

From: [Rose Alicia Allen](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: Deny conditional use application at 1846 Grove Street!
Date: Monday, September 28, 2020 9:41:29 AM

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

Dear Supervisors,

We, the community, oppose the landlocked lot construction project at 1846 Grove Street and ask the Board to disapprove the proposal.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and **deny this project's conditional use application.**

Thank you,

Rose Allen

From: [Christine Boyle](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: The community opposes 1846 Grove Street
Date: Monday, September 28, 2020 10:52:44 AM

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Dear Supervisors,

We oppose the landlocked lot construction project at 1846 Grove Street and ask the Board to disapprove this proposal.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thank you,

Christine E Boyle

Christine E. Boyle
cell: (206) 979-1002

From: [Brandon Keefe](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: The community opposes 1846 Grove Street
Date: Monday, September 28, 2020 11:05:50 AM

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Dear Supervisors,

We oppose the landlocked lot construction project at 1846 Grove Street and ask the Board to disapprove this proposal. I am a neighbor affected directly by the development.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thank you,

Brandon Keefe

1858 Grove St, San Francisco, CA 94117

--

Brandon J Keefe
brandonkeefe@gmail.com
818.620.6645

From: [Becca Klarin](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Cc: 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: The community opposes 1846 Grove Street
Date: Monday, September 28, 2020 11:53:30 AM

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Dear Supervisors,

I strongly oppose the landlocked lot construction project at 1846 Grove Street and ask the Board to disapprove this proposal.

The project site has one narrow 3.5-foot-wide breezeway as its *only* entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes, and deny this project's conditional use application.

Thank you,
Becca Klarin

Currently living on Ashbury Street, formerly a resident on Grove Street

From: [Christine Cali](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Cc: [Matt Langlois](#)
Subject: The community opposes 1846 Grove Street
Date: Monday, September 28, 2020 12:09:56 PM

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Dear Supervisors,

We oppose the landlocked lot construction project at 1846 Grove Street and ask the Board to disapprove this proposal.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thank you,

Christine Cali

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Christine Cali
Chair & Associate Professor, [Theatre Arts & Dance](#)
[ACE Faculty-in-Residence](#), Sonoma State University
email: cali@sonoma.edu
Director, [CALI & CO dance](#)
San Francisco
email: christine@calidance.co

"The beauty of anti-racism is that you don't have to pretend to be free of racism to be an anti-racist. Anti-racism is the commitment to fight racism wherever you find it, including in yourself. And it's the only way forward." — Ijeoma Oluo

From: [cat.stevans](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: The community opposes 1846 Grove Street
Date: Monday, September 28, 2020 1:09:29 PM

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

Dear Supervisors,

I oppose the landlocked lot construction project at 1846 Grove Street and ask the Board to disapprove this proposal.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thank you,

Cat Stevans
415.368.8097

From: [Guy Silvestro](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: The community opposes 1846 Grove Street
Date: Monday, September 28, 2020 6:49:31 PM

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

Dear Supervisors,

We oppose the landlocked lot construction project at [1846 Grove Street](#) and ask the Board to disapprove this proposal.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thank you,

Guy Silvestro

From: [Guy Silvestro](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: The community opposes 1846 Grove Street
Date: Monday, September 28, 2020 6:50:01 PM

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

Dear Supervisors,

We oppose the landlocked lot construction project at [1846 Grove Street](#) and ask the Board to disapprove this proposal.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thank you,

Guy Silvestro

From: [Grant Keefe](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); 1846groveneighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: Objection to Fire Hazard at 1846 Grove Street
Date: Monday, September 28, 2020 8:09:37 PM

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Dear Supervisors,

Thank you for considering feedback of the surrounding neighbors in your consideration of this proposed application. The proposed development poses significant risks to the surrounding buildings due to lack of egress and only one entry/exit hallway that is smaller than code requirements.

We oppose the landlocked lot construction project at [1846 Grove Street](#) and ask the Board to disapprove this proposal.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thank you,

Grant Keefe and Gwendolyn Belomy

Adjacent neighbors at 1860 Grove Street

From: [Mark Anthony](#)
To: 1846groveighbors@gmail.com; [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Ronen, Hillary](#); [MandelmanStaff, \[BOS\]](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: The community opposes 1846 Grove Street
Date: Tuesday, September 29, 2020 10:41:28 AM

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

Dear Supervisors,

We oppose the landlocked lot construction project at 1846 Grove Street and ask the Board to disapprove this proposal.

The project site has one narrow 3.5-foot-wide breezeway as its only entrance and exit. Building four units at this site will lead to an unsafe situation for occupants and responding emergency personnel in the event of an emergency such as a fire. We ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thank you,
Mark

From: [Jaime](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: Public Comment Letter: 1846 Grove Street (CUA No. 2018-011441CUAVAR)
Date: Sunday, September 27, 2020 7:37:48 AM
Attachments: [HANCitr.NOPAWNAppeal.1846GroveSt.09.26.20.pages](#)

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To Whom It May Concern,

Please accept the attached comment letter for distribution to the BOS for the meeting of Sept. 29, 2020. Thank you.

Jaime Michaels

September 27, 2020

TO: **San Francisco Board of Supervisors**
c/o Lisa Lew
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

FR: Haight Ashbury Neighborhood Council
Jaime Michaels, Member-at-Large
board@hanc-sf.org

RE: **1846 Grove Street (Conditional Use Authorization No. 2018-011441CUAVAR)
Consideration of NOPA West Neighbors' Appeals**

These comments are provided on behalf of the Haight Ashbury Neighborhood Council (HANC) in support of two appeals submitted by NOPA West Neighbors (NOPAWN) regarding the Conditional Use Authorization (No. 2018-011441CUAVAR) issued by the Planning Commission on April 9, 2020 for the development of four single-family residences (and amenities) at 1846 Grove Street, an undeveloped rear flag-lot located within the HANC boundaries of concern.

We understand that both appeals—one regarding the Categorical Exemption and the second for the Conditional Use Authorization—are scheduled for consideration by the Board of Supervisors at the September 29, 2020 meeting and are based on the following general issues:

1. **Appropriateness of Categorical Exemption:** Under CEQA, development defined as “categorically exempt” and, thus not subject to full environmental review, include “Class 3” projects. Such projects involve the construction of “limited numbers of new, small facilities or structures” as well as a limited number of structures with some exceptions including “[i]n urbanized areas, up to three single-family residences” or “[a] duplex or similar multi-family residential structure totally no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.”

NOPAWN believes that the subject project involving the construction of four single family residences at the lot does not meet CEQA’s definition of “categorically-exempt” and, thus, is appealing the Planning Commission’s determination. HANC agrees with NOPAWN as it appears that the CEQA standards for categorical exemptions were intended for projects of limited scope, size, and type—far more limited than the project planned for 1846 Grove St. Therefore, it appears that further environmental review of potential project impacts (e.g., traffic) and mitigation measures are warranted prior to permit issuance.

2. **Project-Specific Issues.** NOPAWN has identified issues regarding the Conditional Use Authorization, which are the basis of the second appeal and include:

RH-2 Zoning District. The area of the property where development would occur is zoned RH-2, i.e., for two-family residences. The proposed project involves the construction of four individual homes (and associated amenities) and, hence, conflicts with the existing zoning designation.

Resident Safety: A 50-foot-long section of the ingress/egress corridor between the developed residential area and Fulton Street measures 3.5 feet (42 inches) in width. According to the project sponsor, in the event of a fire, earthquake or other emergency, residents are expected to shelter-in-place. It is, however, entirely possible that they would instead attempt to escape from their homes along a 3.5-foot-wide corridor which also happens to be the area where emergency workers are expected to access the site.

The project sponsor consulted a retired marshal of the San Francisco Fire Department (SFFD), and the SFFD issued a pre-application approval based on materials not yet fully sanctioned by other agencies. The approval process to date has been based on certain assumptions and does not mean the fire department has deemed the project “safe”. While the conditional use authorization provides some relief *after* construction if further evaluation is found necessary, it appears that resident as well as neighbor safety has not yet been sufficiently evaluated or addressed.

Precedent: If a permit is ultimately issued for the proposed project without further evaluation or environmental review, an undesirable precedent could be set in authorizing future residential development. For example, such projects could: be routinely allowed to exceed zoning restrictions on number of residential units; neglect to include critical emergency safety features and procedures; and ignore environmental impacts and necessary measures to mitigate.

HANC agrees with NOPAWN on these issues and supports a Board of Supervisor action to further evaluate, address, or mitigate remaining issues of concern about the project prior to the issuance of a final permit.

Thank you for considering HANC’s comments in support of NOPAWN’s appeals. We look forward to hearing the outcome of your meeting on September 29, 2020.