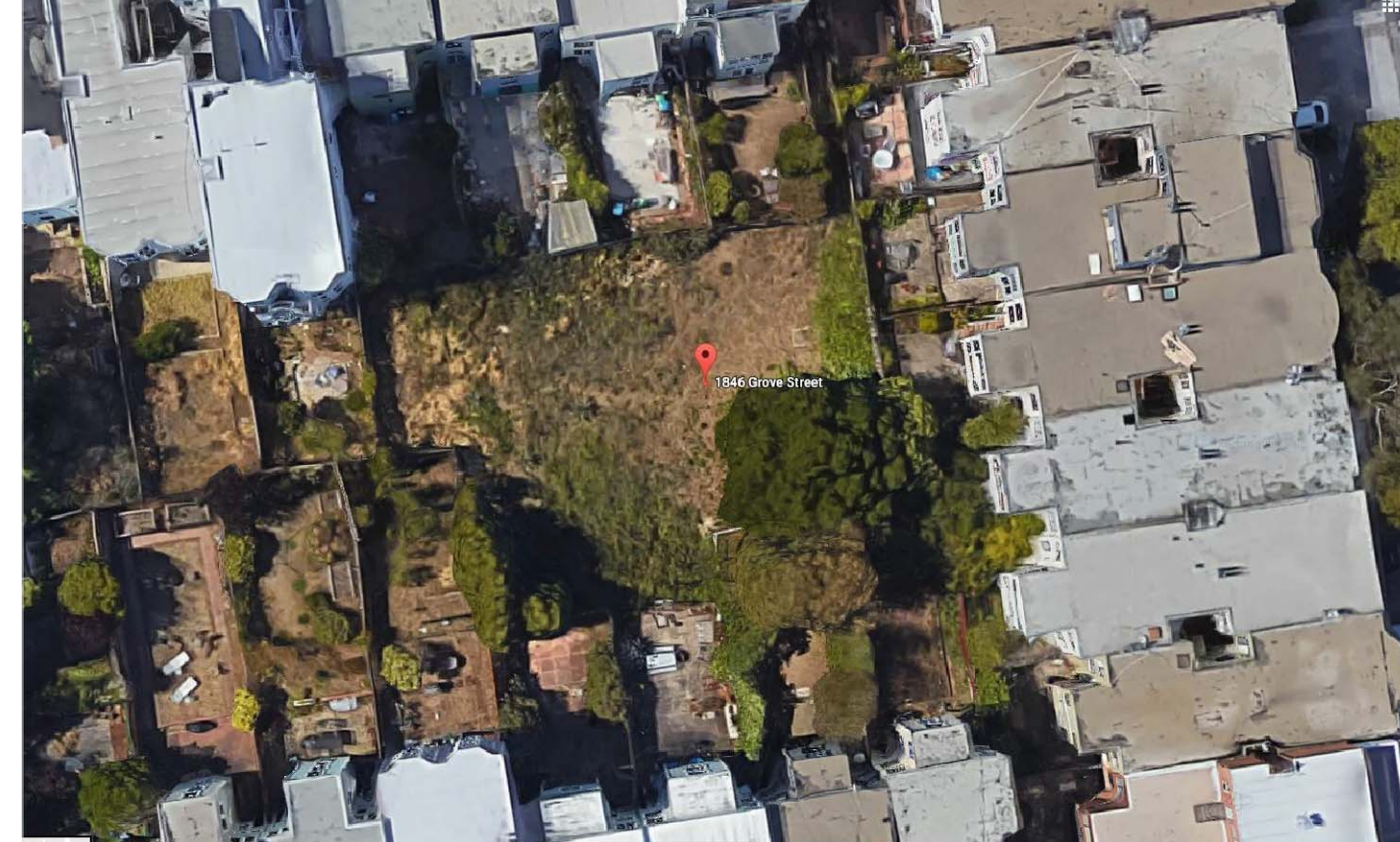
OVERHEAD VIEW LOOKING FROM NORTH



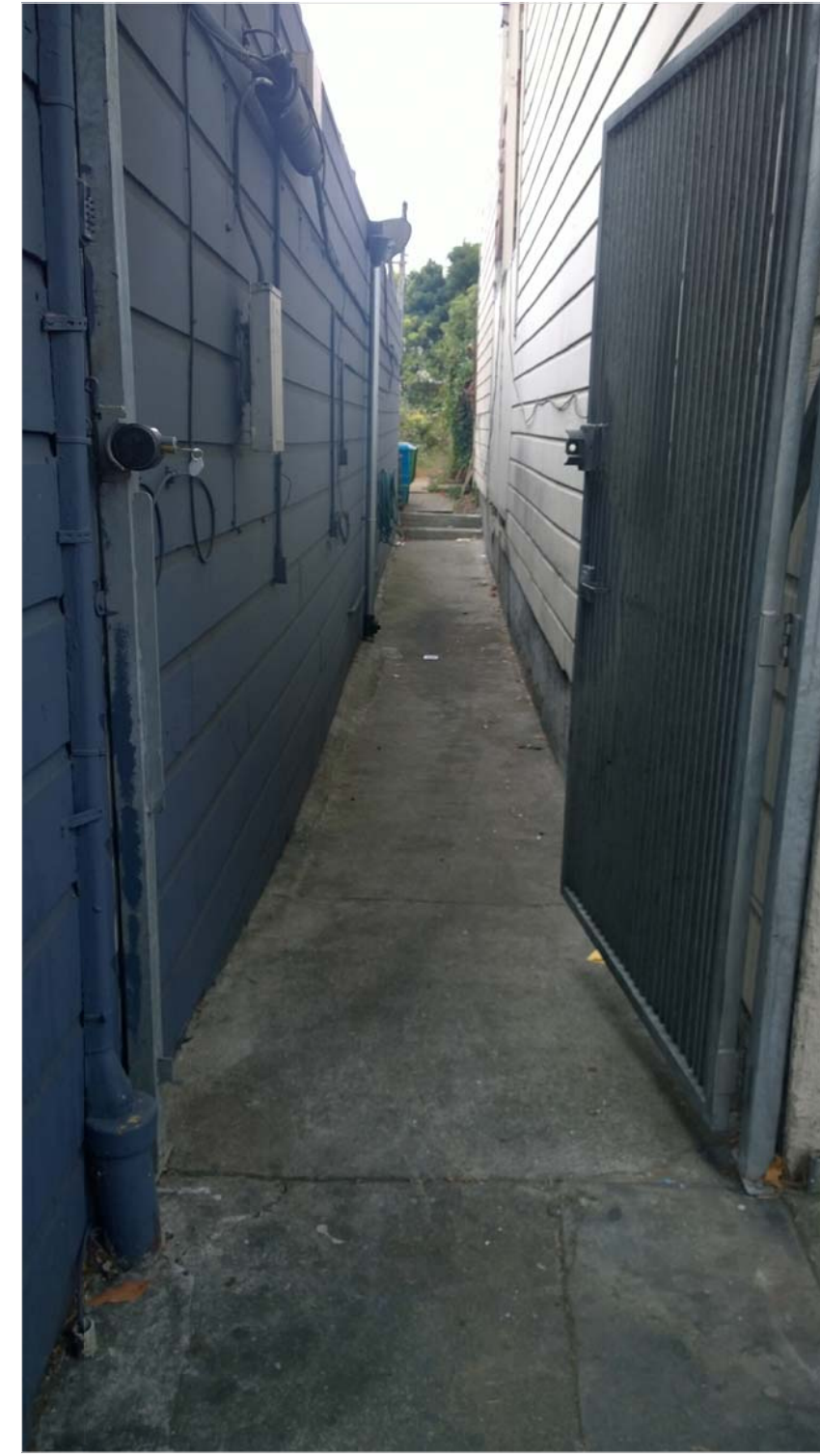
OVERHEAD VIEW LOOKING FROM SOUTH



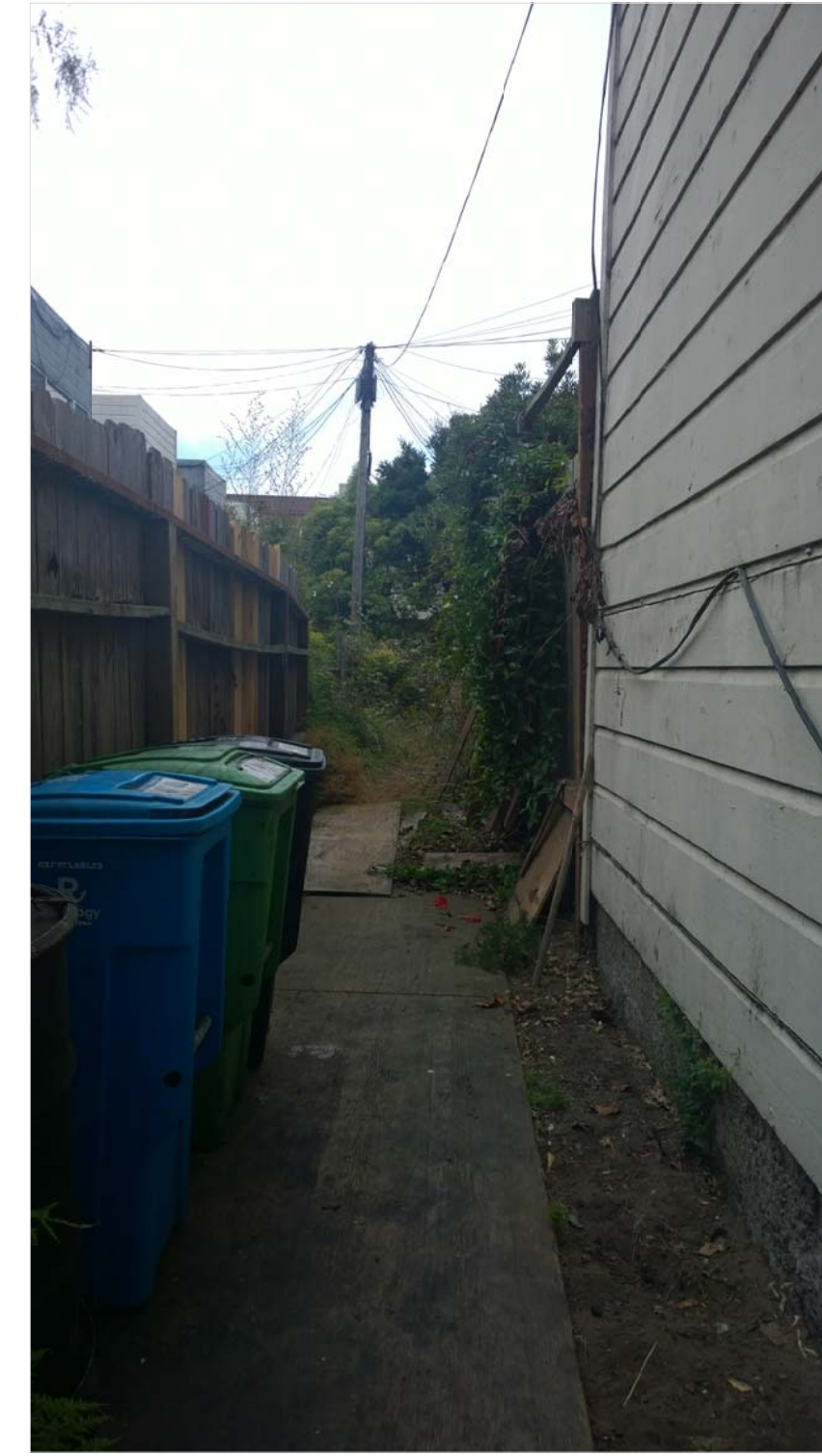
OVERHEAD VIEW



ACCESS FIRST 50' : 3.5' WIDTH



NEXT 50' : 6.25' WIDTH



ENTER FULL LENGTH OF LOT, LOOKING NORTH



LOOKING WEST



LOOKING EAST



LOOKING SOUTH



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401 SF CA 94107 PHONE/FAX 415.431.0869

1821 FULTON STREET

OWNER:
GREEN GROVE SF LLC
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94107
PHONE: 415.431.0869

ISSUE: ISSUED FOR VARIANCE & CUA
DATE: 08.15.2018

CONSULTANT
-

APPROVAL

STATE OF CALIFORNIA
LICENSED ARCHITECT
TROY KASHANIPOUR
C 27646
REN. 6/30/2019

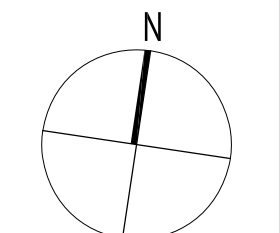
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SCALE: NONE

SITE PHOTOGRAPHS

A0.2



1 PROPOSED SITE PLAN
 SCALE: 3/32" = 1'-0"



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869
1821 FULTON STREET

OWNER:
 GREEN GROVE SF LLC
 2325 3RD STREET, SUITE 401
 SAN FRANCISCO, CA 94107
 PHONE: 415.431.0869

ISSUE:	DATE:
ISSUED FOR VARIANCE & CUA	08.15.2018
PLANNING REVISIONS	06.10.2019
PLANNING REVISIONS	08.02.2019

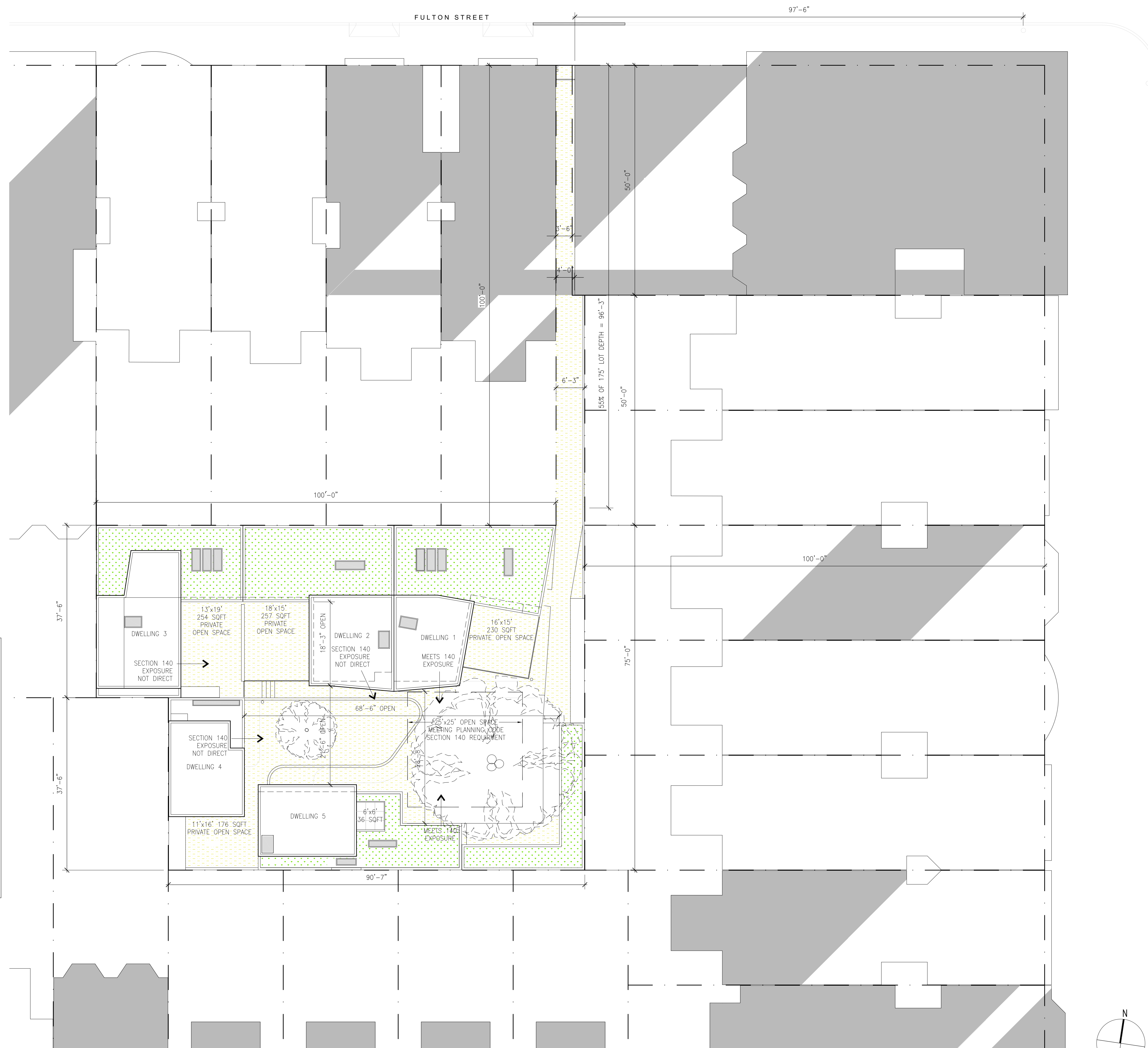
CONSULTANT
 -

APPROVAL

	DRAWN:
	TK
	CHECKED:
	TK
SCALE:	3/32" = 1'-0"

PROPOSED SITE PLAN

A1.1



OPEN SPACE REQUIREMENTS PER SECTION 135, RH-2 ZONING
 125 SQFT PER UNIT IF PRIVATE, 166 SQFT PER UNIT IF COMMON.

OPEN SPACE ON SITE IS IRREGULAR: TOTAL SIZE: 3753 SQFT

CONTINUOUS RECTANGULAR AREA OF SHARED OPEN SPACE:
 21.5'x68.5' = 1,473 SQFT

PRIVATE OPEN SPACE: 125 SQFT PER UNIT REQUIRED IF PRIVATE

- DWELLING 1: 230 SQFT - COMPLIES AS PRIVATE OPEN SPACE
- DWELLING 2: 257 SQFT - COMPLIES AS PRIVATE OPEN SPACE
- DWELLING 3: 254 SQFT - COMPLIES AS PRIVATE OPEN SPACE
- DWELLING 4: 176 SQFT - COMPLIES AS PRIVATE OPEN SPACE
- DWELLING 5: 49 SQFT - DOES NOT COMPLY AS PRIVATE OPEN SPACE, UNIT USES COMMON OPEN SPACE

1 OPEN SPACE AND UNIT EXPOSURE DIAGRAM

SCALE: 3/32" = 1'-0"

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 SAN FRANCISCO, CA 94107
 PHONE: 415.431.0869

ISSUE: PLANNING REVISIONS DATE: 08.18.2019

CONSULTANT

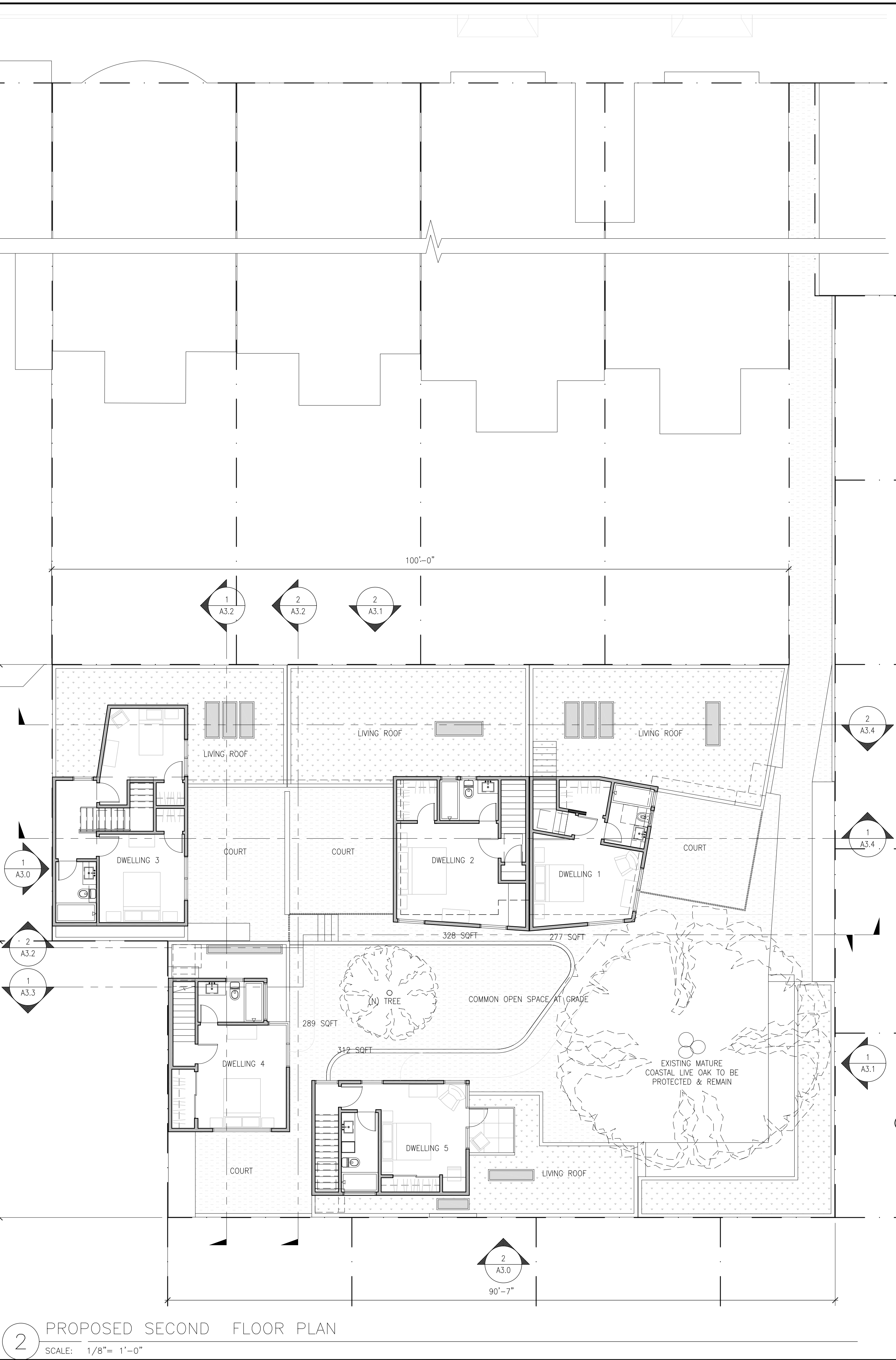
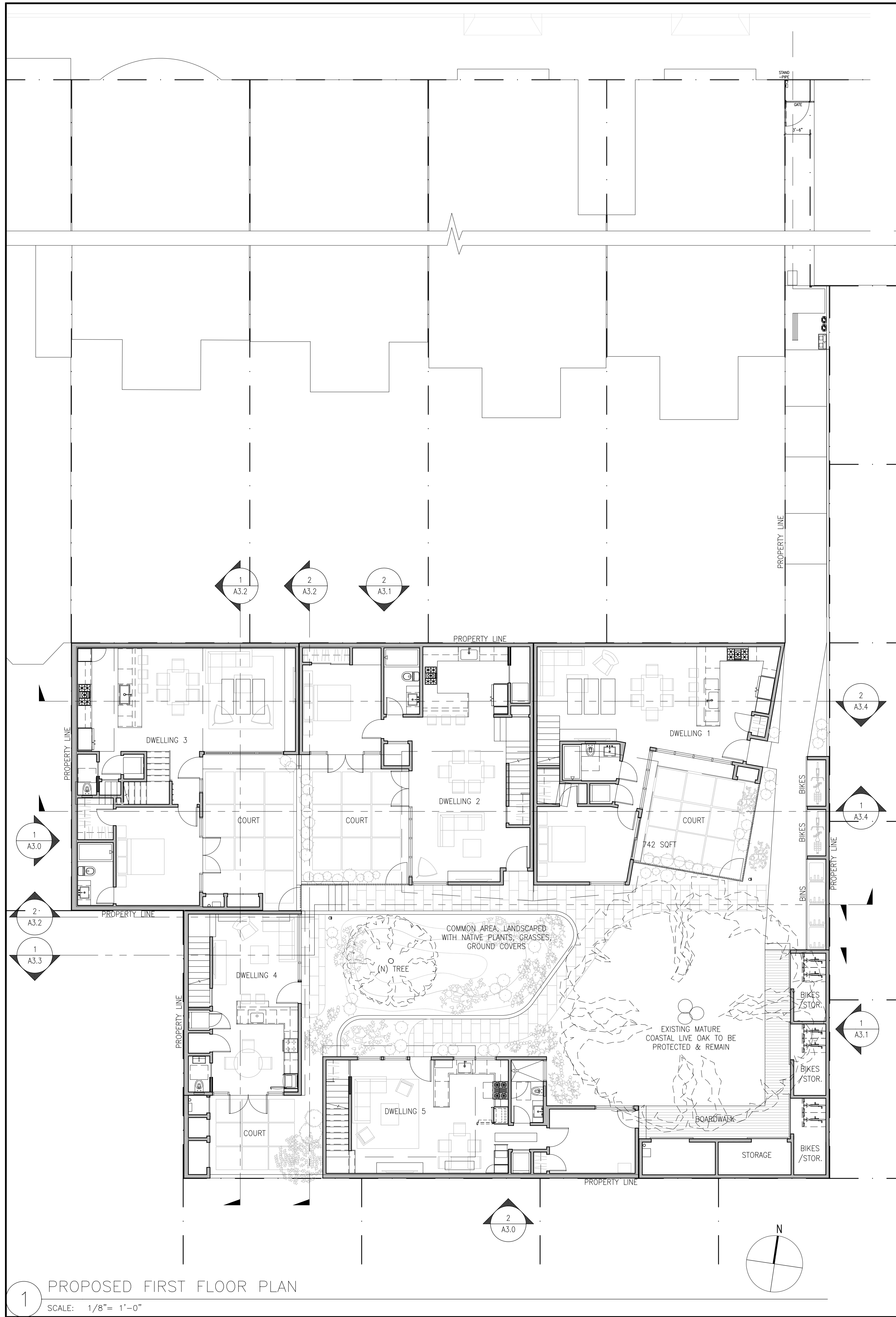
APPROVAL



DRAWN: TK
 CHECKED: TK
 SCALE: 3/32" = 1'-0"

OPEN SPACE AND UNIT EXPOSURE DIAGRAM

A1.2



TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401 SF CA 94107 PHONE/FAX 415.431.0869

1821 FULTON STREET

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2325 3RD STREET, SUITE 401
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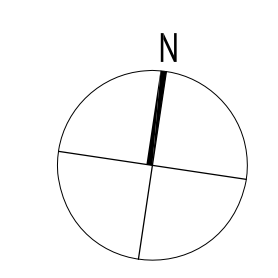
APPROVAL

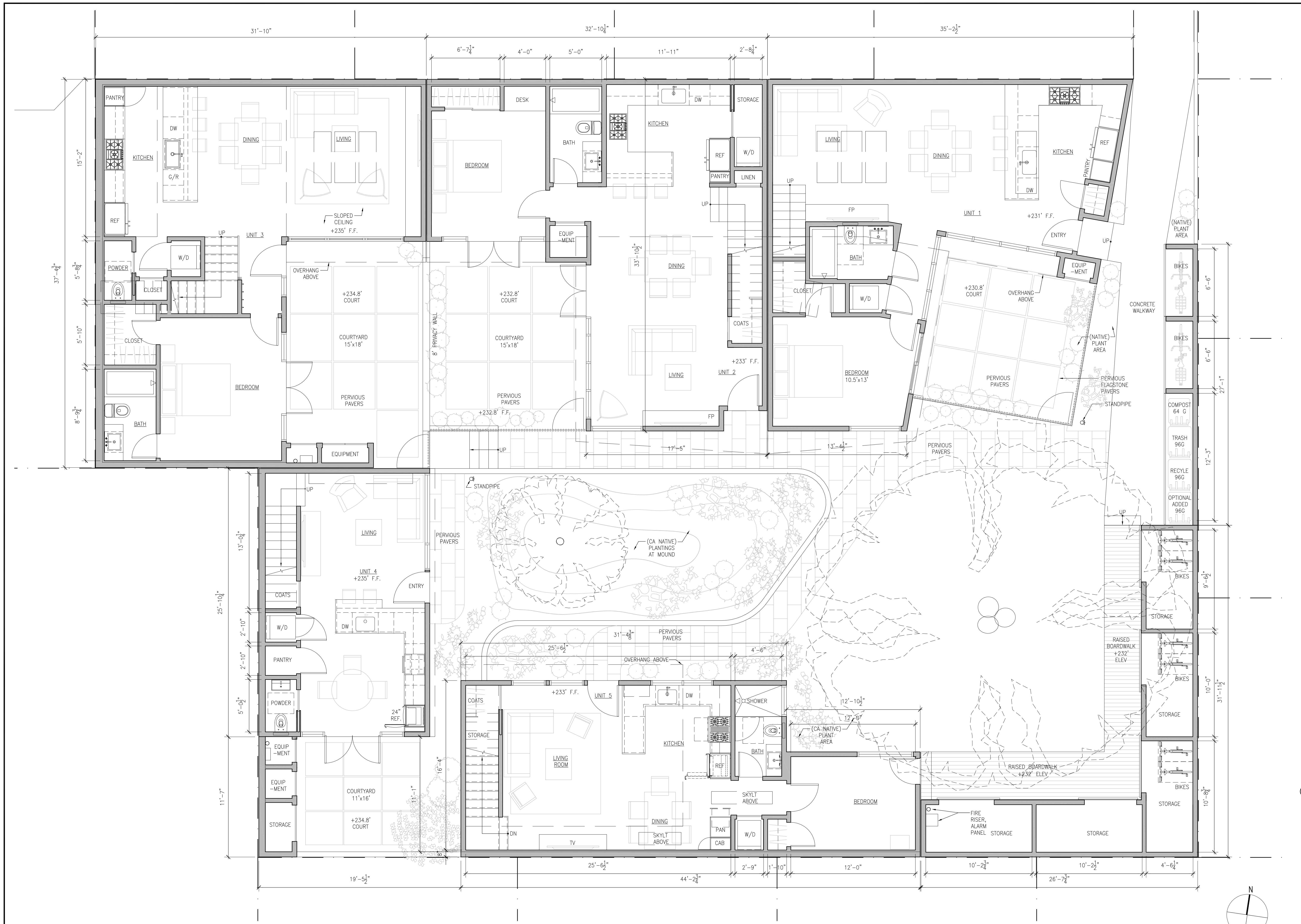
STATE OF CALIFORNIA
LICENSED ARCHITECT
TROY KASHANIPOUR
C 27646
REN. 6/30/2021

DRAWN: TK
CHECKED: TK
SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN
PROPOSED FLOOR PLANS

A2.0





1 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

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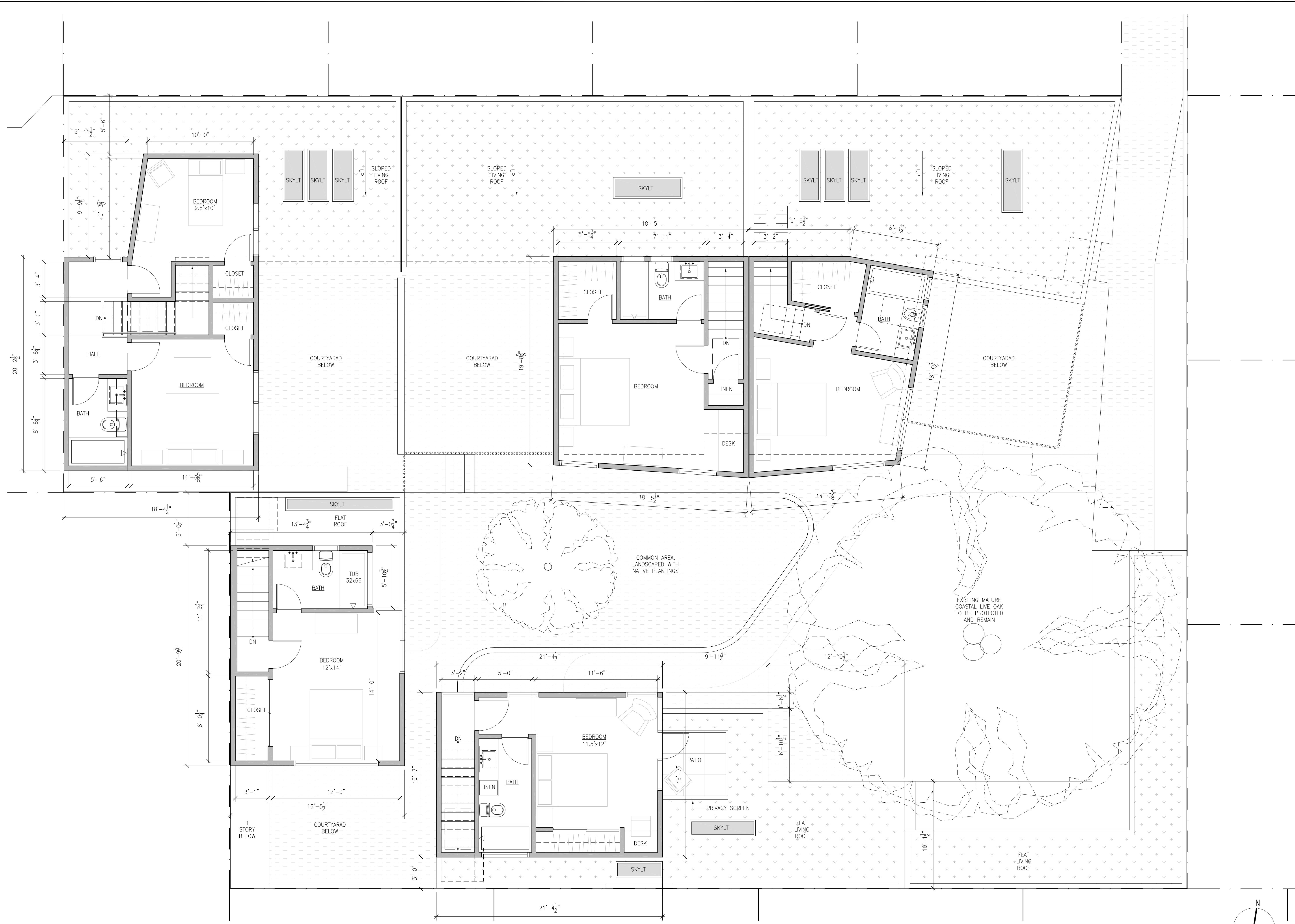
CONSULTANT
 -

APPROVAL

DRAWN:	TK
CHECKED:	TK
SCALE:	1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN

A2.1



1 PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

TROY KASHANIPUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869

1821 FULTON STREET

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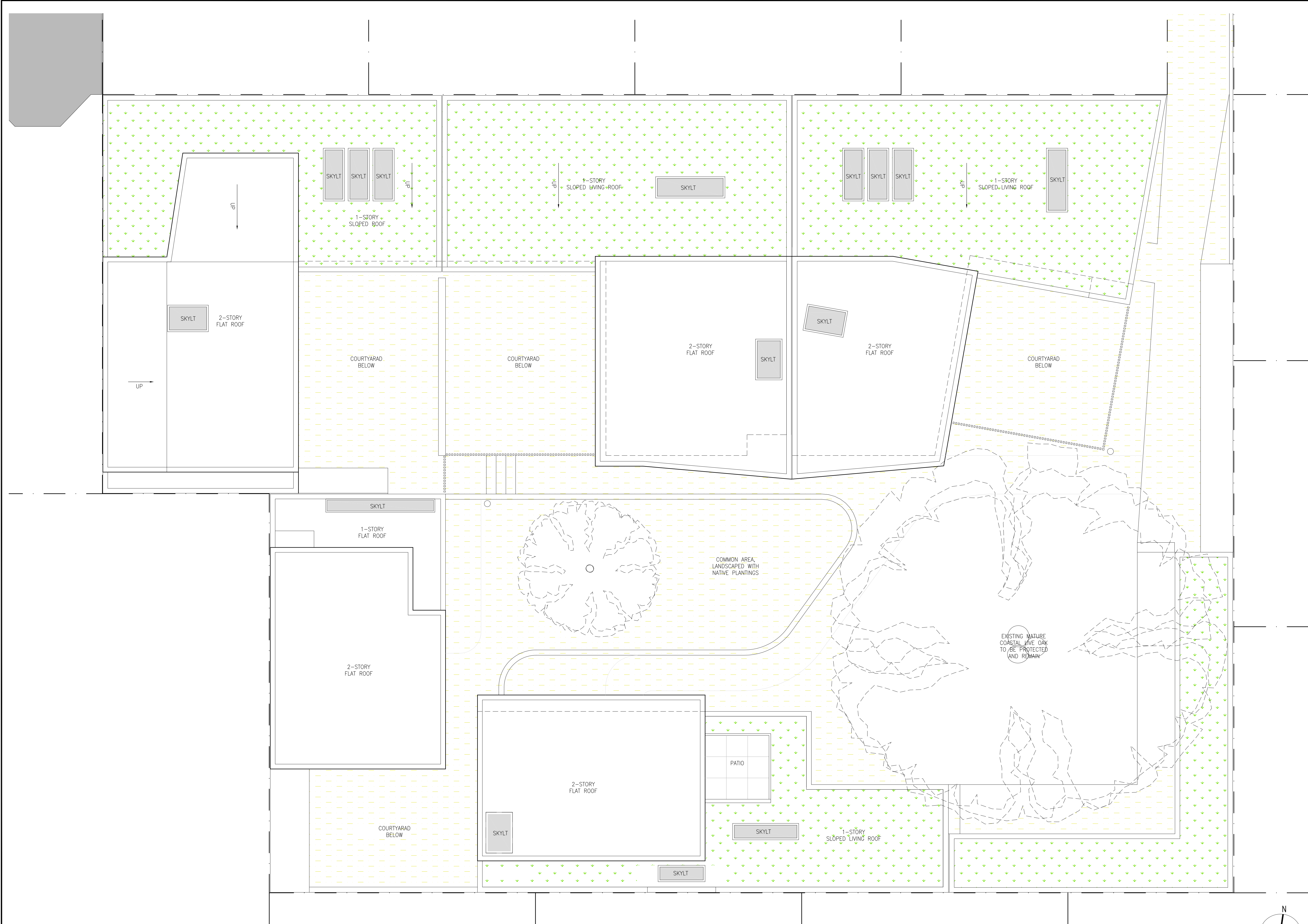
CONSULTANT
 -

APPROVAL

	DRAWN: TK
	CHECKED: TK
	SCALE: 1/4" = 1'-0"

PROPOSED SECOND FLOOR PLAN

A2.2



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

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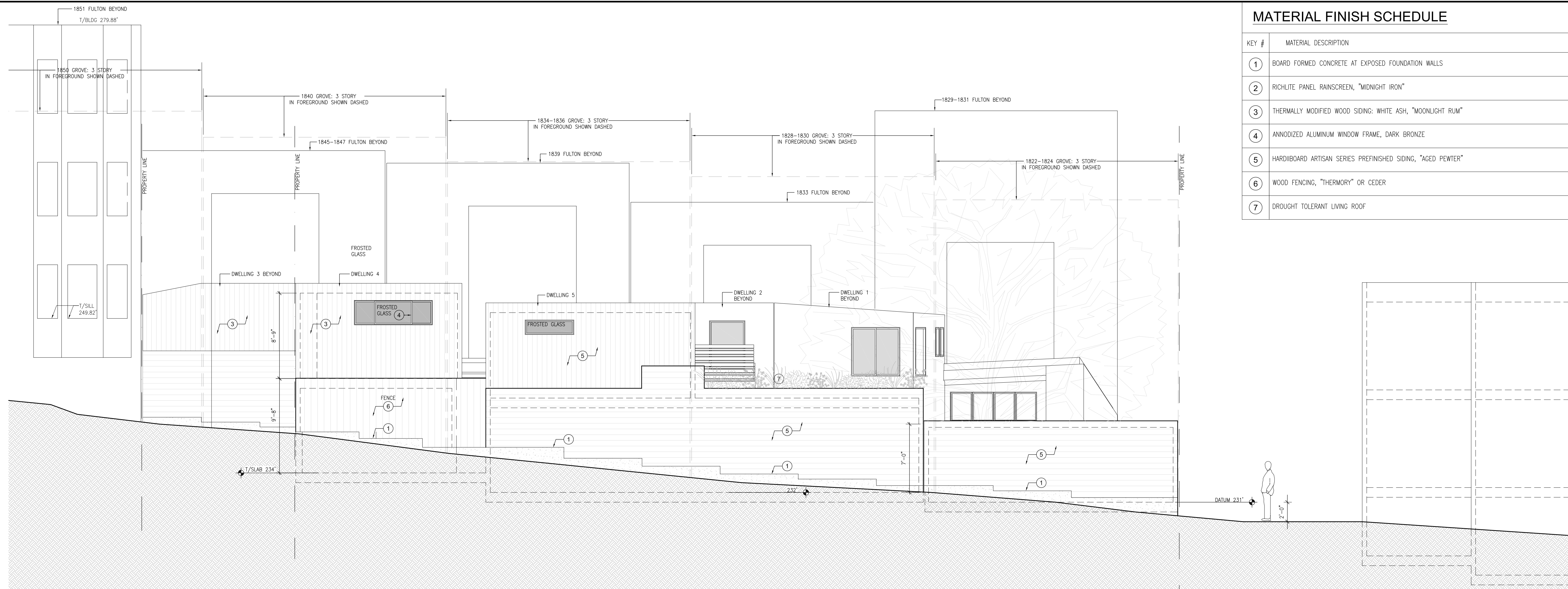
CONSULTANT
-

APPROVAL

	DRAWN:
	TK
	CHECKED:
	TK
SCALE:	
1/4"=1'-0"	

PROPOSED ROOF PLAN

A2.3

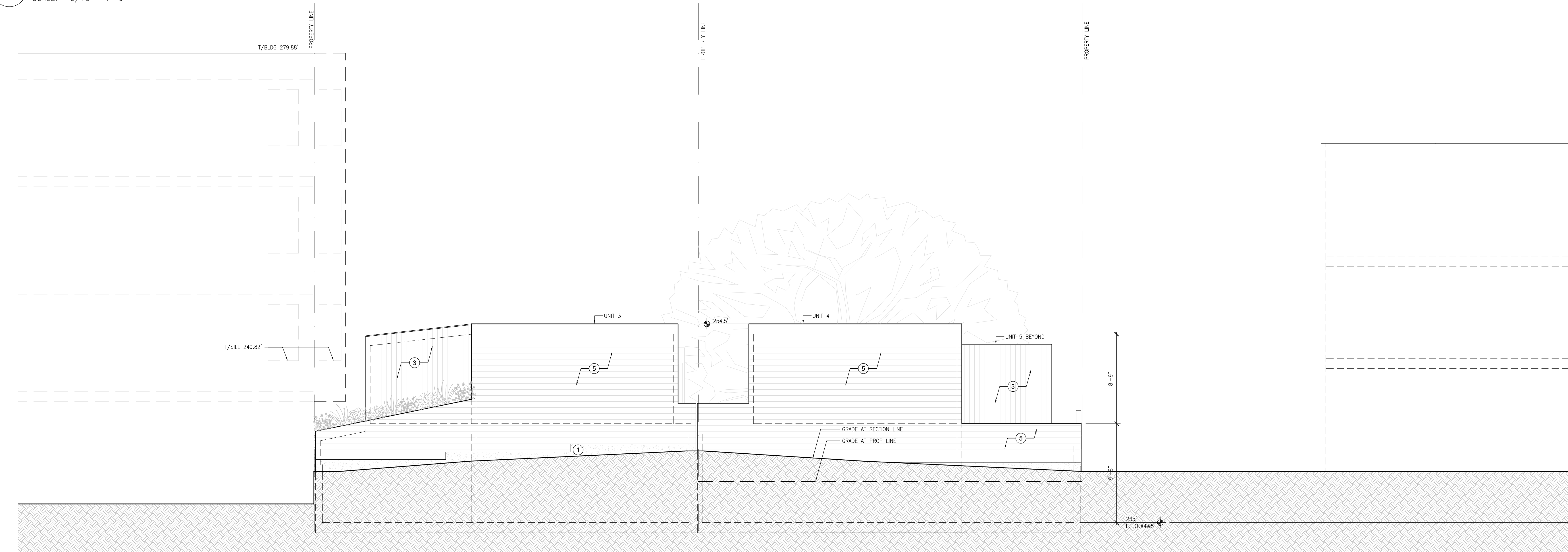


MATERIAL FINISH SCHEDULE

KEY #	MATERIAL DESCRIPTION
①	BOARD FORMED CONCRETE AT EXPOSED FOUNDATION WALLS
②	RICHLITE PANEL RAINSCREEN, "MIDNIGHT IRON"
③	THERMALLY MODIFIED WOOD SIDING: WHITE ASH, "MOONLIGHT RUM"
④	ANNOXIDIZED ALUMINUM WINDOW FRAME, DARK BRONZE
⑤	HARDIBOARD ARTISAN SERIES PREFINISHED SIDING, "AGED PEWTER"
⑥	WOOD FENCING, "THERMORY" OR CEDER
⑦	DROUGHT TOLERANT LIVING ROOF

2 SOUTH ELEVATION AT PROPERTY LINE

SCALE: 3/16" = 1'-0"



1 WEST ELEVATION AT PROPERTY LINE

SCALE: 3/16" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

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CONSULTANT
-

APPROVAL



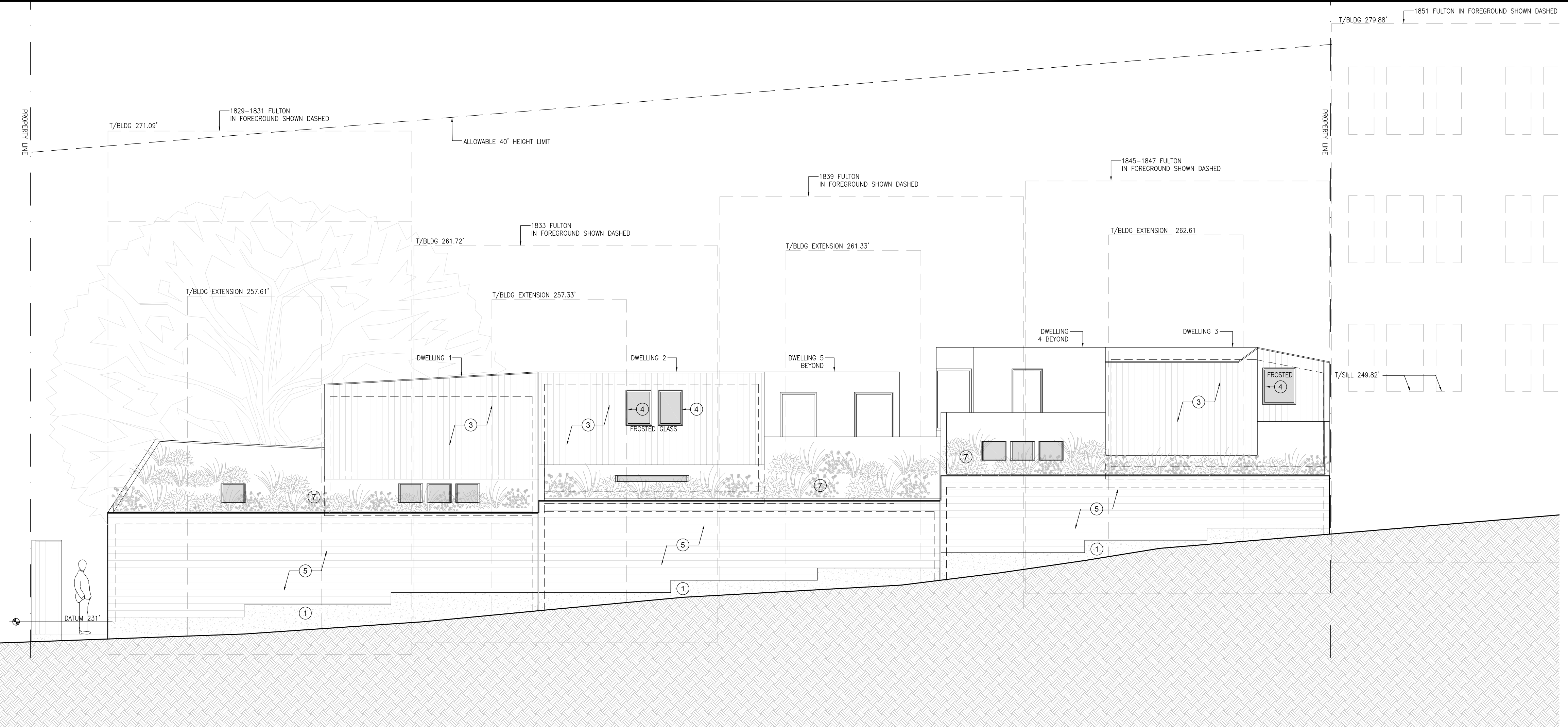
DRAWN:
TK
CHECKED:
TK
SCALE:
3/32" = 1'-0"

PROPOSED ELEVATION

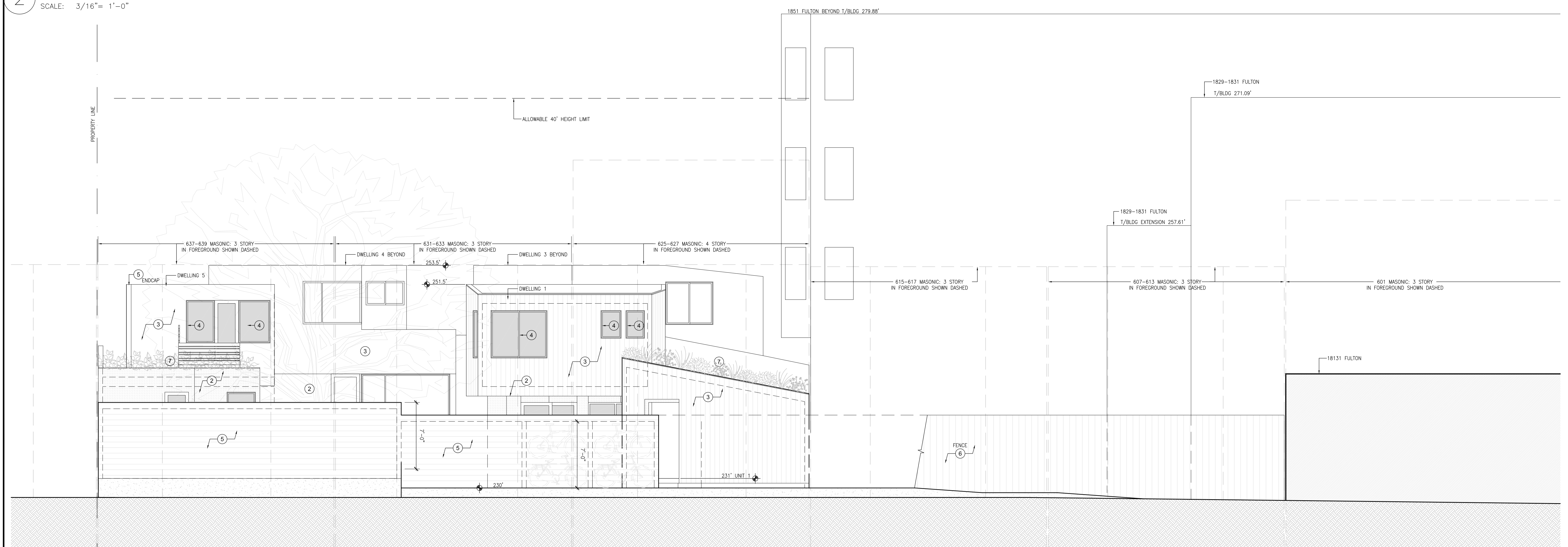
A3.0

MATERIAL FINISH SCHEDULE

KEY #	MATERIAL DESCRIPTION
1	BOARD FORMED CONCRETE AT EXPOSED FOUNDATION WALLS
2	RICHLITE PANEL RAINSCREEN, "MIDNIGHT IRON"
3	THERMALLY MODIFIED WOOD SIDING: WHITE ASH, "MOONLIGHT RUM"
4	ANNOXIDIZED ALUMINUM WINDOW FRAME, DARK BRONZE
5	HARDIBOARD ARTISAN SERIES PREFINISHED SIDING, "AGED PEWTER"
6	WOOD FENCING, "THERMORY" OR CEDER
7	DROUGHT TOLERANT LIVING ROOF



2 NORTH ELEVATION AT PROPERTY LINE
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION AT PROPERTY LINE
SCALE: 3/16" = 1'-0"

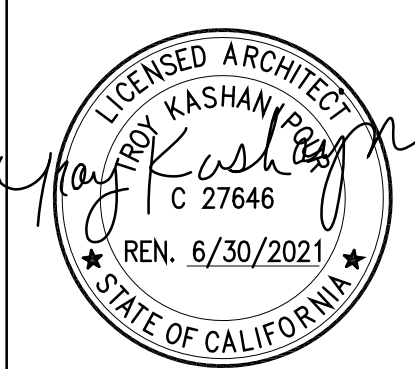
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107, PHONE/FAX 415.431.0869
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CONSULTANT
-

APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: 3/32" = 1'-0"

PROPOSED ELEVATION

A3.1



2 BUILDING SECTION/ELEVATION LOOKING NORTH
SCALE: 3/16" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

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CONSULTANT
-

APPROVAL

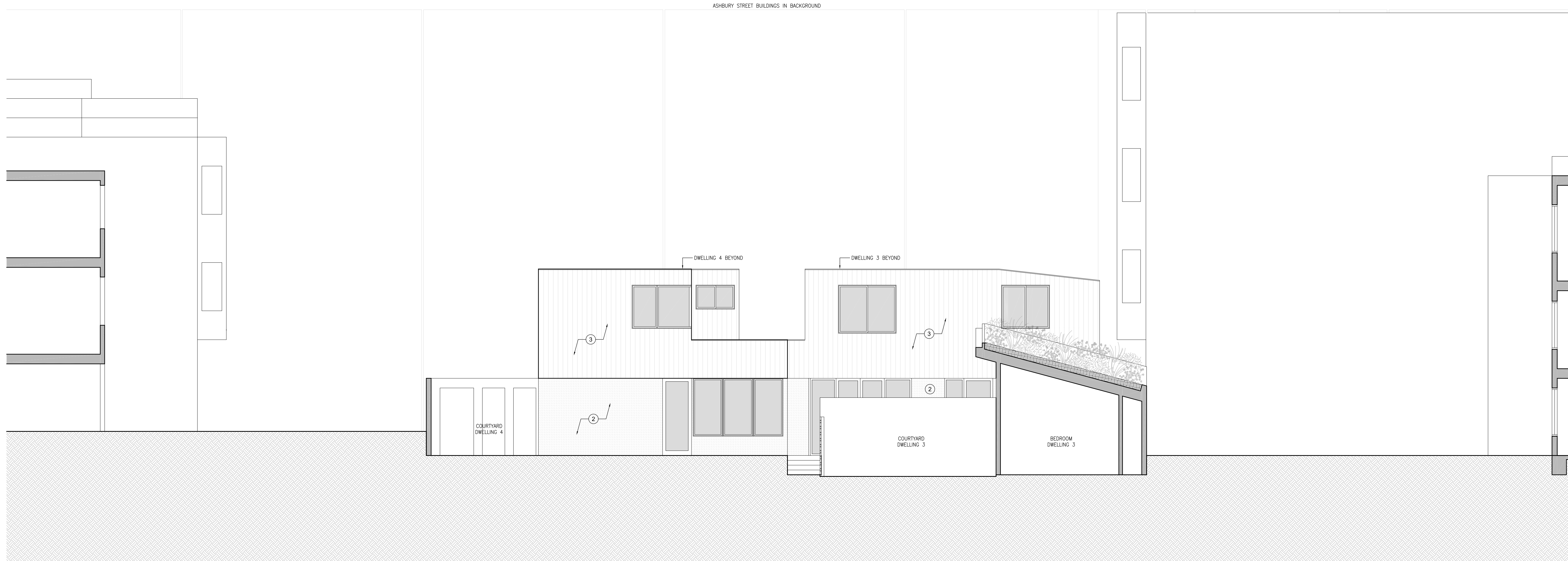
DRAWN:
TK
CHECKED:
TK
SCALE:
3/32" = 1'-0"

PROPOSED SECTION

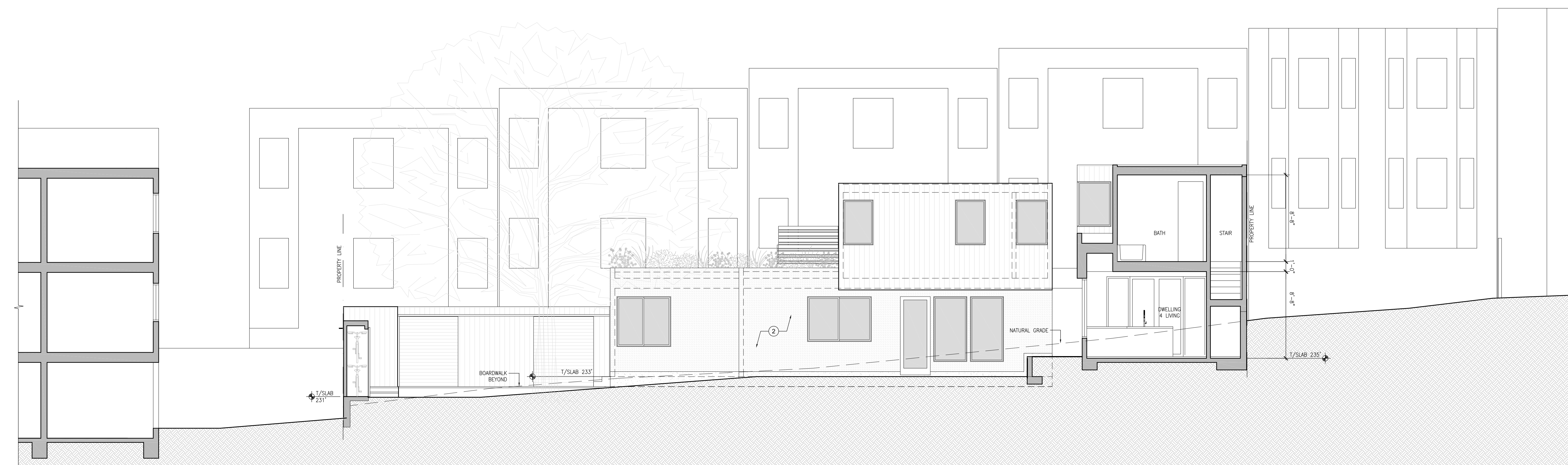
A3.2



1 BUILDING SECTION/ELEVATION LOOKING WEST
SCALE: 3/16" = 1'-0"



2 BUILDING SECTION/ELEVATION LOOKING WEST
SCALE: 3/16" = 1'-0"



1 BUILDING SECTION/ELEVATION LOOKING SOUTH
SCALE: 3/16" = 1'-0"

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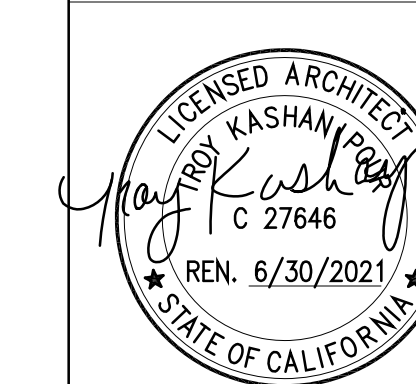
1821 FULTON STREET

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GREEN GROVE SF LLC
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94107
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CONSULTANT
-

APPROVAL



DRAWN:
TK
CHECKED:
TK
SCALE:
3/32" = 1'-0"

PROPOSED SECTION

A3.3



2 BUILDING SECTION/ELEVATION LOOKING SOUTH
SCALE: 3/16" = 1'-0"



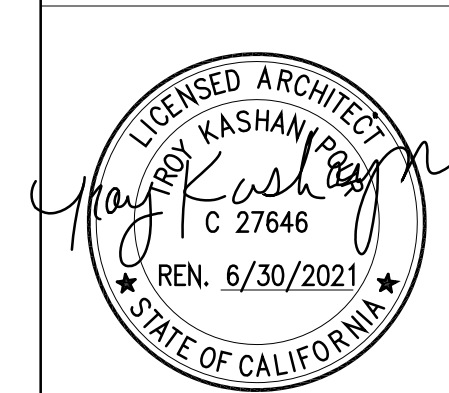
1 BUILDING SECTION/ELEVATION LOOKING SOUTH
SCALE: 3/16" = 1'-0"

OWNER:
GREEN GROVE SF LLC
2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94107
PHONE: 415.431.0869

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CONSULTANT
-

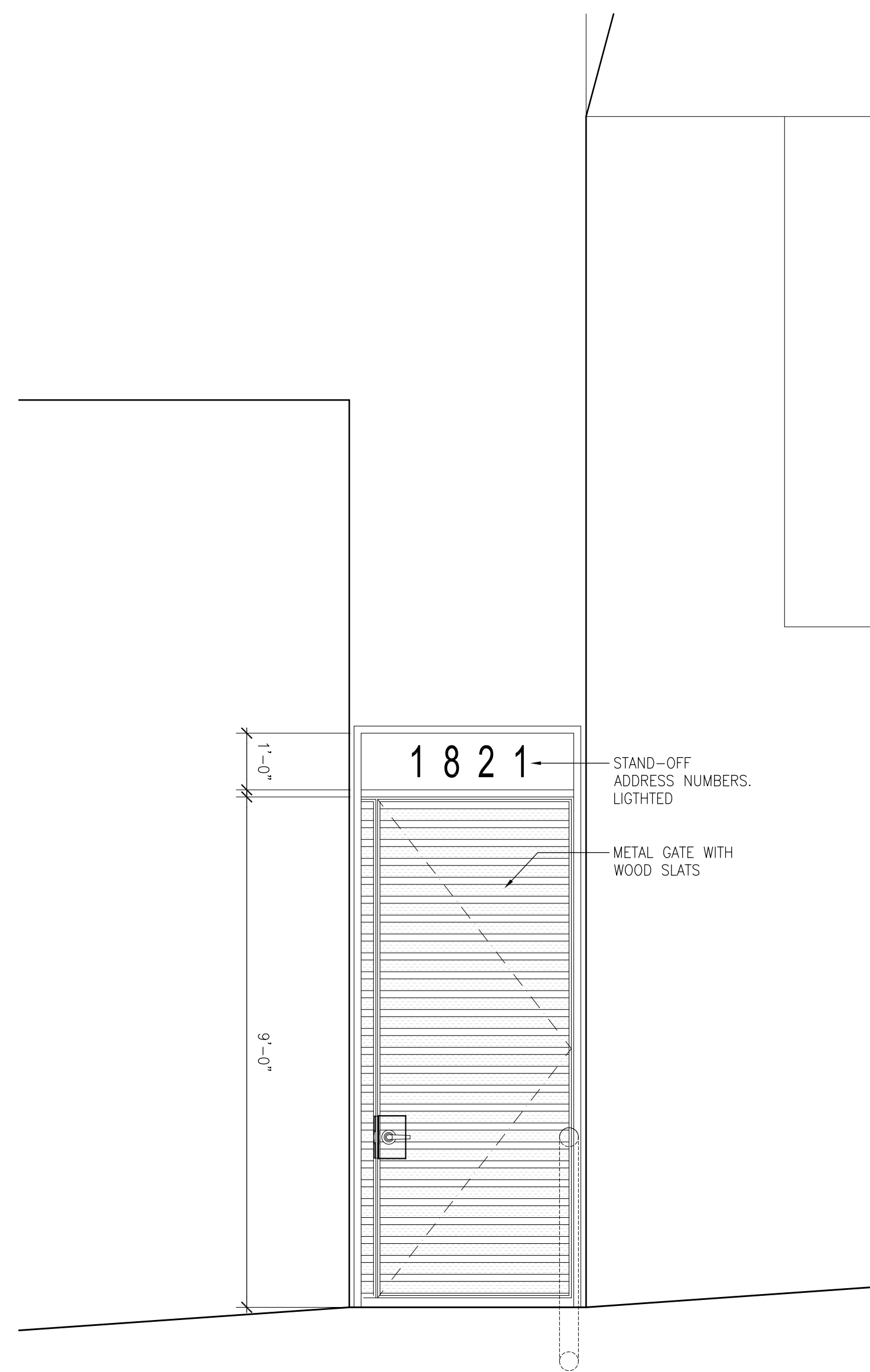
APPROVAL



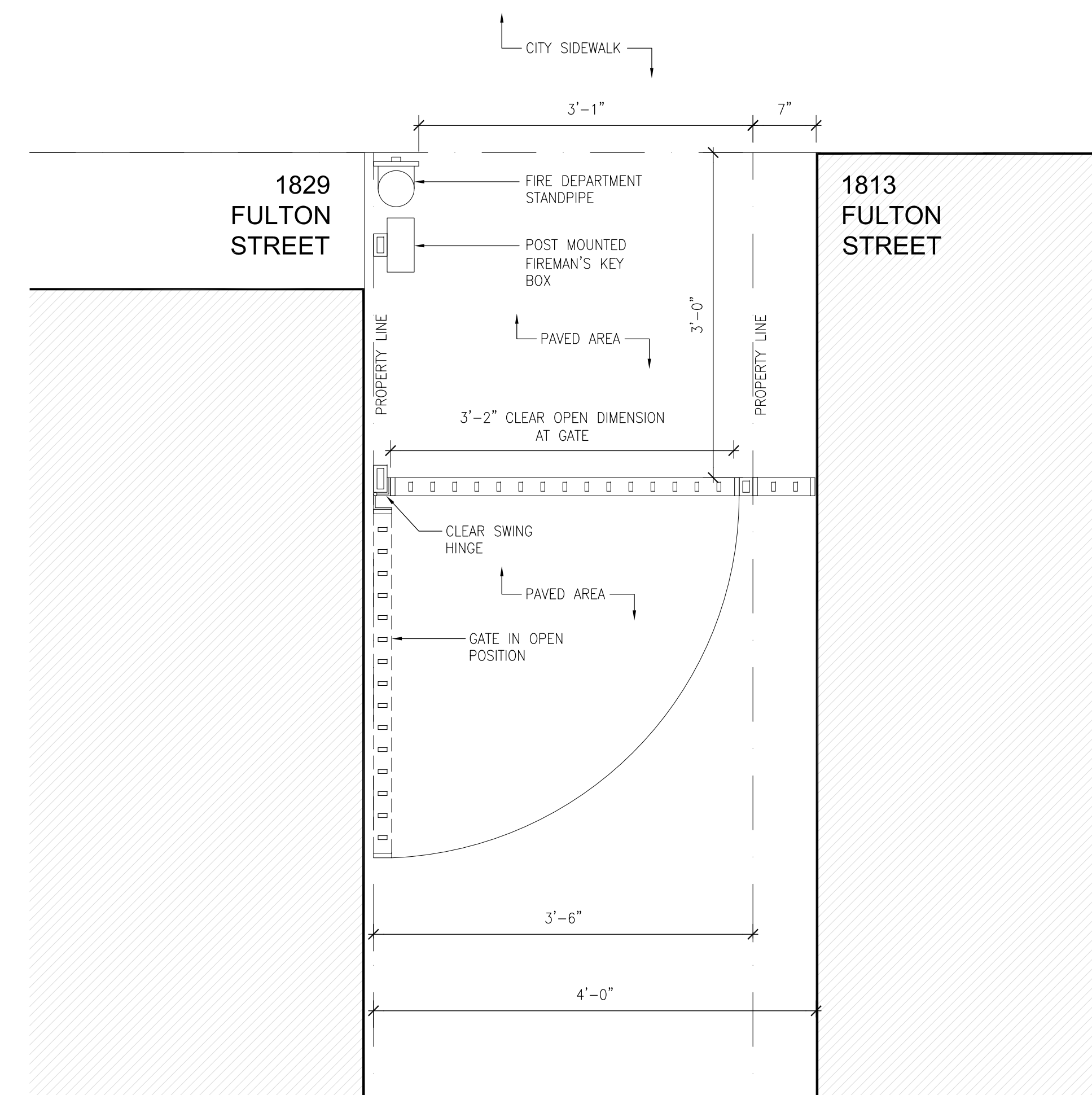
DRAWN:
TK
CHECKED:
TK
SCALE:
3/32" = 1'-0"

PROPOSED SECTION

A3.4



5 ELEVATION AT ENTRY GATE
SCALE: 1/2" = 1'-0"



1 ENLARGED PLAN AT GATE
SCALE: 1" = 1'-0"

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

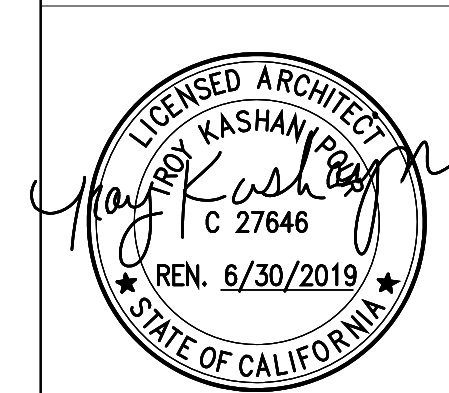
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SAN FRANCISCO, CA 94107
PHONE: 415.431.0869

ISSUE: ISSUED FOR VARIANCE & CUA DATE: 08.15.2018

CONSULTANT
-

APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: AS SHOWN

ENLARGED DETAILS

A8.0

Attachment 3

Check Image

This check was dropped off at the Post Office on May 8, 2020, addressed to:

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94012

HENRY TANG
[REDACTED]

1340
11-8166/3210
02

May 8, 2020
DATE

PAY TO THE ORDER OF S.F. Planning Department \$640⁰⁰

Six hundred forty & 00/100 DOLLARS

FIRST REPUBLIC BANK
640 3rd Street
Santa Rosa, CA 95404
Tel. 888-409-1288

CU Appeal fee
FOR 2018-011441CUA

[REDACTED]

Photo Safe Deposit®
Details on back

MP

Attachment 4

Fee Waiver

NOPA West Neighbors

May 23, 2020

Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Via Email

RE: Conditional Use Appeal
2018-011441CUAVAR

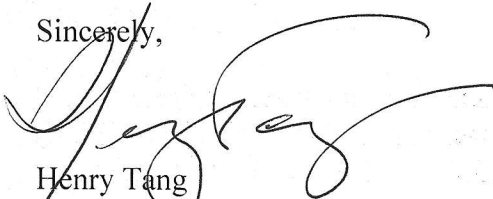
Dear Madam Clerk,

This letter is to certify that Malinda Kai Tuazon is a member of NOPA West Neighbors (NOPAWN). She has been requested and is authorized to file our Conditional Use Appeal pertaining to 2018-011441CUAVAR (1846 Grove Street).

Should you have any questions, please contact me at henrytango@gmail.com or at 415-441-6728.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Tang', written over a horizontal line.

Henry Tang
Co-President
NOPA West Neighbors



BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: Malinda Tuazon

Address: 613 Masonic Ave
San Francisco, CA 94117

Email Address: malindakai@gmail.com

Telephone: (415) 794-4497

Neighborhood Group Organization Information

Name of Organization: NOPA West Neighbors (NOPAWN)

Address: 1831 Fulton St.
San Francisco, CA 94117

Email Address: nopawestneighbors@gmail.co

Telephone: (415) 441-6728

Property Information

Project Address: 1846 Grove St. San Francisco, CA 94117

Project Application (PRJ) Record No: 2018-011441CUAVAR Building Permit No:

Date of Decision (if any): 4/9/2020

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.	<input checked="" type="checkbox"/>	
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	<input checked="" type="checkbox"/>	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.	<input checked="" type="checkbox"/>	
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.	<input checked="" type="checkbox"/>	

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION CURRENT ORGANIZATION REGISTRATION MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION

- WAIVER APPROVED WAIVER DENIED