



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: MARCH 12, 2020

CONTINUED FROM: DECEMBER 12, 2019 & NOVEMBER 7, 2019

*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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San Francisco, CA 94107  
*Staff Contact:* Matt Dito – (415) 575-9164  
[matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project includes the construction of four single-family dwelling units in the rear yard of the subject property. The subject property is an undeveloped “flag lot” (a lot with minimal street frontage and a long access path before widening at the rear). The proposed project includes one one-bedroom dwelling, three two-bedroom dwellings, and one three-bedroom dwelling. The units range in size from 673 to 1,266 square feet. The lot is accessed from a three and one-half foot accessway on Fulton Street.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow five dwelling units on the portion of the lot located in an RH-2 (Residential, House – Two Family) Zoning District, pursuant to Planning Code Sections 207, 209.1, and 303. With Conditional Use Authorization, one dwelling unit is permitted per 1,500 square feet of lot area in an RH-2 Zoning District. The subject lot is 7,868 total square feet, with 7,476 square feet located in an RH-2 Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received one letter in outright opposition to the project, while numerous other area residents have expressed concerns related to the impact of the project.
- **Concerns.** Numerous residents in the area have expressed concern with the address of the Project Site being 1846 Grove Street, despite the fact that the lot has no access from Grove Street. The Project Sponsor has indicated that their intent is to create new Fulton Street addresses for the dwelling units proposed.
- **Outreach:** The Sponsor has hosted two meetings within the community, on September 7, 2017 and on October 22, 2017.
  - **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.
  - **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.
  - **November 2019:** There were two attendees at the November meeting. One was concerned about density and the other was supportive of the project.
- **Design Review Comments:** The project has changed in the following significant ways since the original submittal to the Department:
  - Reduction of second floor massing at property lines to minimize impact to adjacent properties.
- **Rear Yard, Exposure, and Bicycle Parking Variances:** The Project requires rear yard, exposure, and bicycle parking variances per Planning Code Sections 134, 140, and 155.2.
- **December 12, 2019 Hearing:** At the December 12, 2019 hearing, the Planning Commission directed the applicant to work with the neighborhood to refine the design of the Project to reduce potential impacts to the adjacent rear yards. The following has occurred since that hearing:
  - **Community Meeting on February 2, 2020:** Neighbors of the Project requested the Project Sponsor look into a reduction in density from five units to four, to develop a tree protection plan prior to construction, and to not allow short-term rentals in the Homeowners Agreement (HOA).
  - **Project Update:** The Project Sponsor has reduced the dwelling units proposed from five to four, and incorporated additional reductions in second floor massing, as seen in the plans and incorporated into a revised draft motion. The tree protection plan and restriction on short-term rentals have been agreed to, but are a private matter that is not part of the approval motion for the Planning Commission.

## ENVIRONMENTAL REVIEW

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

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will allow the construction of five single-family dwelling units on a vacant property with a design that is sensitive to the surrounding properties. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Revised Draft Motion – Conditional Use Authorization with Conditions of Approval  
Exhibit B – Revised Plans  
Exhibit C – Revised Land Use Data  
Exhibit D – Project Sponsor Briefing & Renderings



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: DECEMBER 12, 2019

CONTINUED FROM: DECEMBER 12, 2019 & NOVEMBER 7, 2019

*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  
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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 one letter in outright opposition to the project, while numerous other area residents have expressed concerns related to the impact 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.*
  - A. **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.*

- B. **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.*

- C. **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.*

- D. **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.*

- E. **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.*

- F. **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.*

- G. **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.*

- H. **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.*

- I. **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 purposes 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 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 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 August 2, 2019 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 December 12, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 12, 2019

## 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 **August 2, 2019**, 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 **December 12, 2019** under Motion No. **XXXXXX**. 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 **December 12, 2019** under Motion No. **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** 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)*

## PARKING AND TRAFFIC

8. **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)*

9. **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

10. **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

11. **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)*

12. **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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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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 OTHER WISE 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 MANUFACTURES 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.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

Department of Building Inspection  
1860 Mission Street  
San Francisco, CA 94103-2414  
Phone: 415.558.6133 Fax: 415.558.6886

May 1, 2017

Re: Pre-Application Plan Review Meeting  
Project Address: 1840 Grove Street; Block 1187 Lot 003H  
Code Basis: SFBC 2016

Reviewers: Jeff Ma (DBI), Lt. Janice Hayes (SFFD)  
Meeting Attendees: Troy Kashanipour (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:

1. 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

2. 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

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

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 Kashanipour

Troy Kashanipour, 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:

1. Outdoor areas used exclusively for service of the building need only have one means of egress.
2. 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

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

4. Sprinklering - The following is proposed:

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

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

2

FIRE DEPARTMENT: ACCESS REVIEW APPROVAL:

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

Block 1187/ lot 003H

The Architecture plans has been reviewed and SFFD comments:

Condition of approval.

Revise the Architecture plans

- 1- licensed architect need to stamp and sign the Architecture plans.
- 2- Architecture plans must be approved from San Francisco Building department.
- 3- 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 Andrawes, P.E.

Kamal

Fire Protection Engineer

San Francisco Fire Department

Captain/ Michael Patt

Michael Patt

Bureau of Fire Prevention

San Francisco Fire Department

APPROVED AS NOTED  
DATE 6/13/18  
Dana J. Baker  
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: DATE:  
ISSUED FOR VARIANCE & CUA 08.15.2018

CONSULTANT

APPROVAL



DRAWN:

TK

CHECKED:

TK

SCALE:

NONE

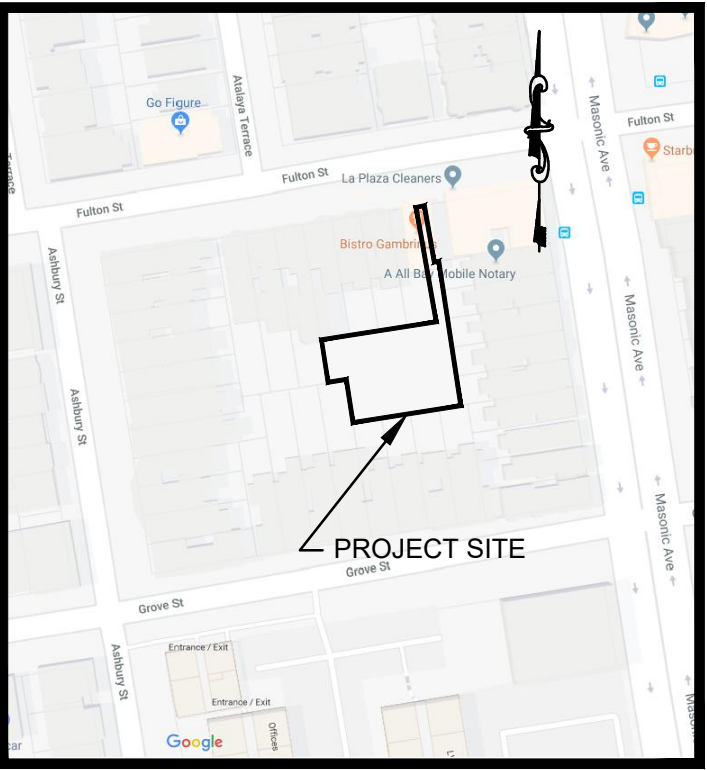
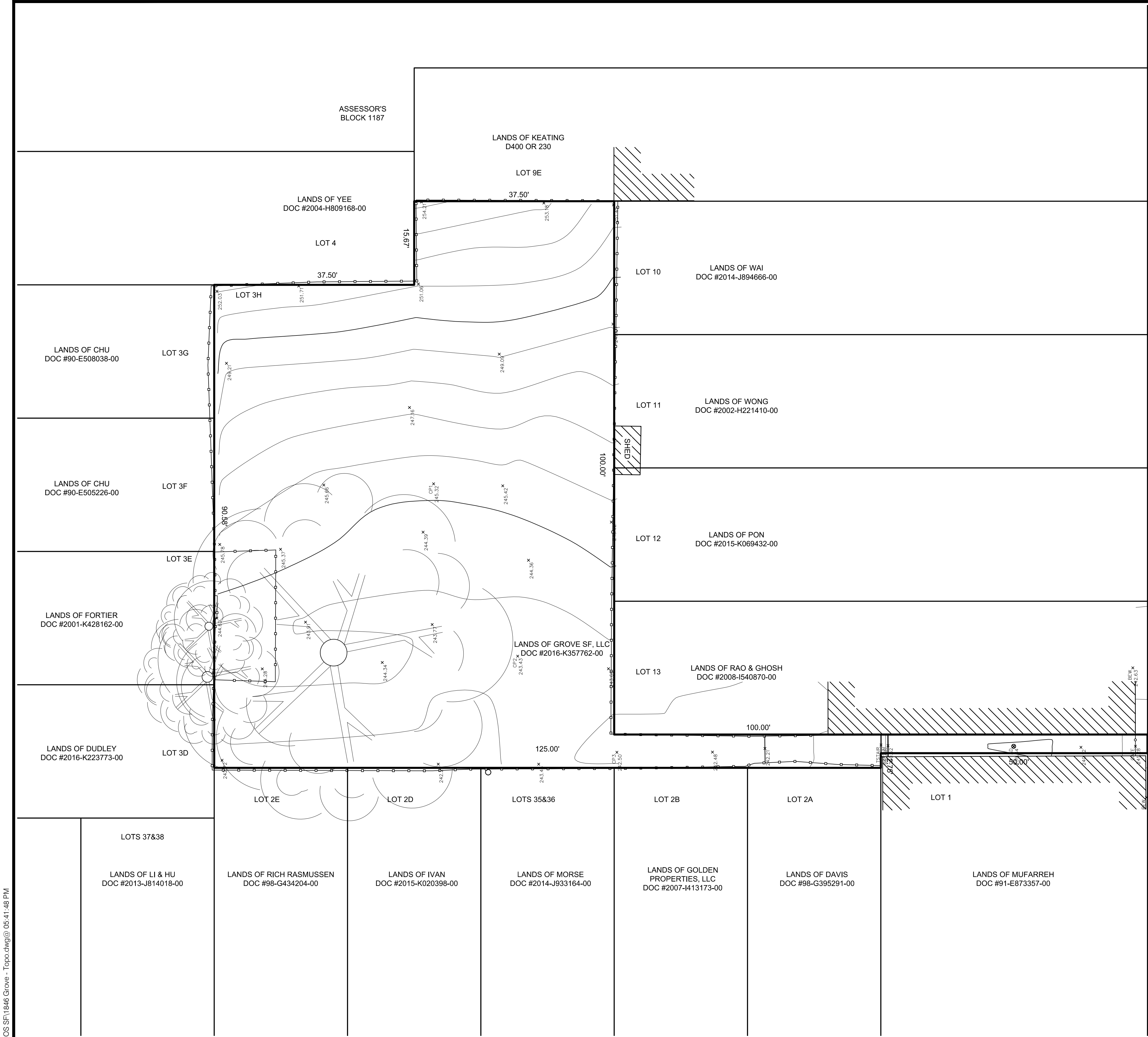
PRE-APPLICATION NOTES

A0.1

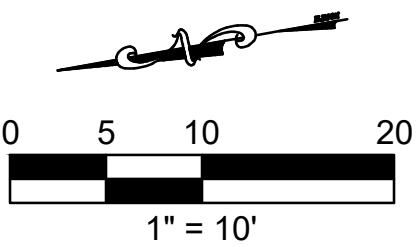
TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SF CA 94107. PHONE/FAX 415.431.0869

1821 FULTON STREET

E:\2019-1002 TB Map & ROS SF\1846 Grove - Topo.dwg@ 05:41:48 PM  
Plotted on: 03/05/19 @ 05:41:48 PM



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
- EDGE OF PAVEMENT
- FINISHED GRADE
- IRRIGATION CONTROLS
- DRAINAGE INLET
- WATER VALVE
- CENTERLINE
- FINISHED SURFACE
- FINISHED FLOOR
- CONCRETE
- HYDRANT
- RIDGE LINE ELEVATION
- GARAGE FLOOR ELEVATION
- FOUND
- RECORD DATA
- TREE

NOTE

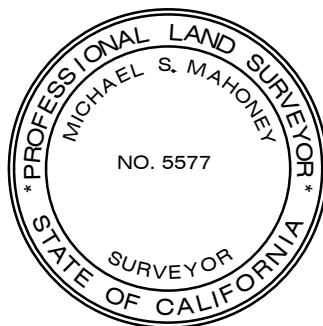
RECORD OF SURVEY TO BE FILED WITH THE CITY AND COUNTY OF SAN FRANCISCO. PROPERTY CORNERS WILL BE SET AT ALL PROPERTY CORNERS OR OFFSETS THERETO.

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 GEOID12B) 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



NO.	REVISIONS	DATE	JOB# : 2019.1002	DESIGNED: JKO	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
			DATE : 2/9/19	DRAWN: JKO			
			100% SUBMITTAL	APPROVED: JKO/MSM			





[illegible]

A narrow alleyway between a wooden fence and a white building with horizontal siding. On the left, there are blue and green recycling bins. The path leads to a utility pole with many wires. The background shows a hillside with trees.

A photograph showing a grassy hillside with a wooden fence. In the background, there are several trees and a building with a curved roof. The foreground is dominated by dry, yellowish grass and some small plants. A wooden fence runs across the middle ground. Behind the fence, there are large green trees and a building with a curved roof. The sky is overcast. In the bottom right corner, there is a dark, curved object, possibly a wheel or part of a vehicle.

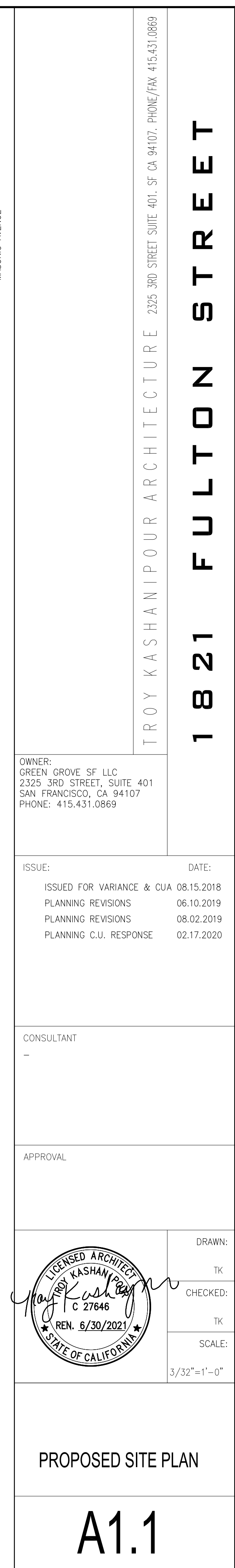
A photograph showing a grassy field in the foreground with some large, spiky-leafed plants. In the background, there are several multi-story apartment buildings with light-colored siding and multiple windows. A large, dense green tree stands to the right of the buildings. Two people are standing in the field, looking towards the buildings. The sky is overcast.

A photograph of a large, dense, dark green tree in a grassy field. In the background, a tall, modern building is visible behind other trees. The foreground is filled with dry, yellowish grass and some low-lying green plants.

1821 FULTON STREET

## A0.2







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: 3819 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

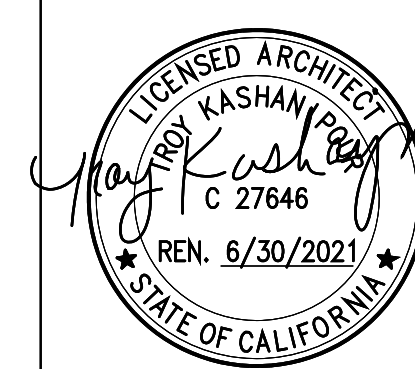
DWELLING 1: 230 SQFT - COMPLIES AS PRIVATE OPEN SPACE  
DWELLING 2: 257 SQFT - COMPLIES AS PRIVATE OPEN SPACE  
DWELLING 3: 254 SQFT - COMPLIES AS PRIVATE OPEN SPACE  
DWELLING 4: 132 SQFT - COMPLIES AS PRIVATE OPEN SPACE

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

ISSUE:	DATE:
PLANNING REVISIONS	08.18.2019
PLANNING C.U. REVISIONS	02.17.2020

CONSULTANT  
-

APPROVAL



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

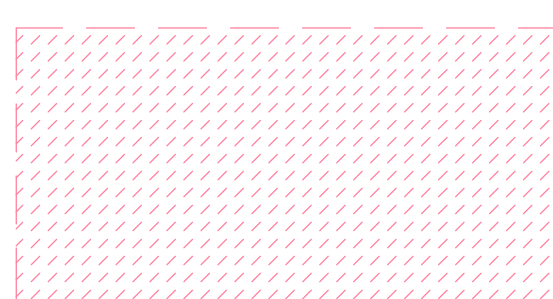
OPEN SPACE AND  
UNIT EXPOSURE DIAGRAM

A1.2





REDUCTION IN VOLUME ON SITE SHOWN IN RED:



UNIT COUNT REDUCED FROM 5 TO 4 UNITS

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1821 FULTON STREET

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SAN FRANCISCO, CA 94107  
PHONE: 415.431.0869

ISSUE:  
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02.17.2020

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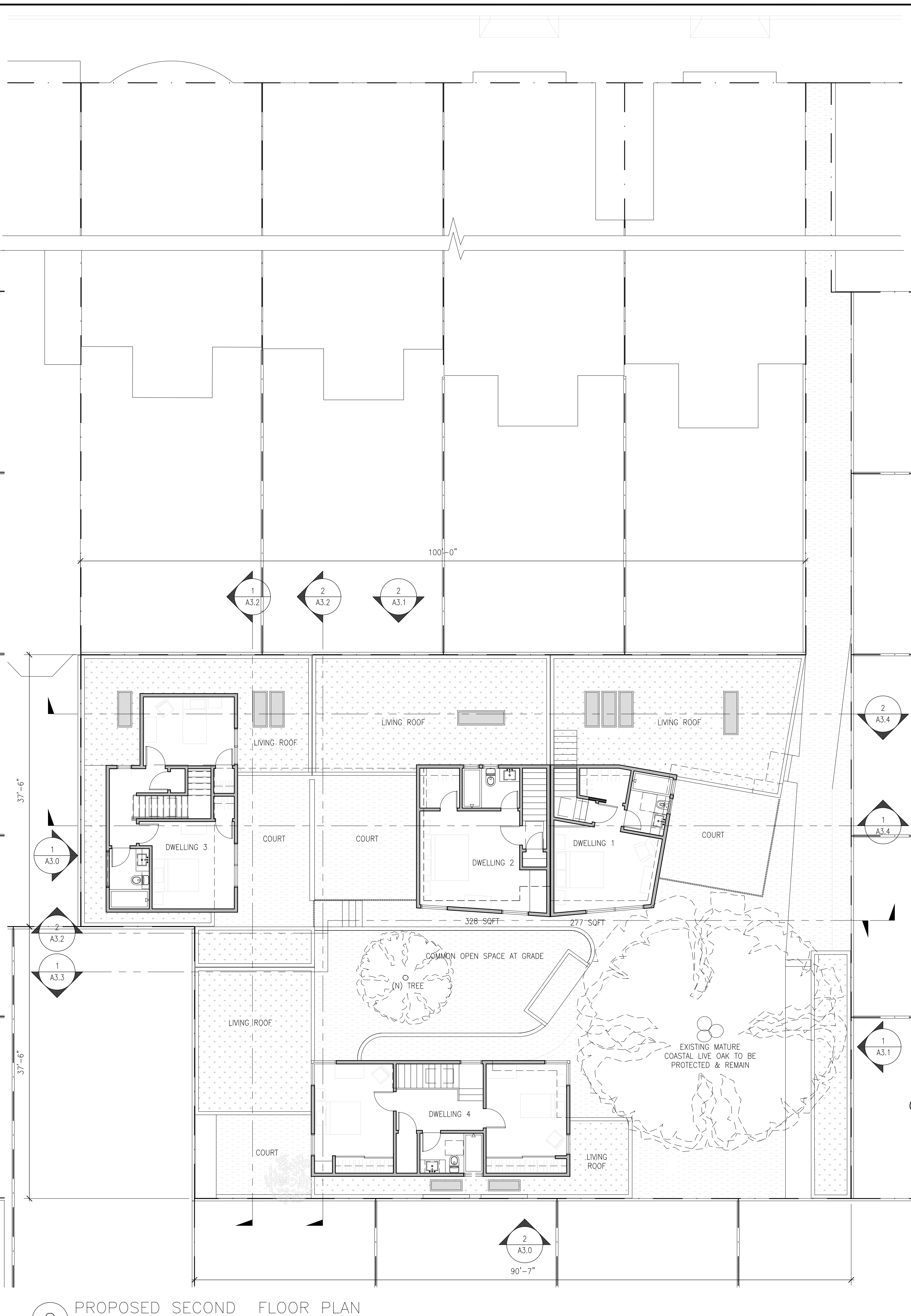
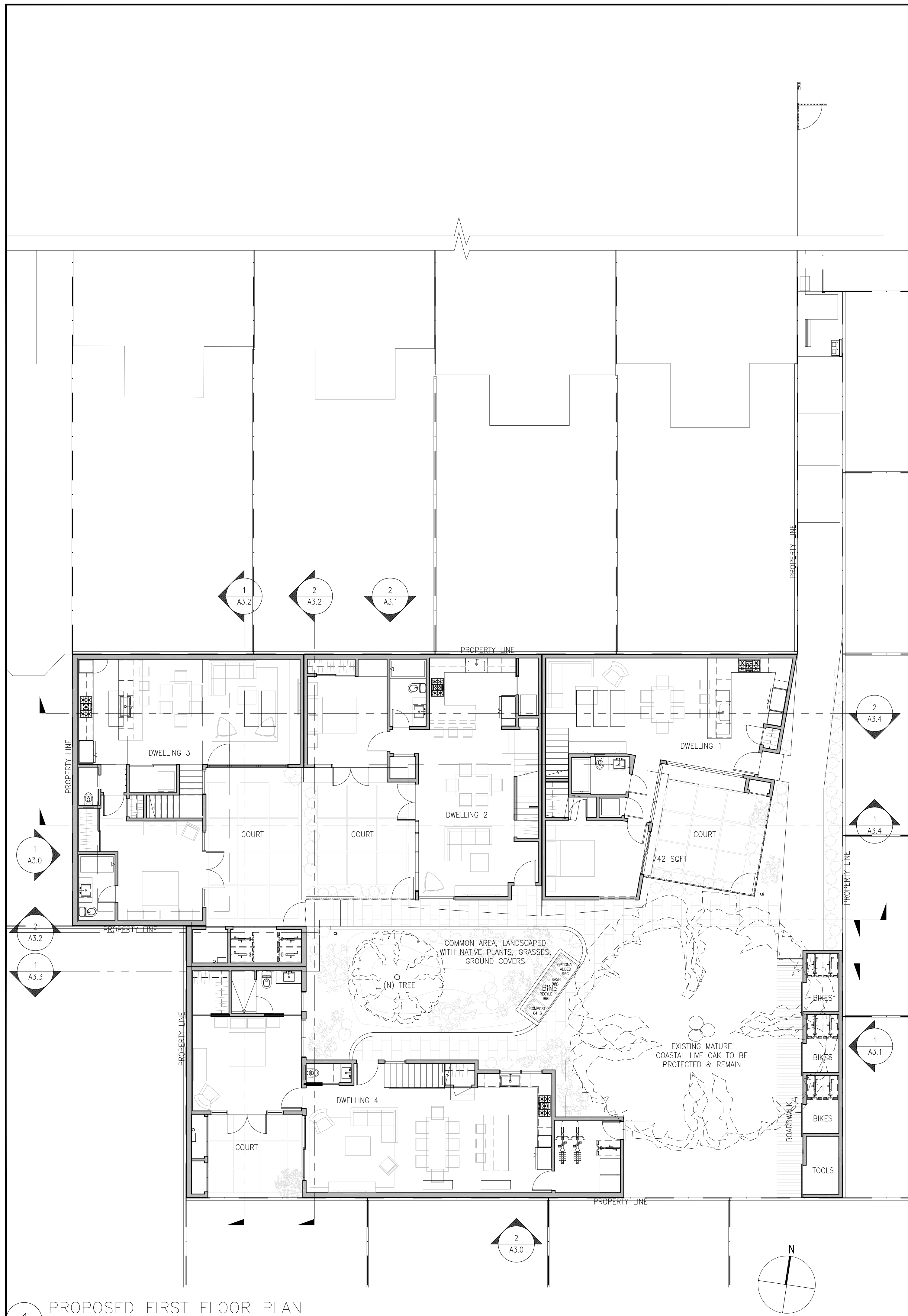
APPROVAL



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

SITE PLAN  
REDUCTION IN VOLUME

A1.3



TROY KASHANIPOUR ARCHITECTURE  
2235 3RD STREET SUITE 401 SF CA 94107 PHONE/FAX 415.431.0669

1821 FULTON STREET

OWNER:  
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2325 3RD STREET, SUITE 401  
SAN FRANCISCO, CA 94107  
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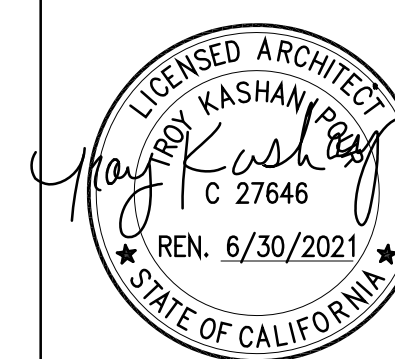
CONSULTANT

APPROVAL

DRAWN:  
TK

CHECKED:  
TK

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



## SCHEMATIC DESIGN PROPOSED FLOOR PLANS

## A2.0



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

TROY KASHANIPUR ARCHITECTURE2325 3RD STREET SUITE 401, SF CA 94107PHONE/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

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08.02.2019  
03.01.2020

CONSULTANT  
-

APPROVAL

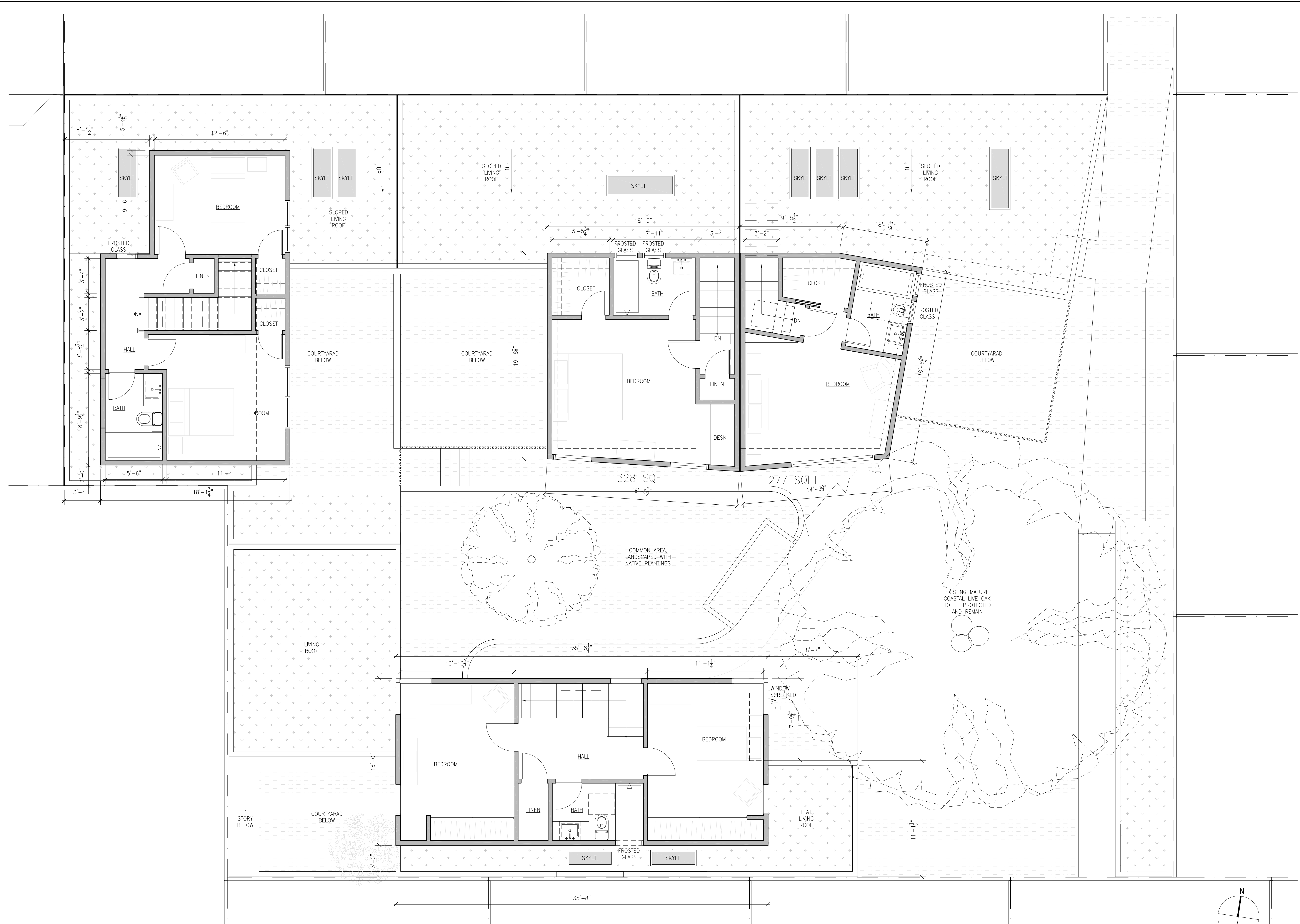
LICENSED ARCHITECT  
TROY KASHANIPUR  
C 27646  
REN. 6/30/2021  
STATE OF CALIFORNIA

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

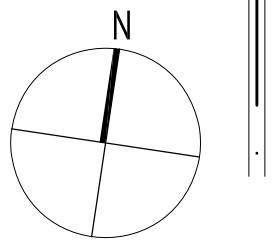
PROPOSED FIRST FLOOR PLAN

A2.1





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



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**1821 FULTON STREET**

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CONSULTANT  
-

APPROVAL



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

PROPOSED SECOND  
FLOOR PLAN

**A2.2**



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

TROY KASHANIPOUR ARCHITECTURE2325 3RD STREET SUITE 401, SF, CA 94107. PHONE/FAX 415.431.0869

1821 FULTON STREET

OWNER:  
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PLANNING CU REVISIONS

DATE:  
08.15.2018  
06.10.2019  
08.02.2019  
02.17.2020

CONSULTANT  
-

APPROVAL

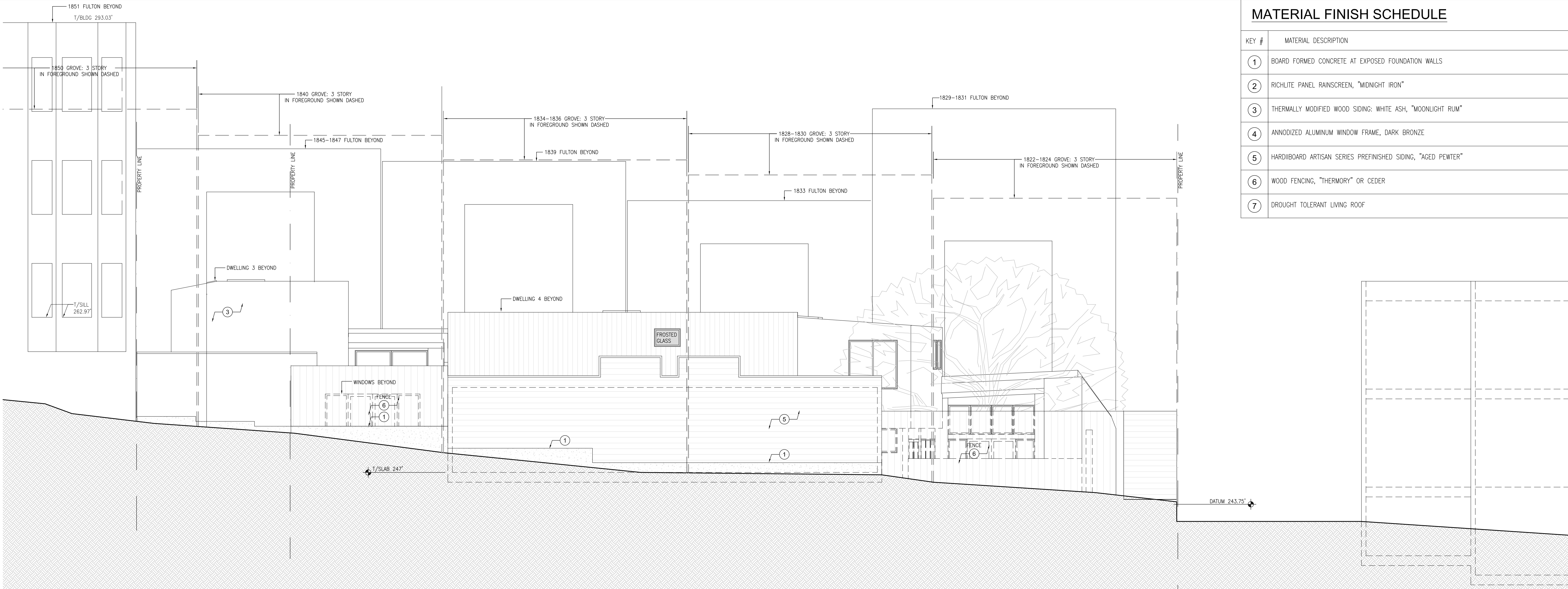
LICENCED ARCHITECT  
TROY KASHANIPOUR  
C 27646  
REN. 6/30/2021  
STATE OF CALIFORNIA

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

PROPOSED ROOF PLAN

A2.3



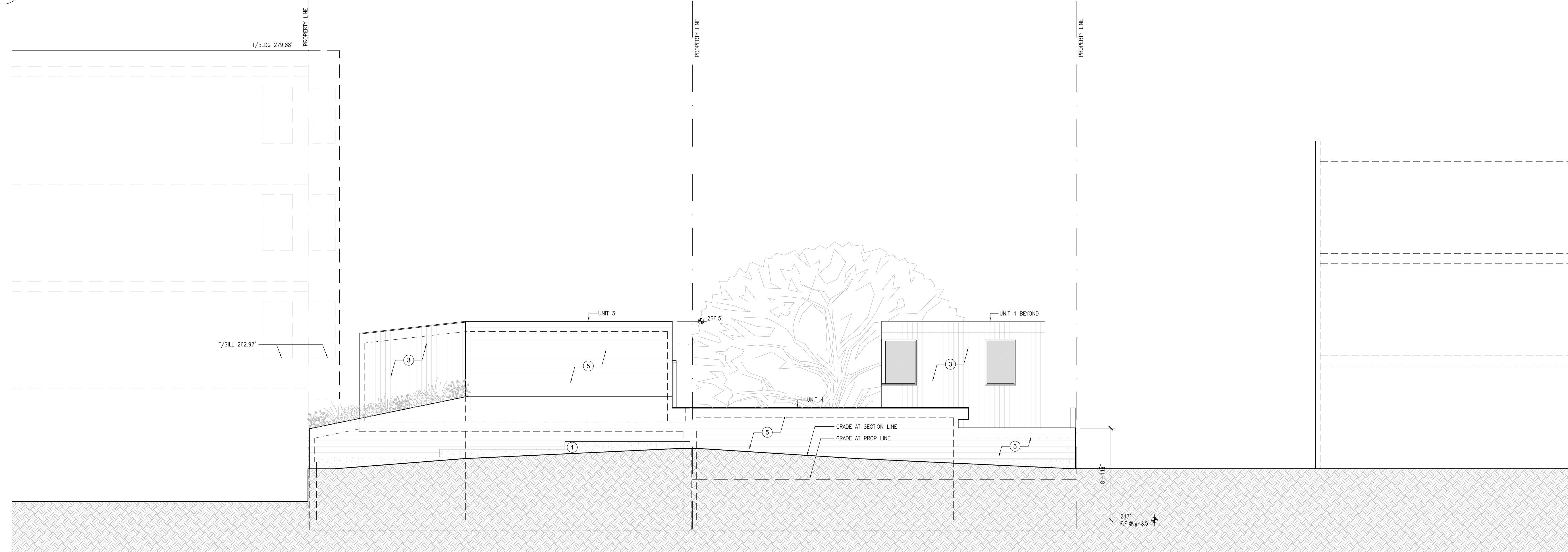


### MATERIAL FINISH SCHEDULE

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"

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CONSULTANT  
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APPROVAL

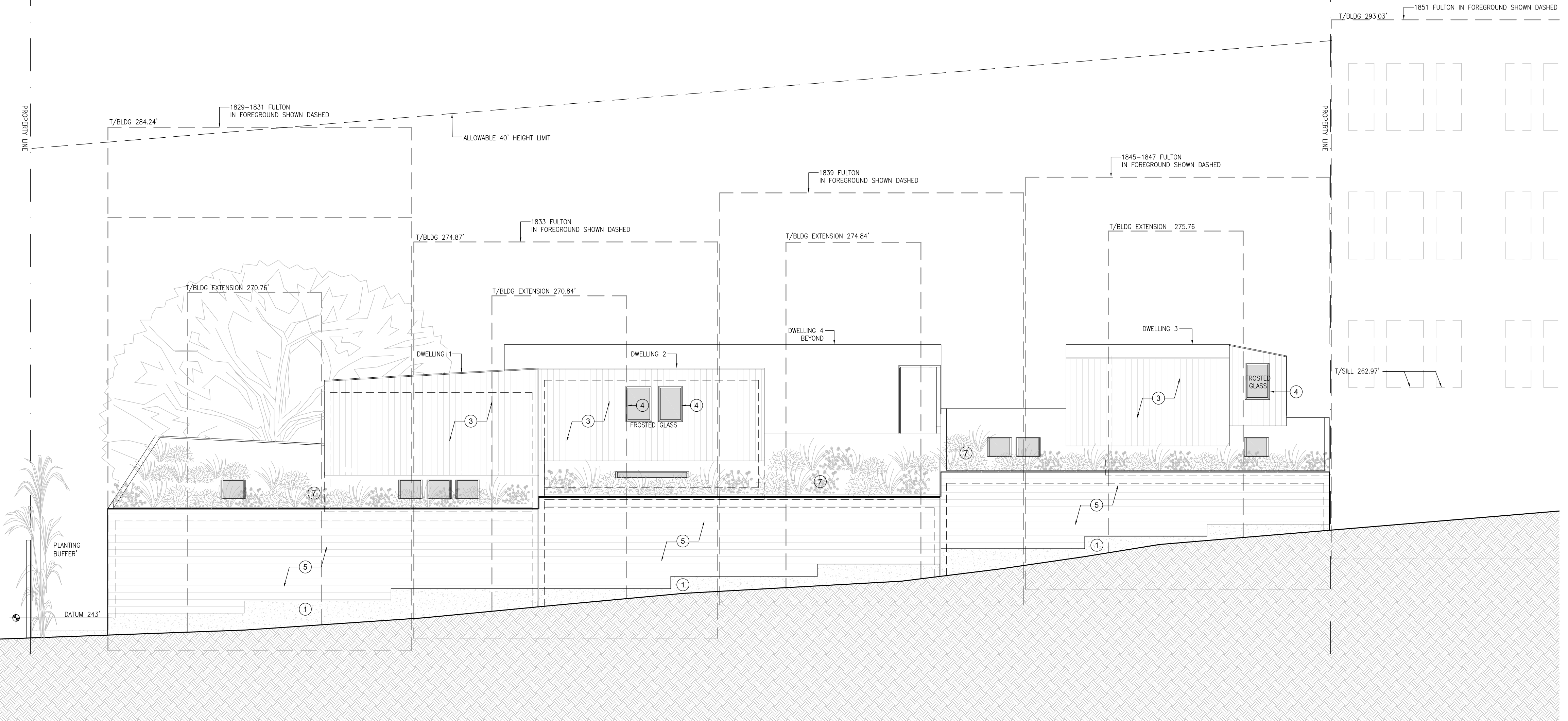
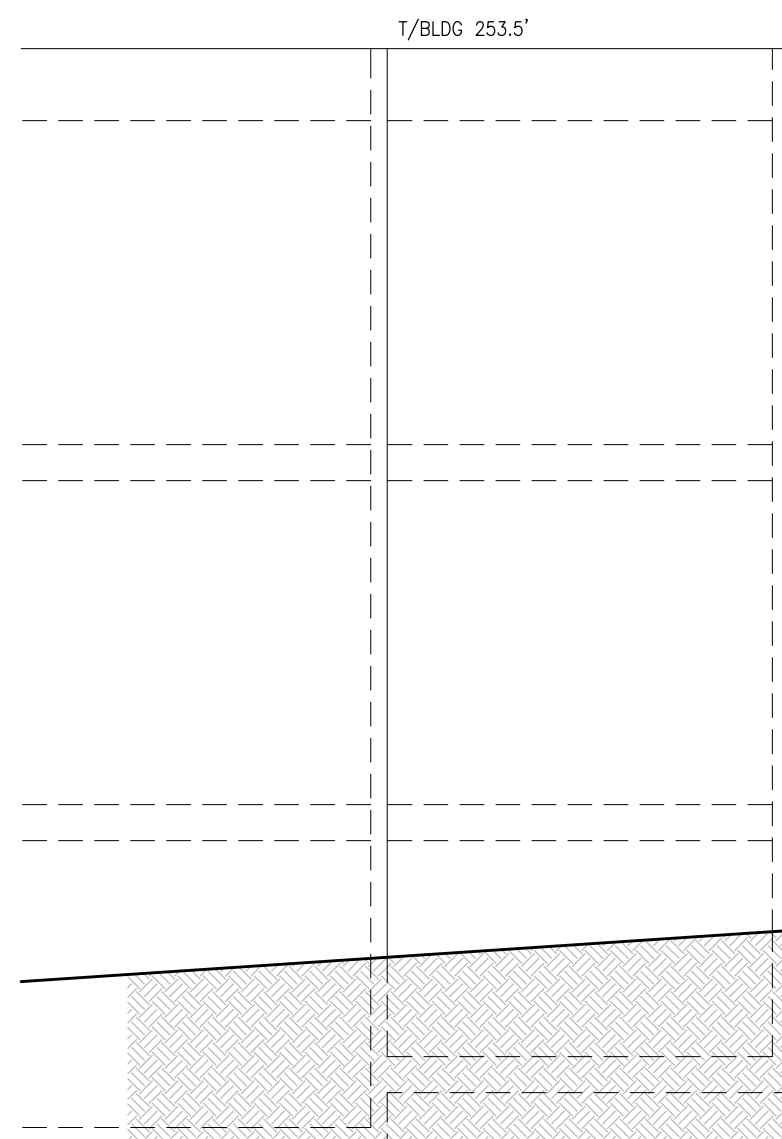


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SCALE:  
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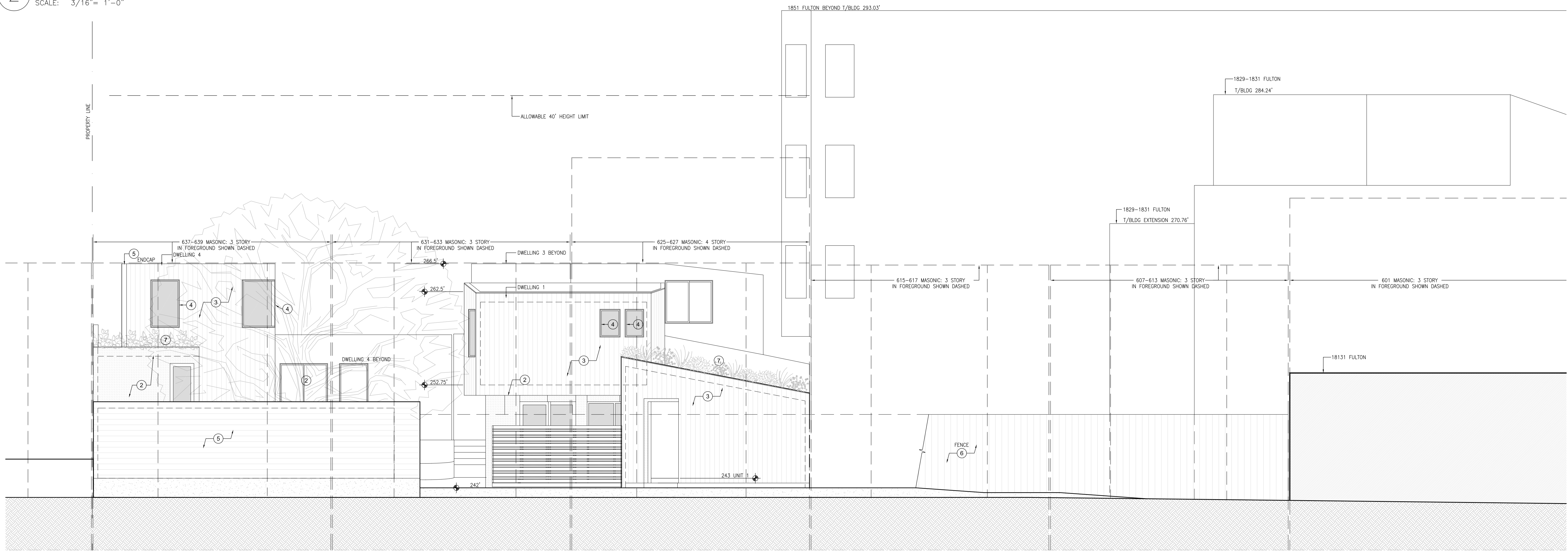
PROPOSED ELEVATION

A3.0

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"



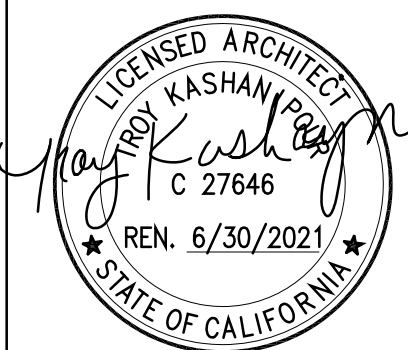
1 EAST ELEVATION AT PROPERTY LINE  
SCALE: 3/16" = 1'-0"

OWNER:  
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PHONE: 415.431.0869

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CONSULTANT

APPROVAL



DRAWN:	TK
CHECKED:	TK
SCALE:	1/2"=1'-0"

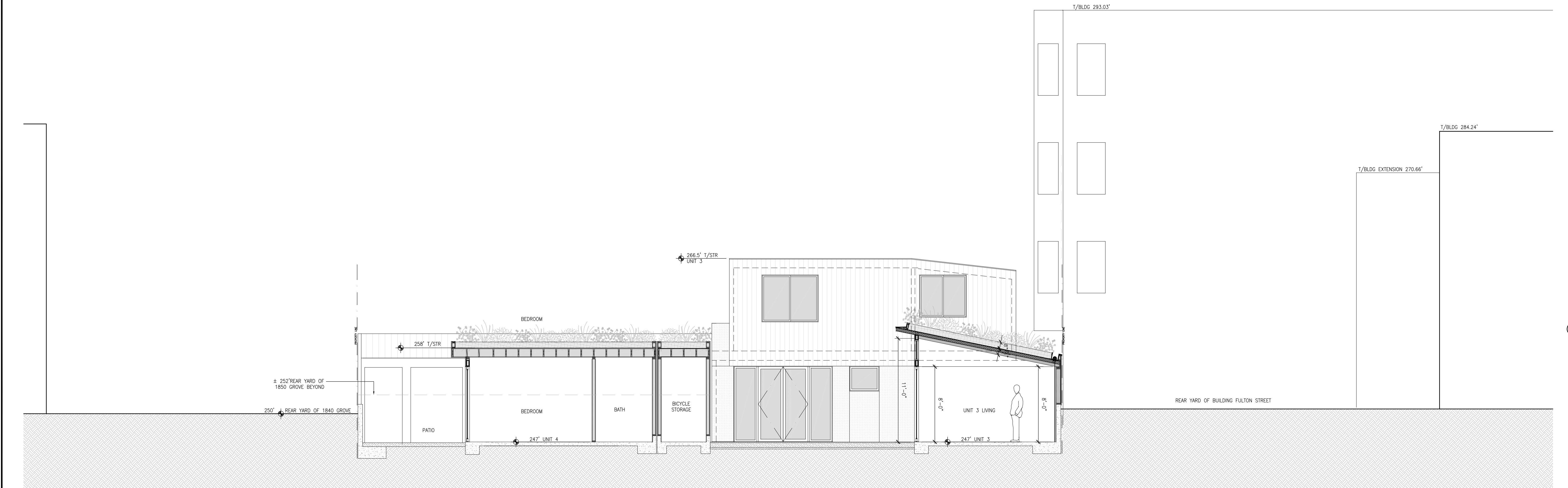
PROPOSED ELEVATION

## A3.1





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



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

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1821 FULTON STREET

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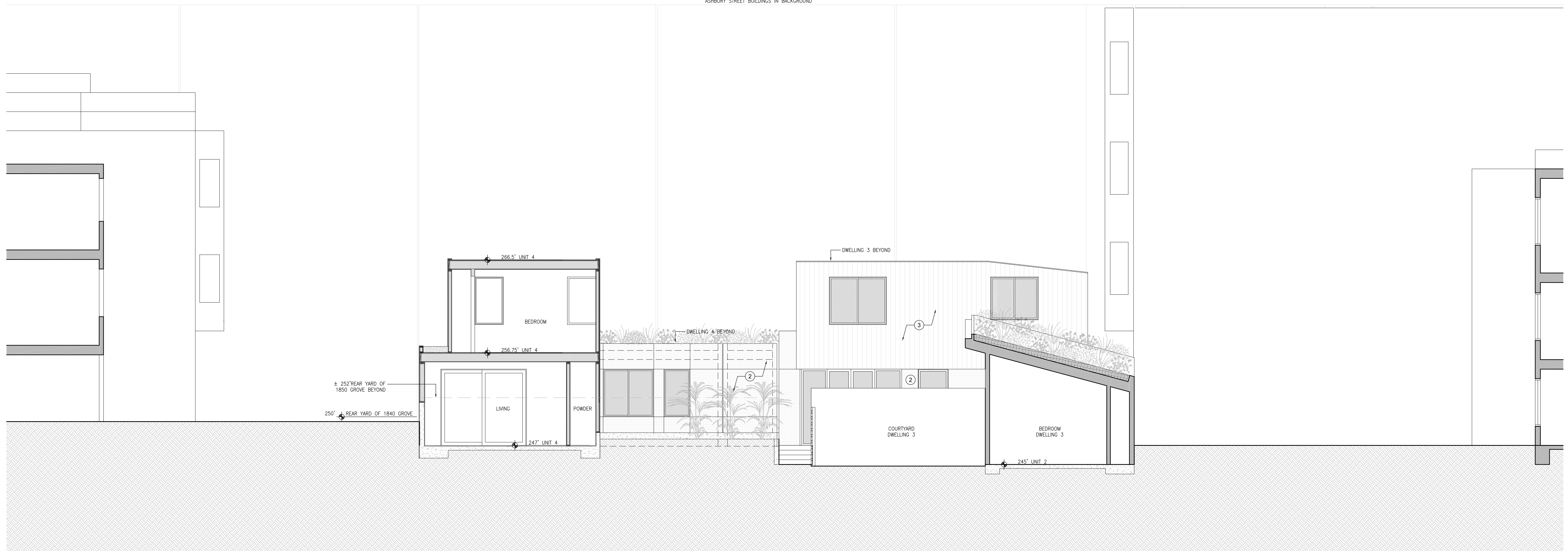
CONSULTANT  
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APPROVAL

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

PROPOSED SECTION

A3.2



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



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

OWNER:  
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CONSULTANT  
-

APPROVAL



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

PROPOSED SECTION

A3.3

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

1821 FULTON STREET





2 BUILDING SECTION/ELEVATION LOOKING SOUTH  
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

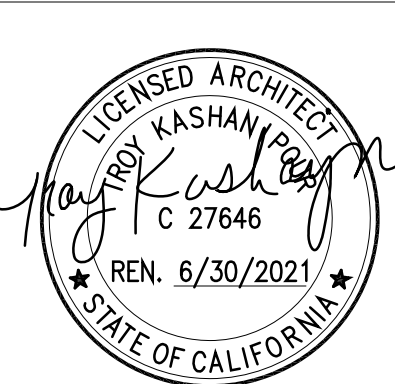
1821 FULTON STREET

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  
-

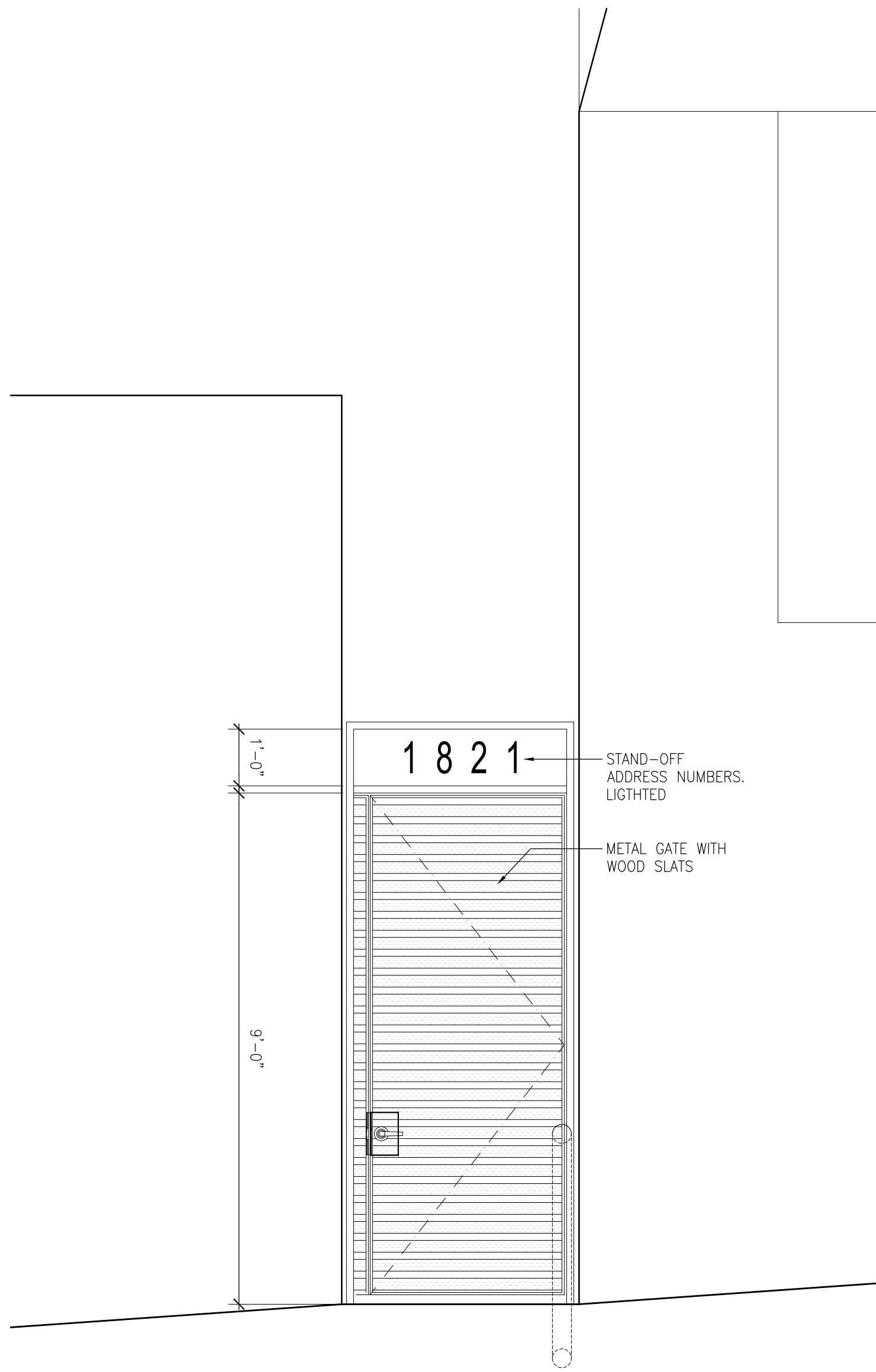
APPROVAL



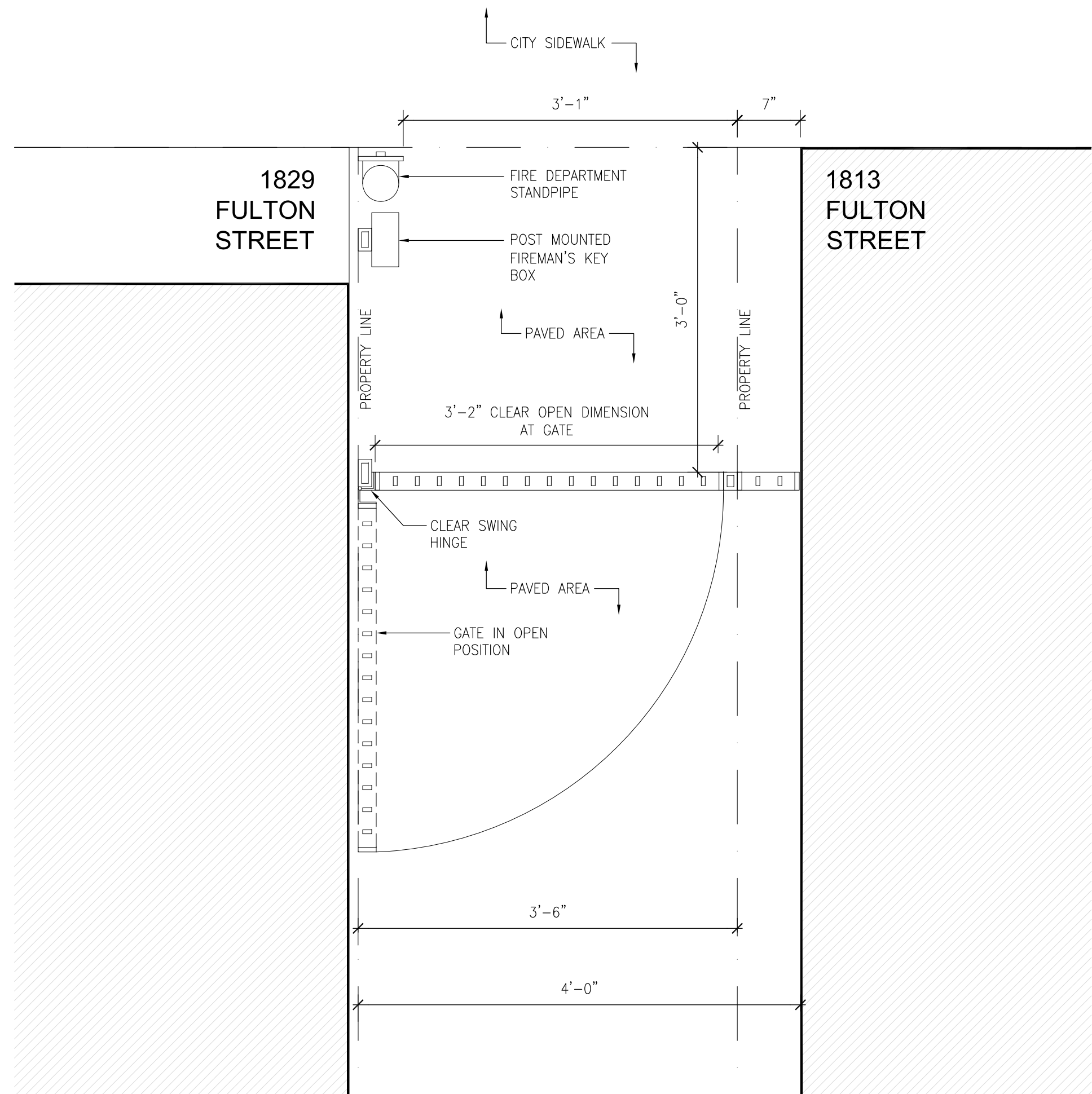
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TK  
CHECKED:  
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SCALE:  
3/32"=1'-0"

PROPOSED SECTION

A3.4



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



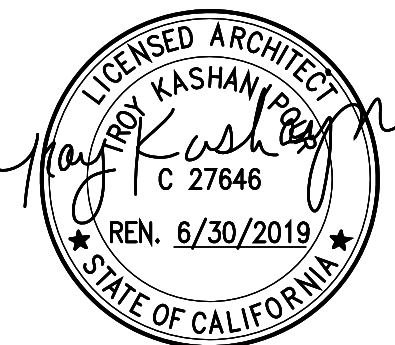
1 ENLARGED PLAN AT GATE  
SCALE: 1" = 1'-0"

OWNER:  
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2325 3RD STREET, SUITE 401  
SAN FRANCISCO, CA 94107  
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-

APPROVAL



DRAWN:  
TK  
CHECKED:  
TK  
SCALE:  
AS SHOWN

ENLARGED DETAILS

A8.0

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

1821 FULTON STREET





# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1846 GROVE ST  
RECORD NO.: 2018-011441CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	4,785	4,785
Usable Open Space	0	3,727	3,727
Public Open Space	0	0	0
TOTAL GSF	0	8,512	8,512
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	4	4
Dwelling Units - Total	0	4	4
Hotel Rooms	0	0	0
Number of Buildings	0	4	4
Number of Stories	0	2	2
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	10	10
Car Share Spaces	0	0	0

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	2	2
Three Bedroom (or +) Units	0	2	2
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

## Summary of Project & Design Modification: 1821 Fulton (1846 Grove)

### The Lot is a large Flag lot with an Entry on Fulton Street

- This is an oversized lot: Greater in size than 3 standard city lots. RH-2 Zoning allows up to 6 units. Proposed units on property is 4.

### Design Intent and Approach

Due to the unique nature of the site in the mid-block location, the project must be sensitive to the context. Due to the unique nature of the lot, the project requests a variance in order to minimize impacts on adjacent properties rather than follow the prescriptive requirements of the code.

A project which does not request the Section 134 Rear Yard Variance may build to the Front property line (north) and both side property lines (east and west). See Diagram below with the shaded area being buildable area. Setbacks shown are typical for residential lots. Front setbacks are averaged off of neighboring buildings and there are no side setback requirements in the code. In this case, the front of the lot is considered to be the north side closest to Fulton Street. See enlarge **Exhibit A** at end of narrative and smaller image below:

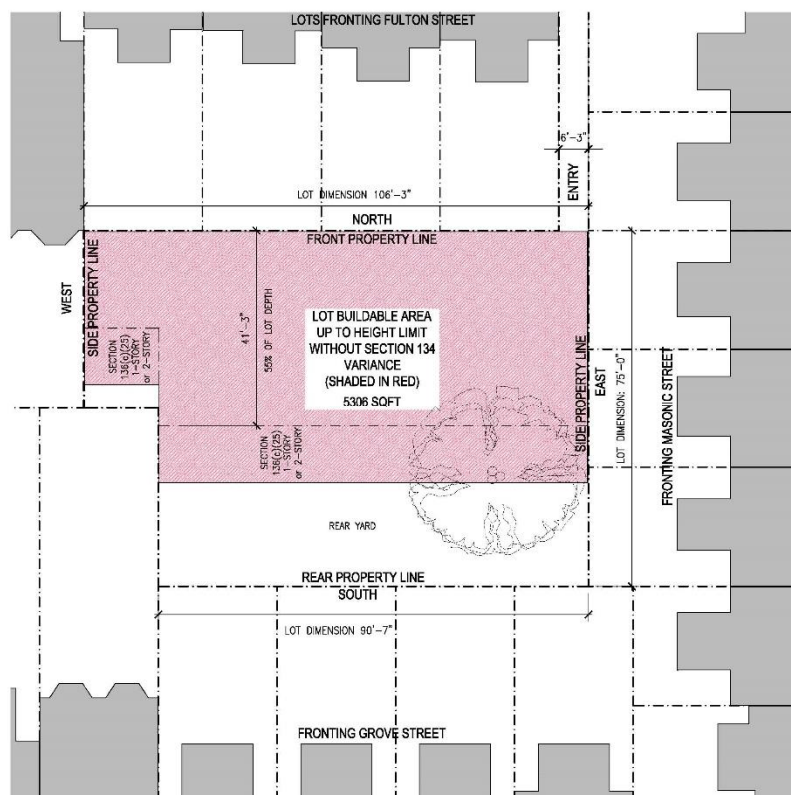


Exhibit A

Rather than concentrating the volume of the building in the area shown shaded as a 2 story volume, the proposed design more evenly distributes the building area across the site. In the Planning Code, one-story volumes are generally are not considered to be impactful on neighbors. For this reason a 1-story “pop-out” allowed in Section 136(c)(25) is allowed to go the full width of the lot. The one-story is considered to be no more impactful than a 10’ fence which may be approved without a variance.

The proposed design breaks up the massing of a “big block “building shown in the shaded area above and distributes largely one story volumes in a more even manner at north, west, and south sides. It places only a very small 1-story volume at the east side where the rear walls of Masonic Street buildings are closest to the side property line of our parcel. Shaping the proposed volumes across the site allows for the lot to be developed while preserving the oak tree.

The area of 2-story volumes are positioned and shaped to minimize shadow impacts on adjacent yards. The area of 2<sup>nd</sup> story volume (1584 sqft) on the site is just 29% of what is considered buildable area.

Approval of the Variance is justified in that it allows the project to distribute, rather than concentrate, impacts where the rear yard condition of adjacent parcels similar.

### **What is Proposed:**

4 Dwelling units: 2- 2 bedrooms, 2- 3 bedrooms.

Mostly one-story volumes with smaller areas of 2-story pop-ups. 2<sup>nd</sup> story volumes positions and shaped to minimize shadow impacts.

Inwardly focused

Minimize window exposure to neighbors

Minimize shadow impacts

Homes nested into topography

Preserve Coastal Live Oak tree.

Provide Living roofs.

Provide low-water California native plantings.

### **Summary of Meetings and Neighbor Outreach:**

#### **1. Pre-application Meeting: September 7<sup>th</sup>, 2017**

- SFPL meeting room 1833 Page Street.
- Letters send to pre-app meeting list provided by Radius Services
- 25 Attendees

#### **2. Neighbor Meeting 2: September 6, 2019**

- SFPL meeting room 1833 Page Street
- Email notification and communication through Planner and Legislative Aide,
- Attended by District 5 Legislative Aide,
- 17 Attendees

**Story Poles provided on site illustrating volume of unit 2 and 3 per neighbor request. See exhibits L and M.**

#### **3. Neighbor Meeting 3 : November 19, 2019**

- SFPL Meeting Room at 1833 Page Street
- Email notification and letters mailed to Pre-app mailing list.
- 2 Attendees.

Additional offers to meet with neighbors in smaller groups or individually were declined, or not response received.

Post CU hearing meetings

#### **4. Neighbor Meeting 4: February 6, 2020**

- SFPL Meeting Room at 1833 Page Street
- Email notification to sign in list.
- 18 Attendees including Haight Ashbury NC representatives.

#### **5. Neighbor Meeting 5: February 26, 2020**

- City College classroom, 633 Hayes.
- Email notification to sign-in list. Additional letters hand delivered to each adjoining parcel. Sign posted at gate.

- 11 Attendees.

**6. Community Group presentation: 2/27/2020**

NOPNA Land Use Subcommittee of the North of the Panhandle  
Neighborhood Association  
633 Page Street  
9 Attendees.

**Summary of Design Modification and responses to Neighbor Concerns**

**(See Diagram B in package):**

1. Revised number of units on property from 5 to 4.
2. Reduced 2 Story Volume at West edge of Property to 1 story
3. Moved 2nd story volume away from property line at Unit 3.
4. Reduced 1 story volume on East edge of Property.
5. Reduced 1 story volume at South edge of Property
6. Provide Planting Screen at East side of Property
7. Relocated bin area to center of property minimizing noise.
8. Removed East facing window on upper bedroom of Unit 1.
9. Agree to NSR restricting short term rental at Commission discretion.
10. Agree to provide Tree Planting and Protection Plan from certified Arborist
11. Agree to provide low voltage pathway lighting rather than flood lighting.
12. Agreed to provide soft-close device at gate
13. Agreed to modify windows with potential privacy impact to neighbor. Any smaller bathroom window facing neighbors directly will be frosted glass.
14. Agreed to have a pre-construction meeting with interested neighbors with contractor coordinated timeline in advance of construction. Will designate point of contact at that time.
15. Agreed to repair any damage at adjoining yards or landscaping,
16. Along entry agreed to protect adjoining buildings and repair any damage at our sole expense.

**Summary of Features Retained (See Exhibit B):**

1. Preserves and protects existing Oak Tree.

2. Creates Living Roof
3. Creates native planting areas as pollinator habitat.
4. Minimizes windows looking on to neighbor properties. See Exhibit D
5. Minimizes shadows. See Exhibit E for Solar Orientation.
6. Allows view corridors through the project. Allows light and breeze permeability. See Exhibit F.
7. Preserves inwardly focused scheme that minimizes exposure to neighbors. Preserves privacy, contains noise, reduces light, keeps circulation away from property lines, minimized unused space where debris can accumulate, maximizes security, creates community.
8. Provides additional firefighting resources with standpipes on property that can be used to by firefighters on fires on surrounding wood frame, non-sprinklered buildings. Firefighters will have full access to site through a key box. Improves the fire safety on the block rather than reduce it.
9. Preserves Bicycle Parking.
10. Preserves minimal FAR, minimal lot coverage. Floor area ratio of site, is less than 1/3 of that of typical San Francisco lot, due to unique conditions of the site.
11. Provides additional housing supply in an area of the city that has not seen great contribution relative to other areas of the city.
12. Creates units with a ground floor bedroom, suitable for older adults who do not wish to climb stairs.

### **Summary of Sustainability:**

1. Infill housing in an urban area as opposed to suburban growth.
2. Near major transit and bicycle lanes. On-site bicycle parking. No construction for housing cars.
3. Dumped garbage and construction debris on property will be removed. Invasive English Ivy and invasive blackberry will also be removed.
4. Mature Oak Tree will be preserved, maintained, and protected.
5. Planting of native plants and pollinator habitats. Low water irrigation systems for landscaping. Work with “Bay Area Natives” on Cargo Way, and “Sloat Garden Center” in San Francisco, and similar nurseries.
6. Living roof: providing habitat, slowing and absorbing run-off, reducing heat gain, reducing heat island effect. Visually calming for adjacent properties.
7. Fossil Fuel free, no natural gas connection. All electric systems. Heat pump water heater, clothes dryers, induction stoves.
8. Intent to utilize “carbon cure” and low cement content concrete mixes for lower embodied carbon (8% of worldwide CO2 emissions due to cement production). Carbon sequestering technologies available for concrete.

Soapbox Item: For foundations we intend to consider the embodied carbon impact of this construction, sourcing concrete with low-cement content and CO2 sequestering technologies such as ~~%~~Carbon Cure+ and possibly even man-made Carbon sequestering aggregate such as Blue Planet Aggregate. Architects, Engineers, and Policy makers need to provide housing but minimize embodied carbon in building materials as a way of reducing emissions. Requirements for low embodied carbon materials need to be written into the code, and quickly. Small project such as this one are good for demonstration of concept the real impact happens with the mega-



developments and infrastructure. We hope that with a sane individual in the White House progress can be made creating national standards for low embodied carbon concrete and other materials.

9. Creates a community:

- Sense of collective open space for interaction. Village Green concept as precedent around Tree and Courtyard, encourages interaction.
- Links common space to private realms. Visual and spatial connections.

### **Frequently Asked Questions:**

#### **How is the Site Accessed?**

Through gate fronting to Fulton Street. The width meets the Building Department and Fire Department Requirements as confirmed through Pre-application process.

#### **Can two persons pass along the site access?**

- The narrowest point is the first 50'.
  - The width it is about that of a typical residential apartment single loaded corridor.
  - It exceeds the code requirements.
  - Two persons can pass comfortably.



Sasha and his father at access

- Average walking time to traverse 50 feet is 12 seconds.

The next 50' of the entry is 6'-3" wide and between fences.

**Is there is precedent homes in a similar location, behind other homes, in immediate area?**

Yes in the immediate area and all over San Francisco. In many cases at much higher density than what is proposed. See Exhibits G,H,I,J,K.

**The entry to the Site is unusual. Do you have approval?**

The Entry and Exit Condition has been reviewed and approved by the San Francisco Fire Department and the Department of Building Inspection based on conditions which include:

1. NFPA 13 Fire Sprinkler System – Highest Sprinkler standard designed to fully extinguish. Same system for high-rise towers.
2. Standpipes on site.
3. R-3 (single family home and duplex) occupancies.
4. Not more than 20' in height. Based on 24' ladder carried by 2 firefighters
5. Type III Non-combustible Construction.
6. Red zone and removal of sidewalk tree.
7. Clear width of 42".

Code Basis for Approval: San Francisco Fire Code 5.12 Item 6. Project meets all conditions, San Francisco Building Code Regarding Exits and Exit Discharge: 1014, 1015, 1022, 1028.4, Reference pre-app letters.

**Are 2 Exits from a site required?**

No. Some buildings require 2 exits, but only one exit discharge is from any site. The exit discharge is defined as "the portion of the means of egress between the building exit and the public way". The exit discharge is required to be open to the sky.

The Fire Department has reviewed and approved.

The condition on this lot is better than the vast majority of SF buildings where a rear stair requires one to pass back through and under a building to get to the public way.

**The project has the highest level of sprinkler protection, but water should not be used on electrical fires. What about electrical fires and short circuiting of appliances?**

Most electrical fires are caused by overloaded outlets with too many appliances plugged in to the same outlet, or multiple splitters and extension cords off on insufficiently placed outlets. This occurs in older homes that do not have an adequate number of outlets for the intended use, where circuits do not have the appropriate circuit breaker protection, and where work was done unprofessionally without permits and inspection.

This project will be fully up to code which requires a generous number of outlets. Outlets will be protected with GFCI Protection and Arc Fault Circuit Interrupter protection for other receptacles. AFCI is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects, to prevent electrical fires. Fire Sprinkler systems function normally in homes with AFCI protection.

**What was the review process at the Planning Department?**

- Early ideas were discussed in a project review meeting with Senior Planners (David Lindsay and Sarah Velve) for general approach prior to purchase with design options presented.
- After purchase, early design, and neighborhood pre-application meeting, a Conditional Use Application was presented.
- Project was reviewed by Planning Staff.
- Project was reviewed by Environmental Planner.
- Project was reviewed by Residential Design Advisory Team (RDAT) with the recommendation for approval by the Planning Commission
- After December Planning Commission hearing a revised project due to neighbor concerns was reviewed by Project Planner and RDAT with the recommendation for approval by the Planning Commission.

**Will the units be Affordable? Is this luxury housing?**

The SF affordability question is challenging one. The Board of Supervisors has written the Planning code to require a project with 9 units or more to

enter the BMR program. The higher density at this site would be problematic from a code perspective and equally problematic to neighbors.

Units will be smaller and more naturally affordable due to size and unique conditions on the parcel. Those in search of a luxury housing experience will not be inclined to live here: there is no parking, no home theatres, no spas or luxury soaking tubs. Those with stock options or trust funds will likely be looking for units with: views, large bedrooms, and grand living spaces. The cottages will be well crafted but not luxury.

Units have ground floor bedrooms. The ground floor bedroom is encouraged with ADU legislation. Units are suitable for a family with an adult that has difficulty on a long stairway.

We hope the project will have a “secret garden” feel.

### **How will Construction be handled and what is the timeline?**

All materials move through our site access way

Access wide enough to bring in 3' bobcat

Excavation material likely move out with wheelbarrows. San Francisco homes are often built, repaired and modified without heavy equipment.

Carts (similar to Home Depot carts) used to bring in materials.

Everything modular

Materials moves horizontally instead of vertically as in multi-story homes.

Timing:

- 2 months soft setup and preliminary work.
- 6 months for foundation and framing, site utilities.
- 6 months for finishes and interior work.
- 2 months: final period landscaping and site improvements.

Normal working hours

Noise: no heavy equipment (except small bobcat), but standard hand tool noise, hammering, saws, screw guns.

The General Contractor is one of 3 partners/owners of the property with decades of experience in construction with limited access.

**Will Construction impact MUNI or neighborhood traffic?**

The appropriate approvals will be obtained from MTA and DPW for construction related work typical of work on any site. MUNI will not be impeded.

**How will 1-story volumes along back fences be constructed?**

They will be constructed like those of side property line walls on a typical lot. One sided blind wall construction is typical in circumstances where access is not possible from both sides.

**Why can you build to the fence lines?**

The planning code looks at each lot and designates a front property line, side property line and rear property line based on the position of the lot relative to the nearest street. Every lot has the right to build to the side property lines, and normally the front property line as well. Only at the rear property line are there setback requirements. Rather than building 2 stories at front (north), and side (east and west) property lines, increasing impact on adjacent properties, the project reduces the volumes at these edges and more generally distributes the volumes. This approach allows the preservation of the Oak tree which is only partially in the setback area. We have opened views through the site and minimize shadows on yards through the distribution of the volumes.

**Wouldn't building with setbacks at all sides be better for neighbors?**

I do not believe it would be. Activity would be pushed to the fence lines. It would mean that unit windows would face outward toward neighboring rear windows. It would mean a greater 2 story volume which would be more solid and have greater shadow impacts closer to yards. In locations it would create unused exterior space that would be neglected and accumulate junk.

**Are you taking advantage of the code to build bigger buildings than would be otherwise allowed?**

No. A project that does not request a rear yard variance allows a buildable area of more than double what has been proposed. We chose the approach that was of lesser impact to the neighbors rather than what provides the largest buildings. Good architecture was a higher priority.

**How will runoff be handled?**

- Green roofs slow runoff.
- Roof drains connected to city system per code.
- Large are of permeable pavers and site landscaping.
- Site soils are highly pervious.

**Will there be Pets?**

We are pro-animal and will not exclude. The parcel will be self-policing with internal courtyard, rather than outward facing yards.

**What about noise for neighbors?**

- Where possible circulation will be at the courtyard, except at entry.
- The design screens yards from noise
- Windows to major rooms face courtyard, not adjacent homes.
- The bin area is located to the center of the parcel.
- Homes will be well insulated for thermal comfort and acoustics.

**What about privacy?**

Windows facing immediate neighboring building windows are minimized or screened by the tree. Where smaller windows in bathrooms are needed for natural light they are frosted.

**What about light pollution and light on to neighboring properties?**

Lighting will be minimal, low voltage and low to pathways. There is no overall site lighting or floodlights.

See privacy question for spillover from interior lighting

**How many persons will be living here?**

Assuming 4 units with 2 adults in "master bedrooms" and 1 person in 6 other bedrooms, the number is 14 persons on this property.

Open living/dining/kitchen spaces cannot be subdivided to add bedrooms.

Some people may want a spare bedroom for visitors, or home office, or other uses, and others may be doubling up younger children. Empty nesters would reduce the overall count.

A city lot that is larger than size of 3 standard city lots can easily accommodate this number of persons.

### **What are the public benefits of this project?**

Increasing housing supply without public spending.

Improving fire safety on block through standpipes on site.

Additional housing tax base contributes to the General Fund, funding city services.

### **How is the approval of the Conditional Use consistent with the General Plan?**

The granting of Conditional use will be in harmony with the intent of the Planning code to create additional opportunity for persons to live and work in San Francisco.

The preface of Housing Element of the General Plan states that "*law requires local governments plan for their existing and projected housing need, by providing opportunities for housing development, rather than constraining opportunities*". The project creates housing in a way that is sensitive to the context. It creates housing which is efficiently sized and appropriate to families and individuals with a range ages and need, preserving the diversity of the community.

The Environmental Protection Section of the General Plan states that "*In highly urban San Francisco environmental protection is not primarily a process of shielding untouched areas from the initial encroachment of a man-made environment. The scales already are and will continue to be balanced toward the side of development . . . The challenge in San Francisco is to achieve a more sensitive balance, repairing damage already done, restoring some natural amenity to the city, and bringing about productive harmony between people and their environment. An important*

*purpose, therefore, of an environmental protection element is to give natural environment amenities and values appropriate consideration in urban development along with economic and social considerations."*

Care is taken with this project to preserve and enhance the existing landscape and natural amenities of the site through the planting of a living roof, preservation of the existing oak, and additional California native landscaping.

Consistent with the Transportation and Environmental protection elements of the General Plan, the project encourages the use of public transportation and alternative means such as bicycling without reliance on private automobiles. The project is well situated near developed bicycle corridors on Masonic and the Golden Gate Panhandle, leading to employment centers such as downtown, South of Market, and Mission Bay. Within 1 1/2 block is University of San Francisco. The site is also walking distance from neighborhood markets and larger supermarkets such as Petrini Plaza.

**See 3-d views and Architectural Plans following Exhibits for Additional information.**



Exhibit A:

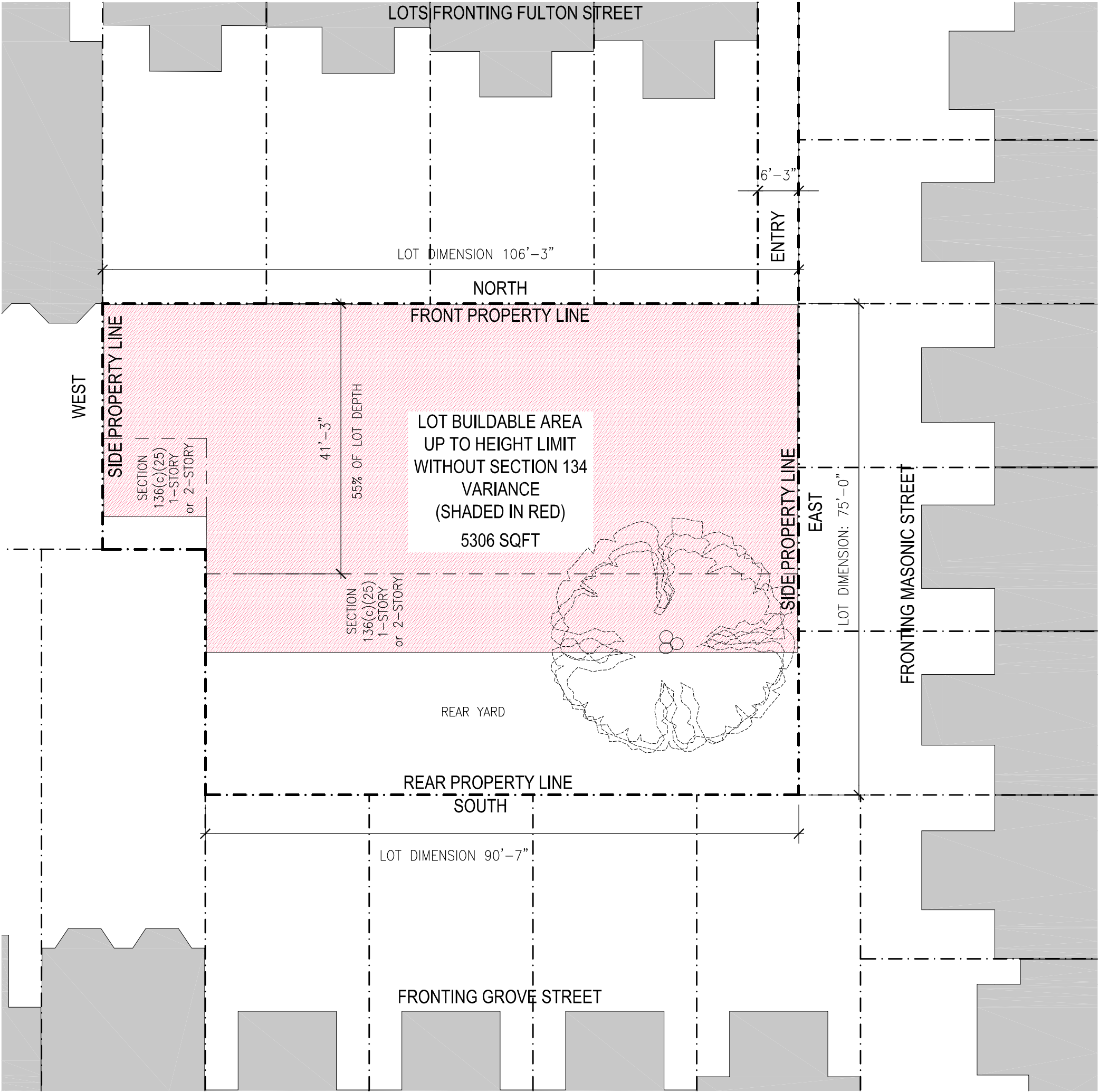
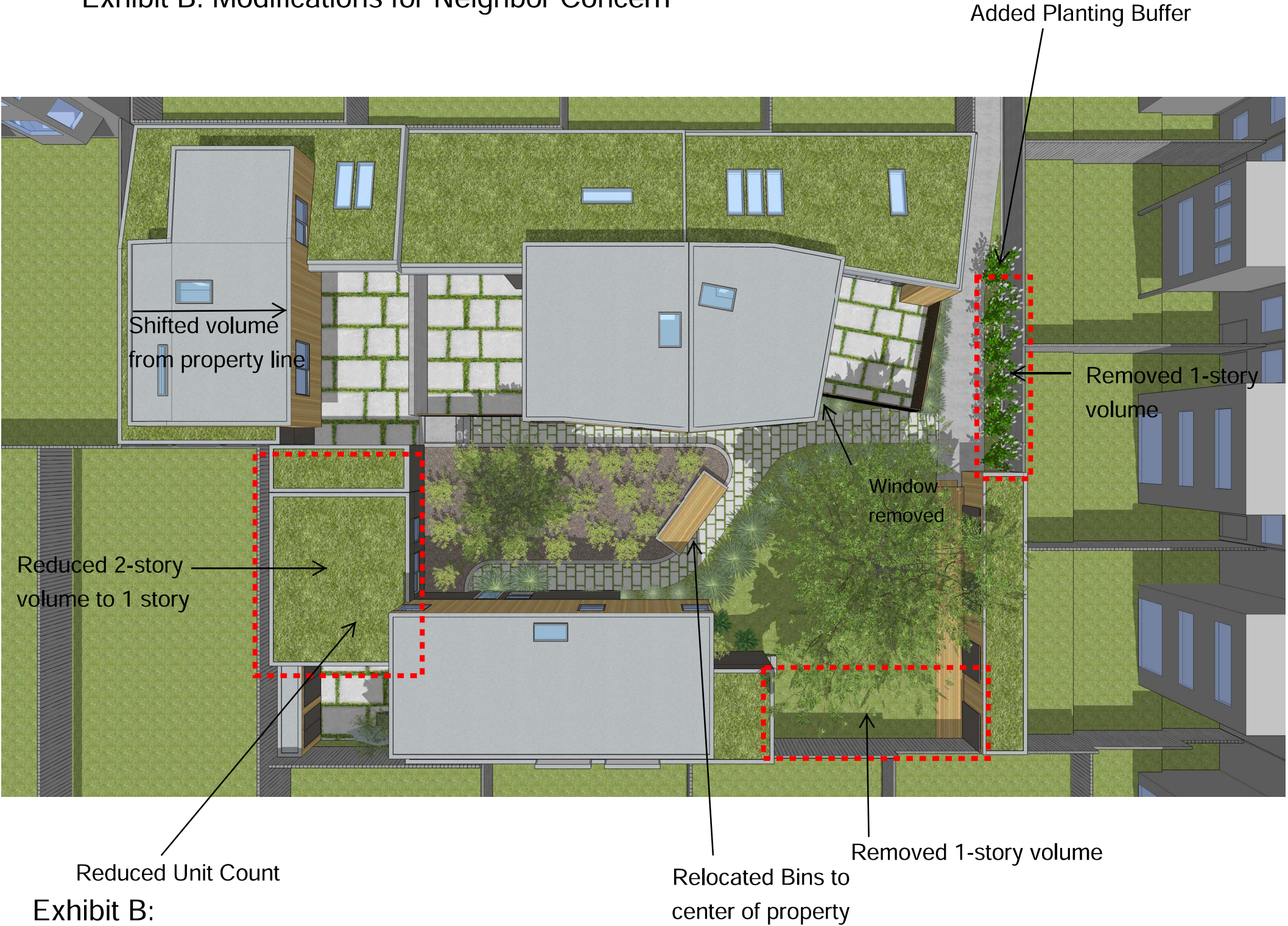




Exhibit B: Modifications for Neighbor Concern





Site Features:

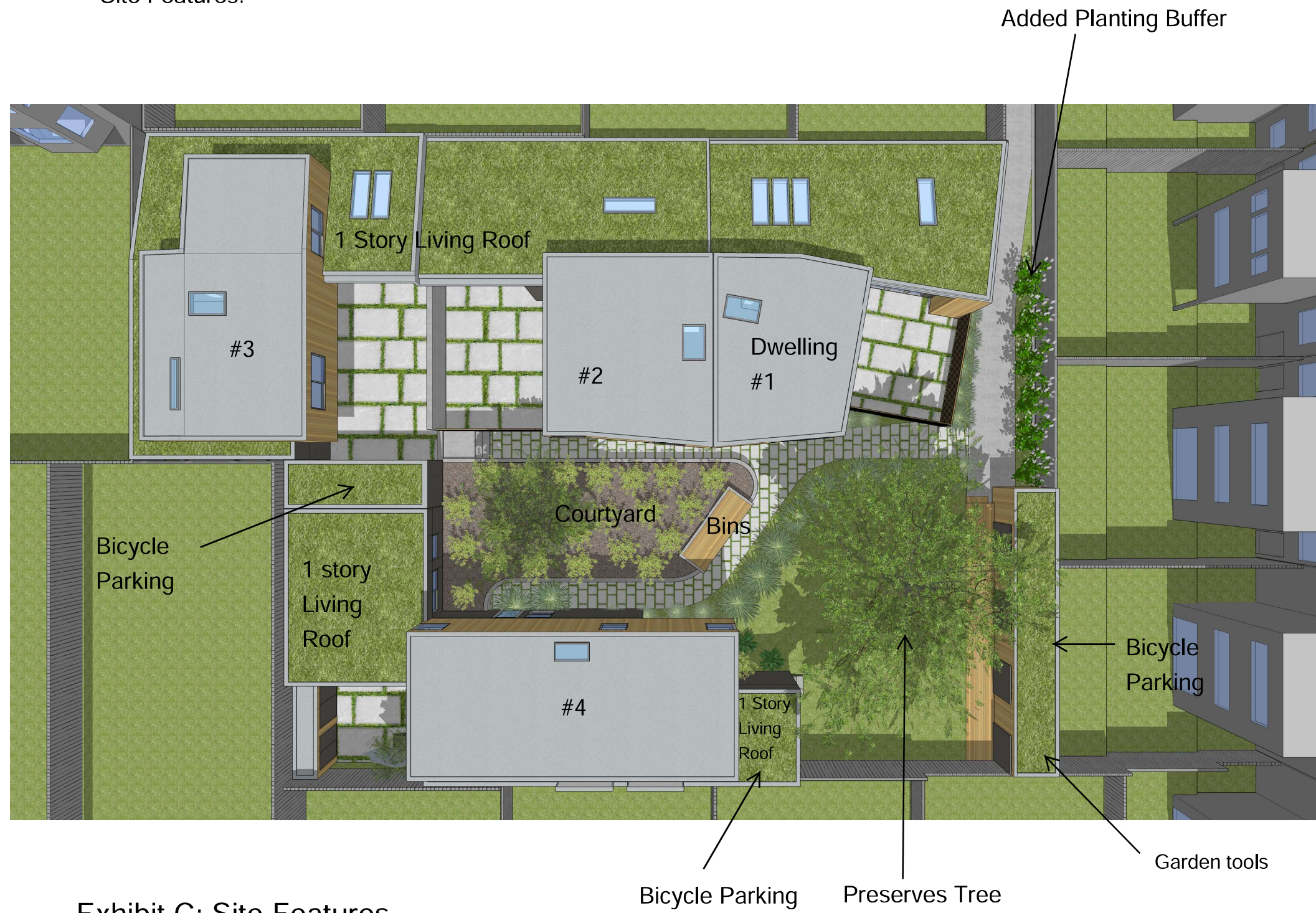


Exhibit C: Site Features



Window Exposure: looking inward toward court, away from neighbor properties

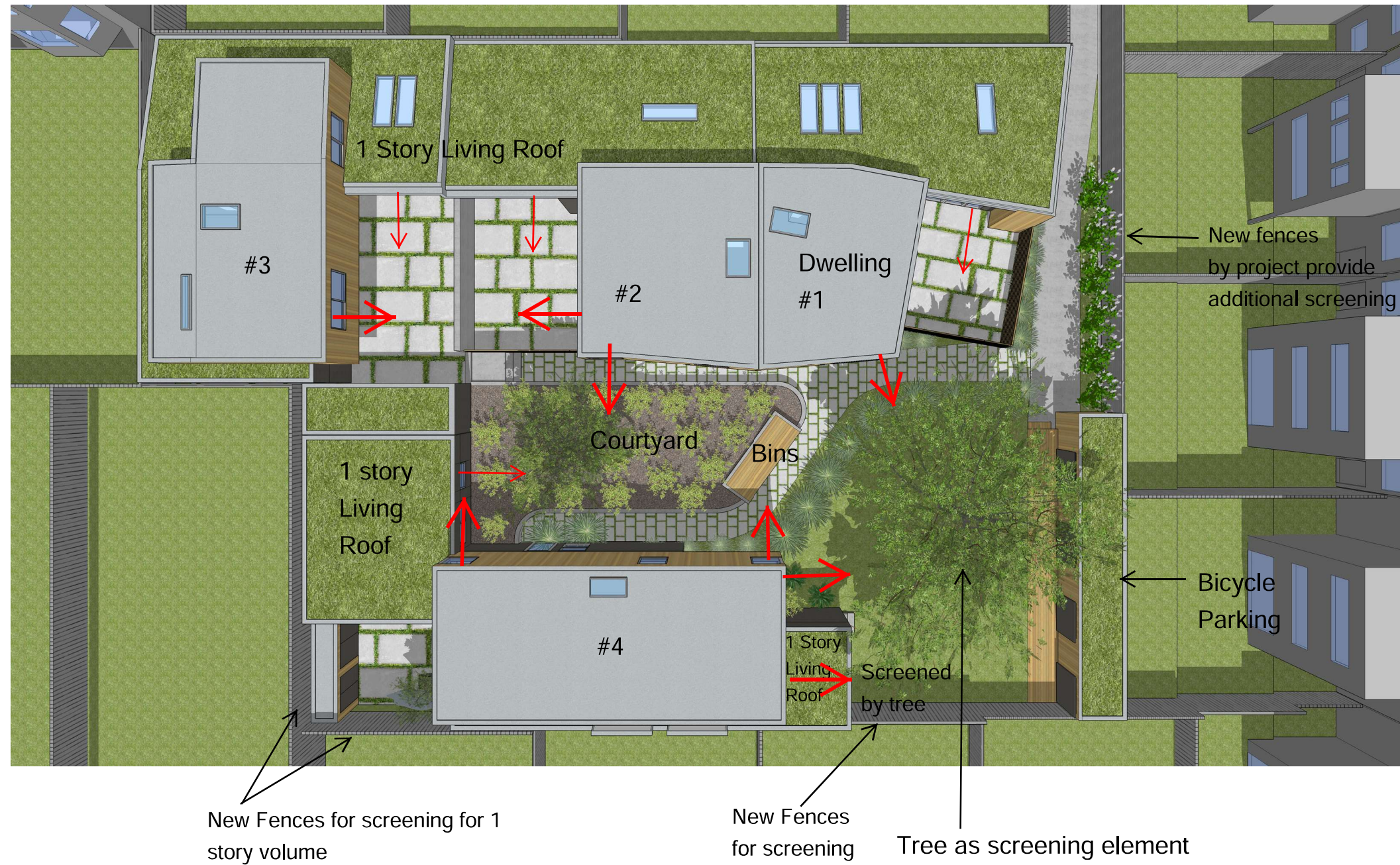


Exhibit D: Window Orientation



Shadows/Solar Orientation: 2nd story arranged to minimize shadow impacts on adjacent properties. Shadows shown on March 25th, 11am  
1-story volume shadows typical of fences  
Unit 4 at south does not shade adjacent yards,  
Unit 3 roof slopes to minimize shadows, excavated 1st floor to reduce height  
Unit 1 and 2 upper level set back from north property line



Exhibit E: Solar Orientation



Permeability: views into and through site, light and air.

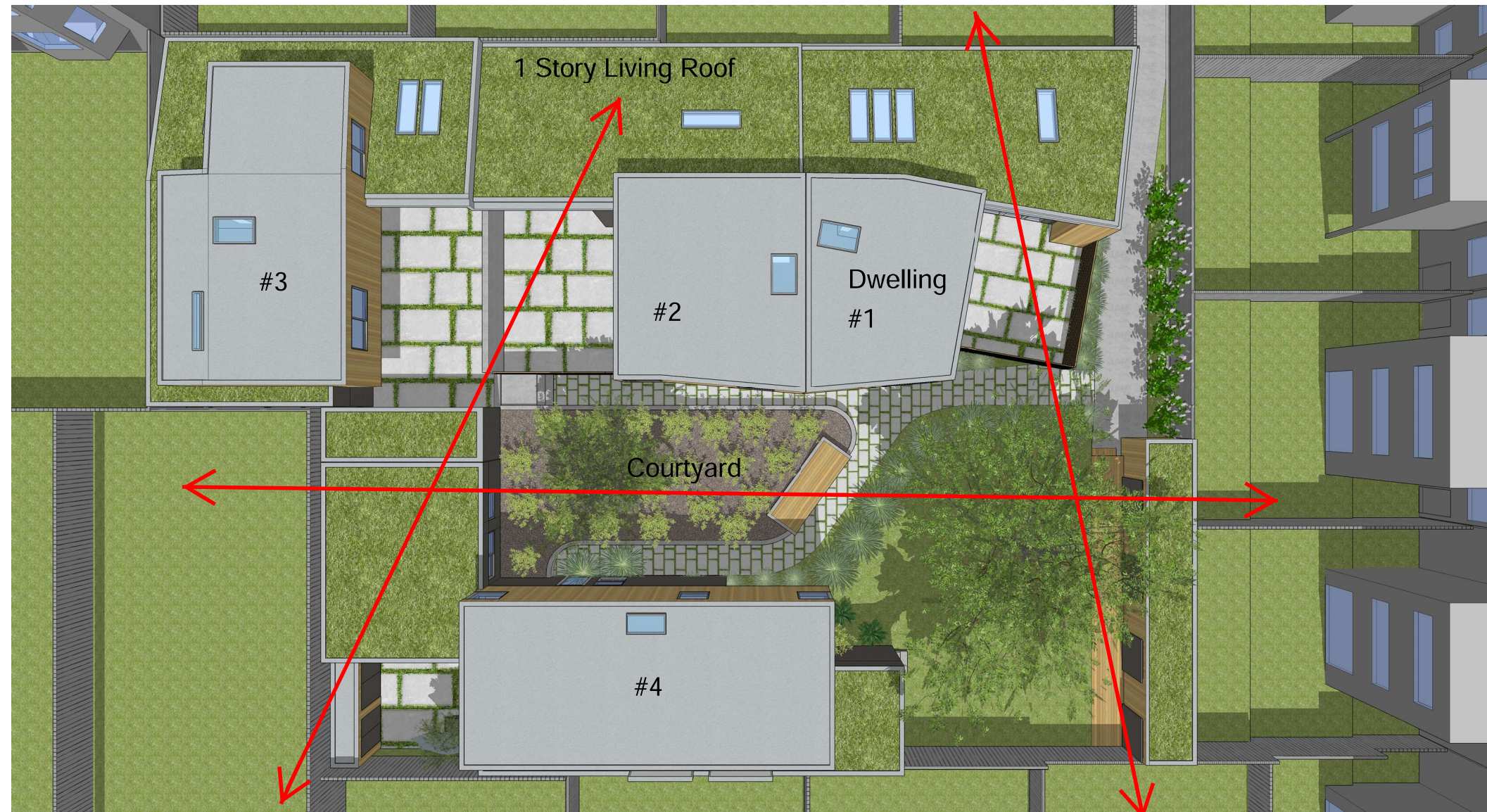


Exhibit F: Views, Light, Air through site



800 Block of Masonic

3 Stories, 12 units on parcel, 4 in building

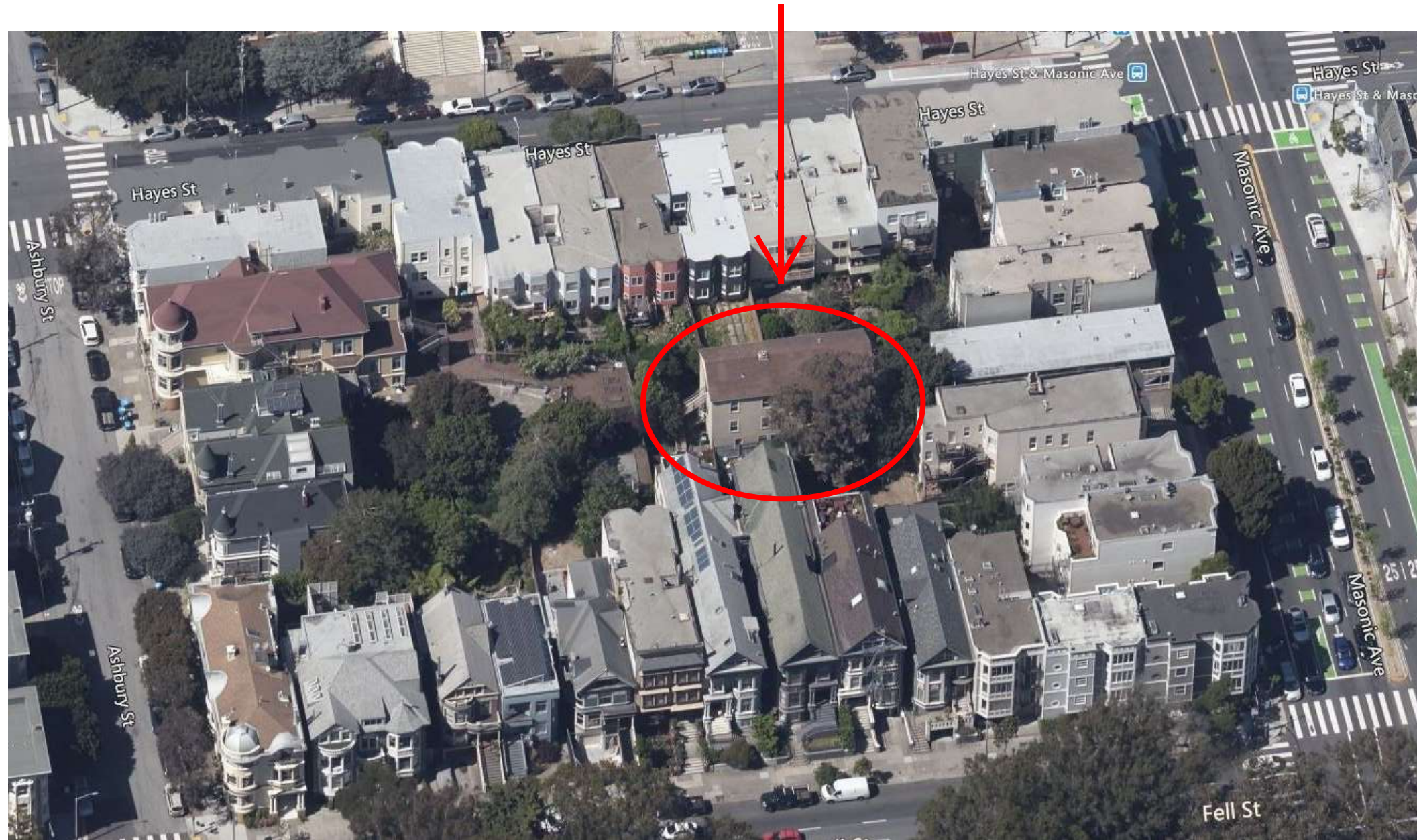


Exhibit G: Precedent



1600 Block Fulton

3 Stories, 5 units



Exhibit H



1600 Block of Fulton North Side

2 & 3 story Buildings, 8 dwelling unit



Exhibit I



1600 Block of Hayes

3 story residence

5k sqft Rectory



Exhibit J





Overhead View of Site



Oakwood and 18th Street

2&3 stories, 24 units at rear yard



Exhibit J: not in neighborhood but show density in some areas. Proposed project much less dense.





Exhibit K: Story poles requested by neighbors



Exhibit L:  
Unit 3, prior to  
additional setback  
at 2nd floor.  
First floor at fence  
height







Site and Buildings In the context of the block





View from Southwest





Overhead view from Southeast





Overhead view from Northeast

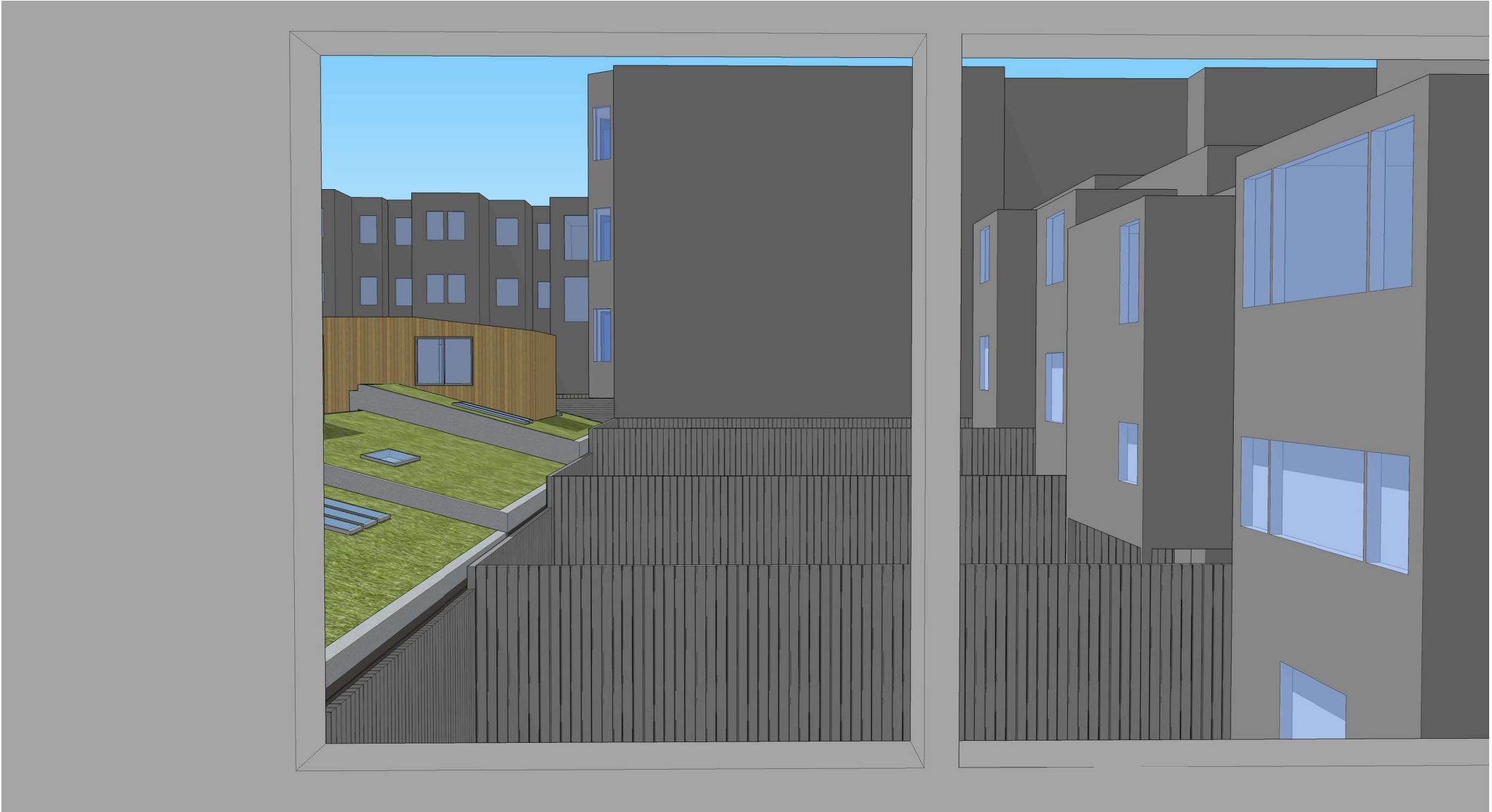




View from Northeast

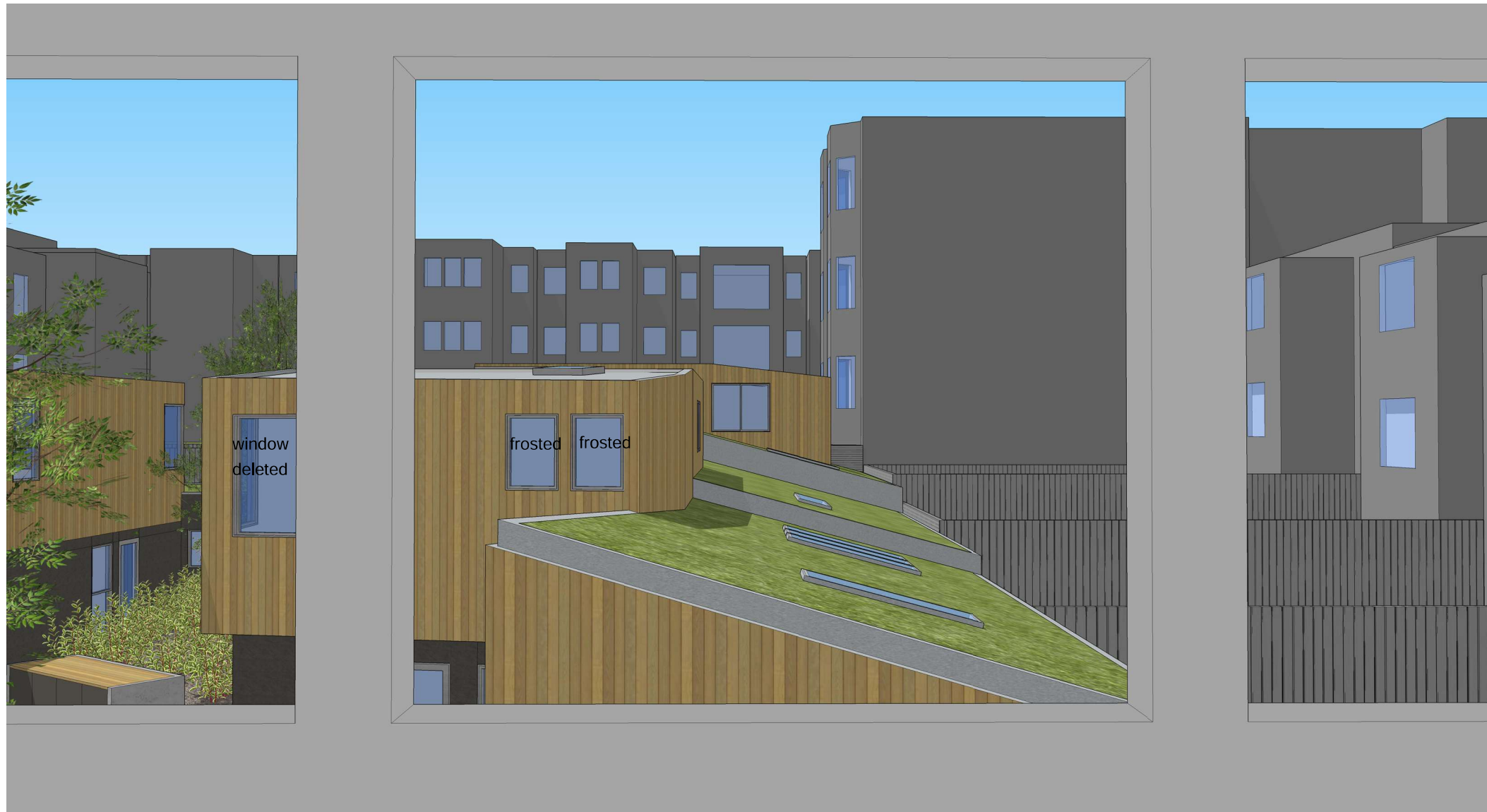


View from window at 615 Masonic Street





View from window at 627 Masonic Street



View from window at 1824 Grove Street





View from window at 1828 Grove Street



View from window at 1840 Grove Street





View from window at 1841 Fulton Street

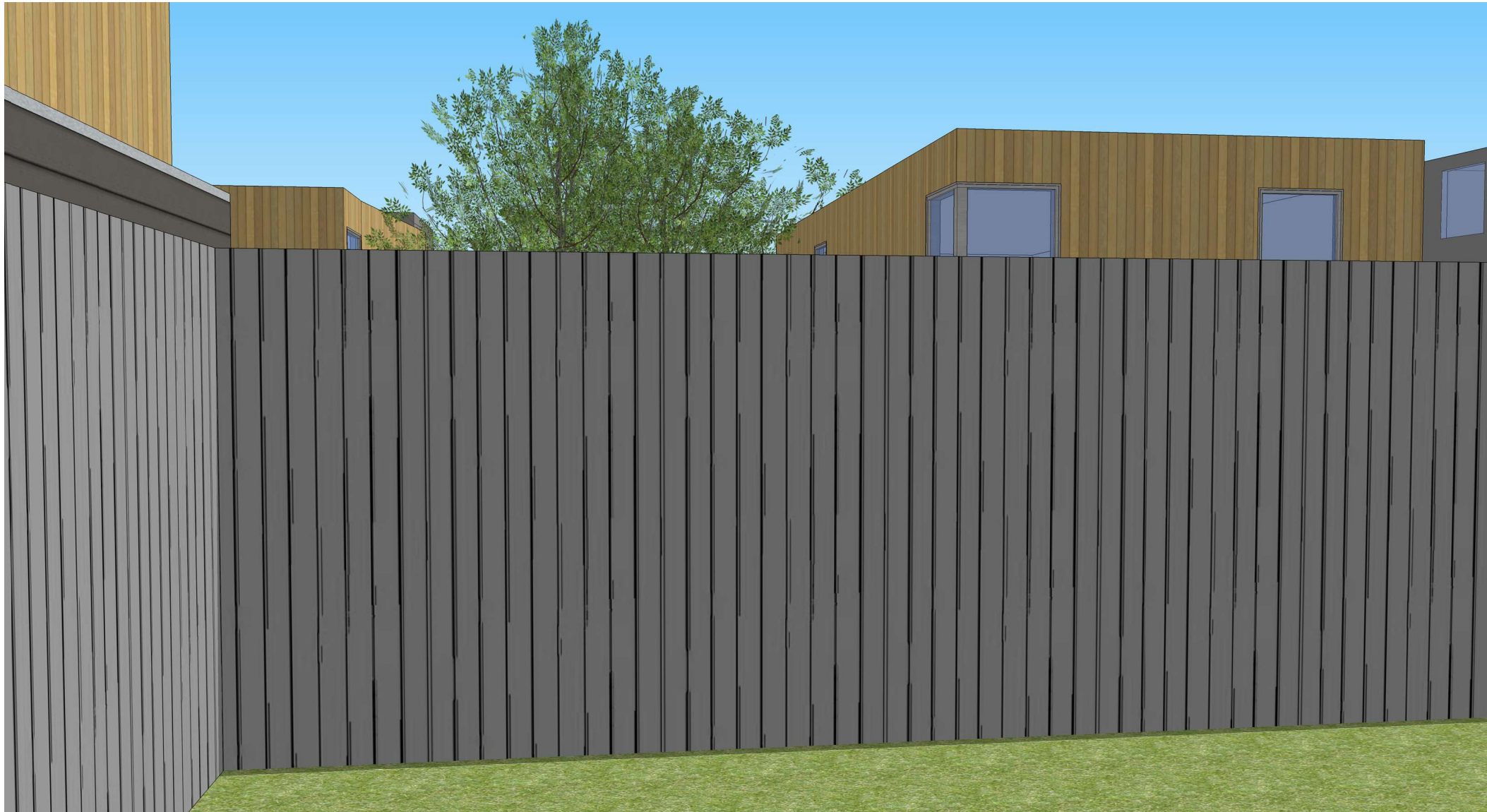


View from window at 1831 Fulton Street





View from 1850 Grove Street Yard



View from 1831 Fulton Yard

