

**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](mailto: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

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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

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

From: Suzanne Rinaldo <[sgrinaldo@icloud.com](mailto:sgrinaldo@icloud.com)>  
Sent: Wednesday, August 12, 2020 6:18 PM  
To: Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto: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](mailto: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

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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