



# SAN FRANCISCO PLANNING DEPARTMENT

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## Conditional Use Authorization Appeal 1846 Grove Street

**DATE:** July 27, 2020  
**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Rich Hillis, Planning Director – (415) 558-6411  
Matt Dito, Case Planner – (415) 575-9164  
**RE:** Board File No. 200750, Planning Record No. 2018-011441APL  
Appeal of Conditional Use Authorization for 1846 Grove Street  
**HEARING DATE:** July 28, 2020  
**ATTACHMENTS:**  
A. Planning Commission Approval (Motion No. 20681)  
B. Appeal Letter (dated May 11, 2020)

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**PROJECT SPONSOR:** Troy Kashanipour, Troy Kashanipour Architecture, 2325 3<sup>rd</sup> Street, Suite 401, San Francisco, CA 94107  
**APPELLANTS:** Meg Gray, 1829 Fulton Street, San Francisco, CA 94117; and  
Malinda Kai Tuazon, 613 Masonic Avenue, San Francisco, CA 94117

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**DEPARTMENT'S RECOMMENDATION:** Uphold the Conditional Use Authorization and deny the appeal.

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### INTRODUCTION

This memorandum and the attached documents are a response to the letter of appeal to the Board of Supervisors (the "Board") regarding the Planning Commission's ("Commission") approval of the application for Conditional Use Authorization under Planning Code Sections 303 (Conditional Use Authorization), 207 (Dwelling Unit Density Limits), and 209.1 (RH [Residential, House] Districts), to allow the construction of four two-story single-family dwelling units at 1846 Grove Street ("Project Site"), within an RH-2 (Residential, House – Two Family) Zoning District and a 40-X Height & Bulk District ("the Project").

This response addresses the appeal ("Appeal Letter") to the Board filed on May 11, 2020 by Meg Gray and Malinda Kai Tuazon. The Appeal Letter referenced the proposed project in Planning Record No. 2018-011441CUA.

The decision before the Board is whether to uphold or overturn the Planning Commission's approval of Conditional Use Authorization to allow construction of the Project.

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## **SITE DESCRIPTION & 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 is 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.

## **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 are 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 neighborhood necessities.

## **PROJECT DESCRIPTION**

The Project includes the construction of four two-story single-family dwelling units in the rear yard of a vacant lot. The dwellings consist of two two-bedroom dwellings and two three-bedroom dwellings. The units range in size from 1,026 to 1,407 square feet. 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.

## **BACKGROUND**

### **2018 – Conditional Use Authorization Application filed**

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 for the Project.

The Project includes four dwelling units in an RH-2 Zoning District. Typically, on lots within an RH-2 Zoning District two dwelling units are principally permitted. Pursuant to Planning Code Sections 207 and 209.1, one dwelling unit per 1,500 square feet of lot area may be permitted with Conditional Use Authorization. With Conditional Use Authorization, a maximum of five dwelling units are permitted. The Project proposes four dwelling units.

### **2019 – Conditional Use Authorization hearing**

On December 12, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the Project. After hearing and closing public comment, the hearing on the Project was continued to March 12, 2020.

### **2020 – Conditional Use Authorization hearing**

The Project was subsequently continued from March 12, 2020 to March 19, 2020, March 26, 2020, and April 9, 2020. The continuances were due to meeting cancellations from the COVID-19 pandemic.

At the April 9, 2020 public hearing, which was conducted remotely, the Commission granted Conditional Use Authorization, pursuant to Planning Code Sections 303, 207, and 209.1, for the Project.

### **CONDITIONAL USE AUTHORIZATION REQUIREMENTS**

In reviewing Conditional Use applications, the Commission must refer to the criteria outlined in Section 303 (Conditional Uses) of the Planning Code. Section 303 states that the following must be met in order for the Commission to grant approval of an application:

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - b. 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.
4. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.
5. The use or feature satisfies any criteria specific to the use or feature in Subsections (g), *et seq.* of this [Planning Code] Section [303].

If a Project meets the criteria outlined in Section 303 of the Code, then the Commission may grant Conditional Use Authorization.

### **APPELLANT ISSUES AND PLANNING DEPARTMENT RESPONSES**

The concerns raised in the Appeal Letter are cited in a summary below and are followed by the Department's response:

**Issue 1: The Appellant contends that the Project is not necessary or desirable for the neighborhood and community.**

**Response 1: After reviewing all relevant case material and considering public comment, the Planning Commission made the determination that the proposed project is necessary and desirable for the following reasons:**

1. The density is appropriate, given the size of the subject lot relative to the lot sizes in the surrounding area. The subject lot area measures at approximately 7,900 square feet. The 16 adjacent lots range in area from 2,250 square feet to 3,438 square feet. All lots are zoned either RH-2 (Residential, House – Two Family) or RH-3 (Residential, House – Three Family). The exception is the lot at the southwest corner of Masonic Avenue and Fulton Street that is approximately 5,000 square feet in area and is part of a Neighborhood Commercial District. Given that the subject lot, which maintains both RH-2 and RH-3 zoning designations, is more than twice as large as even the largest adjacent lots zoned RH-2 or RH-3, four dwelling units is an appropriate development proposal. When calculating density as a ratio of dwelling units to lot area, the Project proposes less density than the adjacent lots principally permitted density.
2. The scale and design of the Project is considerate of the adjacent properties. The Project incorporates property line setbacks and sloped roofs for second stories where an adjacent lot would be most adversely impacted by the development, such as the northwest corner where “Dwelling #3”<sup>1</sup> is located. One-story structures on property lines are not considered to be an adverse impact to adjacent properties, as one story is generally the same height as a property line fence, creating no discernible visual impact. The Project proposes a maximum of two stories in height for all structures to reduce the impact on adjacent lots. The Project Site is located within a 40-foot height and bulk district, and the adjacent properties are generally three- and four-story structures. Two-story structures are appropriate given the location of the Project in the mid-block, and considerate of the adjacent properties.
3. The Planning Commission also determined that, on balance, the Project is consistent with the San Francisco General Plan, particularly the Housing Element. The Housing Element identifies housing development on vacant, residential zoned sites as one of the City’s primary methods to increase housing stock<sup>2</sup>. Additionally, the Housing Element identifies all housing production, not just affordable housing production, as a primary objective<sup>3</sup> for the City.

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<sup>1</sup> As seen in Sheet A1.2 of the plan set in Exhibit A.

<sup>2</sup> Section IV (“Meeting Housing Needs), subsection A.3 states “[l]ocating new housing development in [undeveloped residential lots] makes sense, as housing should go where other housing already exists...there would be little impact on the neighborhoods’ residential character.”

<sup>3</sup> Issue 1, Objective 1, Policy 1.1 in the Housing Element states the City should “[p]lan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.”

In summary, the Commission found that the size of the Project Site in relation to the adjacent properties, the design of the Project, and its conformity with the City's General Plan made the request for additional density a necessary, desirable, and compatible with the neighborhood.

**Issue 2: The Appellant states that the Project has been granted variances for the density limit, rear yard, dwelling unit exposure, and bicycle parking access requirements of the Planning Code without providing any social benefit to the City.**

The Appellant further states that below market rate housing is an example of a social benefit that the Project does not include, and because the Project does not increase the City's stock of affordable housing by providing any below market rate units, it is not necessary or desirable.

**Response 2: The CU appeal process is not the appropriate way to appeal a Variance, and the variances granted for this project were not appealed by the appellant through the variance appeal process. In addition, of the five findings that are required for a Variance, providing a public benefit is not one of them.**

The granting, or denial, of a variance allows any aggrieved person the right to appeal the variance decision to the Board of Appeals. The appeal must be made within ten days after the date of issuance of the variance decision. The Zoning Administrator issued a signed variance decision letter on June 19, 2020, which was distributed to the appellant. An appeal was not filed on the decision. The granted variances from the rear yard, exposure, and bicycle parking access requirements are not subject to the appeal of the Conditional Use Authorization that is before the Board.

The Planning Code does not permit variances from density limits. The authorization for the Project to exceed the principally permitted dwelling unit density limit was granted by the Commission as part of the Conditional Use Authorization. Therefore, the authorization for exceeding the dwelling unit density is subject to this appeal before the Board.

Additionally, the Appellant stated that the Project does not provide any social benefits to the City, such as below market rate uses. Below market rate units are only required for Projects proposing a total of 10 or more dwelling units. As the Project only proposes four dwelling units, below market rate units are not required, nor can they be imposed by the Planning Commission on a case-by-case basis. Nor can the Zoning Administrator require inclusionary units as a condition for granting a variance.

**Issue 3: The Appellant contends that the Project is a safety hazard.**

**Response 3: Life and Safety Issues are not under the purview of the Planning Code; however, the Project will be reviewed for full compliance with all technical life and safety codes by other responsible departments.**

The issues raised by the applicant are not under the purview of the Planning Code. If any review body responsible for implementing life and safety standards determines that the Project, in whole or in part, is not compliant with the City's safety standards, revisions will be required to the Project to meet said standards. If the standards cannot be met, the Project will not be built.

To acknowledge the concerns of the neighborhood, the Commission imposed a condition of approval<sup>4</sup> that stated "[s]hould 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." The intent of this condition was to ensure that any significant change to the Project, including, but not limited to, design, square footage, massing, or number of dwelling units, would require a new application. A new application would then allow for additional public input.

In summary, the Commission found that because the Project will be required to comply with all life and safety standards it does not pose any threat to the safety of future tenants or nearby residents. Additionally, the Project will be required to file a new Conditional Use Authorization application should significant changes occur to the Project, allowing for further community input in the Project if necessary.

**Issue 4: The Appellant states that the Project adverse impacts on traffic patterns for persons and vehicles due to a lack of off-street parking and loading.**

**Response #4: Staff disagrees that not providing on-site parking increases traffic.**

Consistent with the City's Transit First policy and the City's efforts to reduce our greenhouse gas emissions, San Francisco removed minimum parking controls from the Planning Code. At the time, San Francisco was the first major city in the US to completely remove minimum parking requirements city-wide, starting off a trend that continues to grow. Further, research shows that requiring parking actually increases rather than reduces traffic<sup>5</sup> by prioritizing the use of the private automobiles over other forms of transit; however, even if the future residents of these dwelling rely solely on private automobiles, any impact that four dwelling units have on vehicular traffic would be minimal. Further, off-street loading spaces are unnecessary in low-density residential projects because they do not regularly require the delivery or shipment of large quantities of materials once construction is complete.

## **CONCLUSION**

For the reasons stated above, the Planning Department recommends that the Board uphold the Planning Commission's decision in approving the Conditional Use authorization for the Project at 1846 Grove Street and deny the appeal.

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<sup>4</sup> Condition 8 in Exhibit A.

<sup>5</sup> Schmitt, Angie. *Social Engineering! Cities That Build More Parking Get More Traffic* (January 13, 2016) Retrieved from: <https://usa.streetsblog.org/2016/01/13/social-engineering-cities-that-build-more-parking-get-more-traffic/>



# SAN FRANCISCO PLANNING DEPARTMENT

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## 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 3<sup>rd</sup> Street, Suite 401  
San Francisco, CA 94107  
*Property Owner:* Green Grove SF, LLC  
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**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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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*  
*Sasha Plotitsa SFDBI*

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 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 X 3 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 Andrews*  
Fire Protection Engineer  
San Francisco Fire Department

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

APPROVED AS NOTED  
DATE 11/27/18  
*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



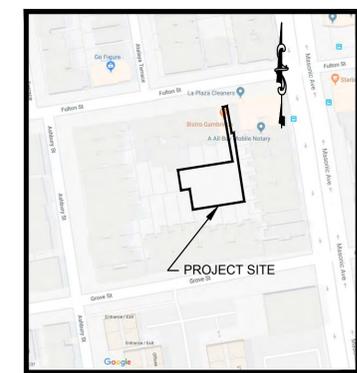
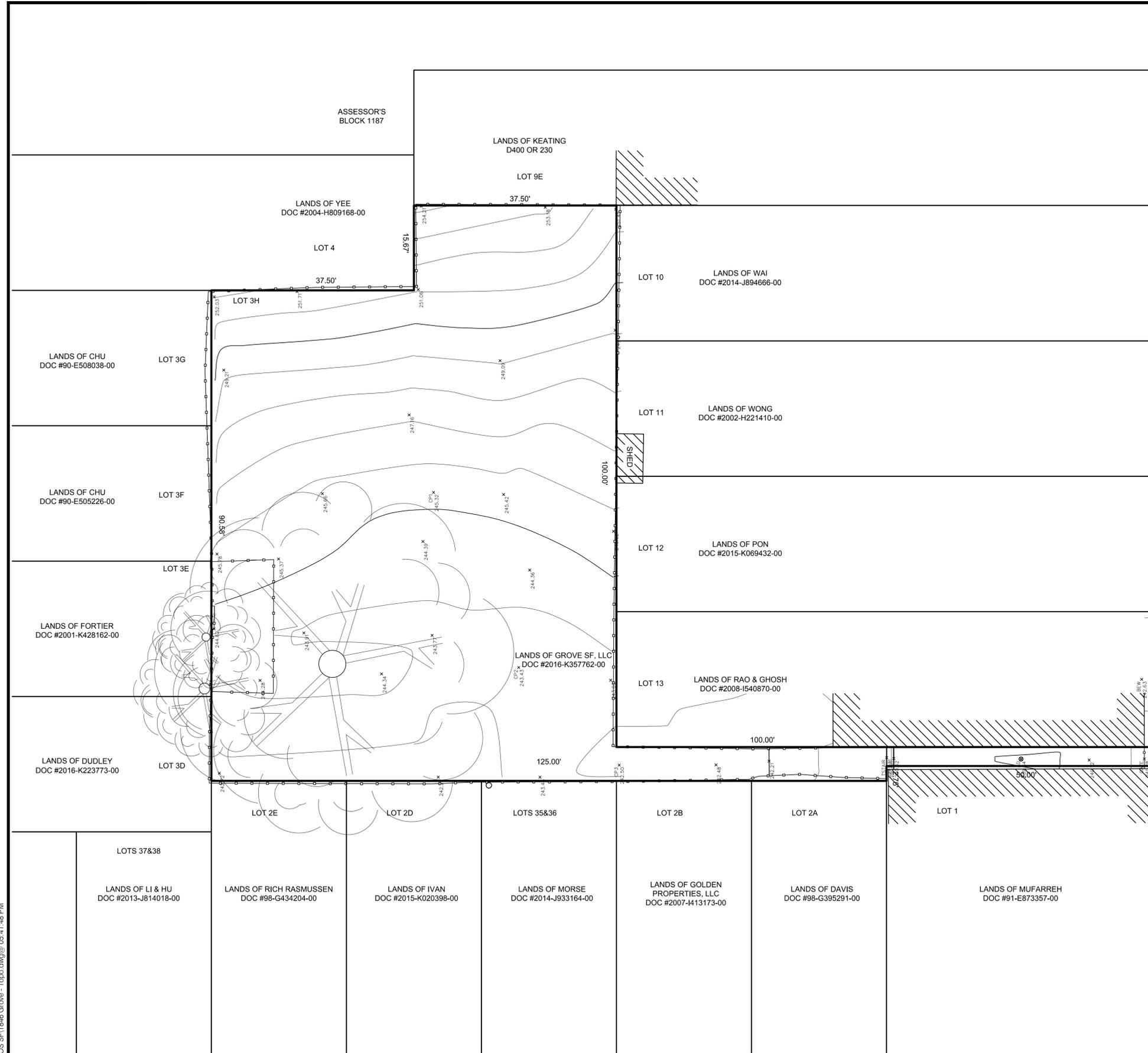
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PRE-APPLICATION NOTES

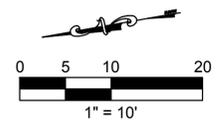
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TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

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

DESIGNED: JKO  
DRAWN: JKO  
APPROVED: JKO/MSM

**Professional Land Services**  
LAND DEVELOPMENT SPECIALISTS

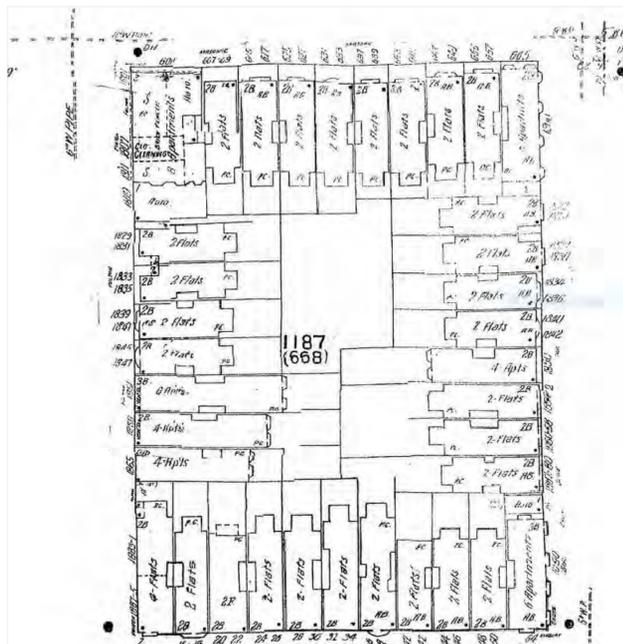
(650) 244-9667  
jgmahoney@pls-corp.com  
901 Sheath Ln, Suite 117  
San Bruno, CA 94066

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



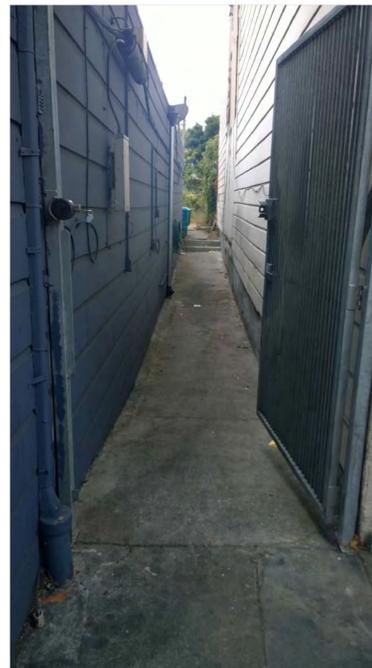
OVERHEAD VIEW LOOKING FROM SOUTH



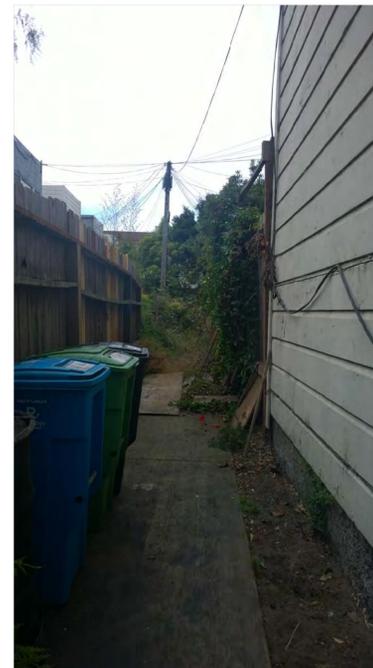
OVERHEAD VIEW



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

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SCALE: NONE

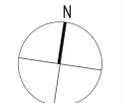


SITE PHOTOGRAPHS

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

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

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:  
 21.5x68.5' = 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

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

ISSUE: PLANNING REVISIONS DATE: 08.18.2019

CONSULTANT

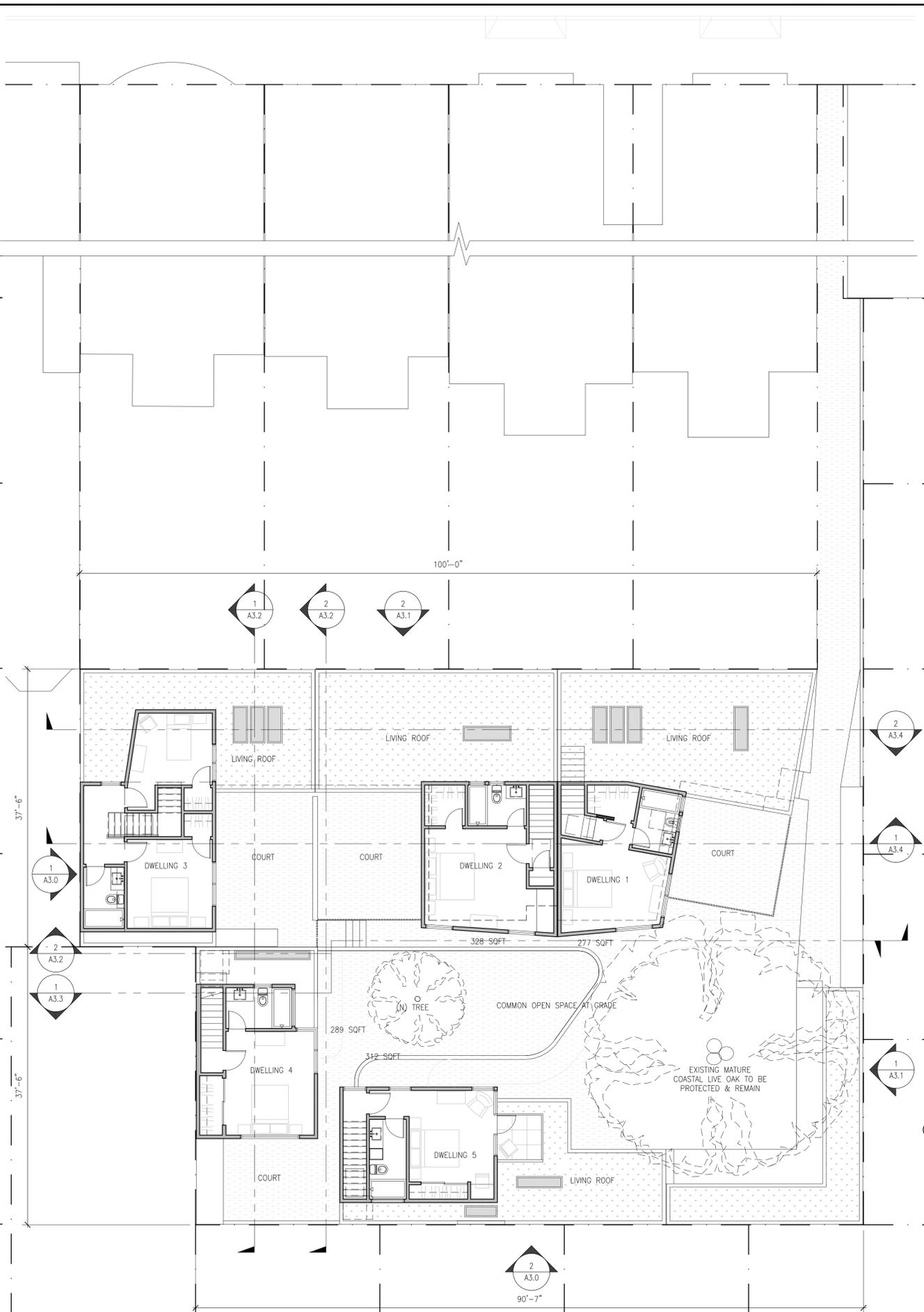
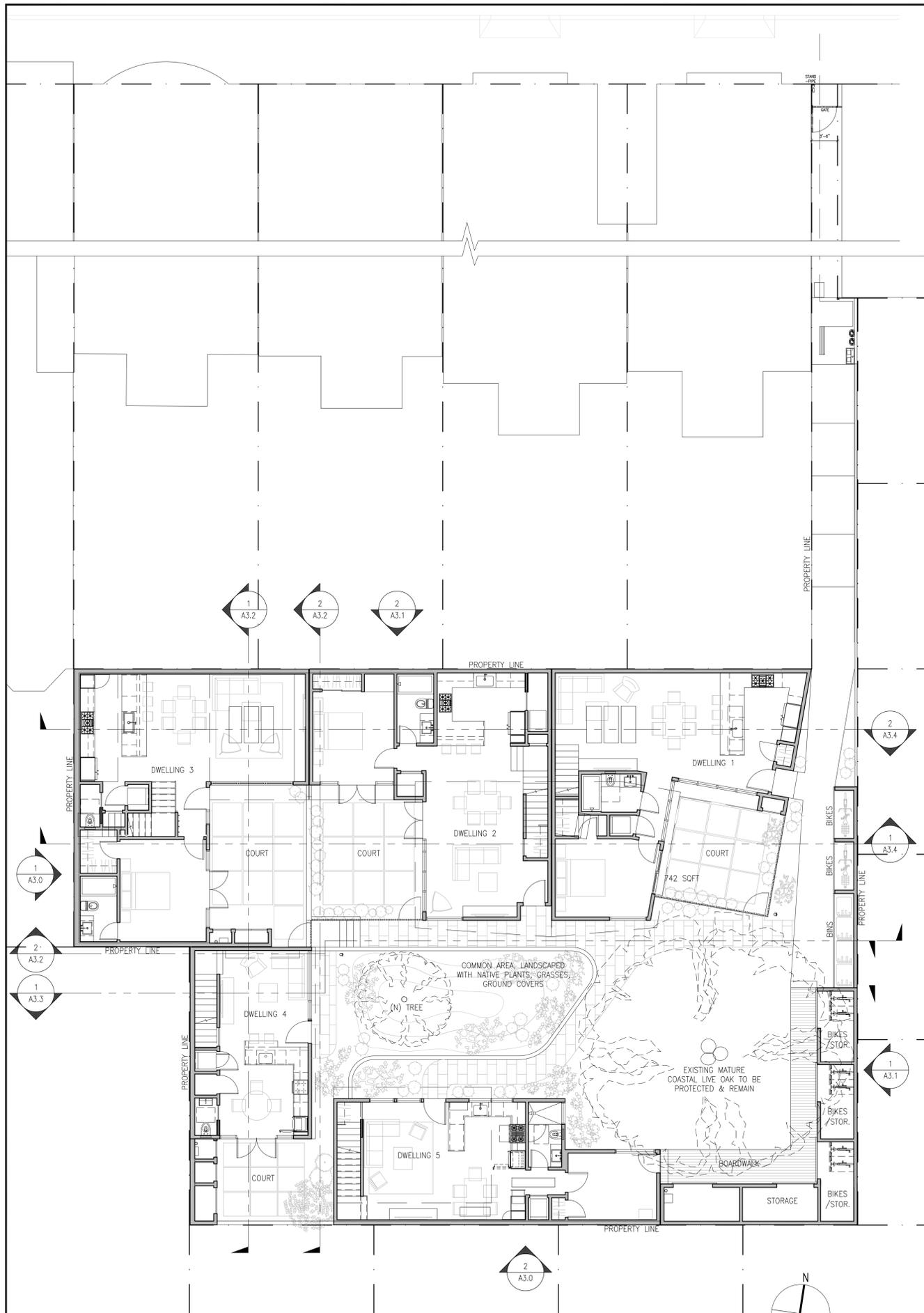
APPROVAL



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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

OWNER:  
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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

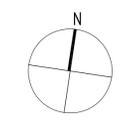
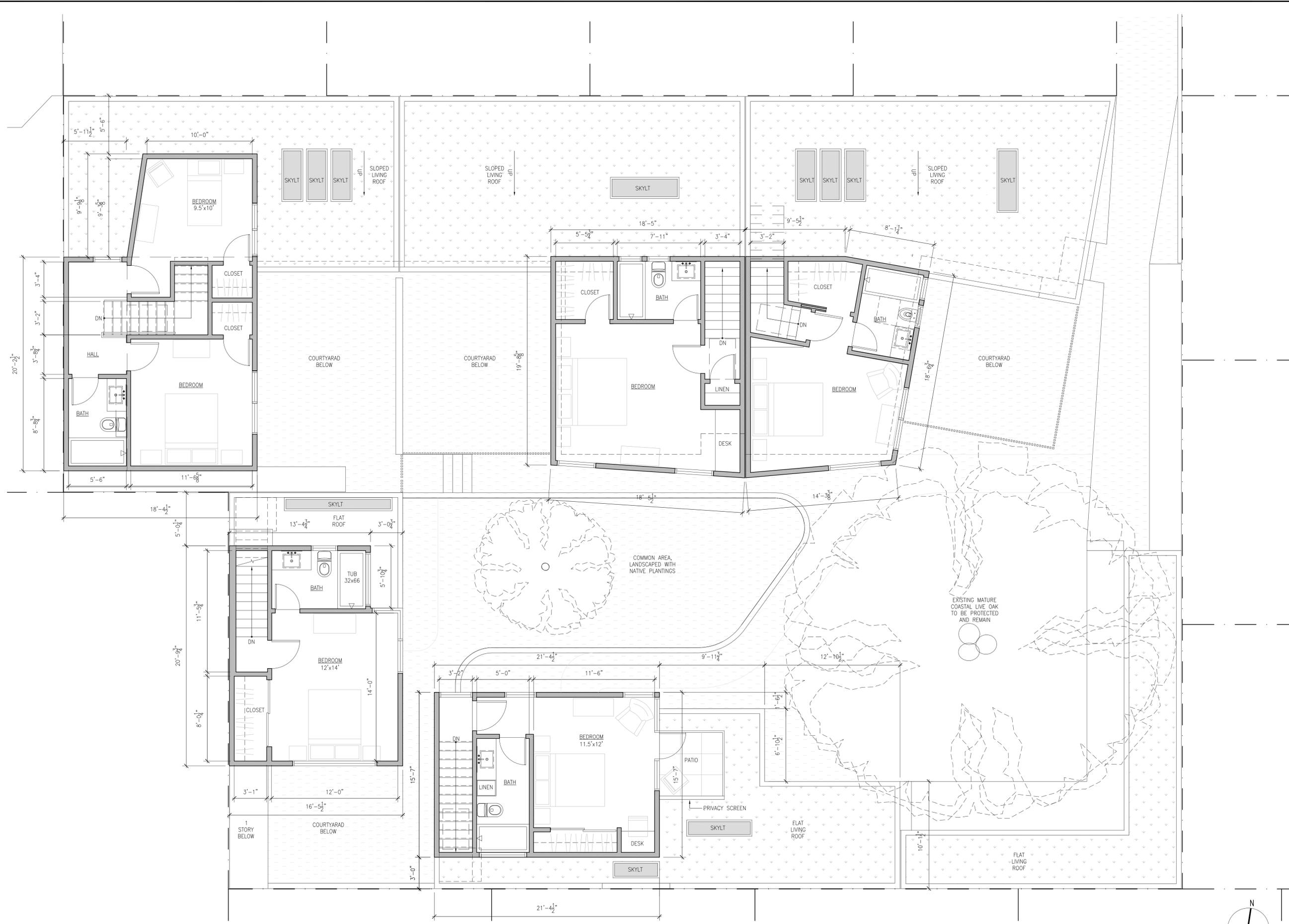
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SCALE: 1/8" = 1'-0"

SCHEMATIC DESIGN  
PROPOSED FLOOR PLANS

A2.0







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**

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

ISSUE:	DATE:
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CONSULTANT  
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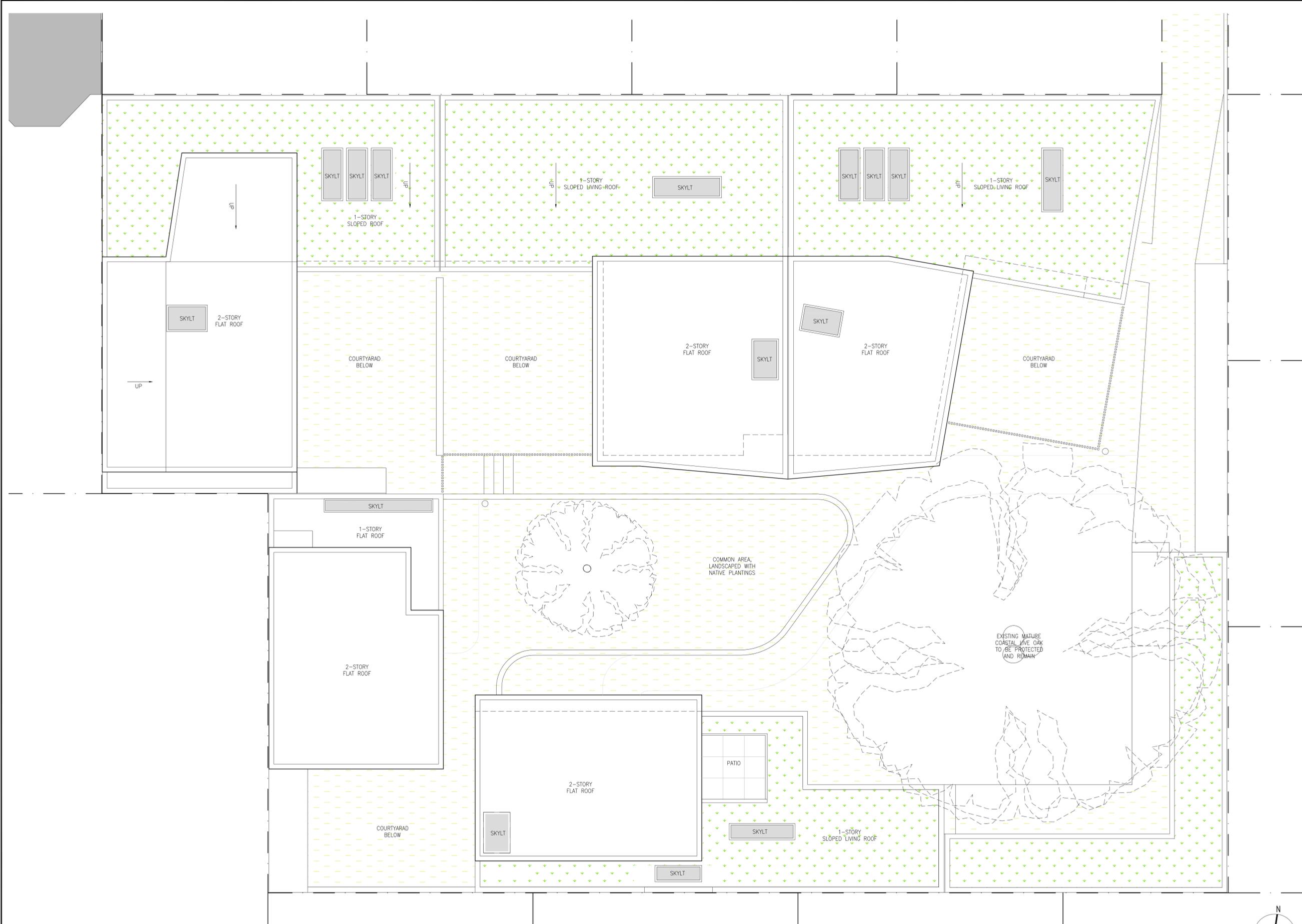
APPROVAL



DRAWN:  
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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

**1821 FULTON STREET**

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CONSULTANT  
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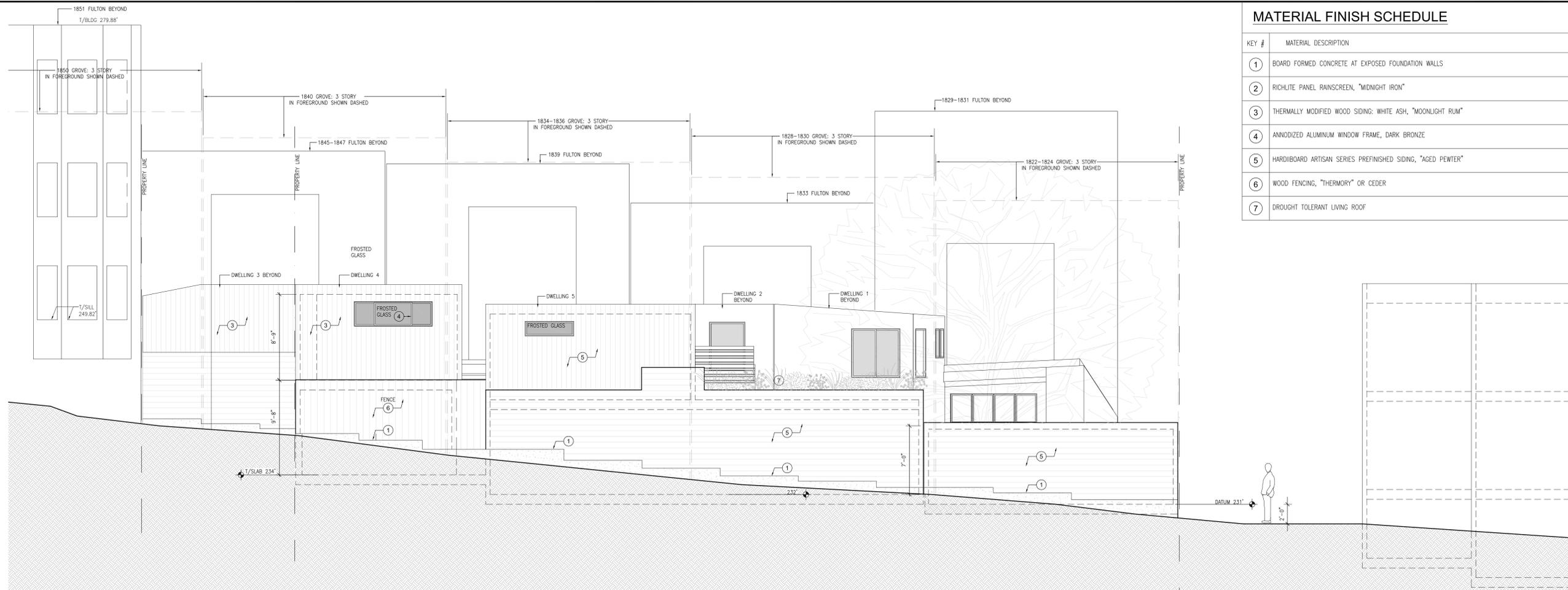
APPROVAL

	DRAWN:
	TK
	CHECKED:
	TK

SCALE:  
1/4" = 1'-0"

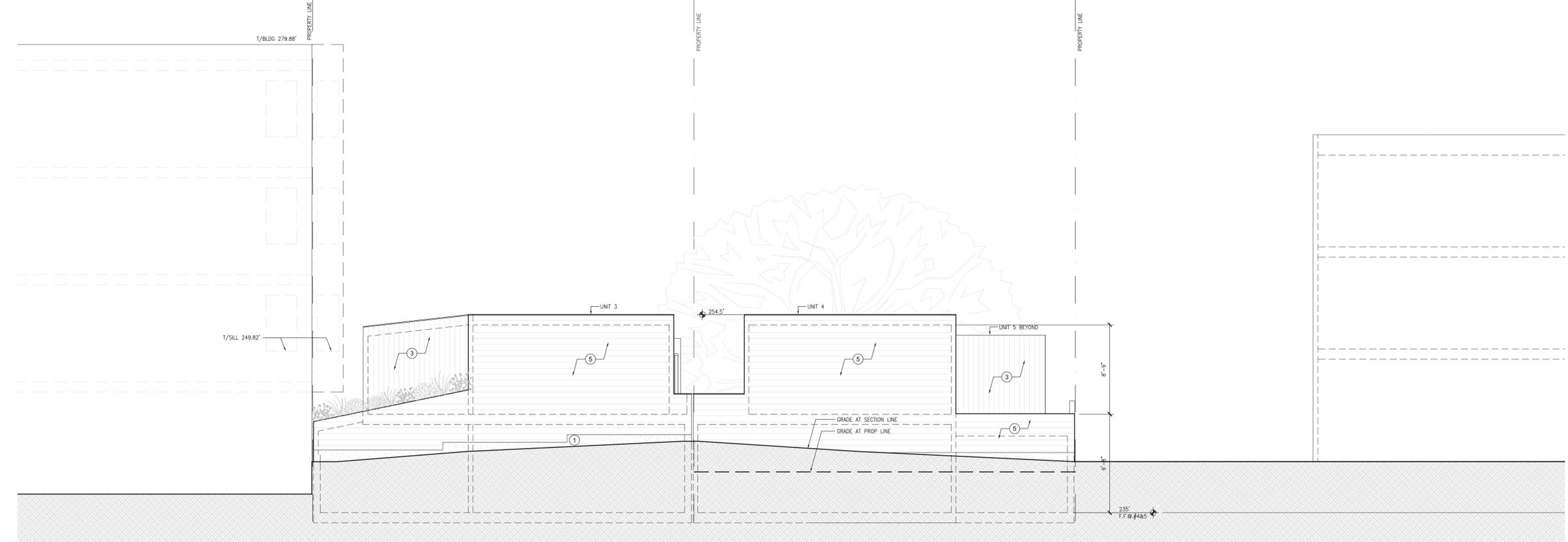
PROPOSED ROOF PLAN

**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	ANNOIDIZED 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  
**1821 FULTON STREET**

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CONSULTANT  
-

APPROVAL

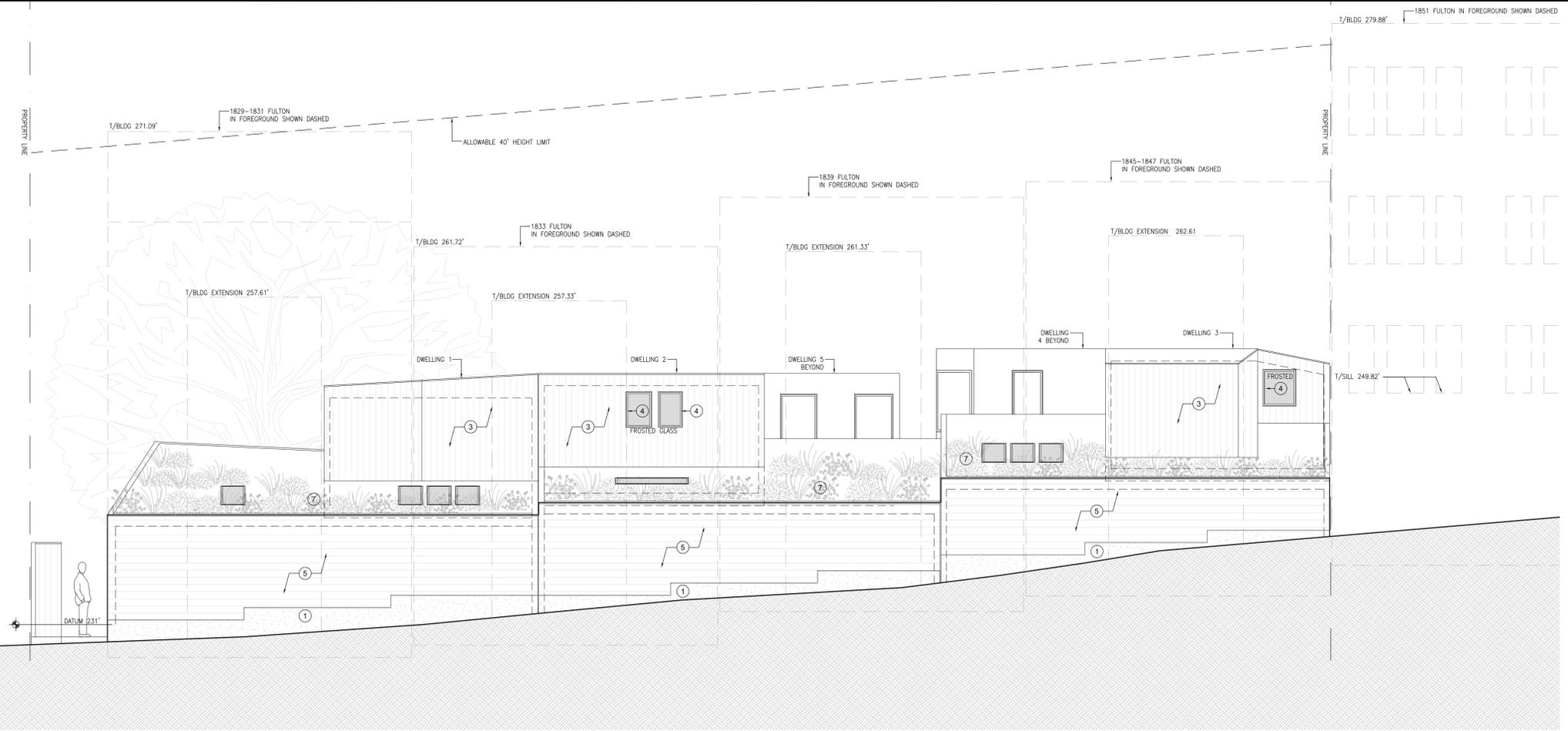

 DRAWN: TK  
 CHECKED: TK  
 SCALE: 3/32" = 1'-0"

PROPOSED ELEVATION

**A3.0**

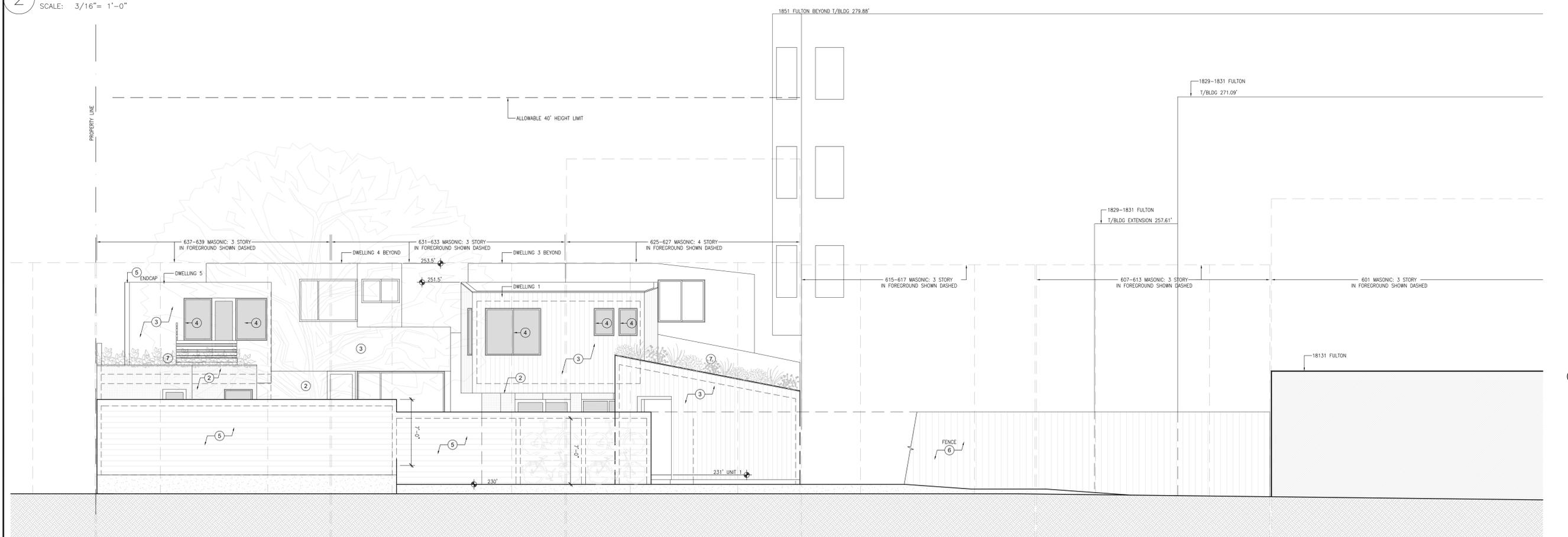
**MATERIAL FINISH SCHEDULE**

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  
**1821 FULTON STREET**

OWNER:  
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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

1821 FULTON STREET

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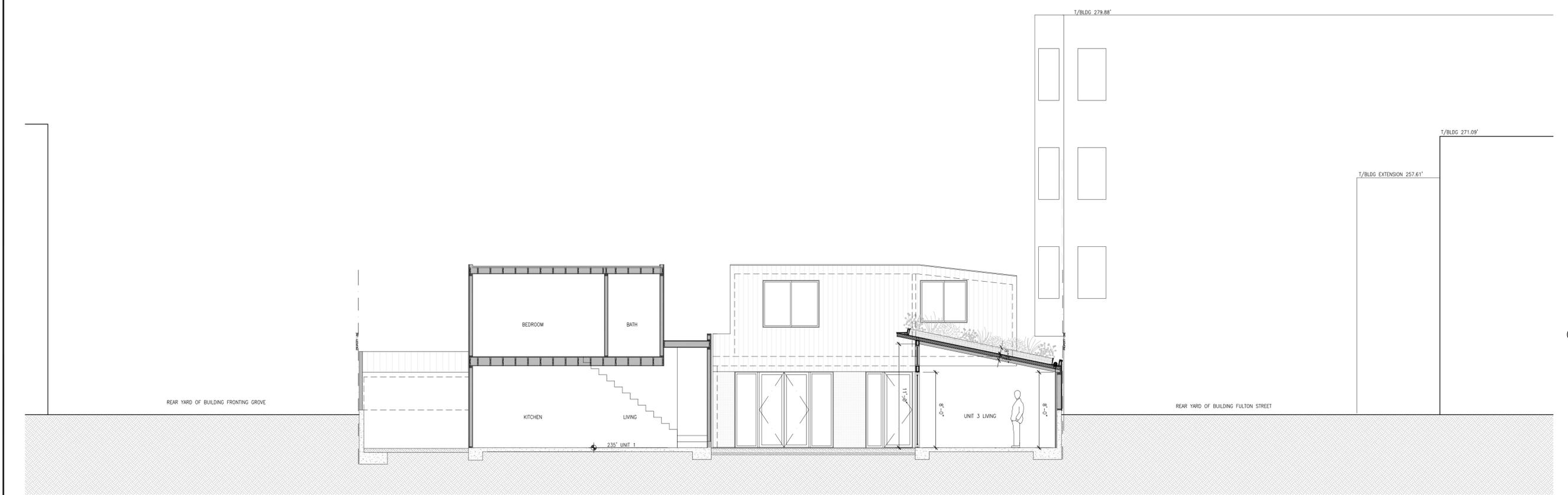
CONSULTANT  
-

APPROVAL

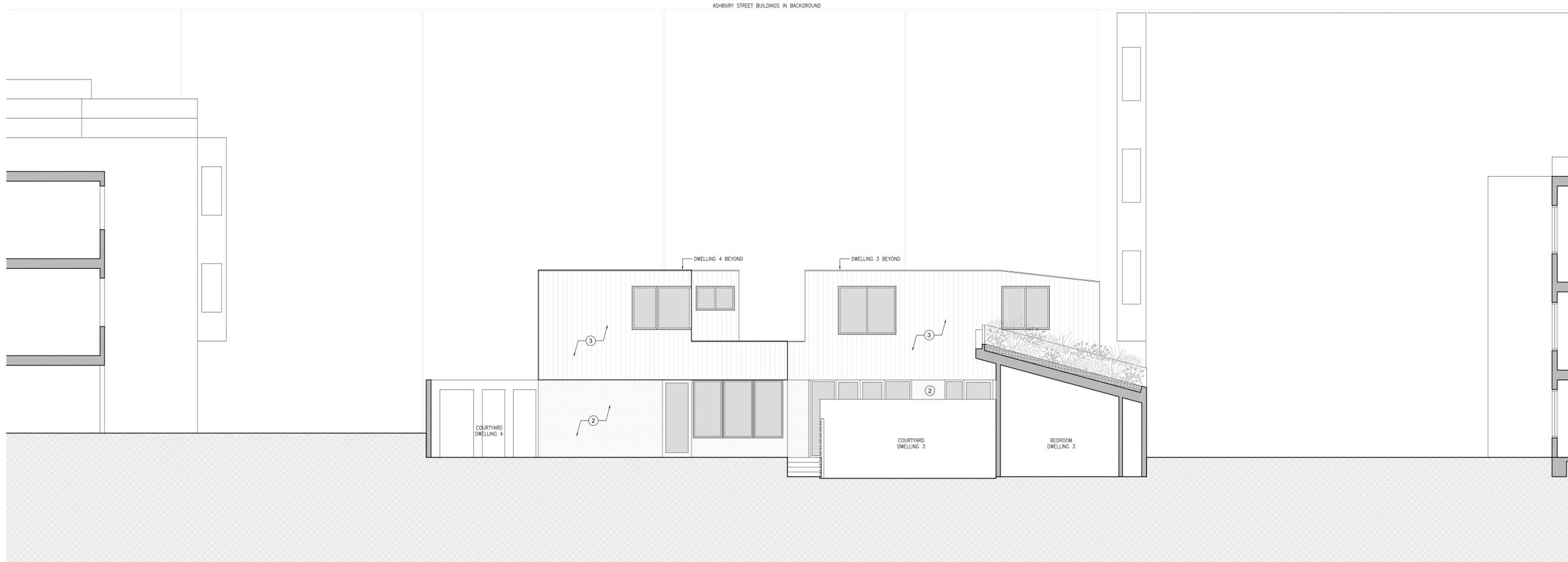
DRAWN:  
TK  
CHECKED:  
TK  
SCALE:  
3/32" = 1'-0"

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"

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

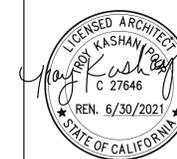
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CONSULTANT  
-

APPROVAL



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

PROPOSED SECTION

A3.3



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



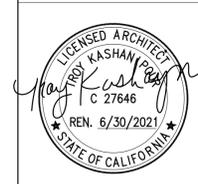
1 BUILDING SECTION/ELEVATION LOOKING SOUTH  
SCALE: 3/16" = 1'-0"

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

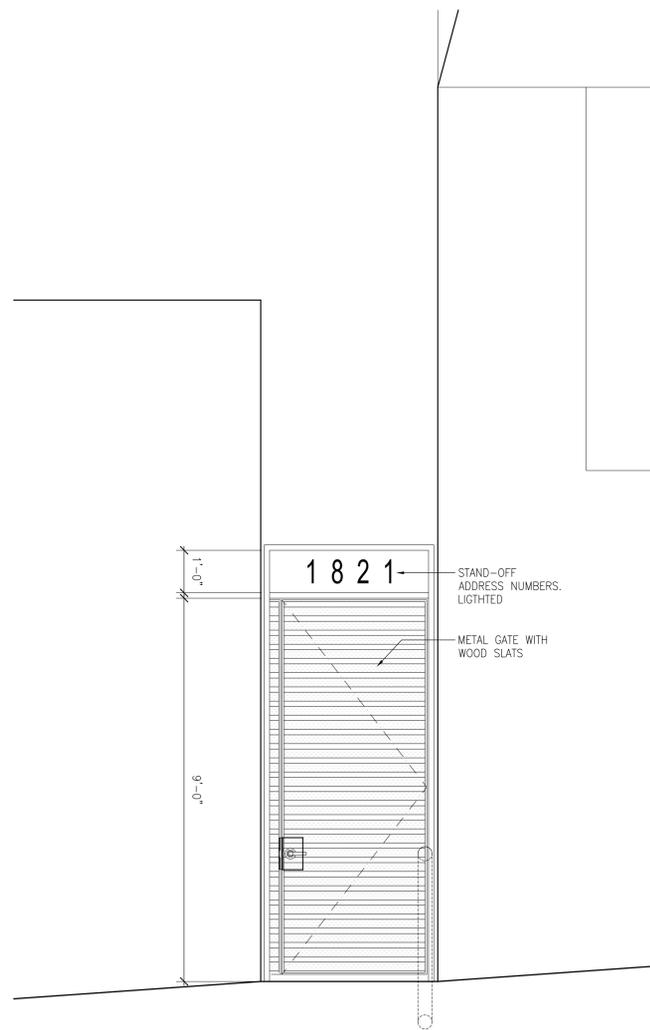
APPROVAL



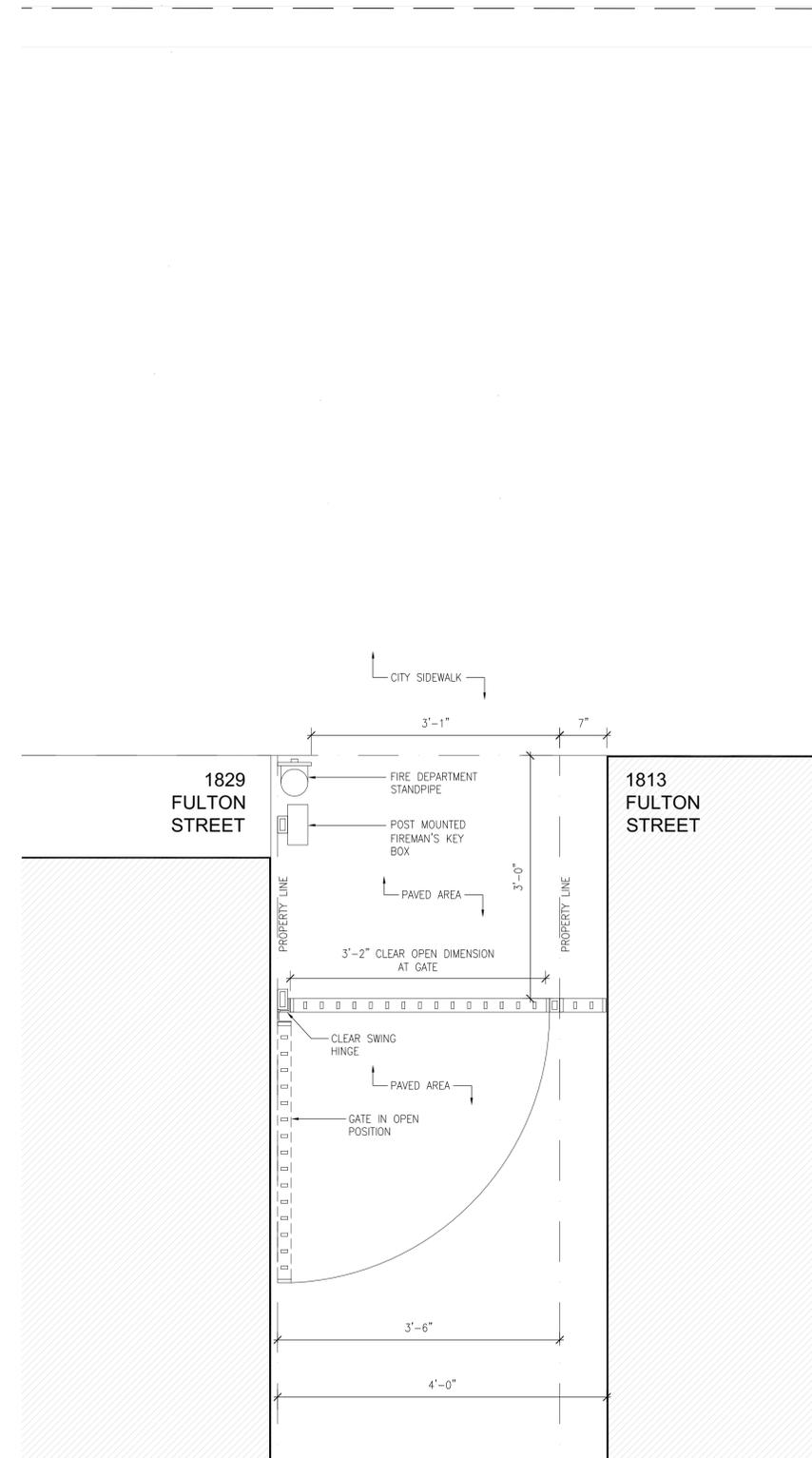
DRAWN:  
TK  
CHECKED:  
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SCALE:  
3/32" = 1'-0"

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

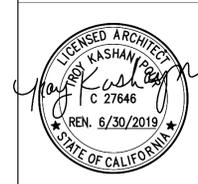
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ISSUE: ISSUED FOR VARIANCE & CUA DATE: 08.15.2018

CONSULTANT  
-

APPROVAL



DRAWN: TK  
CHECKED: TK  
SCALE: AS SHOWN

ENLARGED DETAILS

A8.0

**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 9<sup>th</sup>, 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 <a href="https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/3/use-and-occupancy-classification#310.5">https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/3/use-and-occupancy-classification#310.5</a>	36 inches	Egress courts serving Group R-3 shall be not less than 36 inches in width. <a href="https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/10/means-of-egress#1028.4.1">https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/10/means-of-egress#1028.4.1</a>	“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 <a href="https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/3/use-and-occupancy-classification#310.4">https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/3/use-and-occupancy-classification#310.4</a>	44 inches	<a href="https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/10/means-of-egress#1028.4.1">https://up.codes/viewer/california/ca-building-code-2016-v1/chapter/10/means-of-egress#1028.4.1</a>  “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. _____	_____	_____	_____
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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](#)

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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:

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:** [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:

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:** [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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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:** [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:

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:** [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:

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:** [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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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:** [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.

Get [Outlook for iOS](#)

---

**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,

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

---

## **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

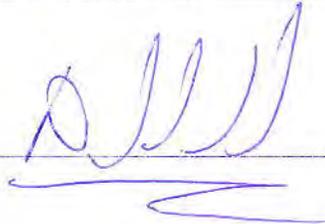
1187 015

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.

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Street Address of property owned

32-34 Ashbury St.

Assessor's Block & Lot

1187 007

Printed Name of Owner(s)

DAVID MEADY

Owner(s) Original Signature(s)

David Meady

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.

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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.

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

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

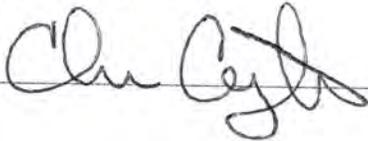
Assessor's Block & Lot

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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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

625 MASONIC AVE SF, CA 94117

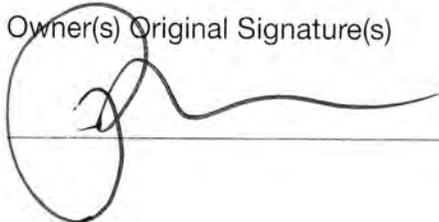
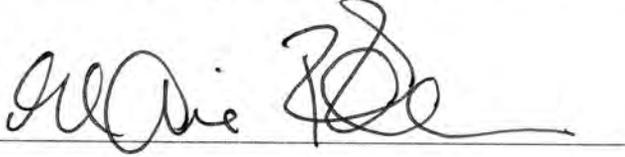
Assessor's Block & Lot

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 Mngz

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

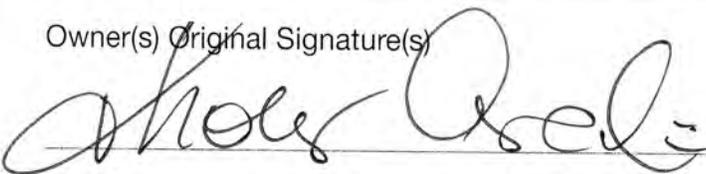
Assessor's Block & Lot

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.

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

1828-1830 Grove St. SF, CA 94117

Assessor's Block & Lot

1187 003E

Printed Name of Owner(s)

Jessica Potts + Christopher Forster      Jennifer + Pat Forbert

Owner(s) Original Signature(s)

Jessica Potts & Christopher Forster      Jennifer + Pat Forbert

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

1880 Grove St. SF, CA 94117

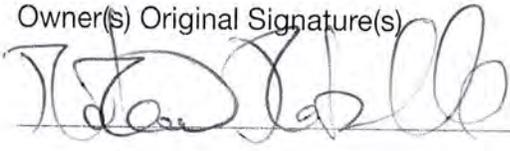
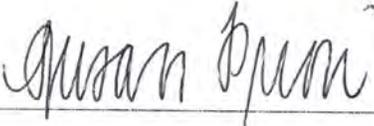
Assessor's Block & Lot

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  
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

1829 Fulton St.

Assessor's Block & Lot

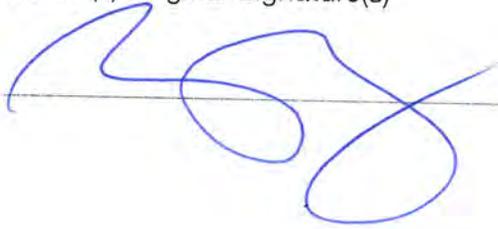
1187 031

Printed Name of Owner(s)

Margaret Gray

John Mark Ikeda

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

1831 Fulton St.

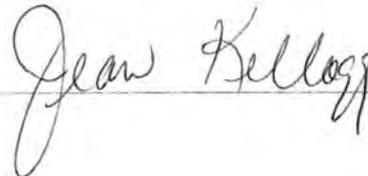
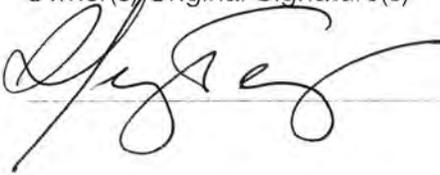
Assessor's Block & Lot

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.

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

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.

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

631-633 MASONIC AVE. SF, CA 94117

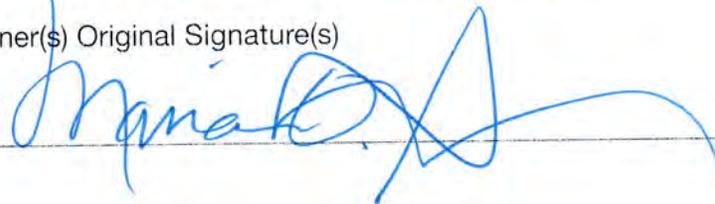
Assessor's Block & Lot

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

STEPHARA ST. DENNY

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

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 Keefe

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.

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Street Address of property owned

1822-1824 Grove St.

Assessor's Block & Lot

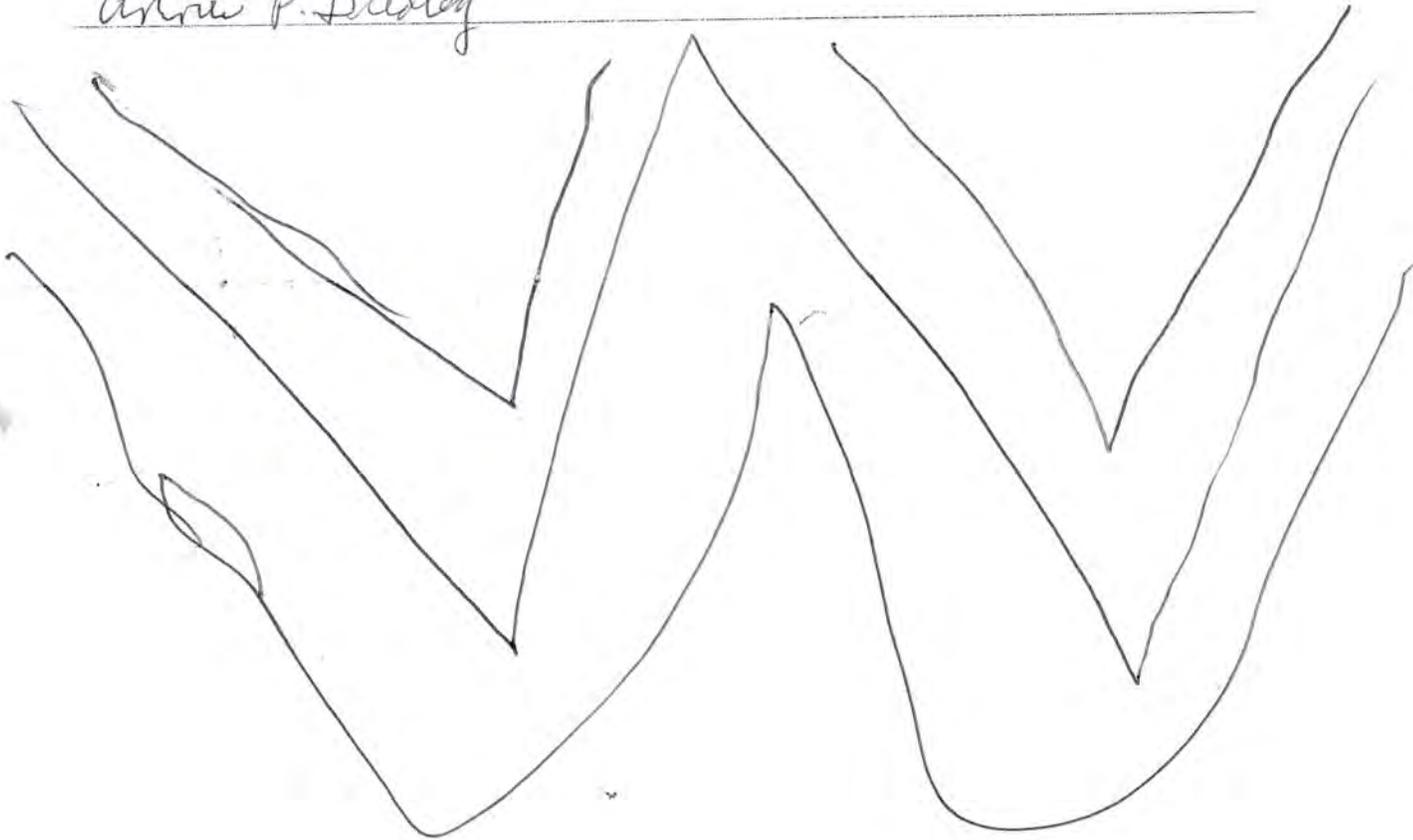
1187 003D

Printed Name of Owner(s)

Admie P. Dudley

Owner(s) Original Signature(s)

Admie 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

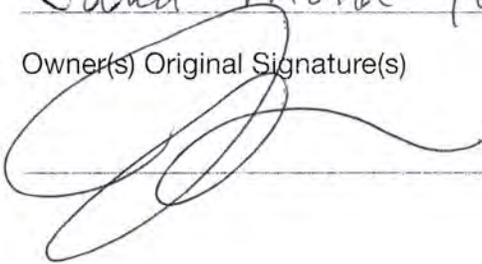
Assessor's Block & Lot

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  
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

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

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.

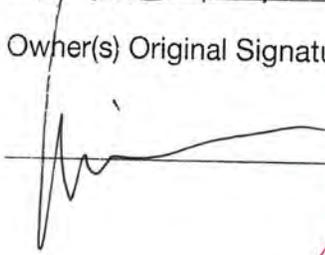
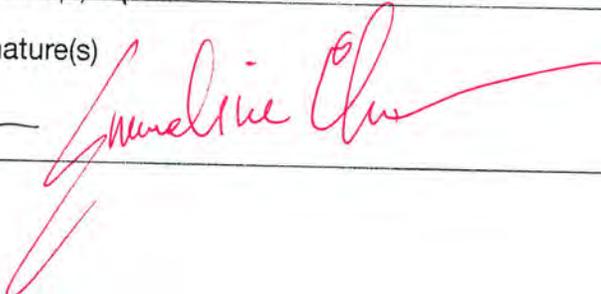
Assessor's Block & Lot

1187 003F

Printed Name of Owner(s)

WILSON CHU  
EMMELINE CHU

Owner(s) Original Signature(s)

City Planning Commission  
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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  
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Street Address of property owned

1854 Grove St. SF, CA 94117

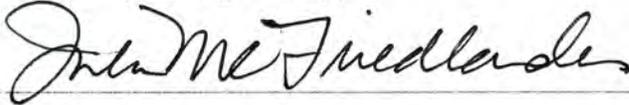
Assessor's Block & Lot

1187 021

Printed Name of Owner(s)

JULIA FRIEDLANDER

Owner(s) Original Signature(s)



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

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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

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

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## 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 3<sup>rd</sup> Street, Suite 401  
San Francisco, CA 94107  
*Property Owner:* Green Grove SF, LLC  
2325 3<sup>rd</sup> Street, Suite 401  
San Francisco, CA 94107  
*Staff Contact:* Matt Dito – (415) 575-9164  
[matthew.dito@sfgov.org](mailto: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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

# FULTON STREET RESIDENCES SAN FRANCISCO, CALIFORNIA 94117

## DRAWING LIST

A0.0	PROJECT INFORMATION
A0.1	PROJECT PRE-APPLICATION MEETING
SURVEY	SITE SURVEY
A0.2	SITE PHOTOGRAPHS
A1.1	PROPOSED SITE PLAN
A1.2	OPEN SPACE AND UNIT EXPOSURE DIAGRAM
A2.0	FIRST AND SECOND FLOOR PLANS
A2.1	ENLARGED PROPOSED FIRST FLOOR PLAN
A2.2	ENLARGED PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED ROOF PLAN, LANDSCAPING PLAN
A3.0	PROPOSED ELEVATIONS
A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED SECTIONS
A3.3	PROPOSED SECTIONS
A3.4	PROPOSED SECTIONS
A8.0	CONSTRUCTION DETAILS

## APPLICABLE REGULATIONS & STANDARDS

- 2016 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS.
  - 2016 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS.
  - 2016 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS.
  - 2016 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS.
  - 2016 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS.
  - ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS
  - LIFE SAFETY CODE, 2016 EDITION NFPA 72
  - NFPA 13, 2010 EDITION
- APPLICABLE STANDARDS:
- UL-UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY-2016 EDITION
  - UL-UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY-2016 EDITION
  - SMACNA - FIRE SMOKE AND RADIATION DAMPER INSTALLATION GUIDE FOR HVAC SYSTEMS, 5TH EDITION

## SCOPE OF WORK THIS PROJECT:

- CONSTRUCT 5 NEW DWELLINGS: THE DWELLINGS WILL BE TWO STORIES. NEW ACCESSORY STORAGE

## BUILDING & PLANNING DEPARTMENT NOTES:

**OWNER:** GREENGROVE SF LLC, IN CARE OF TROY KASHANIPOUR ARCHITECTURE  
2325 3RD STREET, SUITE 401  
SAN FRANCISCO CA, 94701  
PHONE: 415.431.0869  
EMAIL: TK@TKWORKSHOP.COM

**STRUCTURAL ENGINEERING:** DERRICK ROORDA  
1207 REGENT STREET  
ALAMEDA CA, 94501  
PHONE: 415.359.6965  
EMAIL: DERRICK.D.ROORDA@GMAIL.COM

**BLOCK/LOT:** BLOCK 1187 LOT 003H  
**ZONING:** RH-2  
**LOT DIMENSIONS:** 100'x75' APPROXIMATELY (IRREGULAR-SHAPED FLAG LOT)  
**LOT AREA:** 7,869 SQUARE FEET  
**NEIGHBORHOOD:** HAIGHT ASHBURY  
**EXISTING USE:** VACANT LOT  
**PROPOSED USE:** 5-SINGLE FAMILY RESIDENCES: SEE SUMMARY BELOW FOR BEDROOM MIX  
**HEIGHT/BULK DISTRICT:** 40-X  
**USABLE OPEN SPACE SUMMARY:** 3753 SQUARE FOOT COMBINED COMMON AND PRIVATE  
**OFF STREET VEHICLE SPACES:** 0 PROPOSED  
**CLASS 1 BICYCLE PARKING SPACES:** 10 PROPOSED  
**NO. OF STREET TREES:** IN-LIEU FEE

**OCCUPANCY:** R-3  
**NUMBER OF OCCUPANTS:** 4961 SQFT / 200 OCC LOAD = 25 OCCUPANTS  
**NUMBER OF STORIES/BASEMENTS:** 2/0  
**TYPE OF CONSTRUCTION:** III

AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE PROVIDED UNDER SEPARATE PERMIT BY FIRE PROTECTION SUBCONTRACTOR: SPRINKLER SYSTEM NFPA 13R PER SFBC SECTION 903.3.1.3

**LOT DATA:**  
LANDSCAPE OPEN AREA AT FIRST FLOOR : 3753 SQFT OR 48% OF LOT  
AREA OF LIVING ROOF: 1908  
COMBINED AREA OF OPEN SPACE+ LIVING ROOF= 5661 OR 72% OF LOT

	1ST STORY	2ND STORY	TOTAL
DWELLING 1	2 BEDROOM	742	1026
DWELLING 2	2 BEDROOM	764	1101
DWELLING 3	3 BEDROOM	826	1266
DWELLING 4	1 BEDROOM	384	673
DWELLING 5	2 BEDROOM	595	895
<b>TOTAL (HABITABLE)</b>		<b>3311</b>	<b>4961</b>

STORAGE AND BICYCLE AREAS 272

## SYMBOLS

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	EXTERIOR OR WATERPROOF LIGHT FIXTURE
	WALL WASH LIGHT FIXTURE
	RECESSED CEILING MOUNTED FIXTURE
	FLORESCENT LIGHT FIXTURE
	SMOKE ALARM
	CARBON MONOXIDE ALARM/SMOKE ALARM
	TELEPHONE
	INTERCOM
	DUPLEX OUTLET: 16" A.F.F.
	DUPLEX GFI OUTLET
	DUPLEX SWITCHED OUTLET
	DATA/TELEPHONE OUTLET
	DOUBLE DUPLEX, COUNTER HT
	DOUBLE DUPLEX OUTLET: 16" A.F.F.
	COUNTER HEIGHT DUPLEX OUTLET
	HALF SWITCHED DUPLEX OUTLET
	DIRECTIONAL EXIT SIGN
	FAN
	THERMOSTAT
	SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	DOOR TAG
	CEILING HEIGHT TAG
	ELEVATION
	FIXTURE TAG, P-PLUMBING, E-EQUIPMENT
	DRAWING REVISION TAG
	DETAIL KEY
	INTERIOR ELEVATION KEY
	SECTION/ELEVATION KEY

## GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CIRCUMSTANCES TO THE ARCHITECT PRIOR TO FINALIZING BIDS AND COMMENCEMENT OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, FIRE PROTECTION, MECHANICAL, PLUMBING, AND ELECTRICAL. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH THE SAME DISCIPLINES.
3. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
5. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
6. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
7. PROVIDE FIRE-BLOCKING AND DRAFT STOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AS PER 2010 CBC 708, 717.2 AND 717.3. FIRE BLOCKING AND DRAFT STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
  - B) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
  - C) IN OPENINGS AROUND VENTS, PIPES, DUCTS, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
8. THERMAL AND SOUND INSULATING INSULATION SHALL COMPLY WITH 2013 CBC SECTION 719.
9. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND CODE REQUIREMENTS. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
10. VERIFY CLEARANCES FOR VENTS, CHASES, SOFFITS, FIXTURES BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
11. PROVIDE ALL LIGHTS, GUARDRAILS, BARRICADES, SIGNS AND PROTECTIVE MEASURES AS MAY BE REQUIRED BY THE OWNER, LOCAL AUTHORITIES, OR OTHERS HAVING JURISDICTION.
12. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC CHAPTER 8.
13. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.
14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING AND BACKING AS REQ'D FOR ALL NAILING OF INTERIOR TRIM AND FINISHES, AND SHALL COORDINATE AND PROVIDE ALL FRAMING, BACKING AND BRACING AS NECESSARY FOR INSTALLATION OF EQUIPMENT INDICATED ON THE DRAWINGS. PROVIDE BACKING PLATES AT ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
15. NOTE THAT MECHANICAL, ELECTRICAL, FIRE PROTECTION, PLUMBING AND COMMUNICATIONS ARE DESIGN BUILD ITEMS. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT. CONTRACTOR TO CONFIRM ALL SYSTEM REQUIREMENTS WITH BUILDING OWNER AND ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR/SUBCONTRACTOR SHALL SUBMIT PLANS FOR THEIR RESPECTIVE WORK TO THE BUILDING DEPARTMENT AS REQUIRED FOR PLAN CHECK AND PERMIT ISSUANCE, INCLUDING PAYING FOR ALL PLAN CHECK AND PERMIT FEES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES
17. ALL CHANGES IN FLOOR MATERIALS OCCUR AT THE CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE NOTED.
18. WINDOW SIZES ON DRAWINGS ARE NOMINAL, REFER TO MANUFACTURERS FOR ACTUAL ROUGH OPENING DIMENSIONS.
19. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHER-STRIPPED PER TITLE 24 REQUIREMENTS
20. PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18" OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
21. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CBC SECTION 2406.3.
22. ALL NEW SMOKE ALARMS TO COMPLY WITH CBC SECTIONS: 907.2.10.1.2 FOR LOCATION, 907.2.10.2 TO BE HARD-WIRED WITH BATTERY BACKUP, 907.2.10.3 FOR INTERCONNECTION.
23. PER 1009.6.3 ENCLOSURES UNDER STAIRWAYS. THE WALLS AND SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE.  
EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.  
THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.

## LOCATION PLAN



## ABBREVIATIONS:

A.C.	AIR CONDITIONING	FIN.	FINISH	PLAS.	PLASTER
A.C. TILE	ACOUSTIC TILE	FIXT.	FIXTURE	PLYWD.	PLYWOOD
ACCESS.	ACCESSIBLE	F.L.	FLOW LINE	POL.	POLISHED
ACOUST.	ACOUSTICAL	FLASH.	FLASHING	PR.	PAIR
A.D.	AREA DRAIN	FLUOR.	FLUORESCENT	PRCST.	PRECAST
ADJ.	ADJACENT	F.O.	FACE OF	PT.	POINT
ADJUST.	ADJUSTABLE	F.O.C.	FACE OF CONCRETE	P.T.D.	PAPER TOWEL DISPENSER
A.E.S.	ABOVE EXISTING SLAB	F.O.F.	FACE OF FINISH	PTD.	PAINTED
A.E.S.S.	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	F.O.S.	FACE OF STUDS	P.T.D./R.	PAPER TOWEL DISPENSER RECEPTACLE COMBINATION
A.F.F.	ABOVE FINISHED FLOOR	F.P.	FIRE PROOF	PTN.	PARTITION
AGGR.	AGGREGATE	FRF'G	FIRE PROOFING	P.T.R.	PAPER TOWEL RECEPTACLE
AL .	ALUMINUM	F.R.	FIRE RETARDANT	PU.	POLYURETHANE
ALUM.	ALUMINUM	F.T.	FIRE TREATED	PY.	POLYCARBONATE
APPROX.	APPROXIMATELY	FT.	FOOT/FEET	Q.T.	QUARRY TILE
ARCH.	ARCHITECTURAL	FTG.	FOOTING	R.	RISER
ASB.	ASBESTOS	F.S.	FULL SIZE	RAD.	RADIUS
ASPH.	ASPHALT	FURR.	FURRING	RCP	REFLECTED CEILING PLAN
@	AT	FUT.	FUTURE	R.D.	ROOF DRAIN
BD.	BOARD	GALV.	GALVANIZED	R.O.	ROUGH OPENING
BITUM.	BITUMINOUS	G.B.	GRAB BAR	R.W.L.	RAIN WATER LEADER
BLDG.	BUILDING	G.C.	GENERAL CONTRACTOR	S.	SOUTH
BLK.	BLOCK	G.H.	GARMENT HOOK	S.B.O.	SUPPLIED BY OWNER
BLK'G	BLOCKING	GL.	GLASS	S.C.	SOLID CORE
BM.	BEAM	GR.	GRADE	S.C.D.	SEAT COVER DISPENSER
B.O.	BOTTOM OF	GND.	GROUND	SCH.	SCHEDULE
BOT.	BOTTOM	GR.	GRADE	SCH.D.	SCHEDULE(D)
CAB.	CABINET	GSM.	GALVANIZED SHEET METAL	SCHD.	SCHEDULE
C.B.	CATCH BASIN	G.W.B.	GYPSUM WALLBOARD	S.D.	SECTION
CEM.	CEMENT	GYP.	GYPSUM	S.E.D.	SEE ELECTRICAL DRAWINGS
CER.	CERAMIC	GYPBD.	GYPSUM BOARD	SH.	SHELF
C.I.	CAST IRON	H.B.	HOSE BIBB	SHR.	SHOWER
C.L.	CENTER LINE	H.C.	HOLLOW CORE	SHT.	SHEET
CLG.	CELLING	H.D.	HAND	SIM.	SIMILAR
CLKG.	CAULKING	H.O.	HARDWOOD	S.M.D.	SEE MECHANICAL DRAWINGS
CLG.	CELLING	H.M.	HOLLOW METAL	S.N.D.	SANITARY NAPKIN DISPENSER
CLKG.	CAULKING	H.R.	HORIZONTAL	S.N.R.	SANITARY NAPKIN RECEPTACLE
CLG.	CELLING	HR.	HOUR	S.P.D.	SEE PLUMBING DRAWINGS
CLKG.	CAULKING	HT.	HEIGHT	SPEC.	SPECIFICATION
CLG.	CELLING	HT.	HEIGHT	SPEC'D	SPECIFIED
CLKG.	CAULKING	HT.	HEIGHT	SQ.	SQUARE
CLG.	CELLING	HT.	HEIGHT	S.S.D.	SEE STRUCTURAL DRAWINGS
CLKG.	CAULKING	HT.	HEIGHT	S.S.K.	SERVICE SINK
CLG.	CELLING	HT.	HEIGHT	SST.	STAINLESS STEEL
CLKG.	CAULKING	HT.	HEIGHT	STA.	STONE
CLG.	CELLING	HT.	HEIGHT	STB.	STATION
CLKG.	CAULKING	HT.	HEIGHT	STD.	STANDARD
CLG.	CELLING	HT.	HEIGHT	STL.	STEEL
CLKG.	CAULKING	HT.	HEIGHT	STR.	STRUCTURAL
CLG.	CELLING	HT.	HEIGHT	STRUC.	STRUCTURAL
CLKG.	CAULKING	HT.	HEIGHT	SUSP.	SUSPENDED
CLG.	CELLING	HT.	HEIGHT	SYM.	SYMMETRICAL
CLKG.	CAULKING	HT.	HEIGHT	T.	TREAD
CLG.	CELLING	HT.	HEIGHT	T.B.	TOWEL BAR
CLKG.	CAULKING	HT.	HEIGHT	TC	TOP OF CURB
CLG.	CELLING	HT.	HEIGHT	T.C.	TERRA COTTA
CLKG.	CAULKING	HT.	HEIGHT	T.E.M.P.	TEMPERED
CLG.	CELLING	HT.	HEIGHT	TER.	TERRAZZO
CLKG.	CAULKING	HT.	HEIGHT	THK.	THICK
CLG.	CELLING	HT.	HEIGHT	T.O.	TOP OF
CLKG.	CAULKING	HT.	HEIGHT	T.O.C.	TOP OF CONCRETE
CLG.	CELLING	HT.	HEIGHT	T.O.P.	TOP OF PAVEMENT
CLKG.	CAULKING	HT.	HEIGHT	T.O.S.	TOP OF SLAB
CLG.	CELLING	HT.	HEIGHT	T.S.	TUBE STEEL
CLKG.	CAULKING	HT.	HEIGHT	TY.	TYPICAL
CLG.	CELLING	HT.	HEIGHT	UNEQ.	UNEQUAL
CLKG.	CAULKING	HT.	HEIGHT	U.O.N.	UNLESS OTHERWISE NOTED
CLG.	CELLING	HT.	HEIGHT	UR.	URNAL
CLKG.	CAULKING	HT.	HEIGHT	V.I.F.	VERIFY IN FIELD
CLG.	CELLING	HT.	HEIGHT	VERT.	VERTICAL
CLKG.	CAULKING	HT.	HEIGHT	VEST.	VESTIBULE
CLG.	CELLING	HT.	HEIGHT	W.	WEST
CLKG.	CAULKING	HT.	HEIGHT	W/	WITH
CLG.	CELLING	HT.	HEIGHT	W.C.	WATER CLOSET
CLKG.	CAULKING	HT.	HEIGHT	WD.	WOOD
CLG.	CELLING	HT.	HEIGHT	W/O	WINDOW WITHOUT
CLKG.	CAULKING	HT.	HEIGHT	WP.	WALLPAPER
CLG.	CELLING	HT.	HEIGHT	WT.	WEIGHT
CLKG.	CAULKING	HT.	HEIGHT		

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  
PLANNING REVISIONS

DATE: 08.15.2018  
08.02.2019

CONSULTANT: -

APPROVAL:

LICENSED ARCHITECT

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

DRAWN: TK  
CHECKED: TK  
SCALE: NONE

PRE-APPLICATION NOTES

A0.0

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 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 X 3 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 Andrews*  
Fire Protection Engineer  
San Francisco Fire Department

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

APPROVED AS NOTED  
DATE 11/27/18  
*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



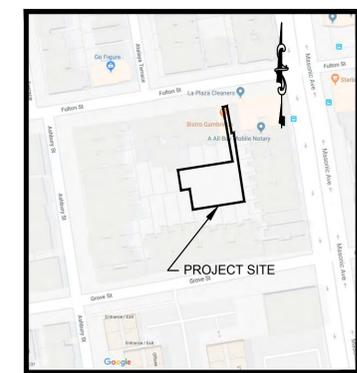
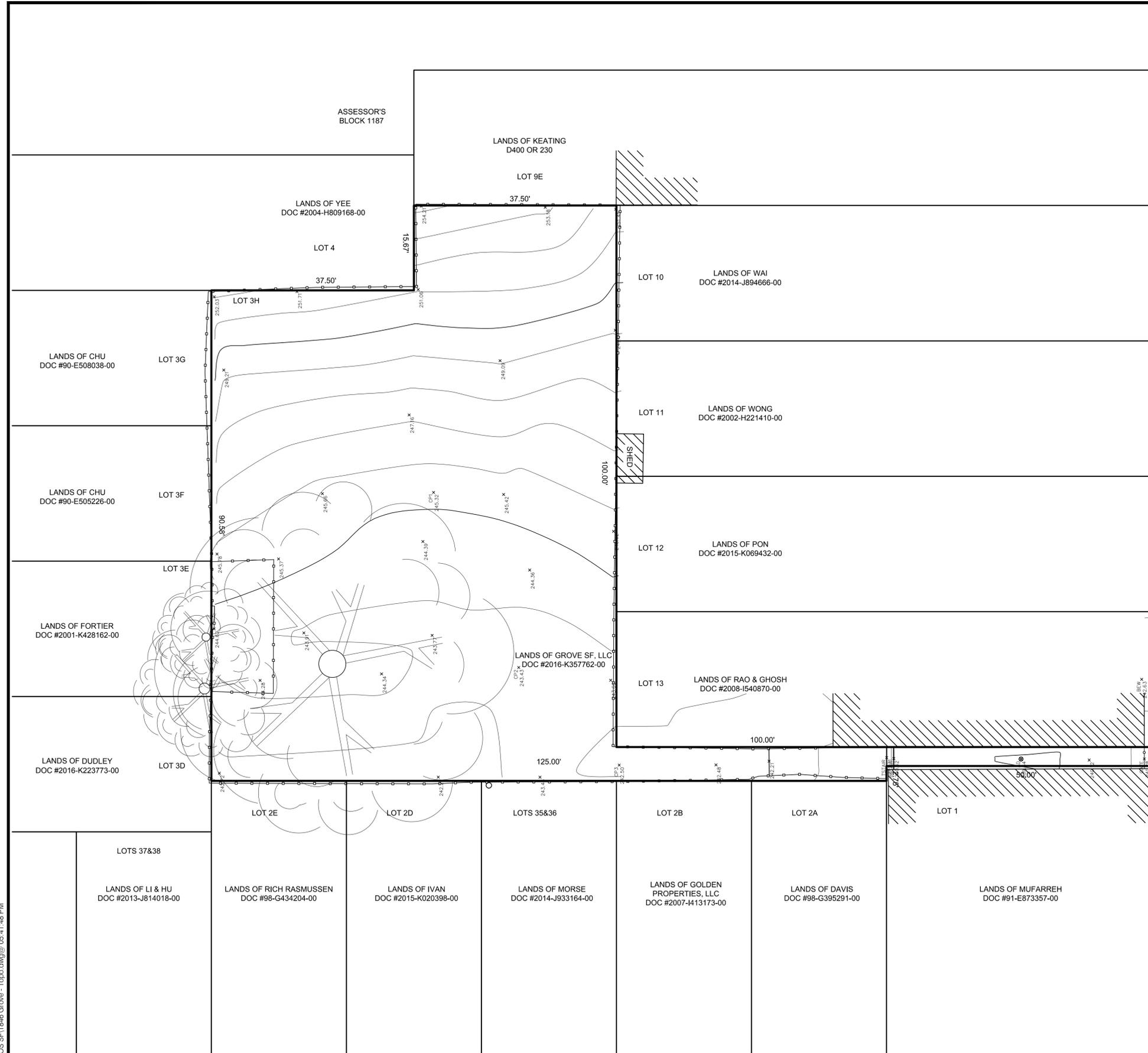
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SCALE: NONE

PRE-APPLICATION NOTES

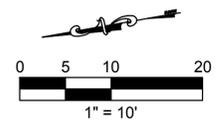
A0.1

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
- 59 CONTOUR LINE W/ ELEVATION
- ▭ BUILDING FOOTPRINT
- EP EDGE OF PAVEMENT
- FG FINISHED GRADE
- IR IRRIGATION CONTROLS
- DI DRAINAGE INLET
- WV WATER VALVE
- CL CENTERLINE
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- CONC CONCRETE
- HYD HYDRANT
- RL RIDGE LINE ELEVATION
- GF GARAGE FLOOR ELEVATION
- FD FOUND
- (XXX) RECORD DATA
- 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 Sheath Ln, Suite 117  
 San Bruno, CA 94066

**Professional Land Services**  
 LAND DEVELOPMENT SPECIALISTS

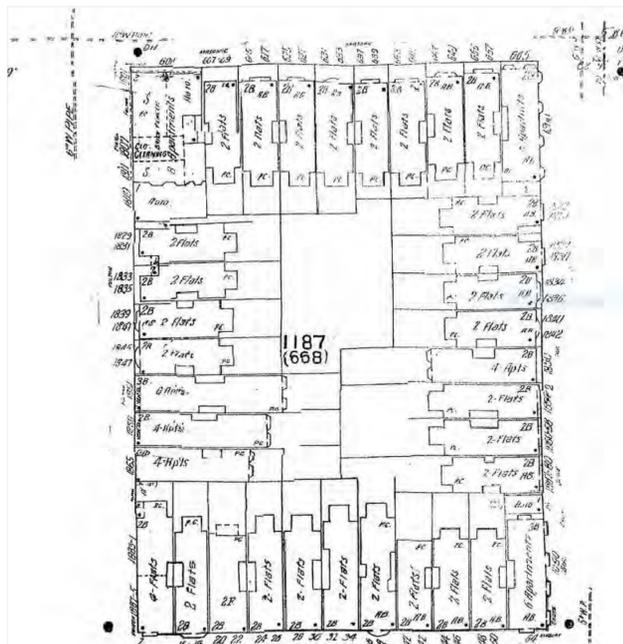
DESIGNED: JKO  
 DRAWN: JKO  
 APPROVED: JKO/MSM

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



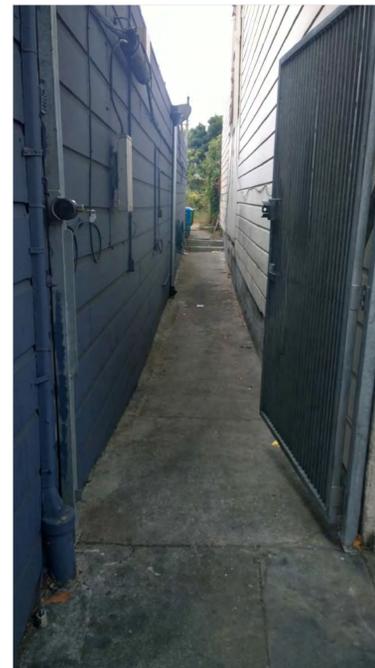
OVERHEAD VIEW LOOKING FROM SOUTH



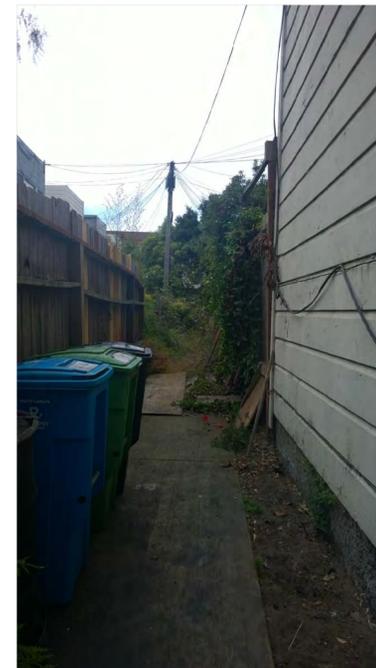
OVERHEAD VIEW



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:  
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2325 3RD STREET, SUITE 401  
SAN FRANCISCO, CA 94107  
PHONE: 415.431.0869

ISSUE: ISSUED FOR VARIANCE & CUA  
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CONSULTANT  
-

APPROVAL

DRAWN: TK  
CHECKED: TK  
SCALE: NONE

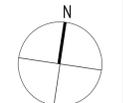


SITE PHOTOGRAPHS

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:  
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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

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 PHONE: 415.431.0869

ISSUE: PLANNING REVISIONS DATE: 08.18.2019

CONSULTANT

APPROVAL

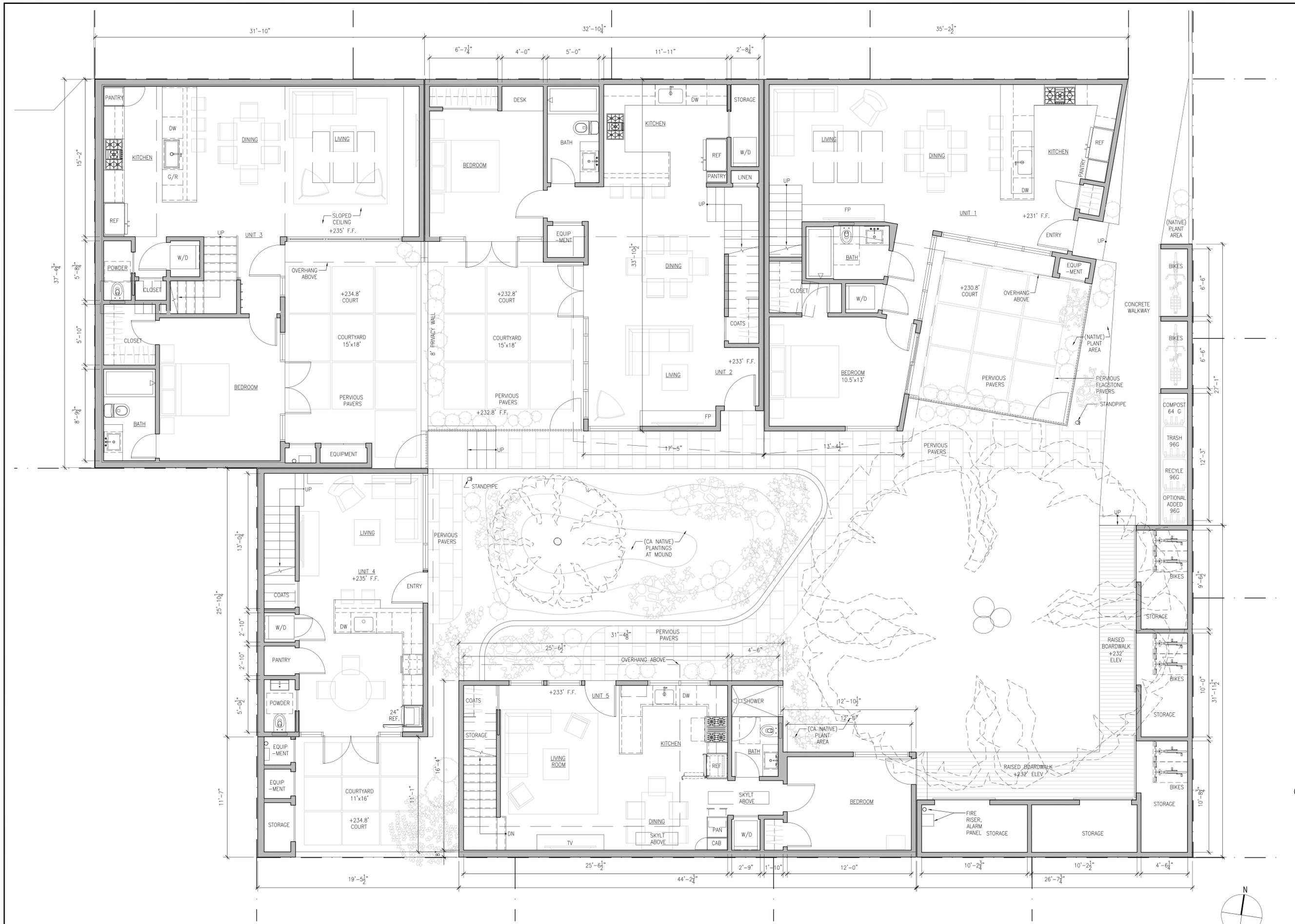


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 SCALE: 3/32"=1'-0"

OPEN SPACE AND  
 UNIT EXPOSURE DIAGRAM

A1.2





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

**1821 FULTON STREET**

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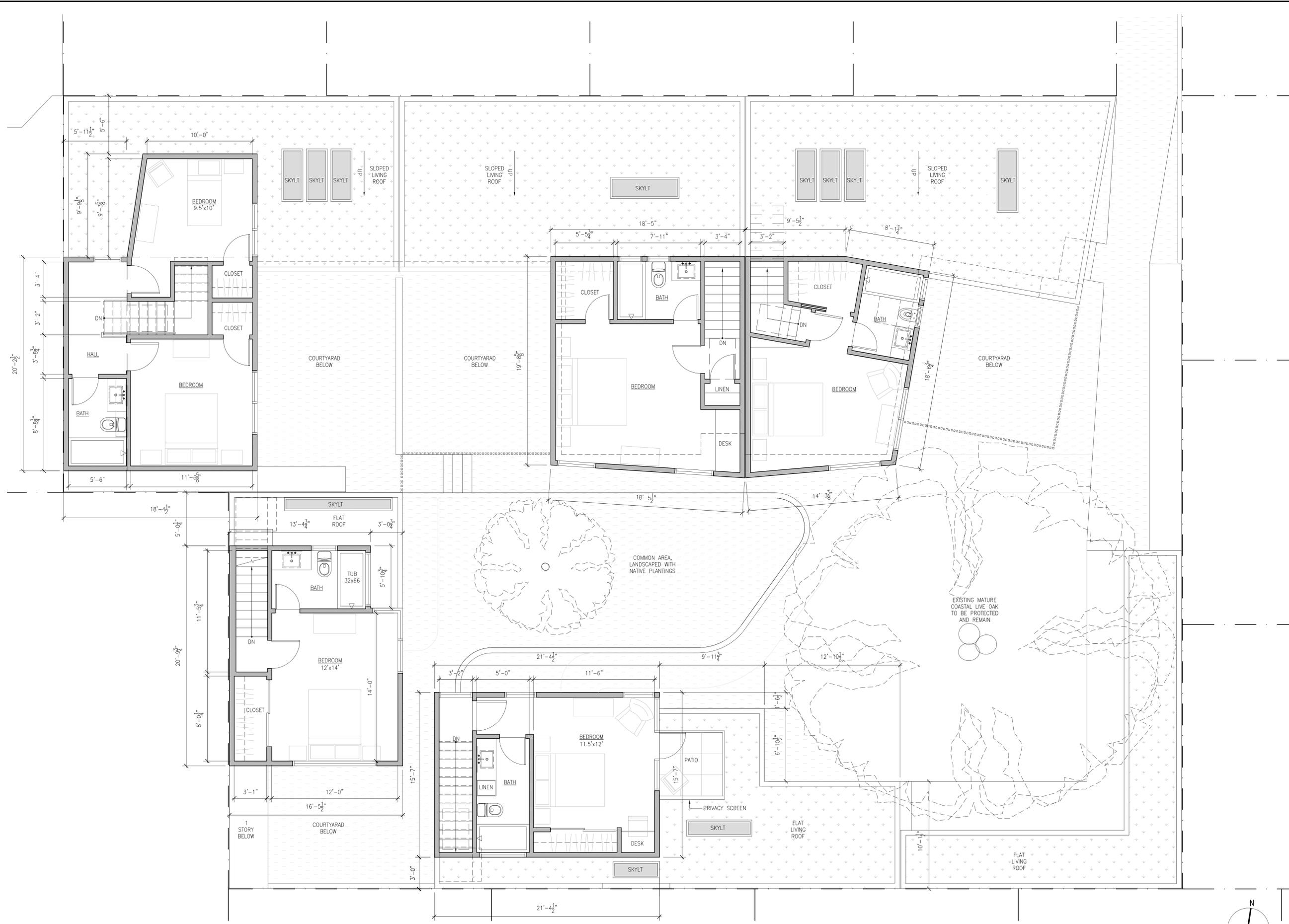
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SCALE:  
 1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN

**A2.1**



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**1821 FULTON STREET**

---

OWNER:  
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APPROVAL

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CHECKED:  
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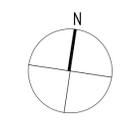
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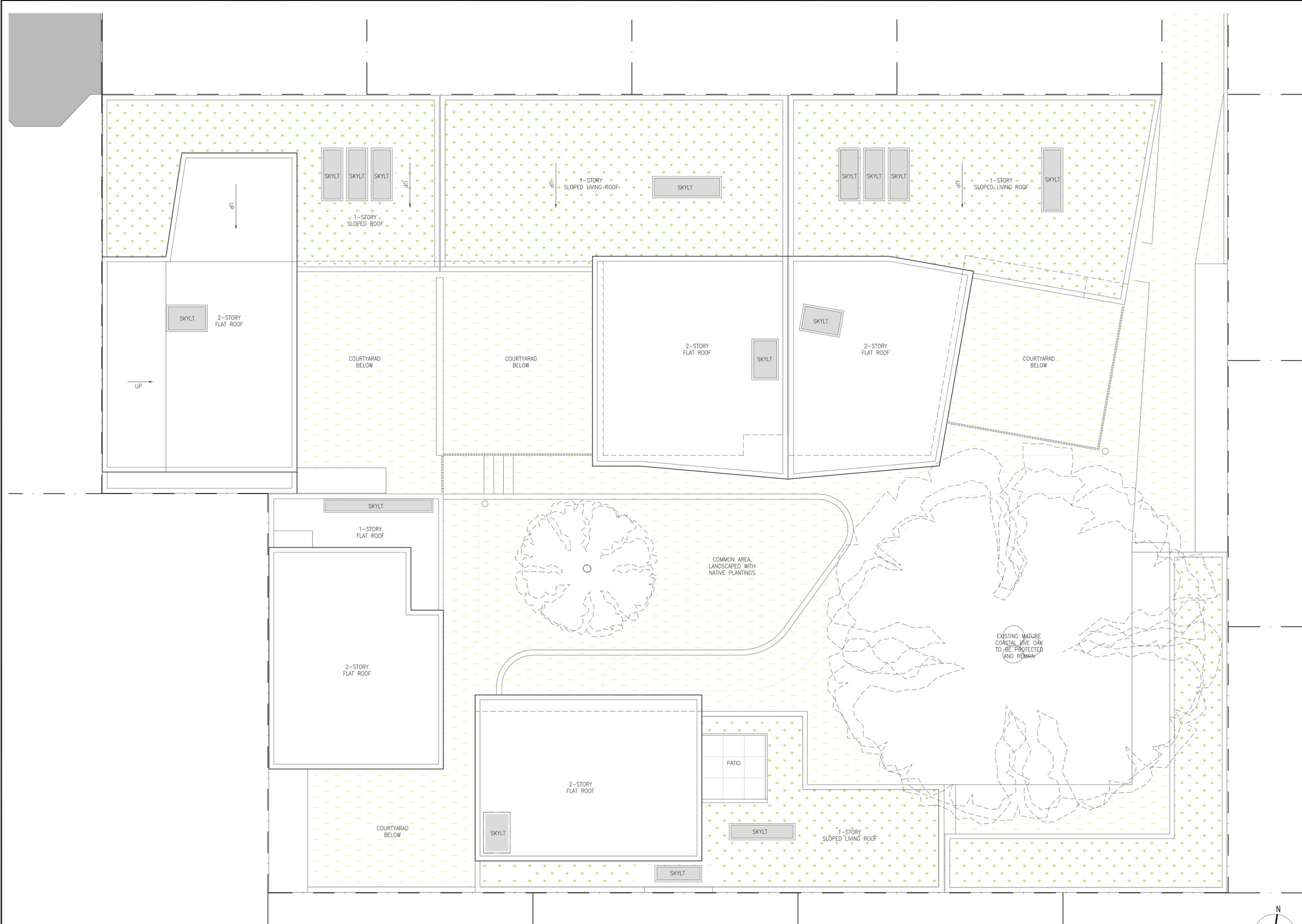
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**PROPOSED SECOND FLOOR PLAN**

A2.2

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





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

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**1821 FULTON STREET**

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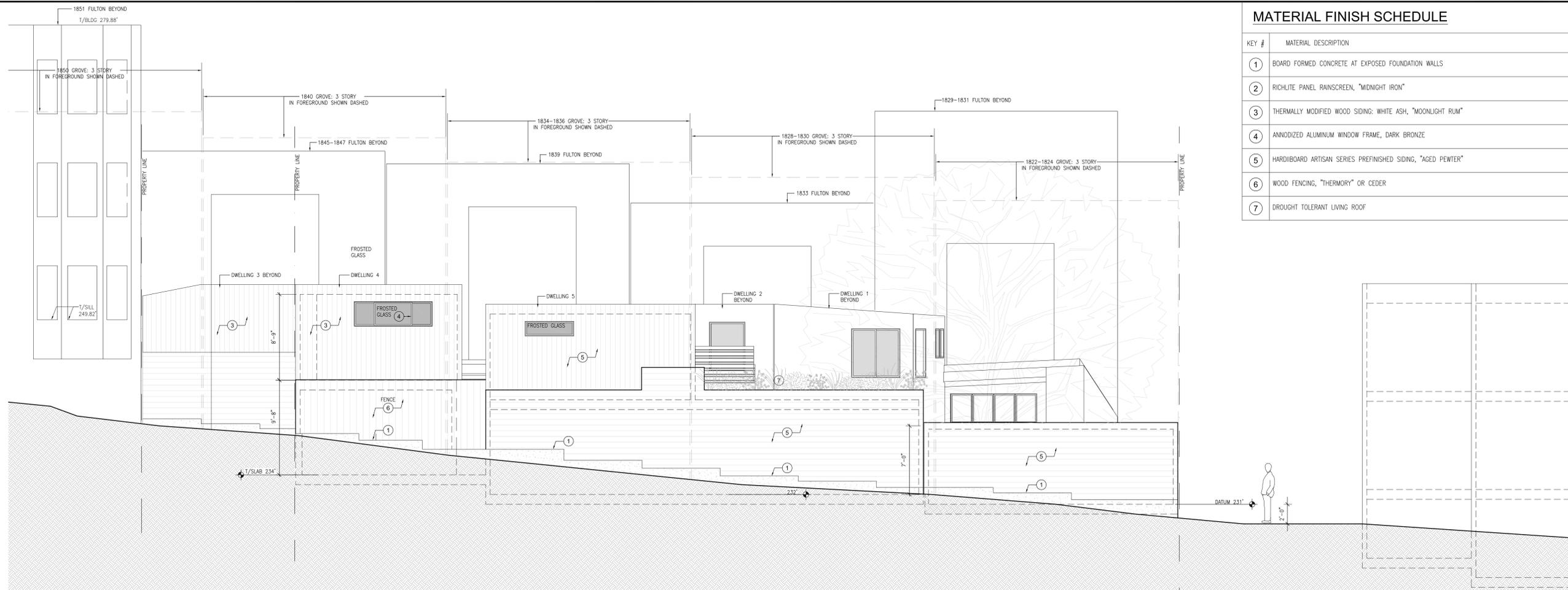
APPROVAL

	DRAWN:
	TK
	CHECKED:
	TK

SCALE:  
1/4" = 1'-0"

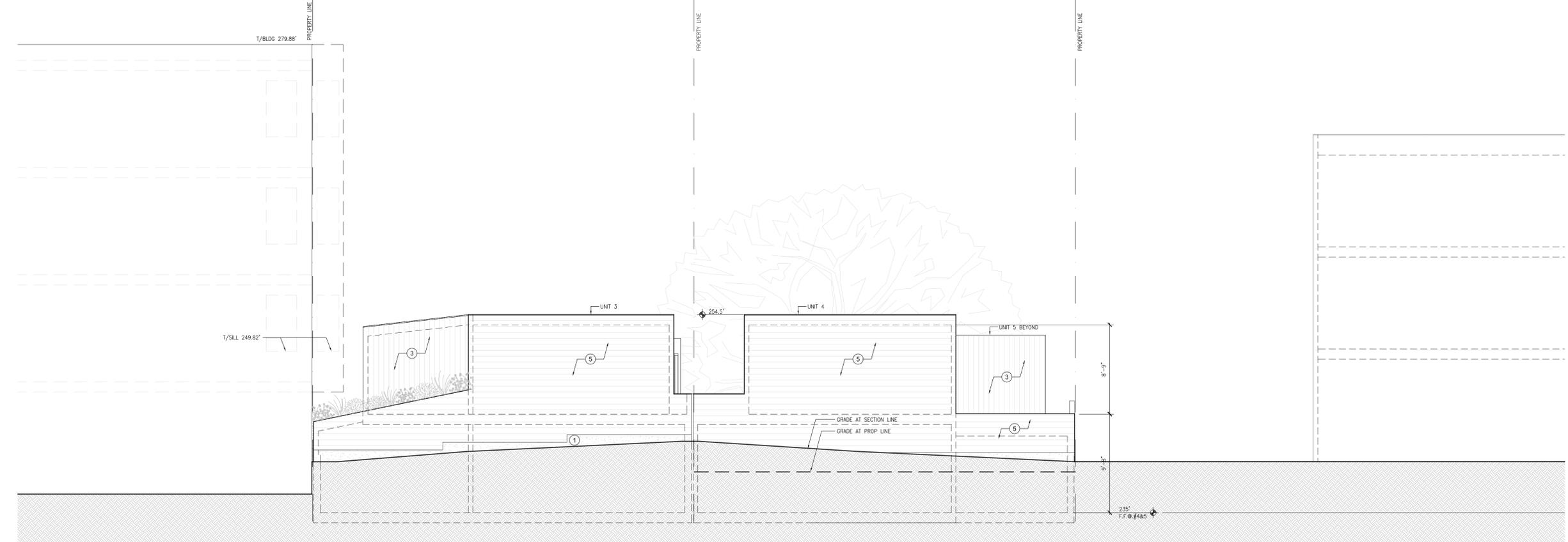
PROPOSED ROOF PLAN

**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	ANNOIDIZED 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  
**1821 FULTON STREET**

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-

APPROVAL

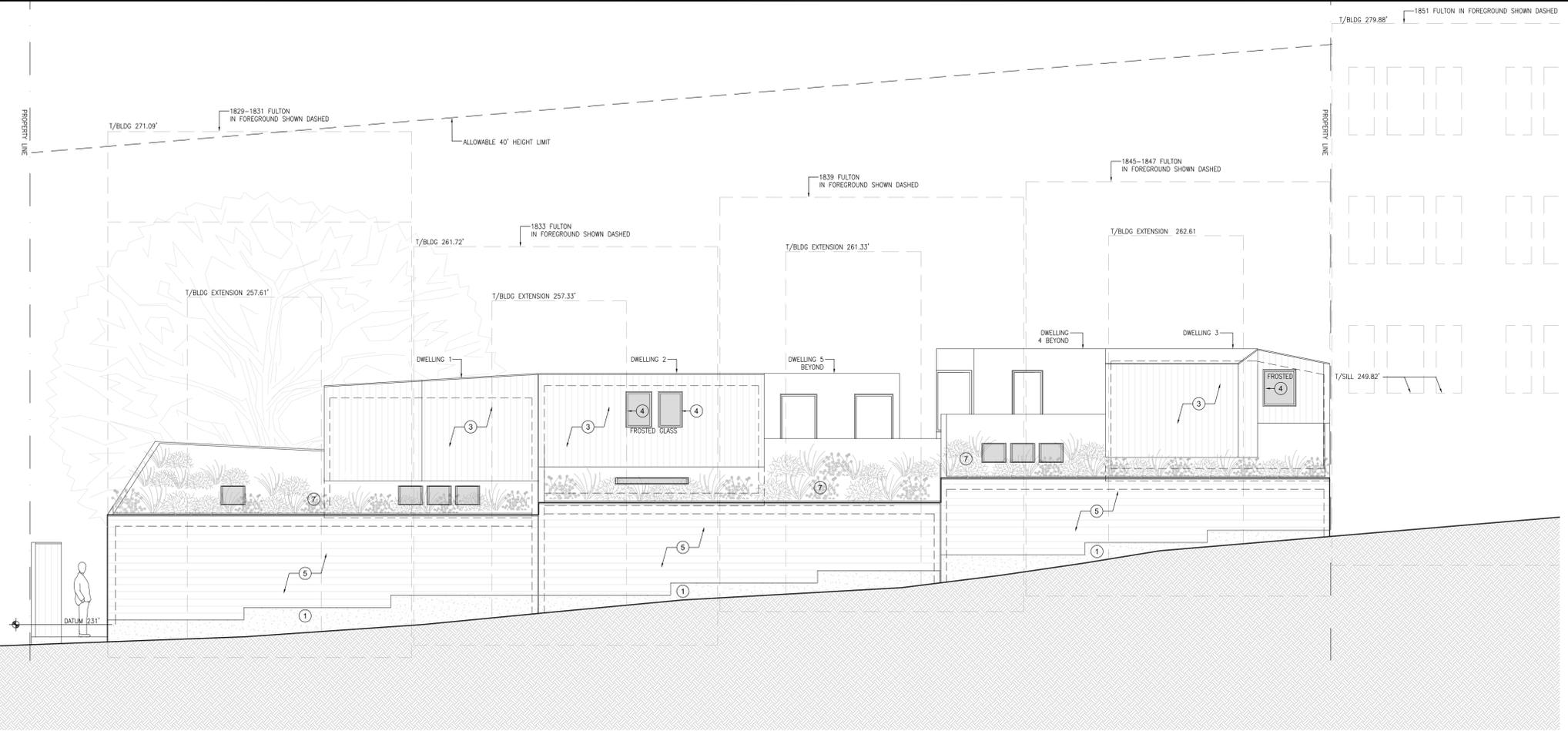

 DRAWN: TK  
 CHECKED: TK  
 SCALE: 3/32" = 1'-0"

PROPOSED ELEVATION

**A3.0**

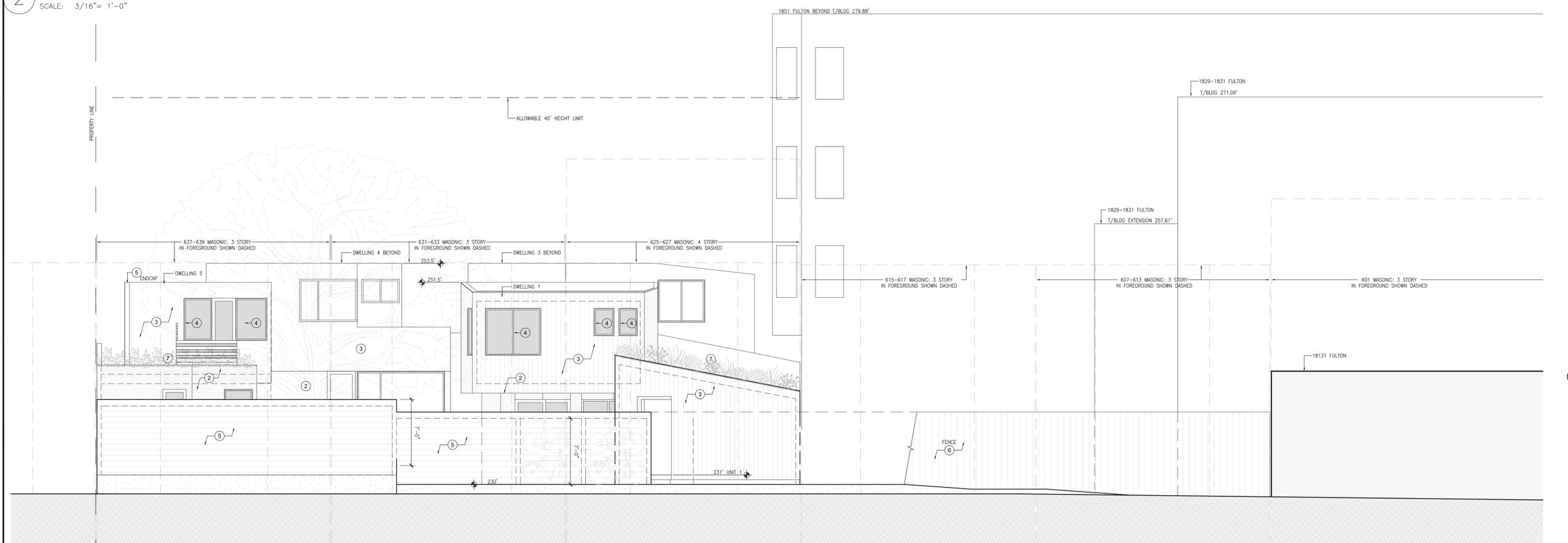
**MATERIAL FINISH SCHEDULE**

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  
**1821 FULTON STREET**

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 -

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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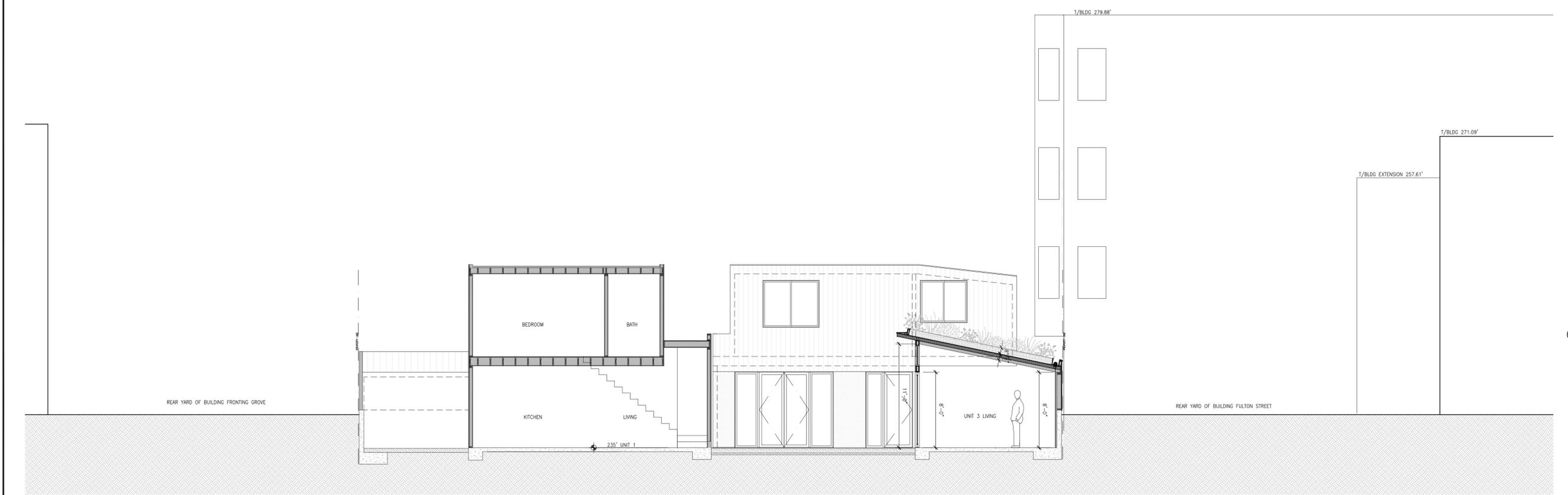
CONSULTANT  
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APPROVAL

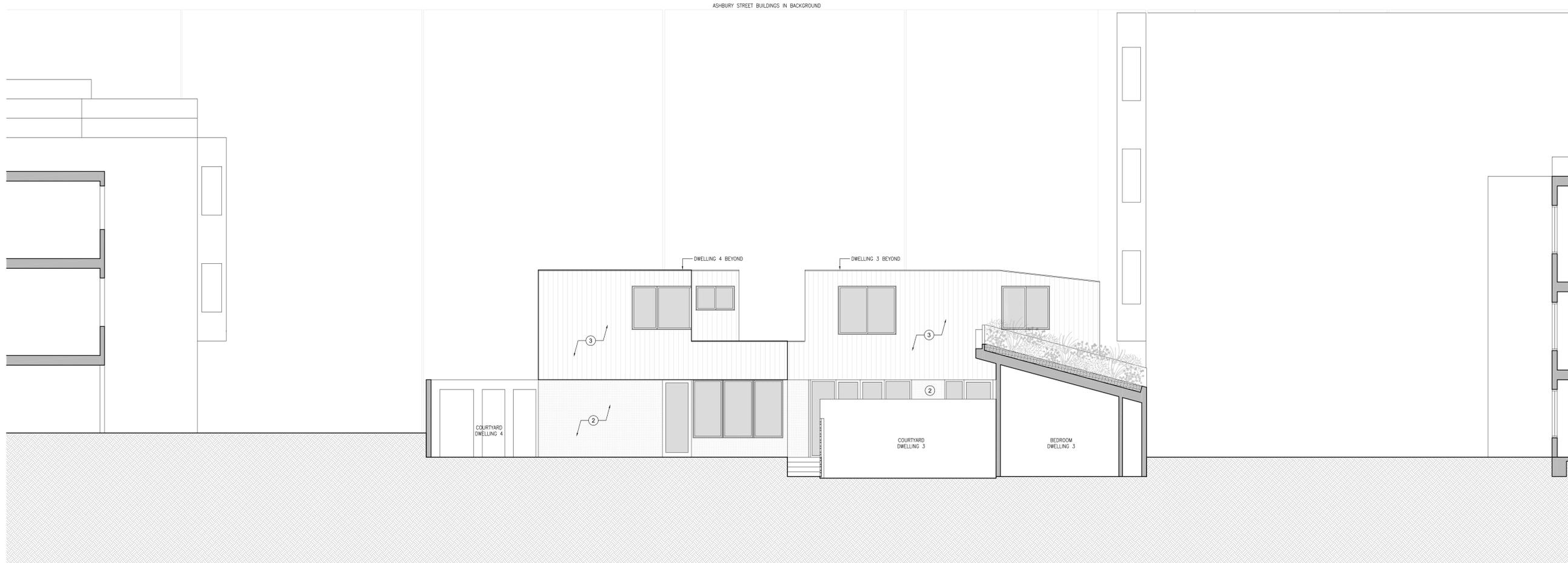
DRAWN:  
TK  
CHECKED:  
TK  
SCALE:  
3/32" = 1'-0"

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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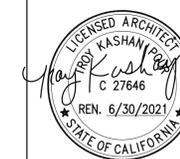
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-

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"



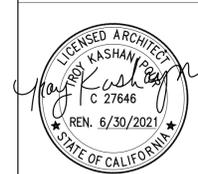
1 BUILDING SECTION/ELEVATION LOOKING SOUTH  
SCALE: 3/16" = 1'-0"

OWNER:  
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-

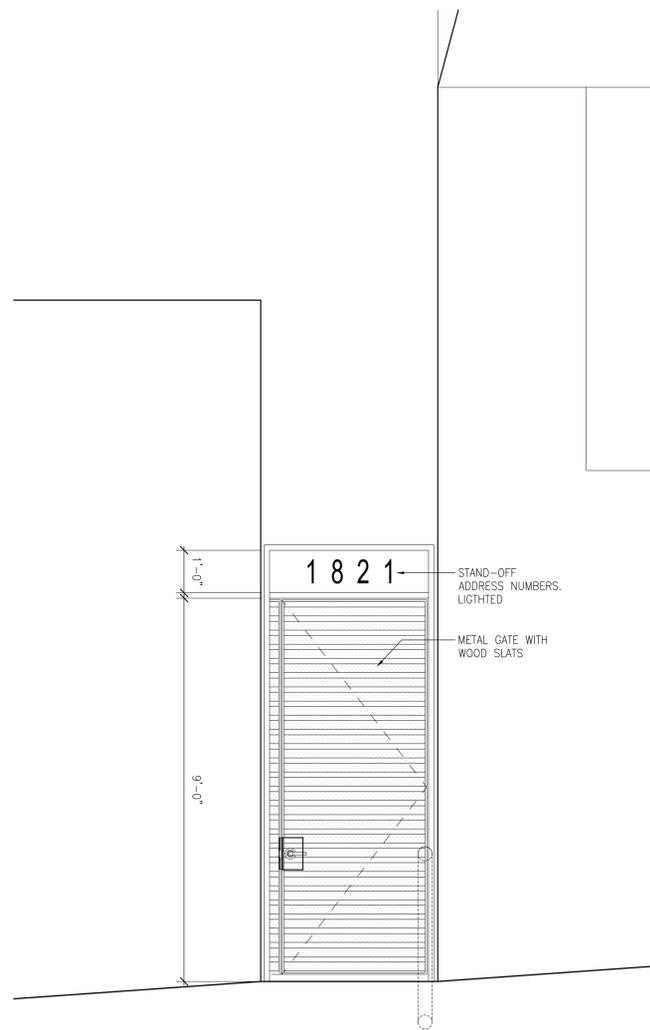
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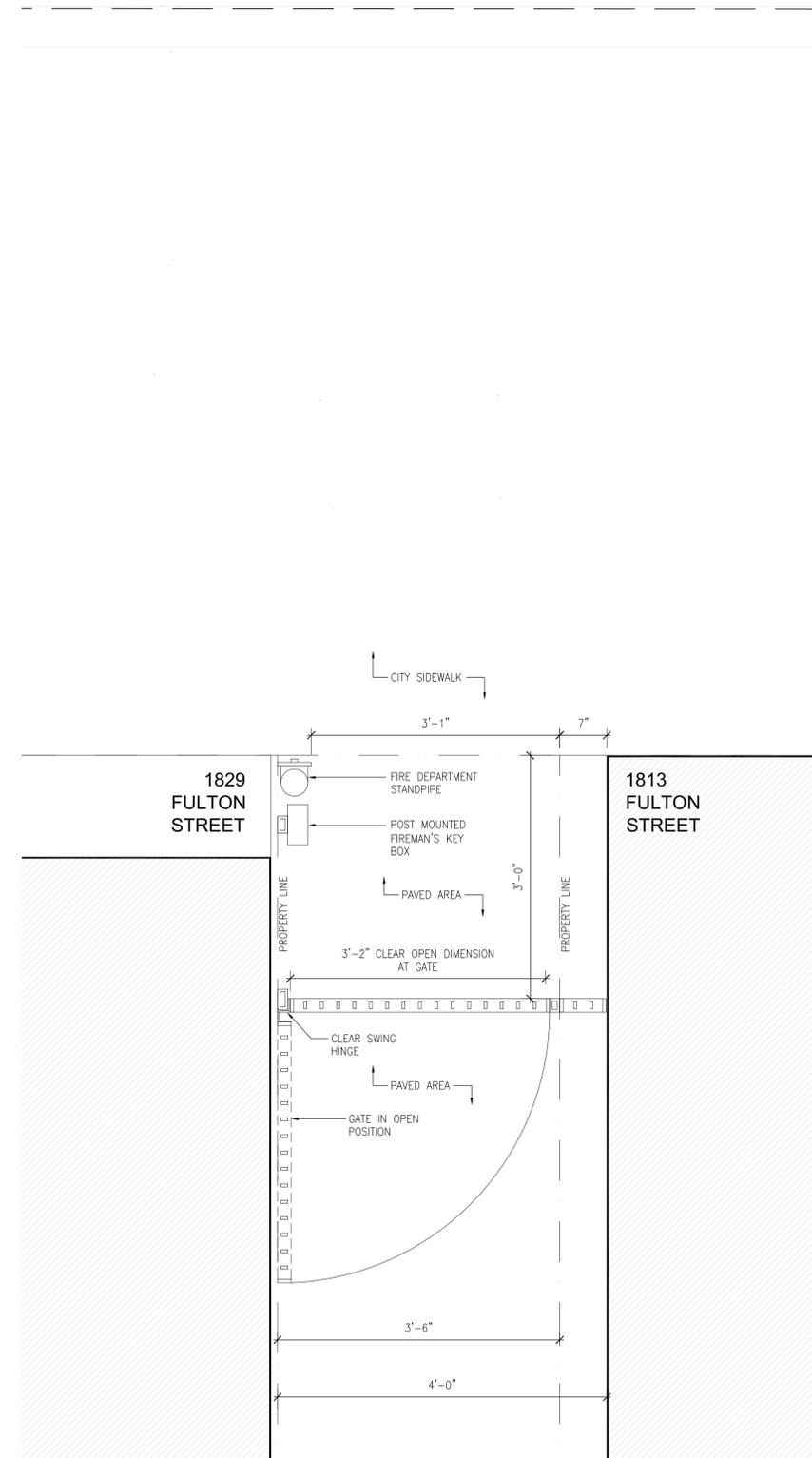
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CHECKED:  
TK  
SCALE:  
3/32" = 1'-0"

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

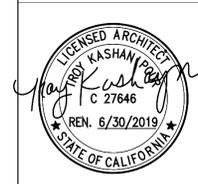
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ISSUE: ISSUED FOR VARIANCE & CUA DATE: 08.15.2018

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**  
1831 FULTON STREET  
SAN FRANCISCO, CA 94117

1340  
11-8166/3210  
02

May 8, 2020  
DATE

PAY TO THE ORDER OF S.F. Planning Department \$640<sup>00</sup>

Six hundred forty & 00/100 DOLLARS

FIRST REPUBLIC BANK  
640 3rd Street  
Santa Rosa, CA 95404  
Tel. 888-409-1289 Customer Care

FOR CA Appeal fee  
2018-011441CUA

MP

① Photo Safe Deposit® Details on back

⑆321081669⑆ 99500093259⑆ 01340

## **Attachment 4**

Fee Waiver



## NEIGHBORHOOD GROUP NOTIFICATION FORM

By filling out this form you are registering your neighborhood group to receive notices from the San Francisco Planning Department.

As per the Sunshine Ordinance and Planning Code, your contact information will be subject to public review; it will also be posted on the Department's website, [www.sfplanning.org](http://www.sfplanning.org)

If you have any questions, please contact [planningnews@sfgov.org](mailto:planningnews@sfgov.org) or 415-575-9121.

**Please provide the following information (\* REQUIRED):**

Organization Name \* NOPA West Neighbors (NOPAWN)

Mailing Address \* 1831 Fulton St

Contact Person to be listed in Directory \* Henry Tang and Brian Kingan

Title \* Co-Presidents

Phone Number \* 415-441-6728

E-Mail Address (generic email suggested) \* nopawestneighbors@gmail.com

Number of Members: 30      Adopted By-laws: Yes  No

Non-profit: Yes  No       Meeting Schedule (Frequency and Time): approx monthly, 1 hr

Organization's Founding Date: 09/20/2017

**Geographic Area of Interest:**

Pick your area of interest as per the Planning Department Neighborhood Map (<http://sf-planning.org/NEIGHBORHOOD-GROUPS-MAP>) below:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Bayview                   | <input type="checkbox"/> Lakeshore       | <input type="checkbox"/> Presidio Heights   |
| <input type="checkbox"/> Bernal Heights            | <input type="checkbox"/> Marina          | <input type="checkbox"/> Russian Hill       |
| <input type="checkbox"/> Castro/Upper Market       | <input type="checkbox"/> Mission         | <input type="checkbox"/> Seacliff           |
| <input type="checkbox"/> Chinatown                 | <input type="checkbox"/> Nob Hill        | <input type="checkbox"/> South of Market    |
| <input type="checkbox"/> Crocker Amazon            | <input type="checkbox"/> Noe Valley      | <input type="checkbox"/> Treasure Island    |
| <input type="checkbox"/> Diamond Heights           | <input type="checkbox"/> North Beach     | <input type="checkbox"/> Twin Peaks         |
| <input type="checkbox"/> Downtown/Civic Center     | <input type="checkbox"/> Ocean View      | <input type="checkbox"/> Upper Market       |
| <input type="checkbox"/> Excelsior                 | <input type="checkbox"/> Outer Mission   | <input type="checkbox"/> Visitacion Valley  |
| <input type="checkbox"/> Financial District        | <input type="checkbox"/> Outer Richmond  | <input type="checkbox"/> West of Twin Peaks |
| <input type="checkbox"/> Glen Park                 | <input type="checkbox"/> Outer Sunset    | <input type="checkbox"/> Western Addition   |
| <input type="checkbox"/> Golden Gate Park          | <input type="checkbox"/> Pacific Heights | <input type="checkbox"/> Citywide           |
| <input checked="" type="checkbox"/> Haight Ashbury | <input type="checkbox"/> Parkside        |   |
| <input type="checkbox"/> Inner Richmond            | <input type="checkbox"/> Potrero Hill    |   |
| <input type="checkbox"/> Inner Sunset              | <input type="checkbox"/> Presidio        |   |

**San Francisco Planning Department Neighborhood Map:**



Email completed form to [planningnews@sfgov.org](mailto:planningnews@sfgov.org). Please note that it takes about 2-4 weeks to start receiving notices.

Application Submission Date: May 5, 2020