

From: [mike leeder](#)
To: [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Ronen, Hillary](#); [Yee, Norman \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Fewer, Sandra \(BOS\)](#)
Subject: Please reject: proposed development at 1846 Grove Street
Date: Thursday, August 20, 2020 6:20:31 PM

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

Dear Supervisors,

I am writing in opposition to the proposed development at 1846 Grove Street. I believe that building four dwelling units in a landlocked lot with a long narrow 3.5 ft breezeway as the only means of entrance and egress defies common sense.

We respectfully urge you to protect the City's quality of life and disallow this development from being built.

Regards,

Michael & Sara Leeder

1743 Grove St, San Francisco, CA 94117

From: [Chris Fortier](#)
To: [Chris Fortier](#)
Subject: Landlocked Lot at 1846 Grove St.
Date: Friday, August 21, 2020 7:33:27 AM

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

Dear Supervisors,

As a homeowner on Grove St, I am writing in opposition to the proposed development at 1846 Grove Street. The environmental impacts of four single-family dwelling units in a landlocked lot need to be properly analyzed by CEQA.

The developers have failed to meet California Environment Quality Act and San Francisco Policies and have not demonstrated that the proposed development will not have significant adverse impacts. We respectfully request that you vote to reverse the granting of the CEQA exemption and require a full environmental review of the potential impacts of the project.

In addition, the developers have not acted in good faith. They used the first virtual meeting during COVID to ignore prior orders from the commissioners and extracted a host of exemptions like the CEQA. Given the number of exemptions this development requires it is clear that moving forward with the development is contrary to the safe and standard practices this body has established for construction in San Francisco.

I urge you to revisit the process this development has gone through and require the developers to engage with the community they will be affecting.

Sincerely,

Chris Fortier

--

Christopher Fortier
cfortier@gmail.com
917-605-0876

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: FW: I oppose the landlocked lot construction project at 1846 Grove
Date: Friday, August 21, 2020 3:41:00 PM

From: Jean Kellogg <jkellogg1831@gmail.com>

Sent: Friday, August 21, 2020 2:07 PM

To: Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; 1846groveneighbors@gmail.com; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>

Subject: I oppose the landlocked lot construction project at 1846 Grove

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

Dear Supervisors,

I am opposed to the proposed flag lot development at 1846 Grove Street. The property's sole means of access and egress is a 3.5-foot wide (42 inches) by 50-foot long breezeway which is unsafe. In the event of a fire, earthquake or other adverse event, it could be difficult for residents to exit safely and quickly, especially if first responders were trying to enter simultaneously.

This would be further exacerbated by the fact that the development is much too dense: it is four units when the lot is only zoned for two. And what if a fire occurs near the egress or the older buildings bordering the tight breezeway? Historically, many flag lots in the city were purposely left vacant after the 1906 earthquake to act as a "fire block" to prevent rapid spread of fires.

Lastly, the investor has dismissed neighborhood input throughout the process. The developer has clearly stated that this project will not be affordable housing. They are only interested in selling the buildings at the highest price. This type of construction is not the solution we need to our housing crisis. Please vote to approve the appeal and overturn the Planning Commission's decision regarding the 1846 Grove Street project.

Thank you.

Jean Kellogg

Resident of condo at 1831 Fulton Street, directly ubutting the proposed project

From: [Meg Gray](#)
To: [Haney, Matt \(BOS\)](#); [Preston, Dean \(BOS\)](#)
Cc: [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Oppose - 1846 Grove Street
Date: Saturday, August 22, 2020 3:10:17 PM

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

Dear Supervisors,

I am a homeowner at 627 Masonic Avenue writing in opposition to the proposed development at 1846 Grove Street. My unit is directly affected by this project.

Four dwelling units in a landlocked lot with a long narrow 3.5 ft breezeway as the only means of entrance and egress are unsafe. The developer keeps stating that he will be building with fire-safe material, ignoring the fact that the homes surrounding it, built in the early 20th century, were not built with fire-safe material. In fact, the whole reason for the vacant lot was to prevent fire spread.

The units are not affordable housing and do nothing to fix the shortage of housing in SF.

The developer claims to have worked with the neighbors to add their input for his plans. This is not true. He fulfilled whatever requirements he was supposed to have by holding meetings that were not advertised well and were held far from the site.

When we went before the planning commissioners—in person—last December, they voted unanimously in our favor. They told the developer to lessen the density and number of units and resubmit. He turned the 5 units into 4 units but added bedrooms. This did not lessen the density. When we met virtually after Covid hit, we were the first virtual Planning Commission. It was a technical nightmare. The new format favored the developer and the YIMBYs he has employed. The actual neighbors were at a real disadvantage.

Please vote to approve the appeal and overturn the Planning Commission's decision regarding the 1846 Grove Street project.

Respectfully,

Abigail Kingan
627 Masonic Avenue
San Francisco, CA 94117

From: [Abigail Vahey](#)
To: [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Oppose - 1846 Grove Street
Date: Saturday, August 22, 2020 3:16:25 PM

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

Dear Supervisors,

I am a homeowner at 627 Masonic Avenue writing in opposition to the proposed development at 1846 Grove Street. My unit is directly affected by this project.

Four dwelling units in a landlocked lot with a long narrow 3.5 ft breezeway as the only means of entrance and egress are unsafe. The developer keeps stating that he will be building with fire-safe material, ignoring the fact that the homes surrounding it, built in the early 20th century, were not built with fire-safe material. In fact, the whole reason for the vacant lot was to prevent fire spread.

The units are not affordable housing and do nothing to fix the shortage of housing in SF.

The developer claims to have worked with the neighbors to add their input for his plans. This is not true. He fulfilled whatever requirements he was supposed to have by holding meetings that were not advertised well and were held far from the site.

When we went before the planning commissioners—in person—last December, they voted unanimously in our favor. They told the developer to lessen the density and number of units and resubmit. He turned the 5 units into 4 units but added bedrooms. This did not lessen the density. When we met virtually after Covid hit, we were the first virtual Planning Commission. It was a technical nightmare. The new format favored the developer and the YIMBYs he has employed. The actual neighbors were at a real disadvantage.

Please vote to approve the appeal and overturn the Planning Commission's decision regarding the 1846 Grove Street project.

Respectfully,

Abigail Kingan
627 Masonic Avenue
San Francisco, CA 94117

From: [laura kuo](#)
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: Oppose 1846 Grove street project
Date: Saturday, August 22, 2020 3:31:27 PM

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

Dear Supervisors,

I am opposed to the proposed flag lot development at 1846 Grove Street. The property's sole means of access and egress is a 3.5-foot wide (42 inches) by 50-foot long breezeway which is unsafe. In the event of a fire, earthquake or other adverse event, it could be difficult for residents to exit safely and quickly, especially if first responders were trying to enter simultaneously.

This would be further exacerbated by the fact that the development is much too dense: it is four units when the lot is only zoned for two. And what if a fire occurs near the egress or the older buildings bordering the tight breezeway? Historically, many flag lots in the city were purposely left vacant after the 1906 earthquake to act as a "fire block" to prevent rapid spread of fires.

Lastly, the investor has dismissed neighborhood input throughout the process. This type of construction is not the solution we need to our housing crisis. Please vote to approve the appeal and overturn the Planning Commission's decision regarding the 1846 Grove Street project.

Laura Carmany
Neighbor

From: [Brian Kingan](#)
To: [Board of Supervisors, \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#)
Subject: Oppose 1846 Grove Street project
Date: Sunday, August 23, 2020 2:13:35 PM

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

Dear Supervisors,

I am a homeowner on Masonic Avenue and I'm opposed to the proposed flag lot development at 1846 Grove Street. My unit is directly affected by this project.

The property's sole means of access and egress is a 3.5-foot wide (42 inches) by 50-foot long breezeway which is unsafe in the event of a fire. I'm particularly concerned given my location directly east of the development. The winds blowing off the Pacific from west to east can at times reach 20+ mph, and although the new structures will be made with fire resistant materials, my fence and wooden house built in 1917 are not. I'm also concerned about rain water runoff, as the hill slopes down rather steeply to Masonic, and with less field and more buildings/concrete, less of the water will be absorbed and will instead flow into my backyard and building.

The development is much too dense. It's four units when the lot is only zoned for two. Furthermore, the Conditional Use was granted with conflicting classification of the dwelling units - as "4 units in one building" for CEQA purposes and as "4 single-family residences" for CU purposes to evade California Building Code, Fire Code, and ADA requirements. Lastly, the investor has dismissed neighborhood input throughout the process.

This type of construction is not the solution we need to our housing crisis. Please vote to approve the appeal and overturn the Planning Commission's decision regarding the 1846 Grove Street project.

Thank you,
Brian Kingan
627 Masonic Avenue
San Francisco, CA 94117

From: [Shailesh Phansalkar](#)
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 \(BOS\)](#); 1846grovenighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: 1846 Grove St.
Date: Sunday, August 23, 2020 4:35:41 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.

Sincerely

Shailesh Phansalkar

From: [Megan McCarthy](#)
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: Opposition to 1846 Grove Street
Date: Monday, August 24, 2020 1:18:36 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.

While I believe in higher density housing and welcome the addition of affordable or mixed income properties to my neighborhood, I don't believe using the neighborhood's limited greenspace is the path forward. And, I particularly disagree with using green space for market rate housing. High density neighborhoods need additional green space, not less of it.

In addition, 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. Together with the community, I ask that you enforce the applicable building and fire codes and deny this project's conditional use application.

Thanks for considering this request,

Megan McCarthy, 1739 Grove St, San Francisco, CA 94117

--

Megan McCarthy
415-577-3719
ameganmccarthy@gmail.com

From: [Brie McFarland](#)
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 St.
Date: Monday, August 24, 2020 2:00:17 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,

Brie McFarland

Sent from my iPhone

From: [Craig Rosen](#)
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 \(BOS\)](#); [Meg Gray](#); [Board of Supervisors, \(BOS\)](#)
Subject: Strong opposition (re: SAFETY) to the landlocked lot construction project at 1846 Grove
Date: Monday, August 24, 2020 4:32:11 PM

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

Dear Supervisors,

I joined the last call and rendered my comments back in April about the safety of this project.

I remain opposed to this project. I don't oppose this project because it IS in my backyard. In fact, I live in one of the surrounding buildings. I actually feel fortunate that I have the opportunity to call it out as a very bad idea for safety in general in the city of SF, and it just so happens that the absurdity of a project like this is just brought to my attention because it IS in my backyard.

I'm not worried about noise, I'm not worried about property values, I live in a city and we live together in close quarters. This isn't a "NIMBY" issue for me, the entire City of SF is my backyard.

I'm worried about the safety of our residents, and this is just a bridge too far to cross - and a liability risk too great to take. If I truly had the time - I'd comment on ANY project like this across the city and be opposed to putting human lives at risk. I was also highly disappointed during that call to learn that the "voice" of safety was being positioned as an authoritative voice on safety (was not an active fire chief), and was NOT an official saying that he thought it was "safe".

The property's sole means of access and egress is a 3.5-foot wide (42 inches) by 50-foot long breezeway which is unsafe. In the event of a fire, earthquake or other adverse event, it could be extremely difficult for residents to exit safely and quickly, especially if first responders were trying to enter simultaneously.

This would be further exacerbated by the fact that the development is much too dense: it is four units when the lot is only zoned for two. And what if a fire occurs near the egress or the older buildings bordering the tight breezeway? Historically, many flag lots in the city were purposely left vacant after the 1906 earthquake to act as a "fire block" to prevent rapid spread of fires.

Lastly, the investor has dismissed neighborhood input throughout the process. This type of construction is not the solution we need to our housing crisis. Please vote to approve the appeal and overturn the Planning Commission's decision regarding the 1846 Grove Street project.

Thank you,

Craig Rosen

From: [Meg Gray](#)
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 \(BOS\)](#); 1846grovenighbors@gmail.com; [Board of Supervisors, \(BOS\)](#)
Subject: Opposing landlocked lot construction project at 1846 Grove
Date: Monday, August 24, 2020 9:36:30 PM

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

Hello Supervisors,

As a neighbor directly impacted by this project, I am opposed to the proposed flag lot development at 1846 Grove Street. I have a number of concerns about the development. First and foremost is safety. The property's sole means of access and egress is a 3.5-foot wide (42 inches) by 50-foot long breezeway which is unsafe. I am a parent of a young child, the idea of living next door to such a precarious and unsafe setup is really disturbing to me. In the event of a fire, earthquake or other adverse event, it could be difficult for residents to exit safely and quickly, especially if first responders were trying to enter simultaneously.

This would be further exacerbated by the fact that the development is much too dense: it is four units when the lot is only zoned for two. And what if a fire occurs near the egress or the older buildings bordering the tight breezeway? Historically, many flag lots in the city were purposely left vacant after the 1906 earthquake to act as a "fire block" to prevent rapid spread of fires.

My other main concern is that the investor has dismissed neighborhood input throughout the process. He has mischaracterized his involvement with this community over and over again. In meetings he has been dismissive and disingenuous. For example, he'll list all the neighborhood outreach he did, yet of the events on his list, I received notification about only one meeting despite owning a property directly bordering this proposed development.

There is no affordable housing in this project and the developer has scoffed at the idea when neighbors have brought it up. This type of construction is not the solution we need to our housing crisis. Please vote to approve the appeal and overturn the Planning Commission's decision regarding the 1846 Grove Street project.

Thank you for your consideration,

Meg Gray, Owner 1829 Fulton St.

--

Meg Gray
mgray2@gmail.com
541-968-7352

From: [John-Mark Ikeda](#)
To: 1846groveighbors@gmail.com; [Peskin, Aaron \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Ronen, Hillary](#); [MandelmanStaff, \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Walton, Shamann \(BOS\)](#)
Subject: Opposition to 1846 grove street development
Date: Monday, August 24, 2020 9:41:17 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.

I live next door to the narrow 3.5-foot-wide breezeway at 1829 Fulton street (the development address is misleading) which is the only entrance and exit to this project. Building four units with up to 20 people 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.

On the other side of the walkway - which is about 150 feet back going the full length of my property, is a restaurant. If there is a fire at the restaurant everyone will be stuck without a way to exit.

If there is a fire at one of the properties - they are not supposed to leave because the walkway is too narrow to let in the firefighters while they exit. Instead they are supposed to “hunker” down next to their burning homes.

The developer has completely disregarded our concerns, often trying to have meetings without tell us or more recently just doing it so he can say he had one that he actually invited people to but with no intent to take our feedback or hear our concerns. Virtually all of our neighbors are against this development.

We ask that you enforce the applicable building and fire codes and deny this project’s conditional use application.

I would not allow my family to live in this development because if nothing else a home should be safe.

Sincerely,
John-Mark Ikeda
1829 Fulton Street

From: [Basil Ayish](#)
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 \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Cc: 1846groveneighbors@gmail.com
Subject: oppose 1846 Grove St proposal
Date: Tuesday, August 25, 2020 10:06:46 AM

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

Dear Supervisors,

I am opposed to the proposed flag lot development for market rate housing at 1846 Grove Street. The lot's sole means of access and egress is a 3.5-foot wide (42 inches) by 50-foot long breezeway which is unsafe, the lot is zoned for two residential units but the investors insist on building four, and the investors have consistently dismissed all constructive engagement with the neighborhood as well as with the Planning Commission. The PC did not approve the proposed project in December 2019 and instead granted a continuance so the investors could change the plans to address Commissioner's and neighbor's objections re safety and density. The superficially adjusted plans were subsequently approved in April 2020 without any of the Commissioner's prior concerns being addressed.

This is the wrong project in the wrong place. Please vote to approve the appeal and overturn the Planning Commission's decision regarding the 1846 Grove Street project.

Sincerely,

Basil Ayish

1751 Grove St.

From: [SB](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#)
Cc: [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Board of Supervisors, \(BOS\)](#)
Subject: Please reject the 1846 Grove Street project!
Date: Tuesday, August 25, 2020 10:50:10 AM

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

Dear Supervisors,

Please reject the extremely poorly planned 1846 Grove Street project. It is a ridiculous concept - building housing units in people's back yards, with a only tiny (42 inches by 50 feet, I believe?) access by alleyway to the street.

I have seen the property, and this is a truly ludicrous concept. When I first heard it, I thought it must be better than it sounds...but when I actually saw it, it is much worse than it sounds!

I live on the next block. If there were a fire in this housing unit, there would be no logical, safe way for people to evacuate, and also no way for firefighters to reach the unit. It would put my whole neighborhood at risk!

And, of course, it will ruin the enjoyment of their property for a whole block of people - that goes without saying.

Please restore some sanity to this process! I can't believe this is still being considered.

Thank you,
Susan Brock
A neighbor

From: [Marian Ivan](#)
To: [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; [BOS Legislation, \(BOS\)](#); [Haney, Matt \(BOS\)](#)
Subject: I oppose the landlocked lot construction project at 1846 Grove
Date: Friday, August 14, 2020 12:11:55 PM

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

Dear Supervisors,

I am writing in opposition to the proposed development at 1846 Grove Street. I have five reasons for my position:

1. I believe that building four dwelling units in a landlocked lot with a long narrow 3.5 ft breezeway as the only means of entrance and egress defies common sense.
2. These market-rate housing units are neither necessary nor desirable and will do nothing to alleviate the shortage of affordable housing in San Francisco.
3. The properties immediately adjacent to the lot will be exposed to significant fire risk both during and after construction. These homes are not protected by fire sprinklers. There have been a number of multi-million dollar fires in the last few years both in San Francisco and the Bay Area from residential buildings during course of construction. Those properties were further away from the nearby buildings than the homes adjacent to the subject location. The proposed project runs to the lot lines and are only separated by old wooden fences. Any welding on the proposed project could be catastrophic for the other homes
4. The developer claims to have engaged with the local community however, on further examination, his claims are specious. The neighbors can provide additional information on this topic.
5. Two neighborhood trees will be adversely affected and could potentially die because of this project: the first is the Live Oak on the site which is huge, old and very healthy. Live Oak trees are endangered by smog and development, and they cannot tolerate having their roots trampled on (it kills them). The second is a California Oak on Masonic just east of the subject parcel. This oak is estimated to be 100 years old. It too is a neighborhood treasure. The developers plan to divert water away from the site into the sewers. These trees have NO OTHER source of water to survive.

In addition to the above points, my home is immediately east of the proposed project and the proposed buildings will look directly into my bedrooms and those of my neighbors. City codes were developed precisely to avoid this complete lack of privacy.

I respectfully urge you to protect the City's quality of life and disallow this development from being built.

Regards,

Marian Ivan

631 Masonic Ave.

San Francisco, CA 94117

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [BOS Legislation, \(BOS\)](#)
Subject: FW: Oppose the Landlocked Lot Proposed Construction at 1846 Grove
Date: Thursday, August 13, 2020 3:16:03 PM

-----Original Message-----

From: Suzanne Rinaldo <sgrinaldo@icloud.com>
Sent: Wednesday, August 12, 2020 6:18 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Oppose the Landlocked Lot Proposed Construction at 1846 Grove

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

Dear Supervisors,

We strongly oppose the landlocked lot construction proposal at 1946 Grove. We ask that the Board disapprove this proposal.

The project site has only one, very narrow 3-5 foot wide breezeway as its only entrance and exit. Building four new units on this site will lead to an extremely dangerous situation for occupants and responding personnel in the event of an emergency such as a fire. We respect the fact that the city needs more housing. But it does not need more dangerous housing that imperils the lives of new and old occupants of the area alike. Given the city's priorities, it might better be used as a park space for the surrounding residences. The property is right in back of a bar/cafe and a laundromat on Fulton Street. Both have heavy users who are now endangered if this construction goes forward.

We ask that the Supervisors enforce all applicable building and fire codes and deny this project's conditional use application. In addition to being dangerous in and of itself, this project has proceeded with the investors dismissing neighborhood input throughout the process. This type of arrogance is not the solution to our city's housing crisis and it is not based on public needs and public safety. Please vote to approve the appeal and overturn the Planning Commission's unusually careless decision regarding the 1846 project.

We have good friends who live in this immediate area and they and we are frankly terrified of the fire danger that the Commission appears to have ignored. If you took one good in person look at the tiny opening into the lot, you would be appalled, at the idea of using it to let new residents and emergency personnel enter and exit. There is no safe way emergency vehicles can access the area. They would have to park on either Fulton or Masonic, two already very busy streets. Heavy hoses would have to be dragged a very long way down the extremely narrow entrance and exit corridor. We know how dangerous this can be as our daughter has been a firefighter/paramedic in downtown Oakland and she saw firsthand the dangerous impact of such limited access and crowding on fire safety and public safety. . It is undeniably dangerous. And avoidable. Please reconsider the Planning Commission's strange choice to approve this lot construction project. It is unwise and a public hazard.

Thank you for your attention to this matter.

Suzanne G. Rinaldo and David W. Rinaldo
New SF address: 1902 Lyon St. Apt. C
San Francisco, CA 94115

From: [Suzanne Glynne](#)
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; [BOS Legislation, \(BOS\)](#)
Subject: I oppose the landlocked lot construction project at 1846 Grove
Date: Wednesday, July 29, 2020 12:03:09 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.

Suzanne Glynne