



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 12, 2019

CONTINUED FROM: 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 3rd Street, Suite 401
San Francisco, CA 94107
Property Owner: Green Grove SF, LLC
2325 3rd Street, Suite 401
San Francisco, CA 94107
Staff Contact: Matt Dito – (415) 575-9164
matthew.dito@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The Project includes the construction of five 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.

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:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination

Exhibit D – Exclusion from Environmental Review: Small Projects in an Urban Context (see #4)
Exhibit E – Land Use Data
Exhibit F – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: DECEMBER 12, 2019

CONTINUED FROM: NOVEMBER 7, 2019

Record No.: **2018-011441CUAVAR**
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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 FIVE 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 five 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 five 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 five 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 five 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 five dwelling units. Four of the dwelling units have private, Code-compliant usable open space adjacent to the buildings. In addition, there is 1,473 square feet of public open space in the middle of the development, satisfying the usable open space requirement for the fifth dwelling unit.

- 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 five 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 design the dwelling in a manner that least impacts the adjacent neighbors, three of the five 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 five 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 five 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 five 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 five 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 five 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 five 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 five 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 five 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 five 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 five 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 five 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:

**Draft Motion
December 12, 2019**

**RECORD NO. 2018-011441CUAVAR
1846 Grove Street**

ADOPTED: December 12, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the construction of five 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
- 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
- 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
- 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
- 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

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

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

PARKING AND TRAFFIC

8. **Bicycle Parking.** The Project shall provide no fewer than **five** 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

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

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

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

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

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

Department of Building Inspection
1650 Mission Street
San Francisco, CA 94103-2414
Phone: 415.558.6133 Fax: 415.558.6866

May 1, 2017

Re: Pre-Application Plan Review Meeting
Project Address: 1848 Grove Street; Block 1187 Lot 003H
Code Basis: SFBC 2016

Reviewers: Jeff Ma (DBI), Lt. Janice Hayes (SFFD)
Meeting Attendees: Troy Kashani pour (Architect), Sasha Plotitsa
Meeting Date: May 16, 2017

Background and Project Summary Information:

The existing vacant parcel is a flag lot accessed through a gate on Fulton Street. The lot is 7,869 square feet. The access is through a 4' wide space between buildings, six inches of which belong to the adjacent corner parcel on Lot 1. Planning Department density allows, and Planning staff supports 5 dwelling units on a parcel of this size. Five R-3 dwellings are proposed. An existing mature oak tree will be maintained. The proposed 3-R dwellings will be limited in height to 2 story with an internal open courtyard. Also proposed on-site are smaller accessory storage structures. Window area for the dwellings on each parcel shall be based on an assumed property line between buildings per 705.3 and shall conform with fire separation distances as defined in 705.8.

Construction type shall be Type V-A unless otherwise required by Fire and DBI. The buildings on-site and the Site shall have Egress per CBC Chapter 10.

Code Discussion Items:

- Number of Exits and Exit Access Doorways from each Dwelling – CBC 1006.
 - The exit from each dwelling, CBC 1006.2.1 Single Exits are permitted from each R-3 dwelling with an occupant load of less than 20 where the dwelling unit is equipped with sprinklers and the common path of egress travel is less than 125'.

DBI RESPONSE: Agreed. Access to dwelling unit exit (door to exterior court) less than 125'. Maximum 3 Story Buildings.

Jeff Ma, Jeff Ma

- Outdoor Area occupant load: Please confirm that outdoor areas are accessory to the residential units No additional occupant load is required per Exception 1 and 2 of 1004.5

CBC 1004.5 Outdoor areas: Yards, patios, courts and similar outdoor areas accessible to and

1

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

DBI RESPONSE: Sprinklering per NFPA-13. *subject to Fire Dept. plan review.*
Jeff Ma, Jeff Ma

5. Alternate Scenario:

Combine Units 1&2 into a single R-3 Occupancy, Combine Units 3&4 into an R-3 Occupancy, Unit 3 shall remain as R-3. This is permitted per 705.3 Exception 1. Please advise of acceptability.

DBI RESPONSE: Combining units as proposed above is acceptable.

Jeff Ma, Jeff Ma

Please advise of any additional Fire Department or Building Department requirements for this parcel based on the scheme presented that are anticipated for this parcel.

Troy Kashani pour

Troy Kashani pour, Architect & Agent for Owner

*Reviewed and agreed by
Jeff Ma 6/13/17
SFFDBI*

3

TROY KASHANIPOUR ARCHITECTURE 2325 3RD STREET SUITE 401, SAN FRANCISCO CALIFORNIA 94107.

usable by the building occupants shall be provided with means of egress as required by this chapter. The occupant load of such outdoor areas shall be assigned by the building official in accordance with the anticipated use. Where outdoor areas are to be used by persons in addition to the occupants of the building, and the path of egress travel from the outdoor areas passes through the building, means of egress requirements for the building shall be based on the sum of the occupant loads of the building plus the outdoor areas.

- Exceptions:
- Outdoor areas used exclusively for service of the building need only have one means of egress.
 - Both outdoor areas associated with Group R-3 and individual dwelling units of Group R-2

DBI RESPONSE: Agreed, outdoor areas are accessory to the residential use and do not have their own occupant load.

Jeff Ma, Jeff Ma

3. The Exit Discharge:

The passage between the existing buildings on lot 1 and lot 13 is 3'-6" wide is considered an Egress Court.

- Per 1028.4.1: The required width is 36" for R-3 occupancies.
- Per 1028.4.2: The Construction of an egress court serving R-3 occupancies requires no rating per Exception 1.

DBI RESPONSE: Agreed as long as less than 50 total occupants are served by egress court

Jeff Ma, Jeff Ma

4. Sprinklering - The following is proposed:

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

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

2

FIRE DEPARTMENT: ACCESS REVIEW APPROVAL:

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

Block 1187/ lot 003H

The Architecture plans has been reviewed and SFFD comments:

Condition of approval.

- Revise the Architecture plans
- licensed architect need to stamp and sign the Architecture plans.
 - Architecture plans must be approved from San Francisco Building department.
 - Indicate in the Architecture plans:
 - Each R-3 dwelling shall be sprinklered and monitored per 2016 NFPA 13 and 2016 CFC 903.3.1.1. per pre-application meeting on 2/6/2018.
 - The sprinkler system for each R-3 dwelling shall be monitored.
 - The Maximum height at the second story will not exceed 20 feet above grade.
 - The type construction of each R-3 dwelling shall be Type III per pre-application meeting on 2/6/2018.
 - Standpipe system 2ways X 3 inches outlets shall be provided at the entry, in middle and far end of the property per pre-application meeting on 2/6/2018.
 - Removal of the street tree at sidewalk near entry gate per pre-application meeting on 2/6/2018.
 - A minimum 3.5 feet clear width without obstruction at any access point of the exist discharge shall be provided.
 - A red fire zone curb "NO PARKING" shall be provided in front of property.

Kamal Andrews, P.E.
Kamal Andrews
Fire Protection Engineer
San Francisco Fire Department

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

APPROVED AS NOTED
DATE 11/27/18
Daniel Holles
CHIEF, DIVISION OF FIRE PREVENTION & INVESTIGATION

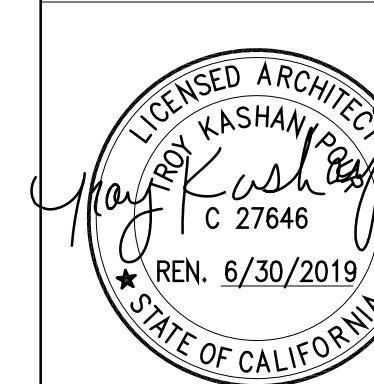
*in addition:
rescue windows
required*

OWNER:
GREEN GROVE SF LLC
2325 3RD STREET, SUITE 401
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PHONE: 415.431.0869

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APPROVAL



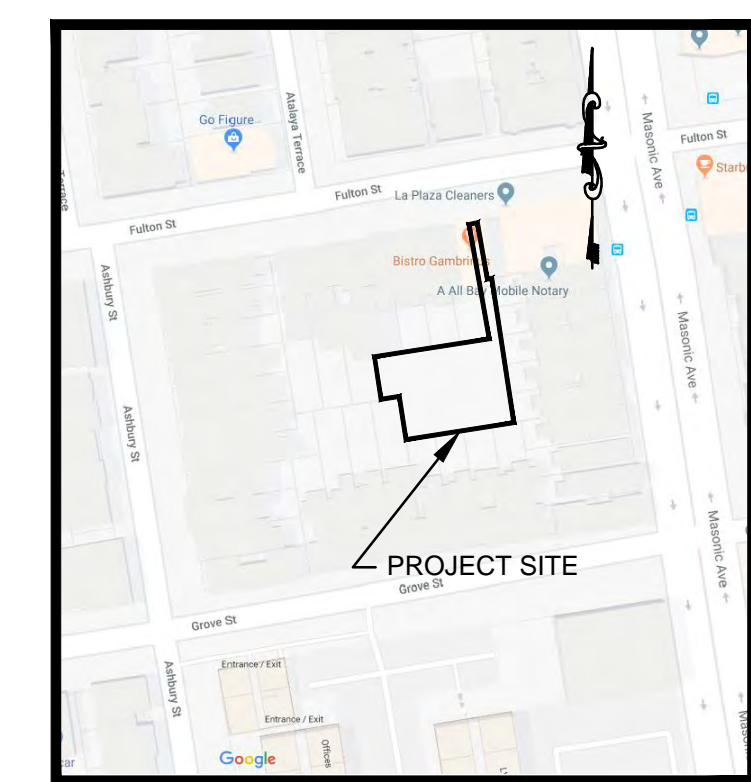
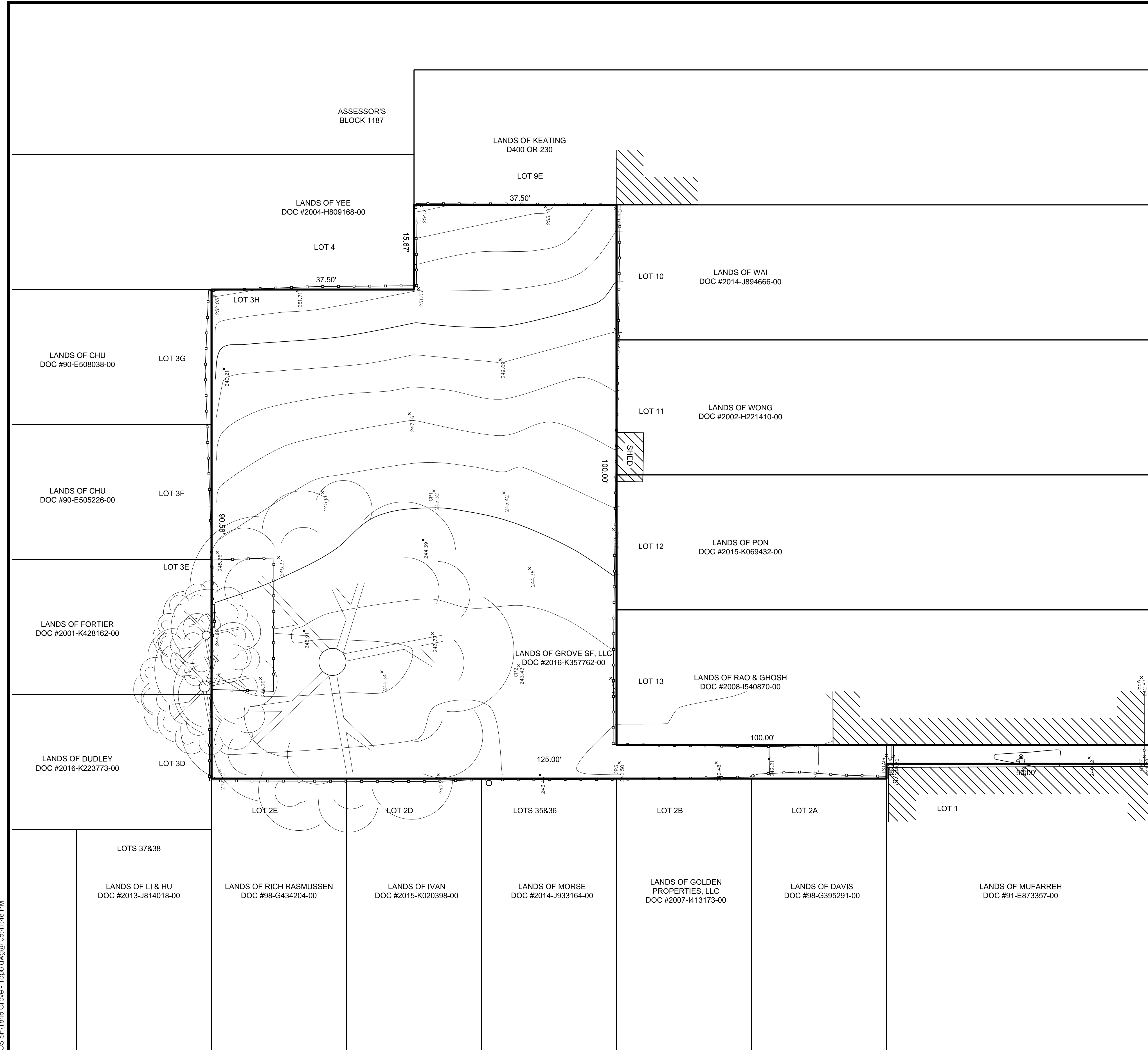
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SCALE: NONE

PRE-APPLICATION NOTES

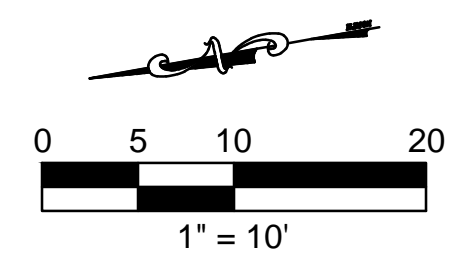
A0.1

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1821 FULTON STREET



VICINITY MAP
NO SCALE



LEGEND

- APPROXIMATE BOUNDARY OF PROPERTY LINE
- APPROXIMATE BOUNDARY OF ADJOINING PROPERTIES
- LOT LINE PER ORIGINAL SUBDIVISION
- WOODEN FENCE LINE
- CHAIN LINK FENCE LINE
- CONTOUR LINE W/ ELEVATION 59
- BUILDING FOOTPRINT
- EP
- FG
- IR
- DI
- WV
- CL
- FS
- FF
- CONC
- HYD
- RL
- GF
- FD
- (XXX)
- TREE

NOTE

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

BASIS OF ELEVATIONS

THE COORDINATES AND ELEVATION ARE BASED FROM THE CONTROL POINT CP1 LOCATED IN DANMANN AVENUE ALONG THE FRONTAGE OF THE PROPERTY. SAID COORDINATES BEING IN NAD83(2011)(EPOCH:2010.0000 PER OPUS SOLUTION DATED SEPTEMBER 1, 2018) CALIFORNIA ZONE 3 STATE PLANE COORDINATE SYSTEM, HAVING A NORTHING OF 2,110,615.10 AND AN EASTING OF 5,998,954.67, AND SAID ELEVATION BEING NAVD88 (COMPUTED USING GEOD12B) AND HAVING AN ELEVATION OF 245.32'.

ELEVATIONS AND CONTOURS SHOWN HEREIN ARE BASED ON A SURVEY DONE ON FEBRUARY 09, 2019.

Michael S. Mahoney
MICHAEL S. MAHONEY PLS 5577



E:\2019-1002_TB Map & ROS_SF\1846 Grove - Topo.dwg @ 05:41:48 PM

NO.	REVISIONS	DATE

JOB#: 2019.1002
DATE: 2/9/19
100% SUBMITTAL

DESIGNED: JKO
DRAWN: JKO
APPROVED: JKO/MSM

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

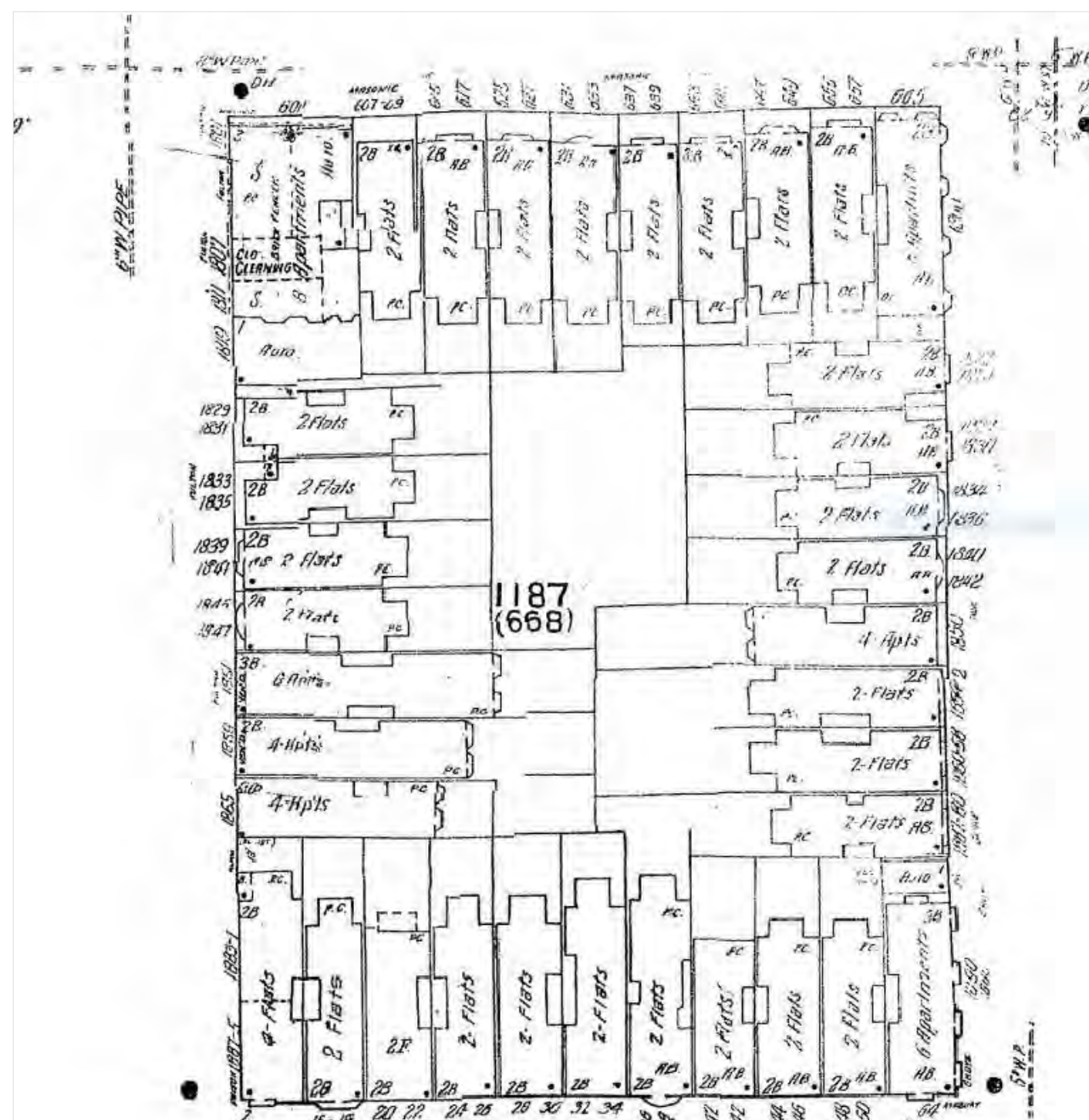
Professional Land Services
LAND DEVELOPMENT SPECIALISTS

PREPARED FOR:
GREEN GROVE LLC /CARE
OF TROY KASHANIPOUR
225 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94107

TITLE:
TOPOGRAPHIC MAP OF
1846V GROVE STREET
SAN FRANCISCO, CA 94044

SHEET 1
OF
1

SANBORN MAP



OVERHEAD VIEW LOOKING FROM NORTH



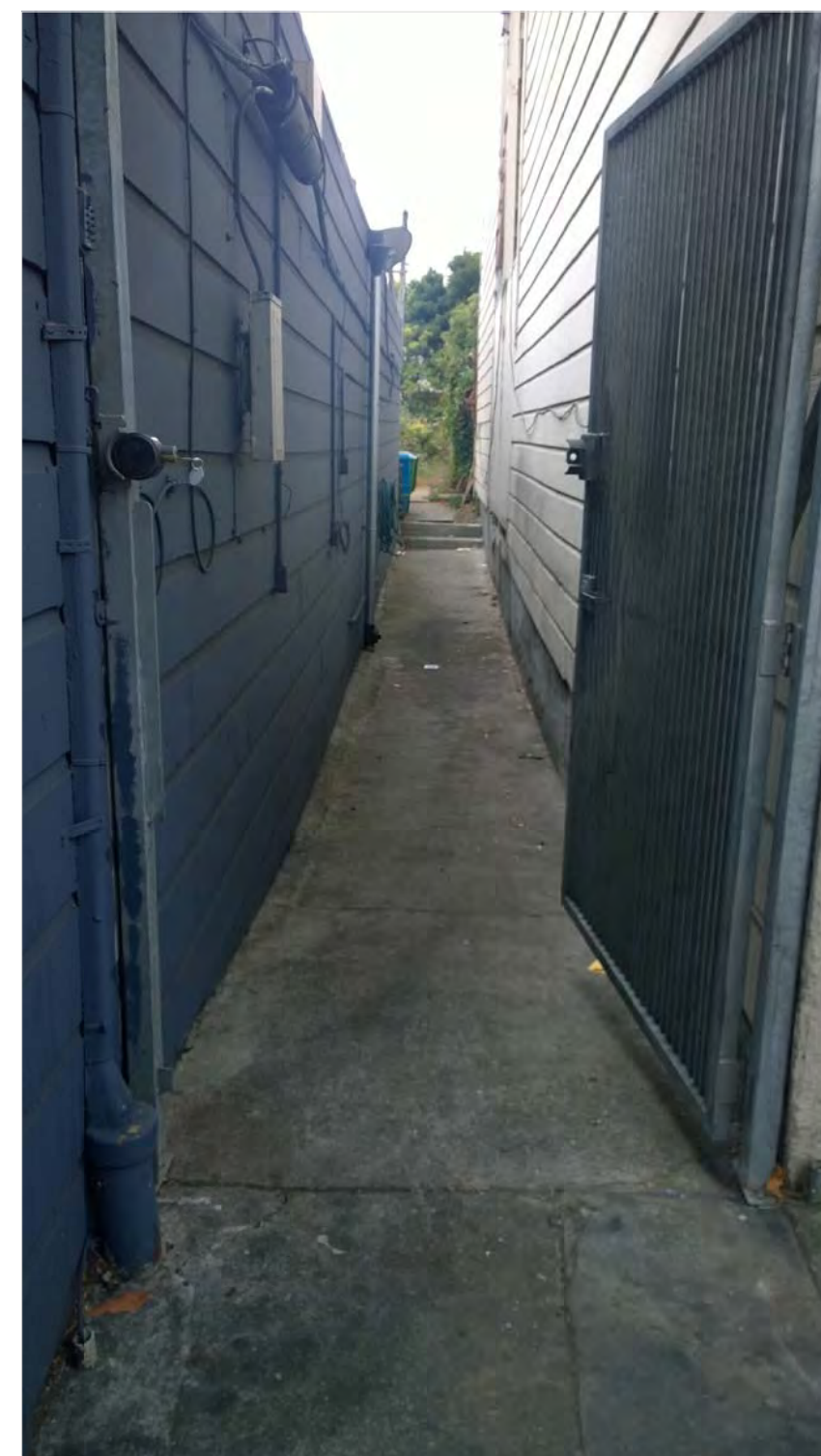
OVERHEAD VIEW LOOKING FROM SOUTH



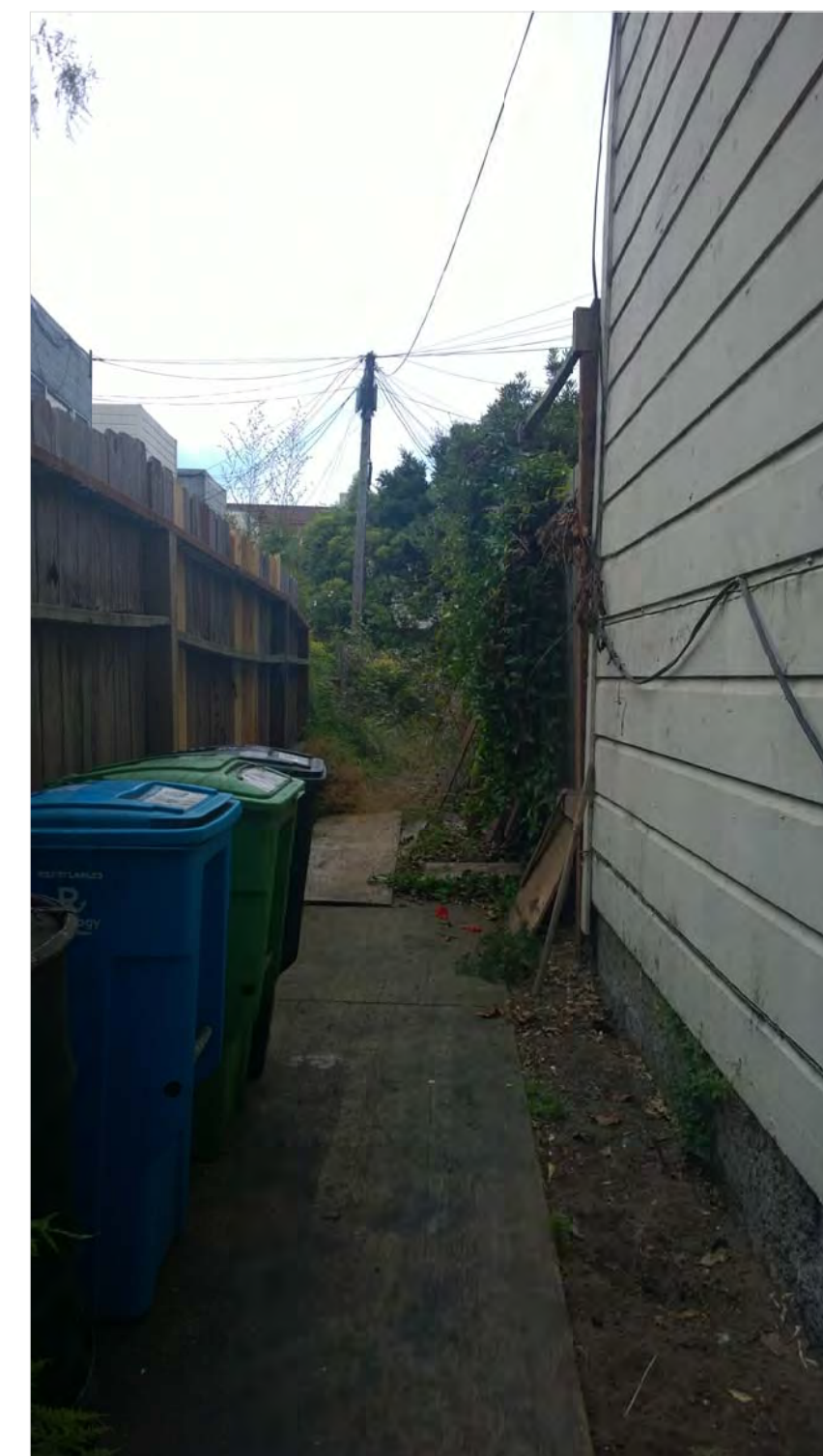
OVERHEAD VIEW



ACCESS FIRST 50' : 3.5' WIDTH



NEXT 50' : 6.25' WIDTH



ENTER FULL LENGTH OF LOT, LOOKING NORTH



LOOKING WEST



LOOKING EAST



LOOKING SOUTH



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

1821 FULTON STREET

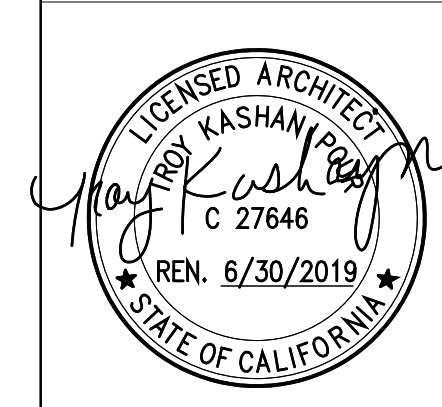
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2325 3RD STREET, SUITE 401
SAN FRANCISCO, CA 94107
PHONE: 415.431.0869

ISSUE: ISSUED FOR VARIANCE & CUA
DATE: 08.15.2018

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SCALE: NONE

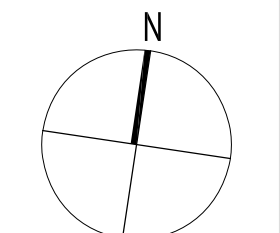


SITE PHOTOGRAPHS

A0.2



1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"



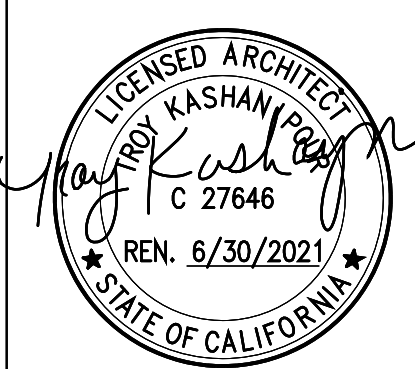
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1821 FULTON STREET

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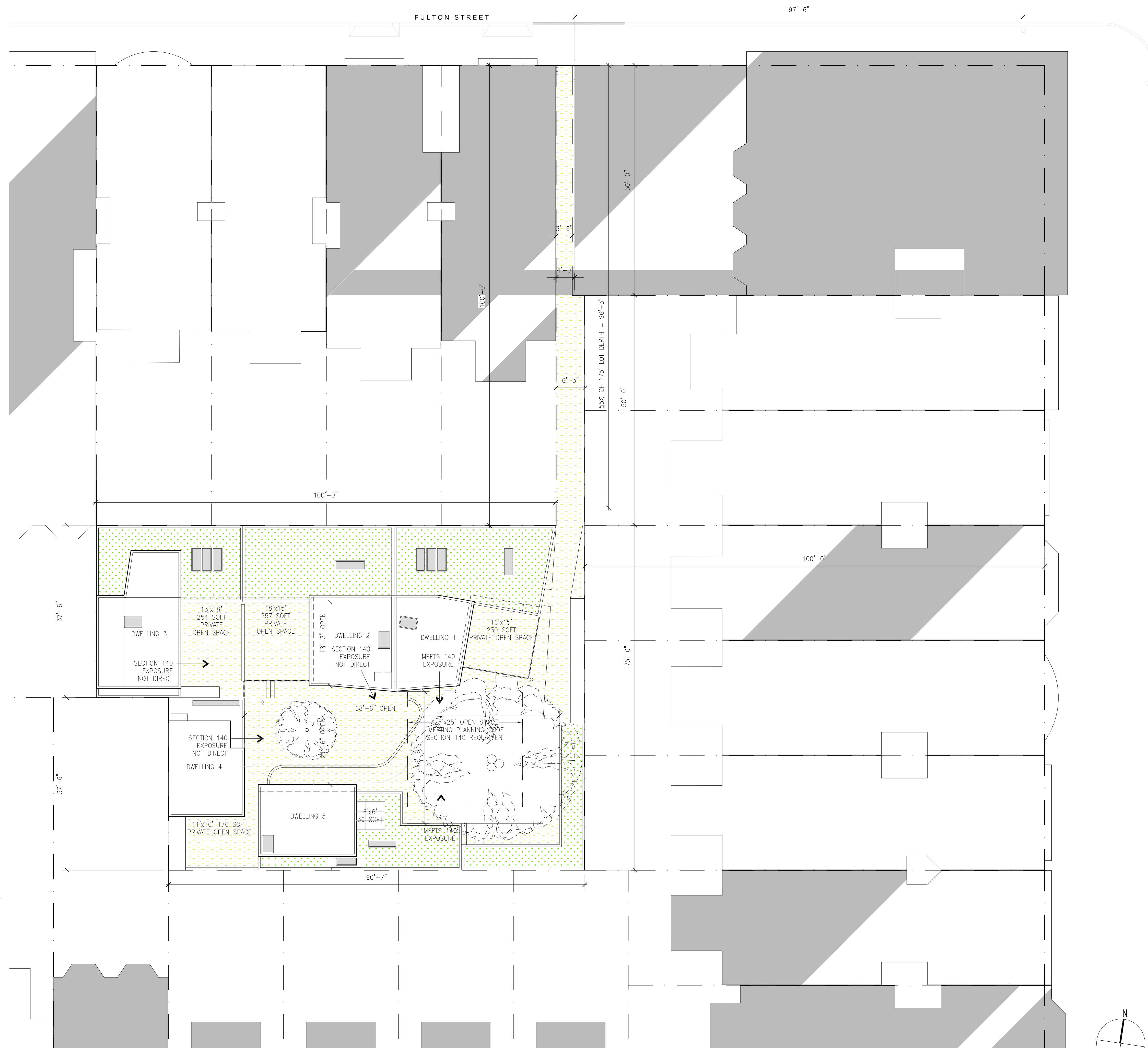
APPROVAL



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

PROPOSED SITE PLAN

A1.1



OPEN SPACE REQUIREMENTS PER SECTION 135, RH-2 ZONING
 125 SQFT PER UNIT IF PRIVATE, 166 SQFT PER UNIT IF COMMON.

OPEN SPACE ON SITE IS IRREGULAR: TOTAL SIZE: 3753 SQFT

CONTINUOUS RECTANGULAR AREA OF SHARED OPEN SPACE:
 21.5x68.5' = 1,473 SQFT

PRIVATE OPEN SPACE: 125 SQFT PER UNIT REQUIRED IF PRIVATE

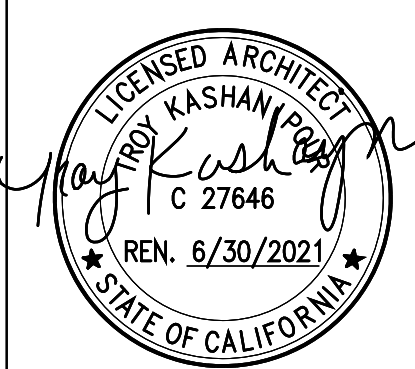
- DWELLING 1: 230 SQFT - COMPLIES AS PRIVATE OPEN SPACE
- DWELLING 2: 257 SQFT - COMPLIES AS PRIVATE OPEN SPACE
- DWELLING 3: 254 SQFT - COMPLIES AS PRIVATE OPEN SPACE
- DWELLING 4: 176 SQFT - COMPLIES AS PRIVATE OPEN SPACE
- DWELLING 5: 49 SQFT - DOES NOT COMPLY AS PRIVATE OPEN SPACE, UNIT USES COMMON OPEN SPACE

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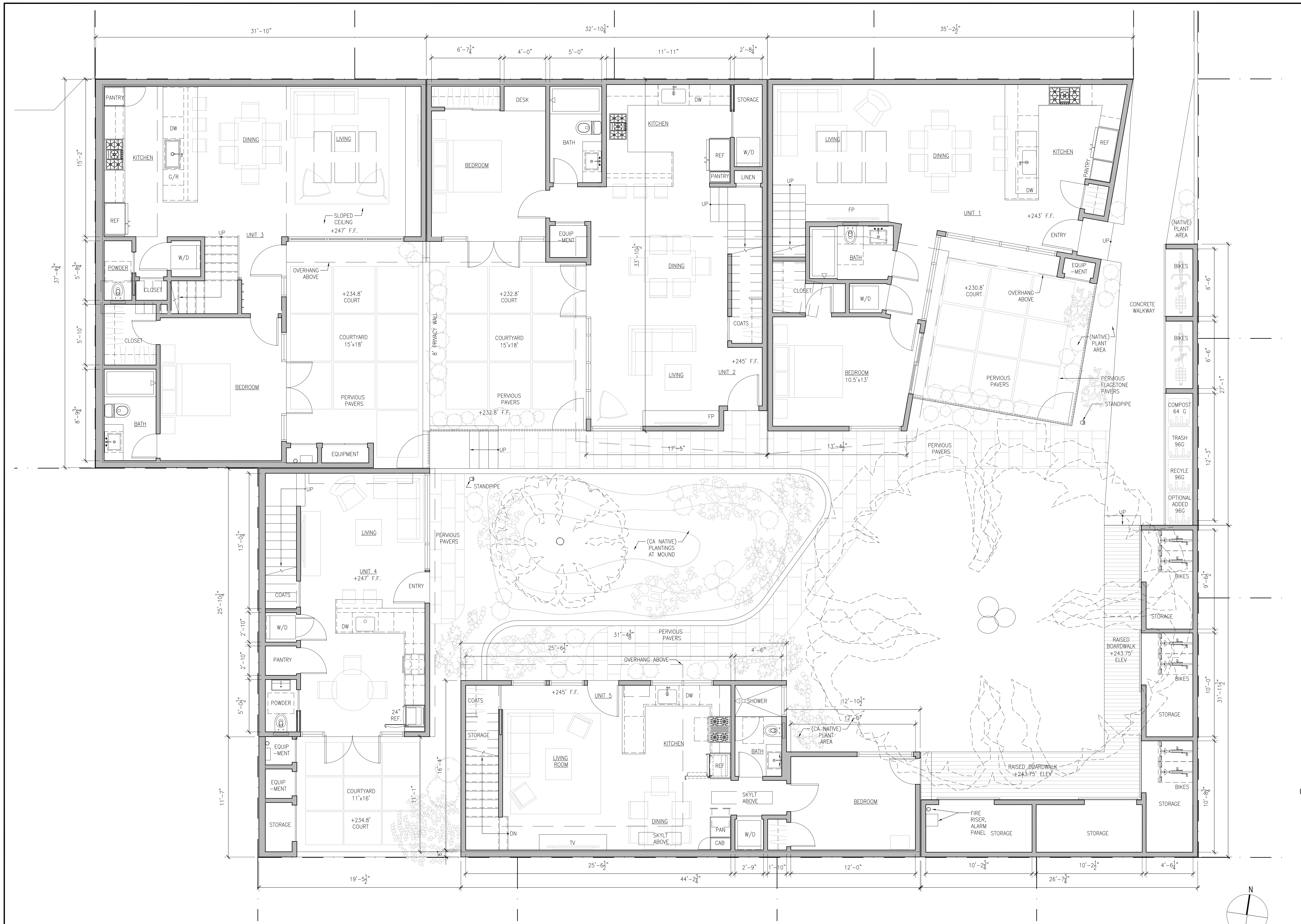
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OPEN SPACE AND
 UNIT EXPOSURE DIAGRAM

A1.2



1821 FULTON STREET

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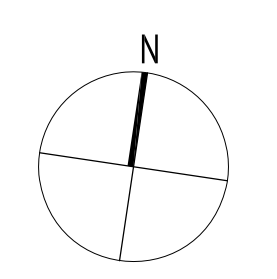
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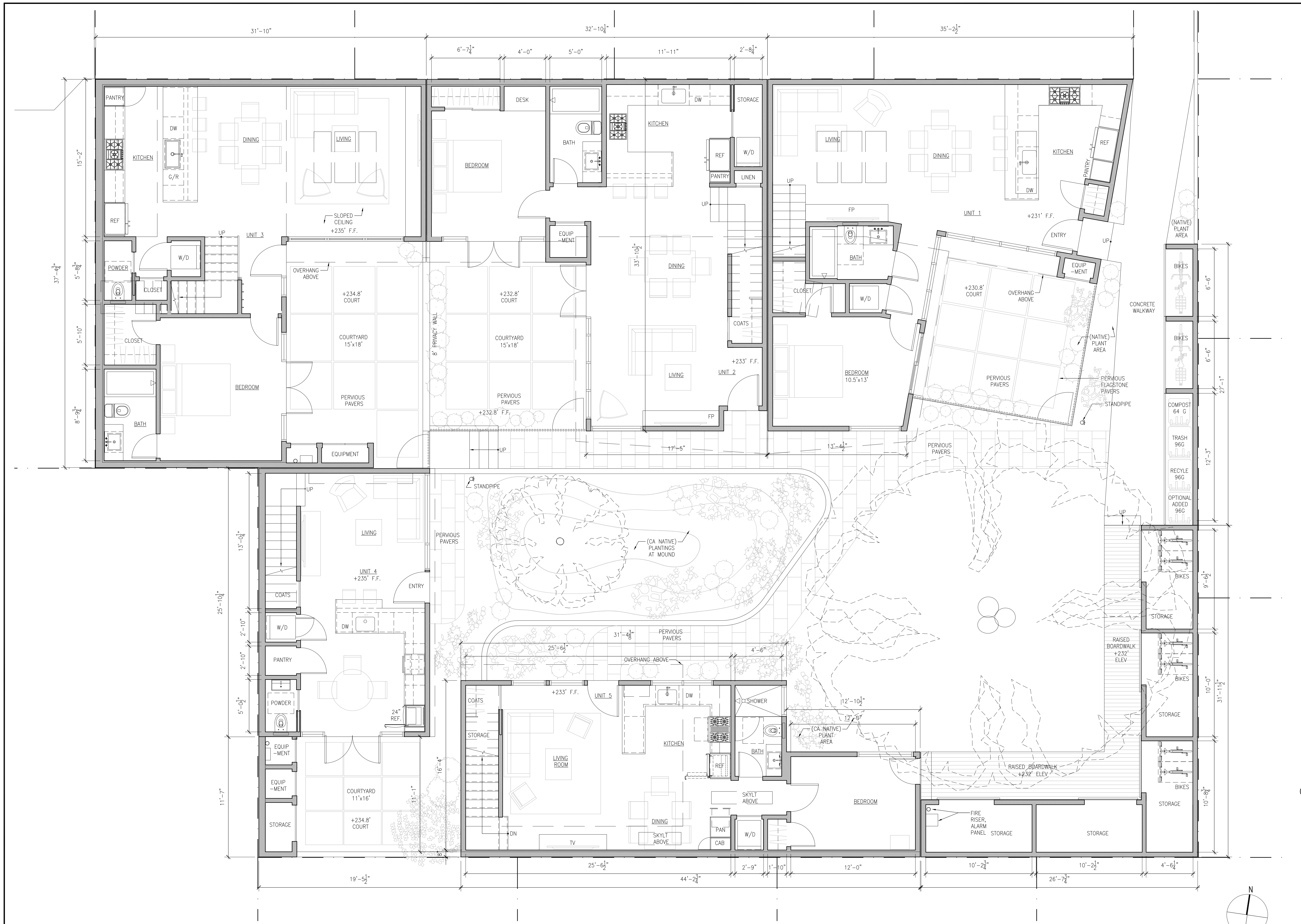
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PROPOSED FIRST FLOOR PLAN

A2.1

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





1821 FULTON STREET

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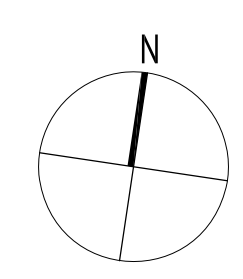
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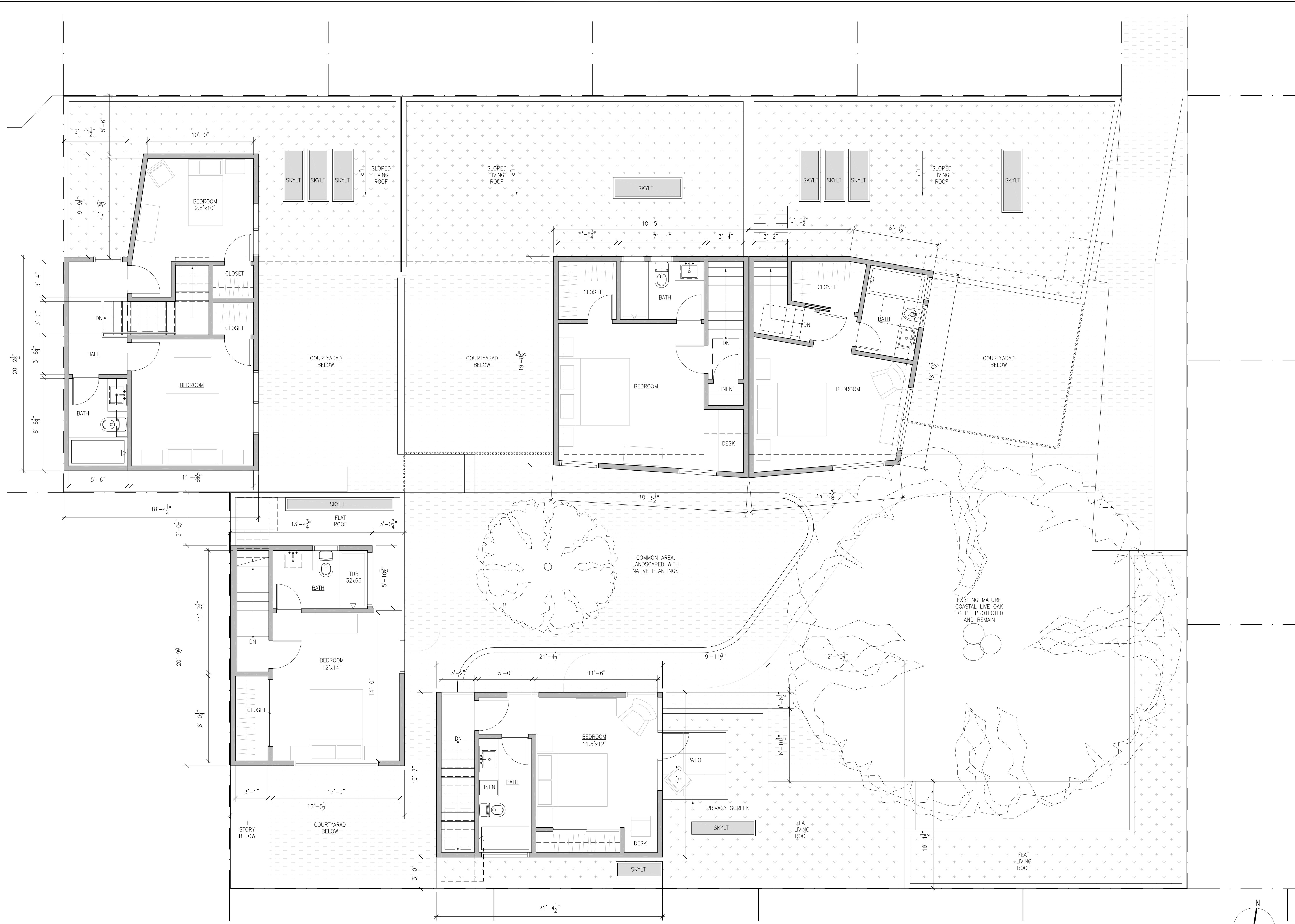
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PROPOSED FIRST FLOOR PLAN

A2.1

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





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

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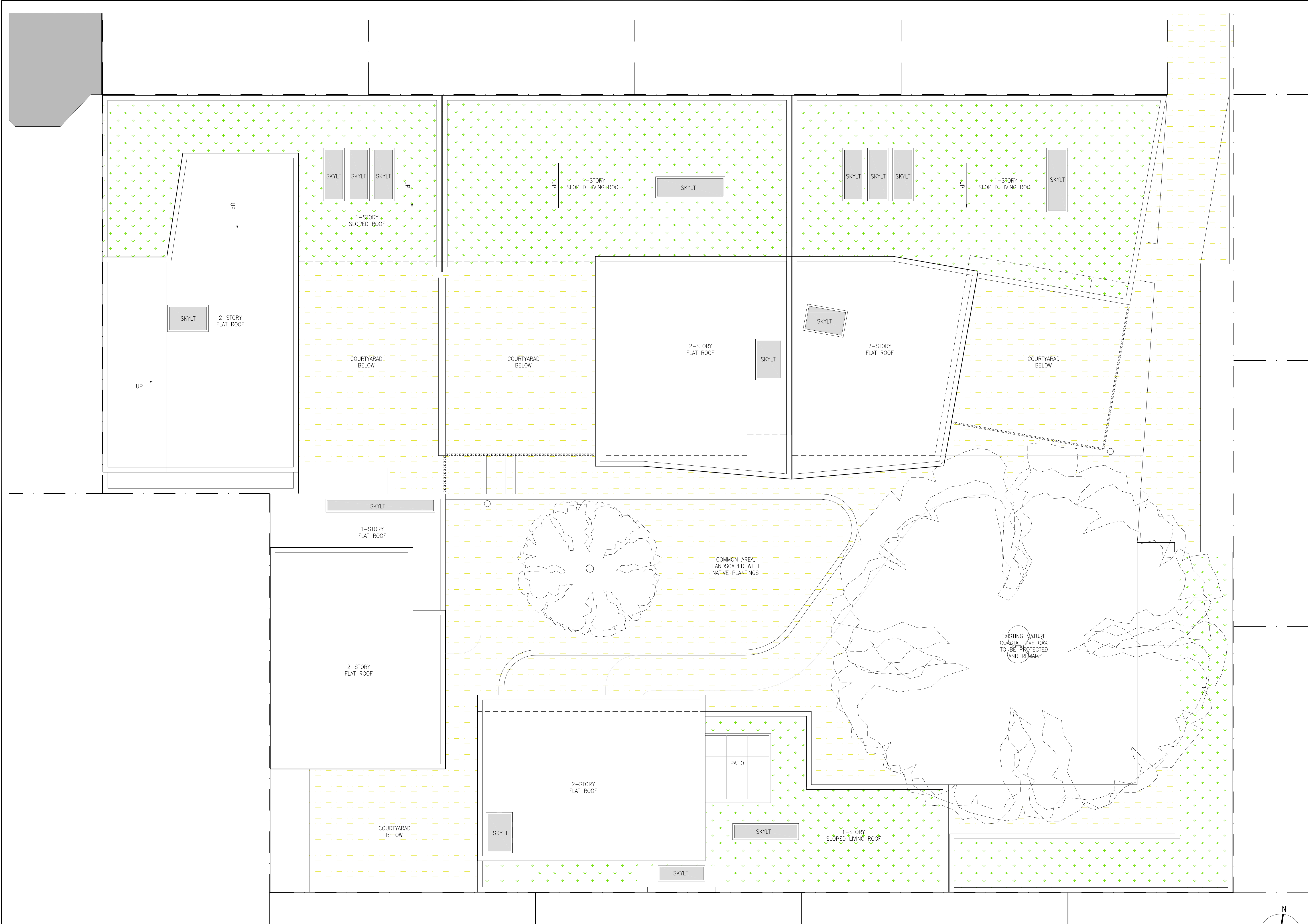
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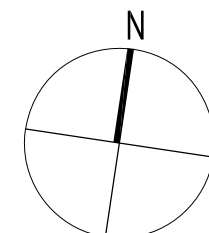
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PROPOSED SECOND FLOOR PLAN

A2.2



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



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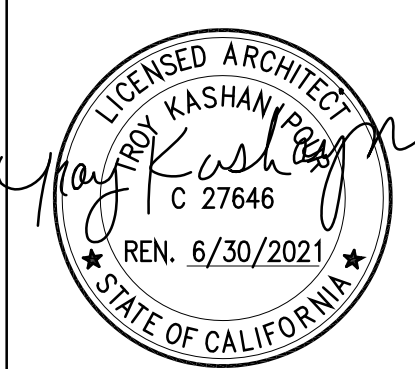
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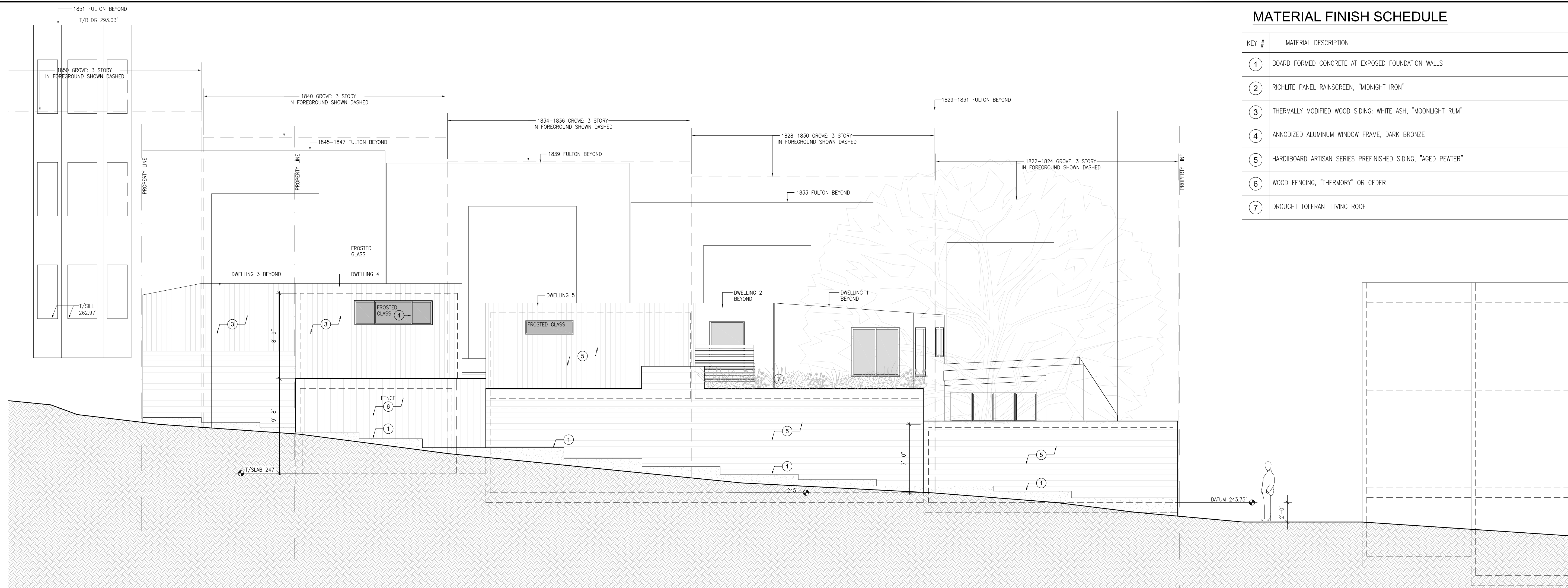
APPROVAL



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SCALE:
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PROPOSED ROOF PLAN

A2.3

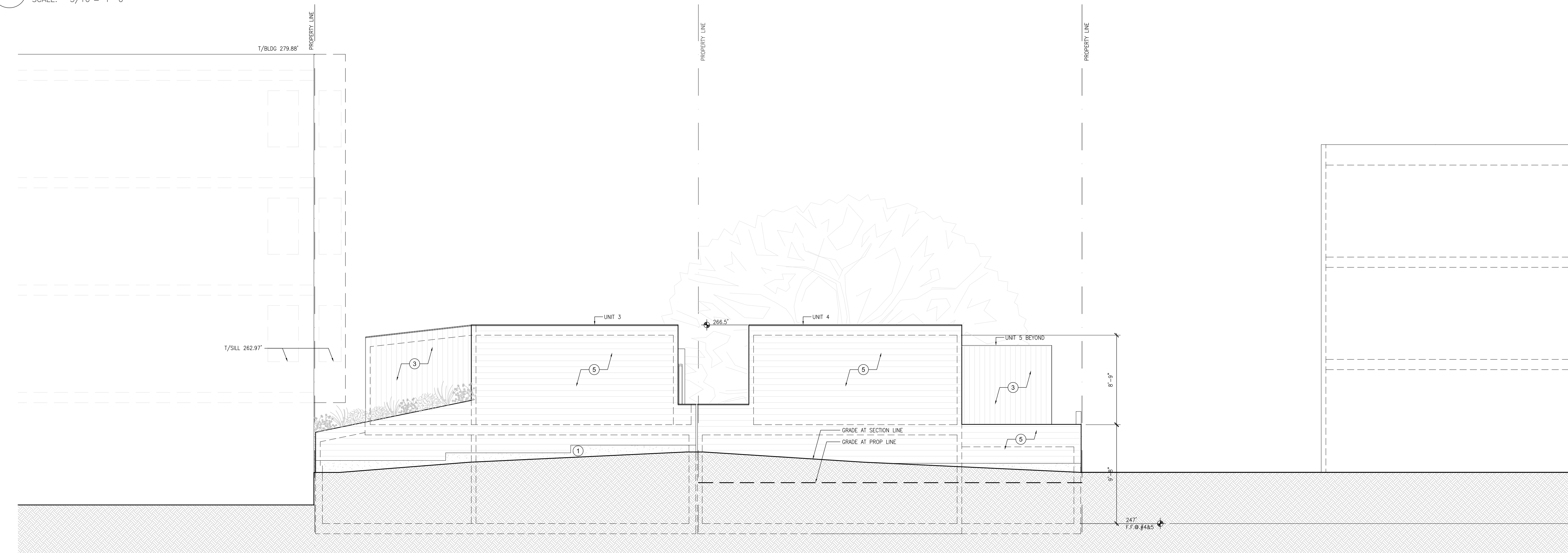


MATERIAL FINISH SCHEDULE

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	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 SOUTH ELEVATION AT PROPERTY LINE

SCALE: 3/16" = 1'-0"



1 WEST ELEVATION AT PROPERTY LINE

SCALE: 3/16" = 1'-0"

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

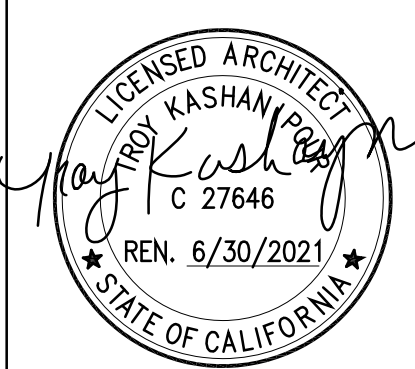
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APPROVAL



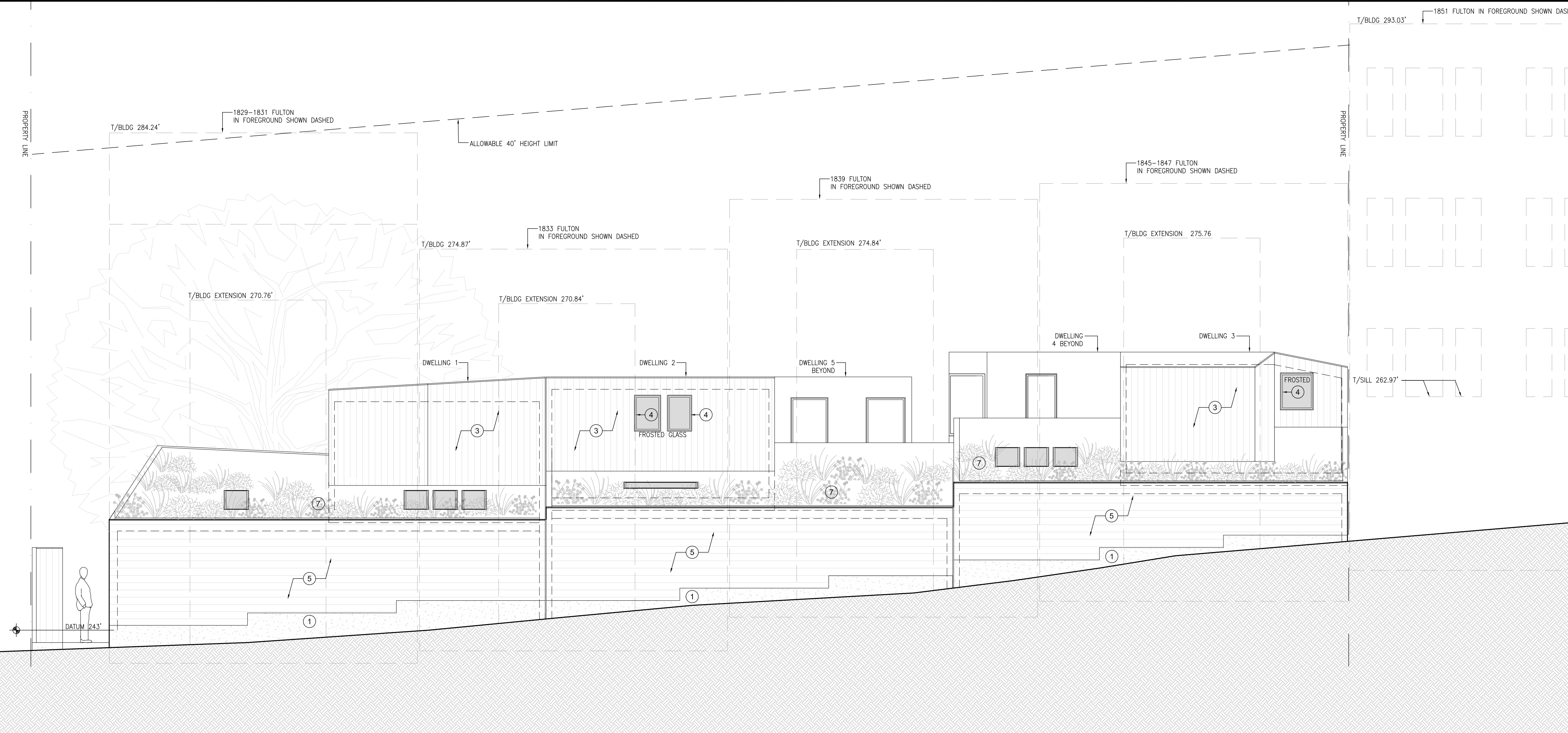
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PROPOSED ELEVATION

A3.0

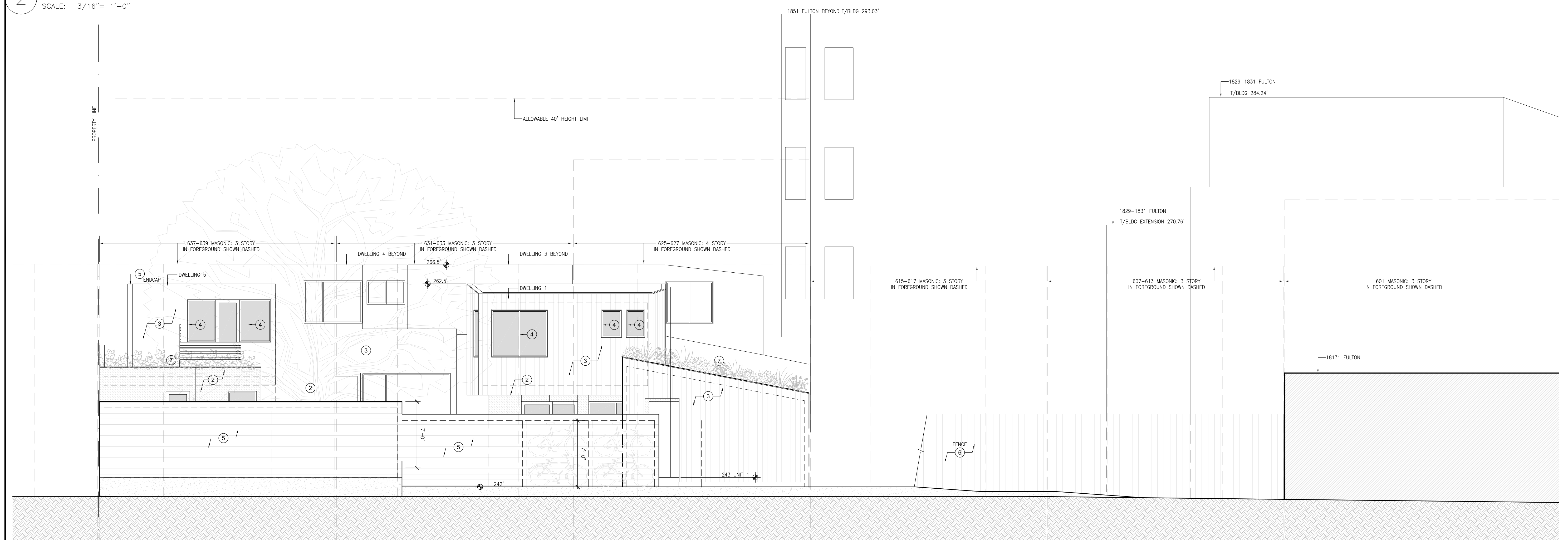
MATERIAL FINISH SCHEDULE

KEY #	MATERIAL DESCRIPTION
1	BOARD FORMED CONCRETE AT EXPOSED FOUNDATION WALLS
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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"

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1821 FULTON STREET

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 -

APPROVAL

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

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

PROPOSED ELEVATION

A3.1



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

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

1821 FULTON STREET

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

ISSUE: DATE:
ISSUED FOR VARIANCE & CUA 08.15.2018
PLANNING REVISIONS 06.10.2019
PLANNING REVISIONS 08.02.2019

CONSULTANT
-

APPROVAL

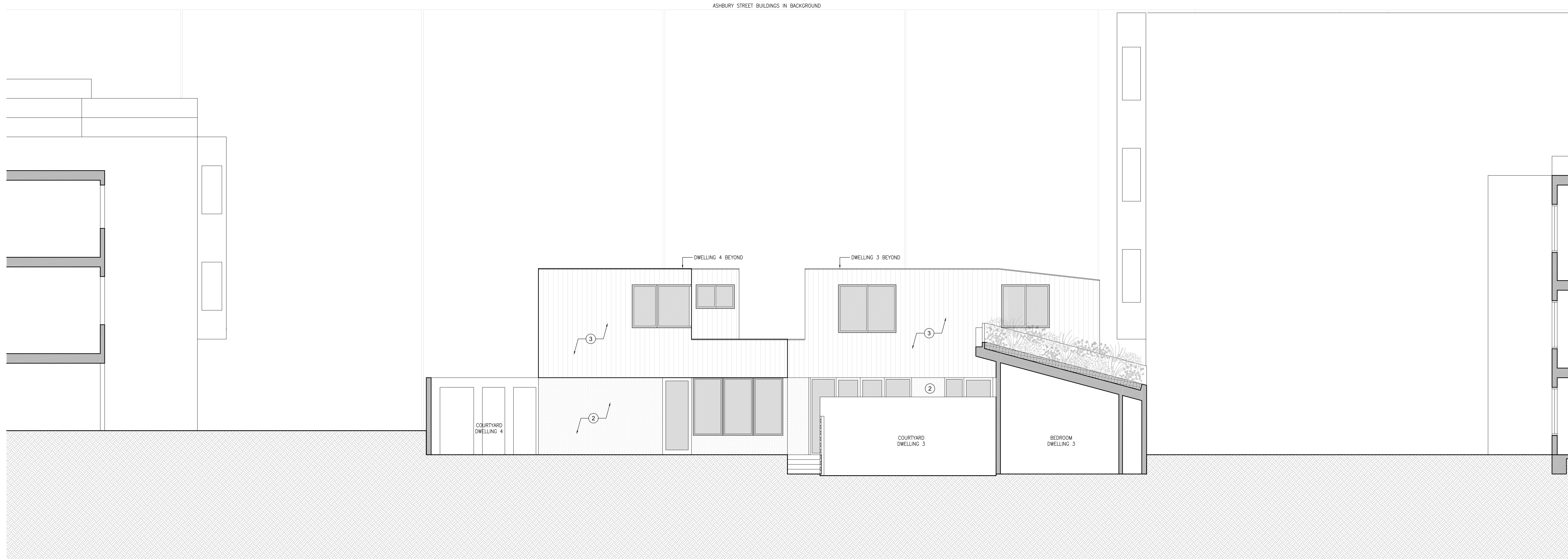
DRAWN:
TK
CHECKED:
TK
SCALE:
3/32" = 1'-0"

PROPOSED SECTION

A3.2



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



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



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

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

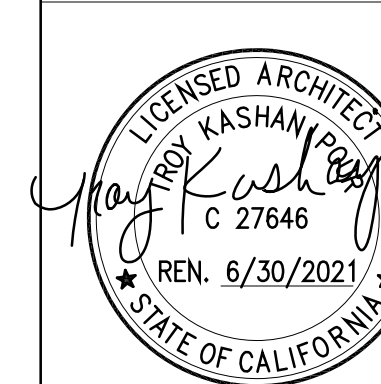
1821 FULTON STREET

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



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

PROPOSED SECTION

A3.3



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



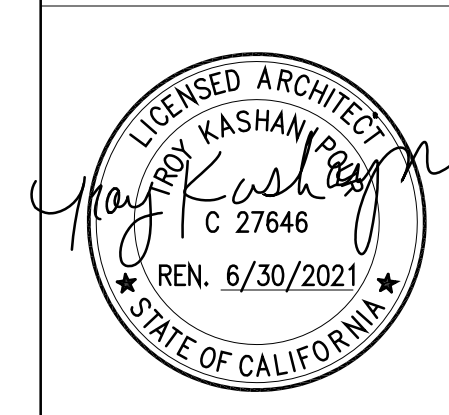
1 BUILDING SECTION/ELEVATION LOOKING SOUTH
SCALE: 3/16" = 1'-0"

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

ISSUE: DATE:
ISSUED FOR VARIANCE & CUA 08.15.2018
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CONSULTANT
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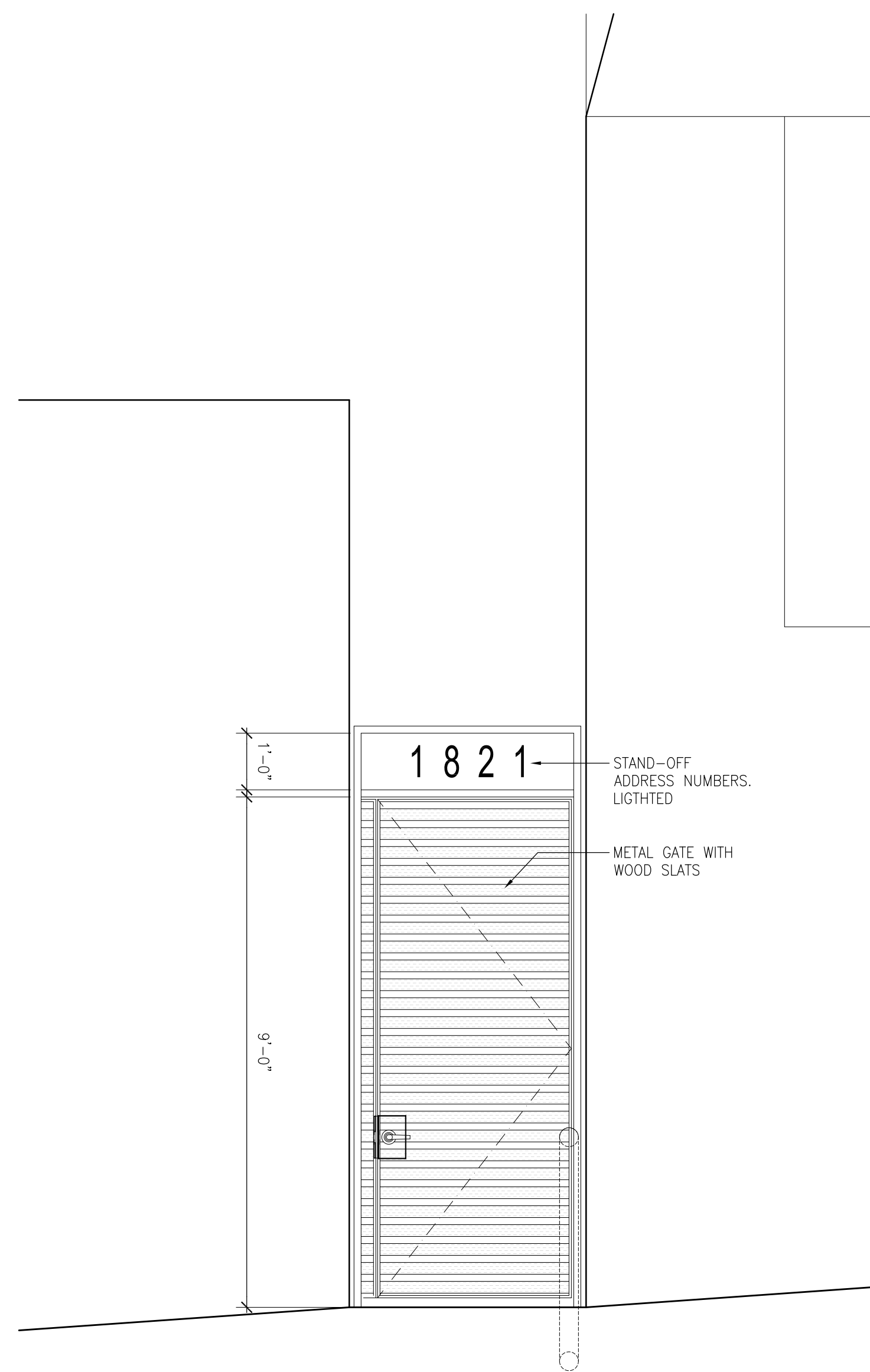
APPROVAL



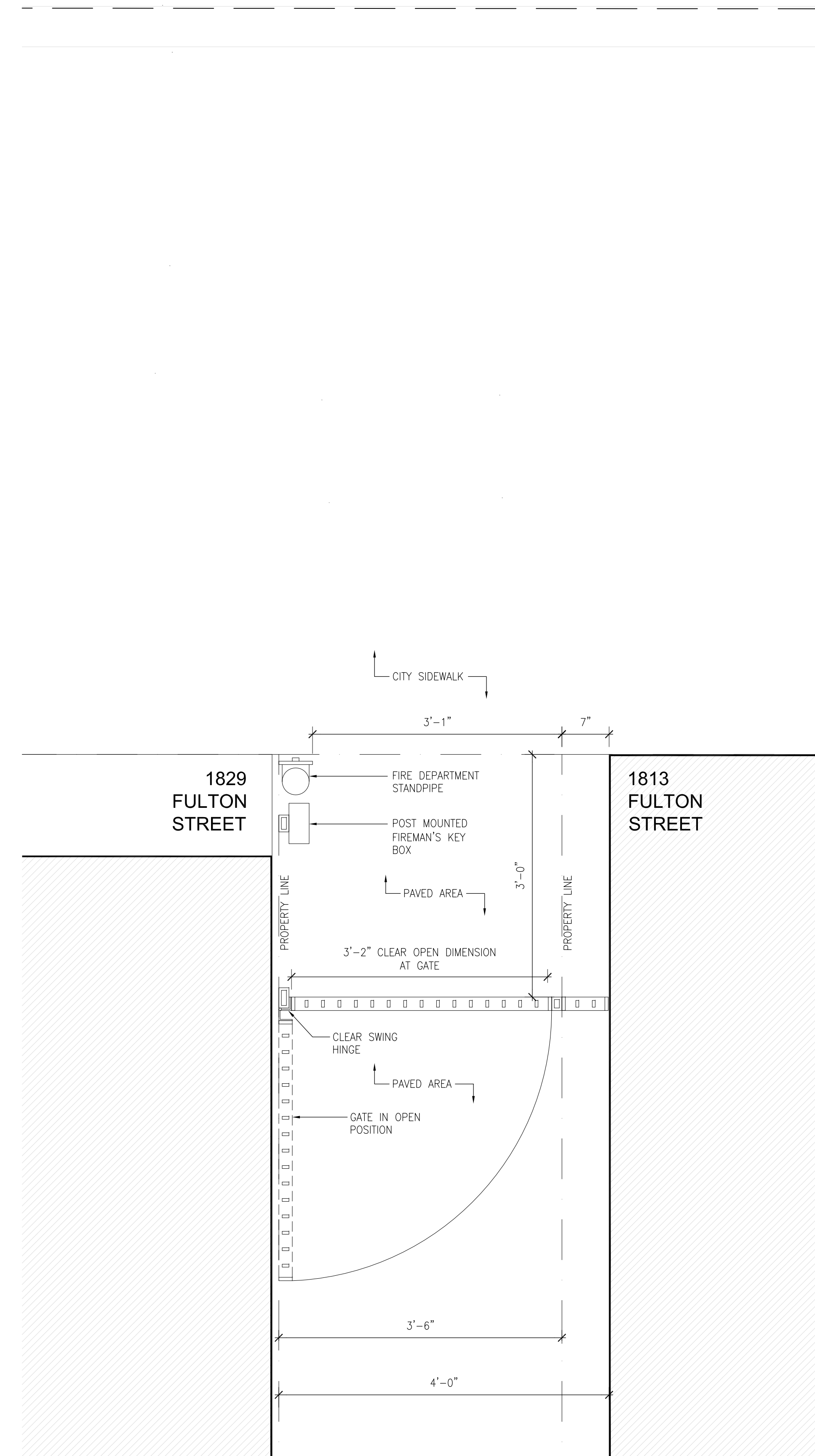
DRAWN:
TK
CHECKED:
TK
SCALE:
3/32" = 1'-0"

PROPOSED SECTION

A3.4



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



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

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

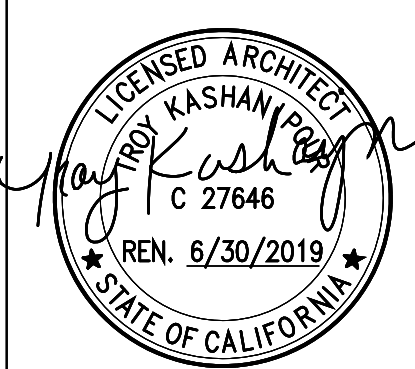
1821 FULTON STREET

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

ISSUE: ISSUED FOR VARIANCE & CUA DATE: 08.15.2018

CONSULTANT
-

APPROVAL



DRAWN: TK
CHECKED: TK
SCALE: AS SHOWN

ENLARGED DETAILS

A8.0







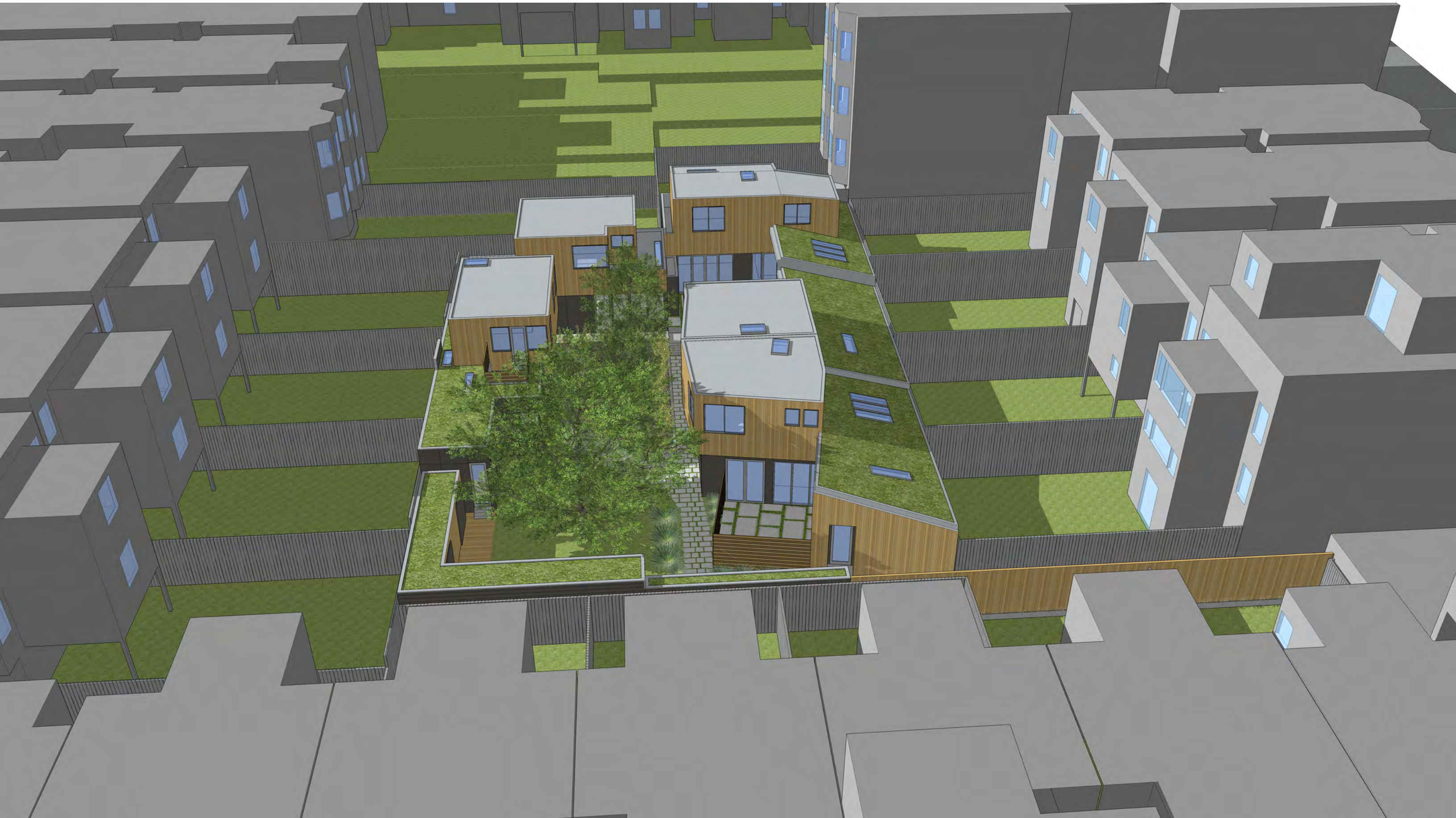






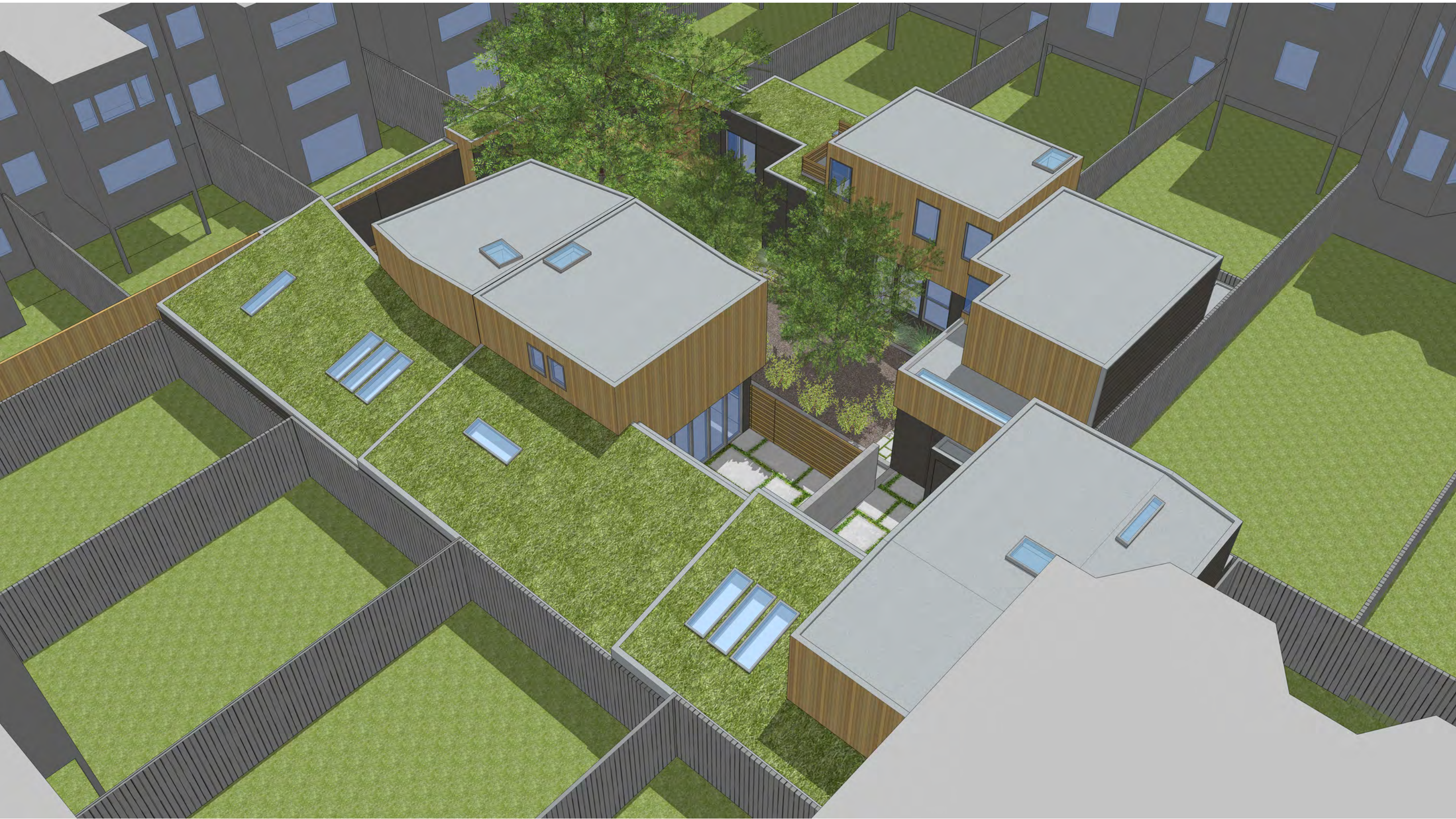


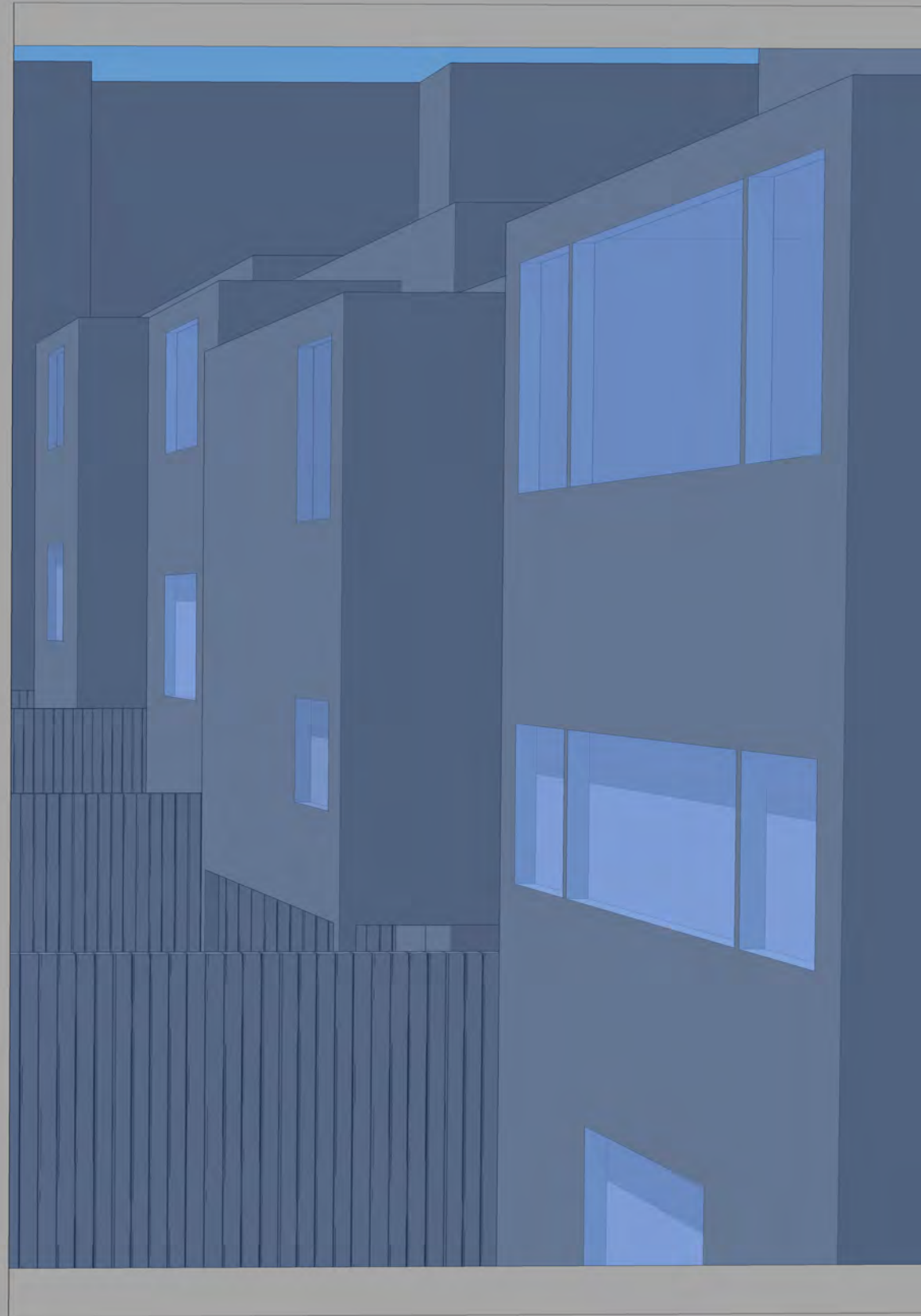


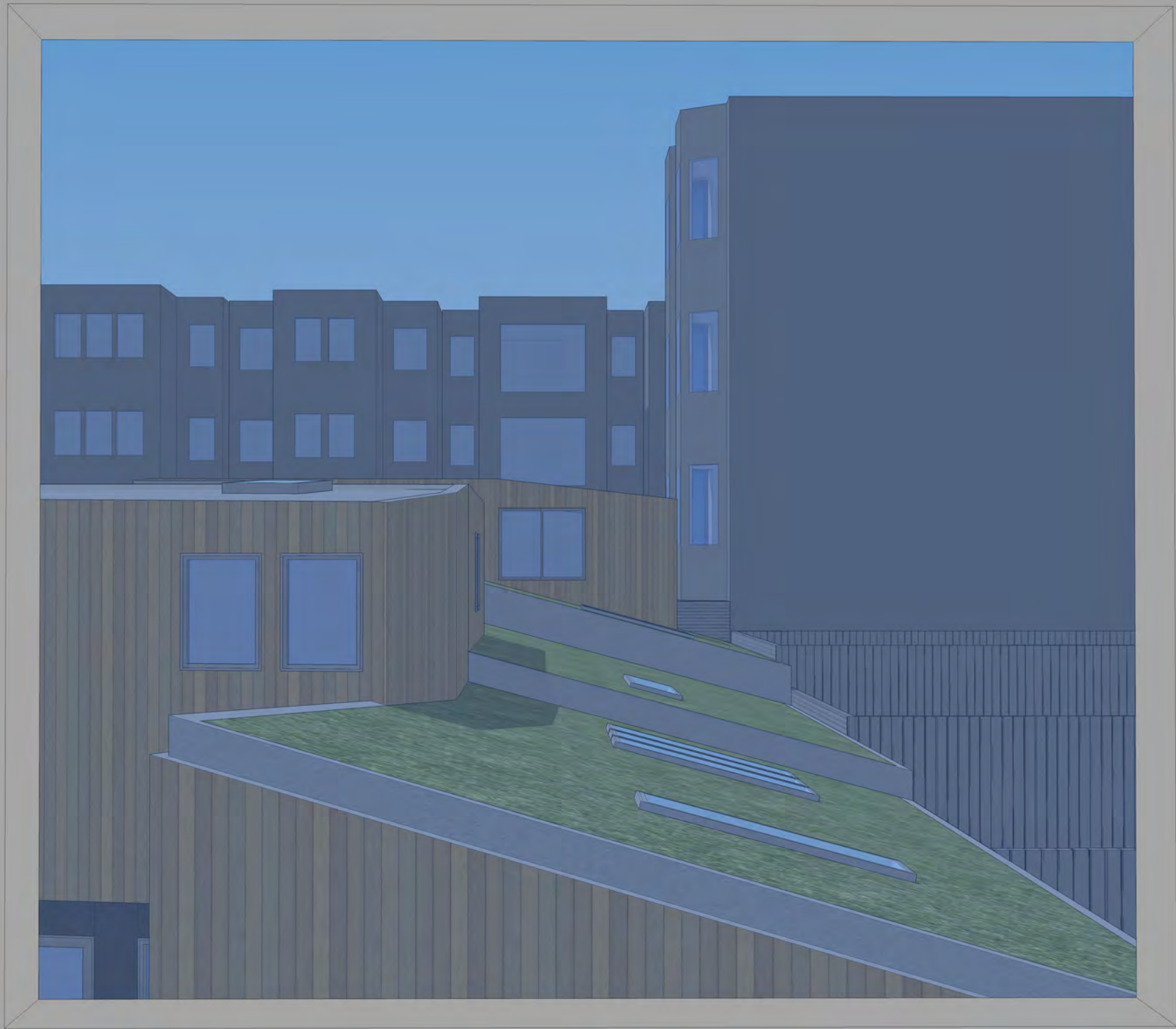




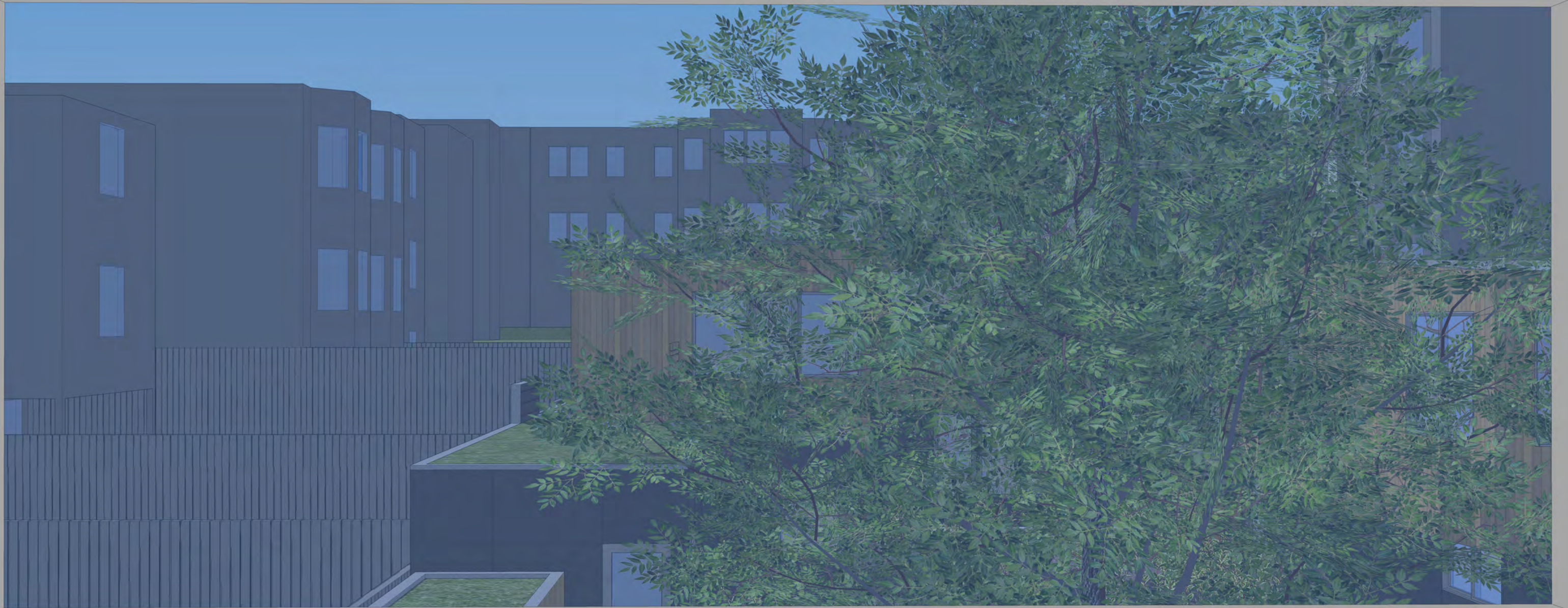


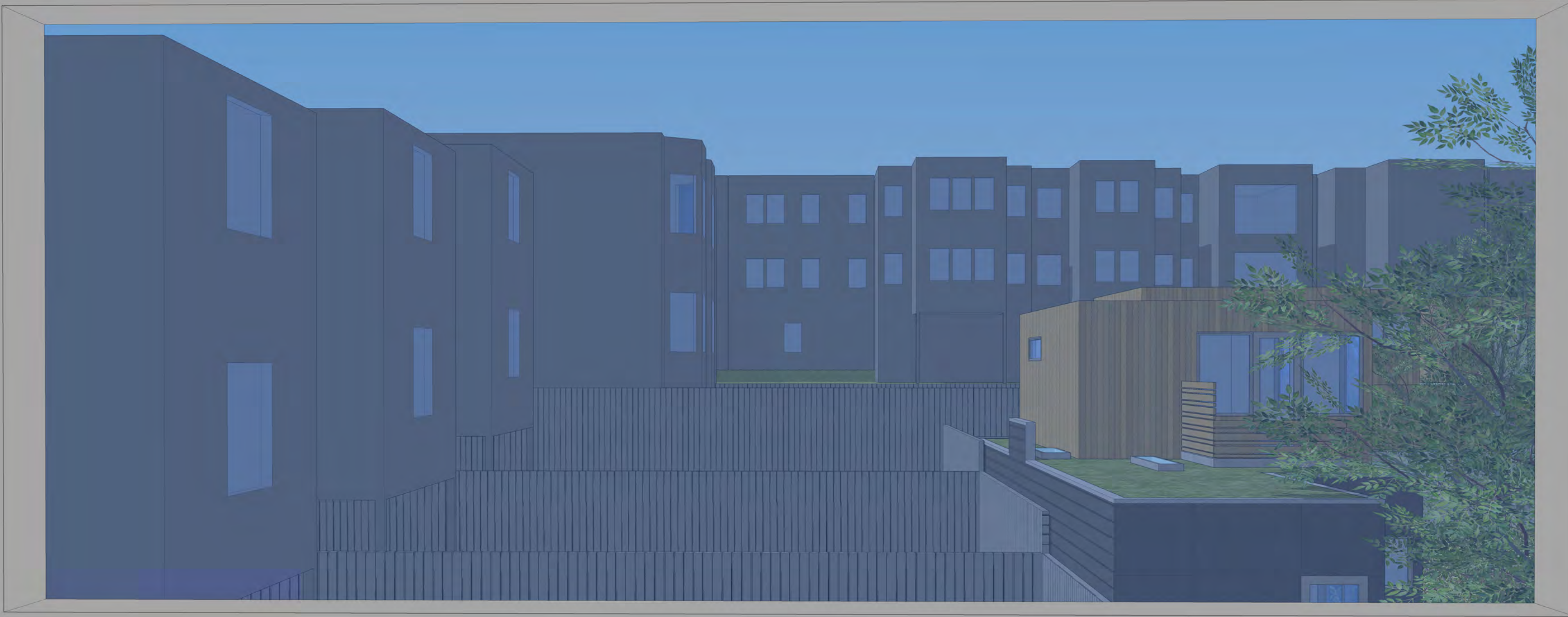


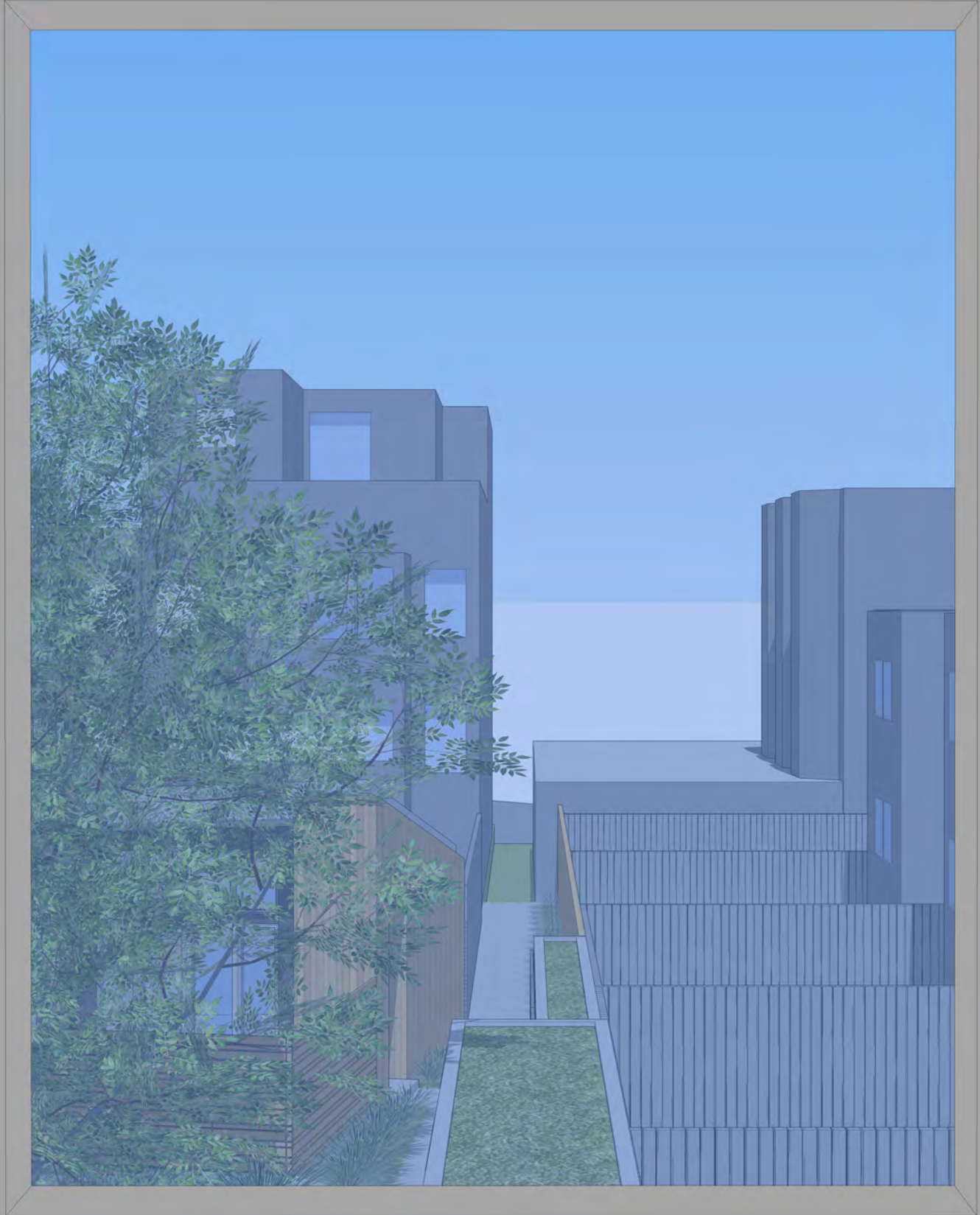


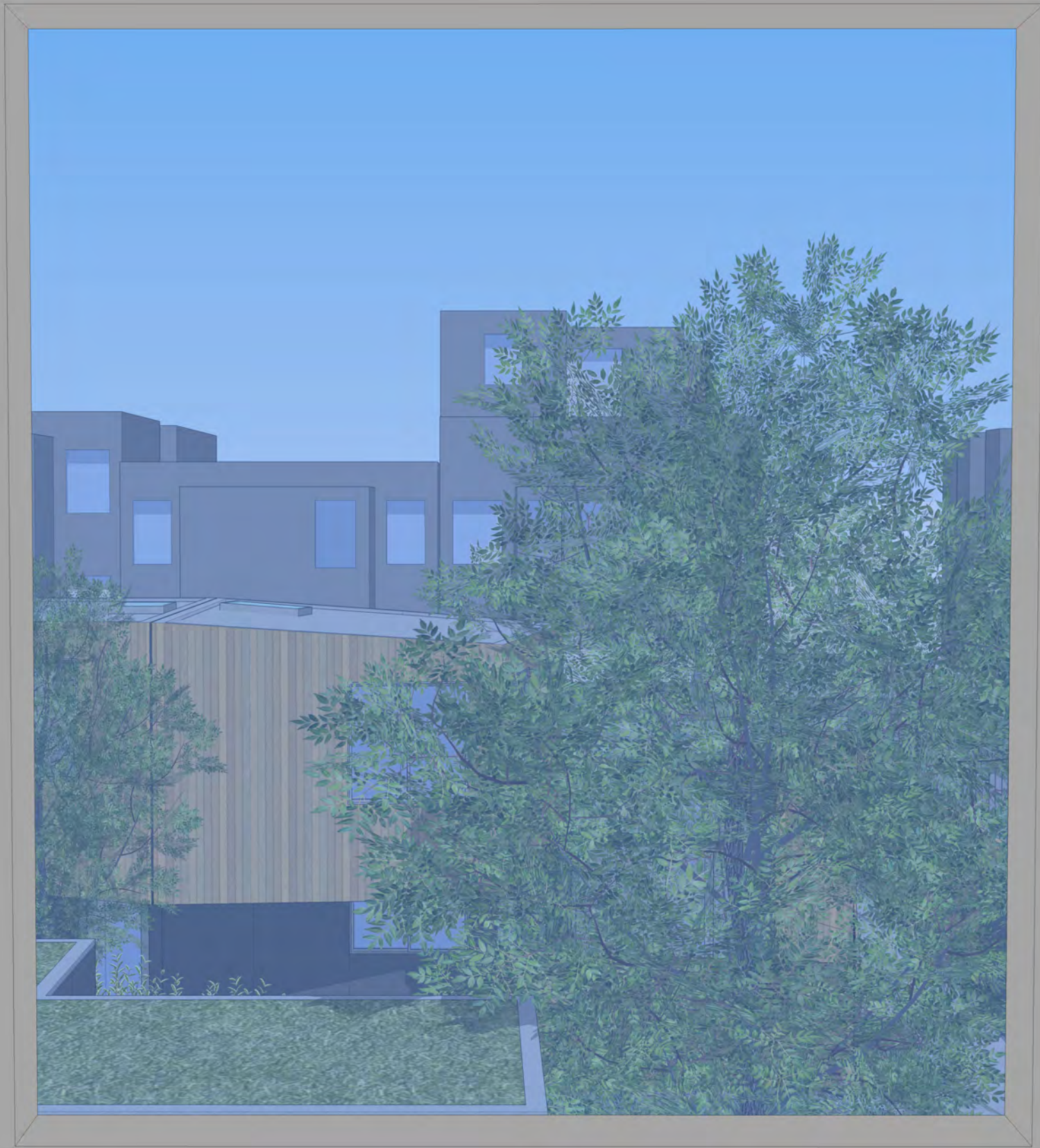




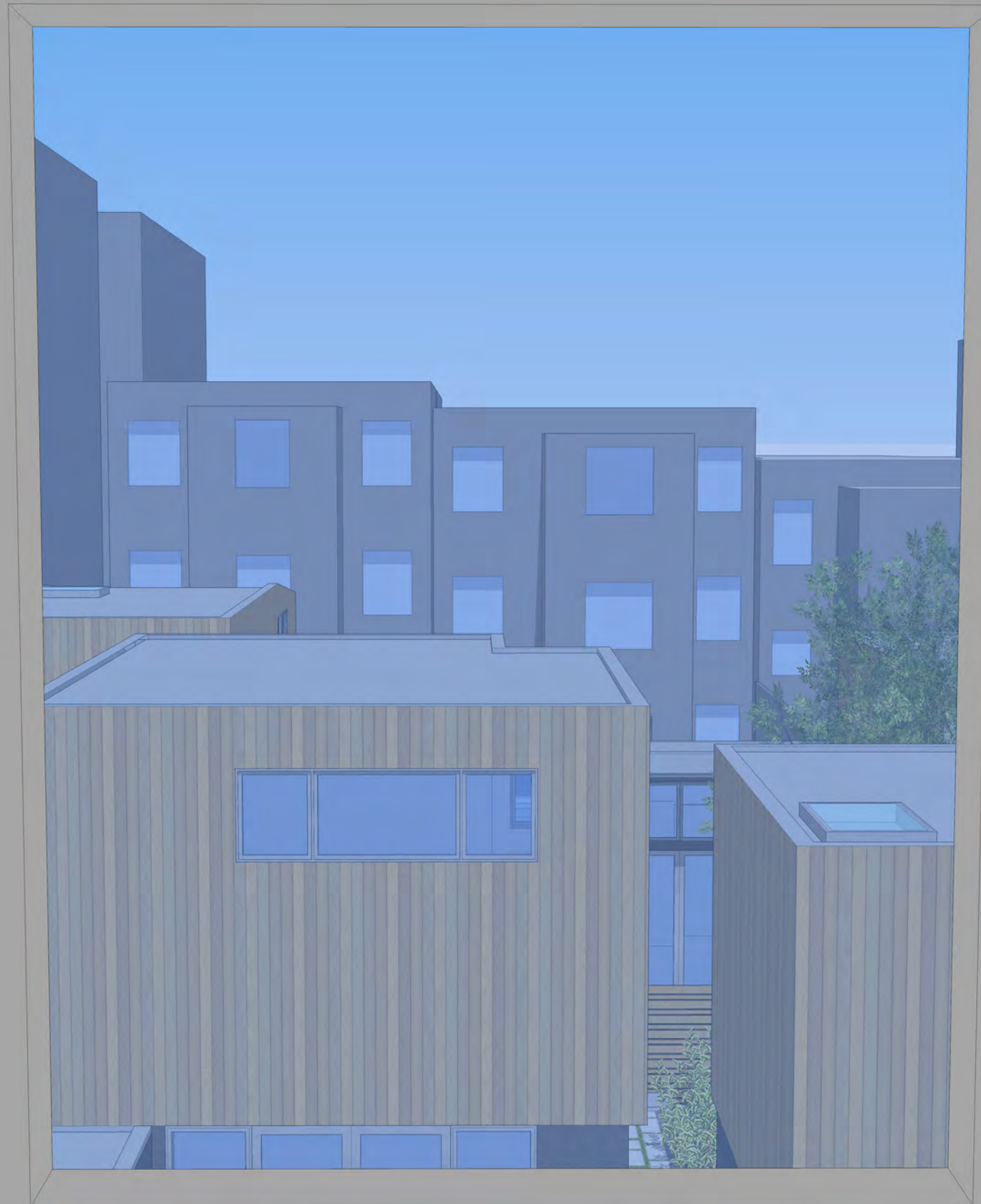


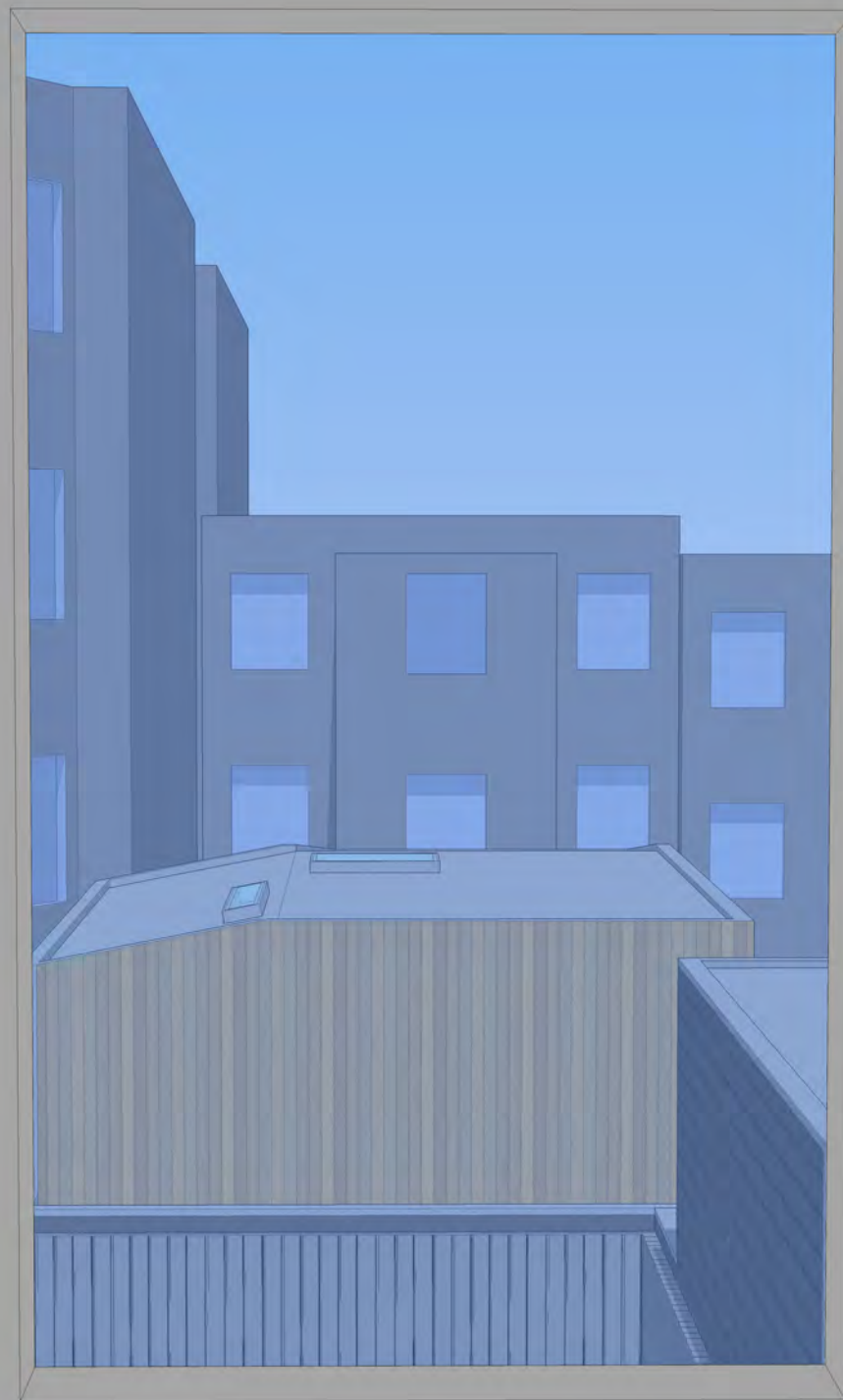
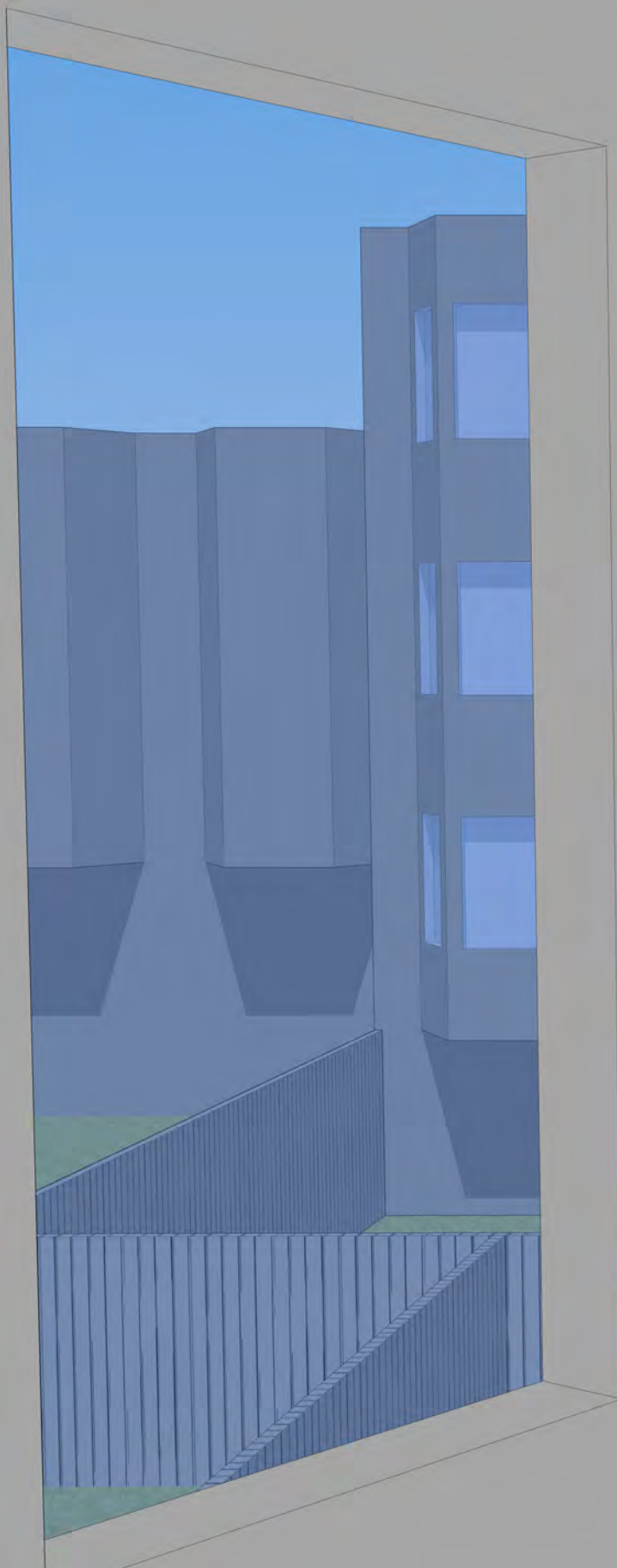




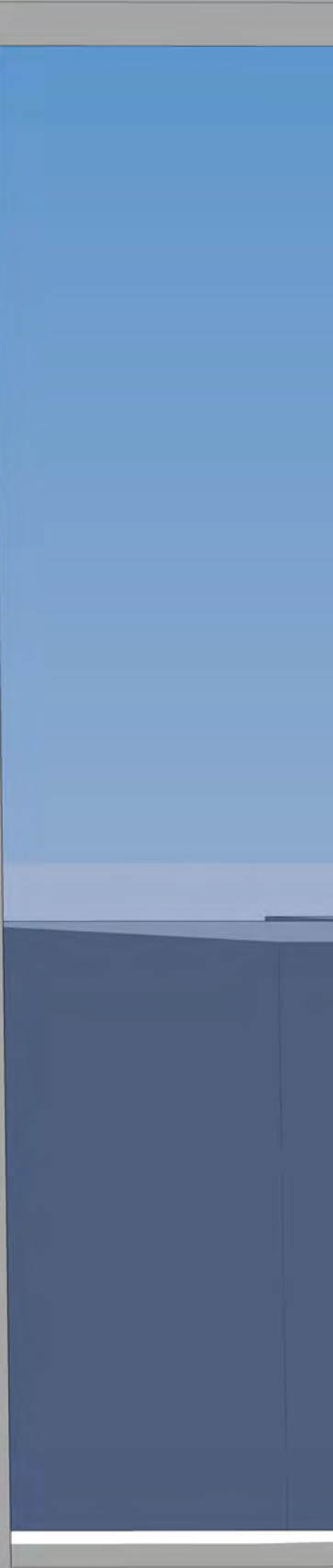


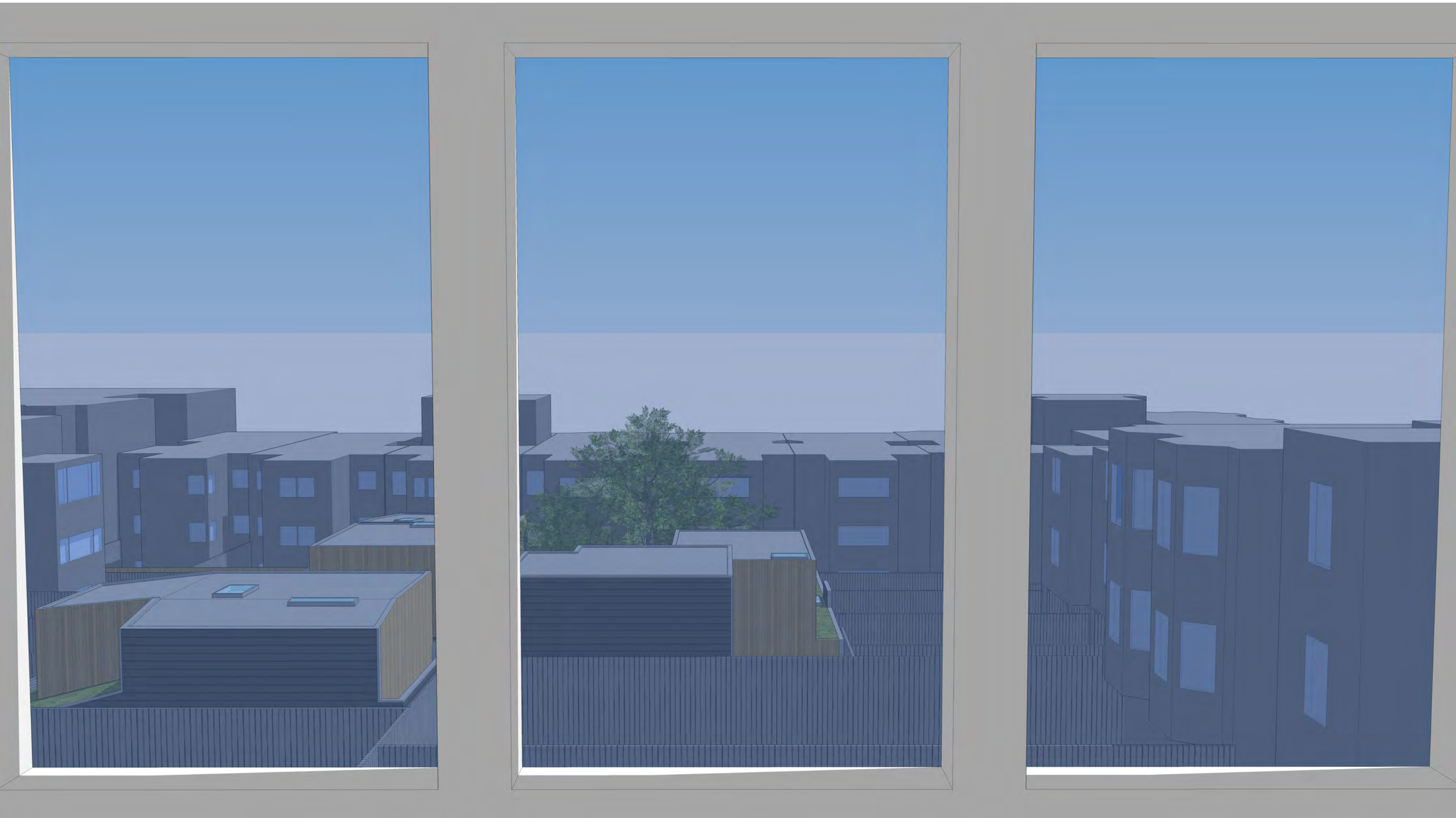


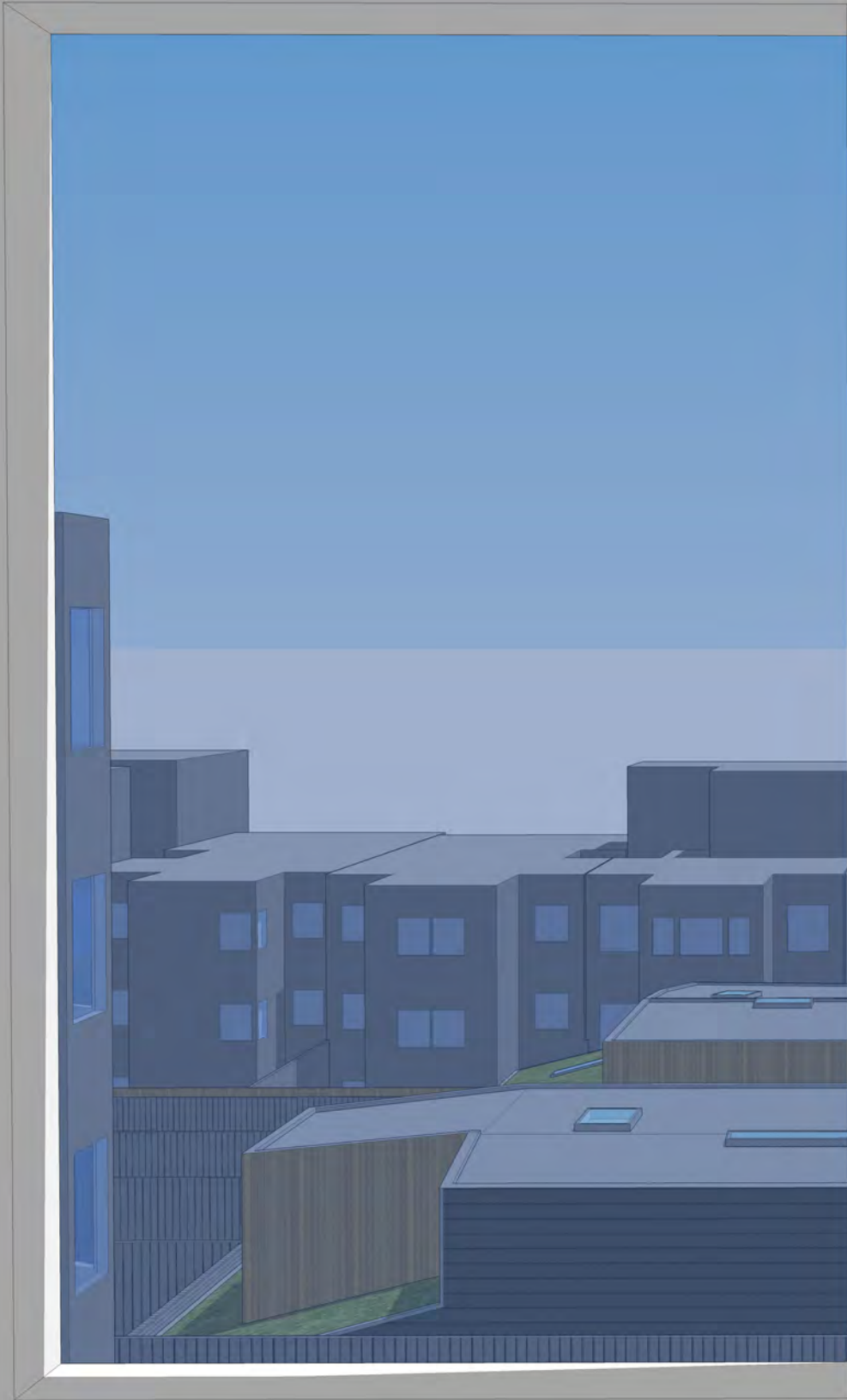


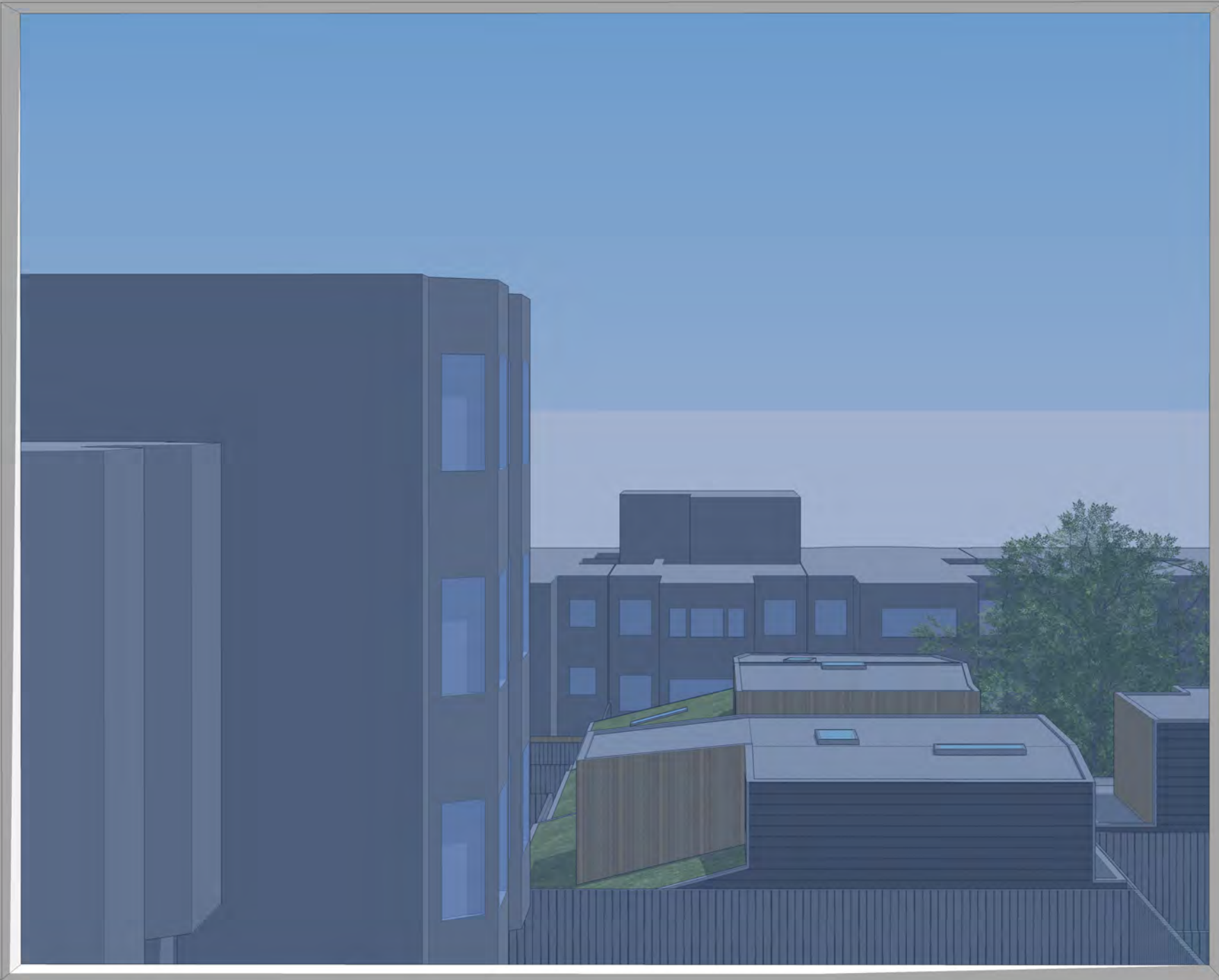




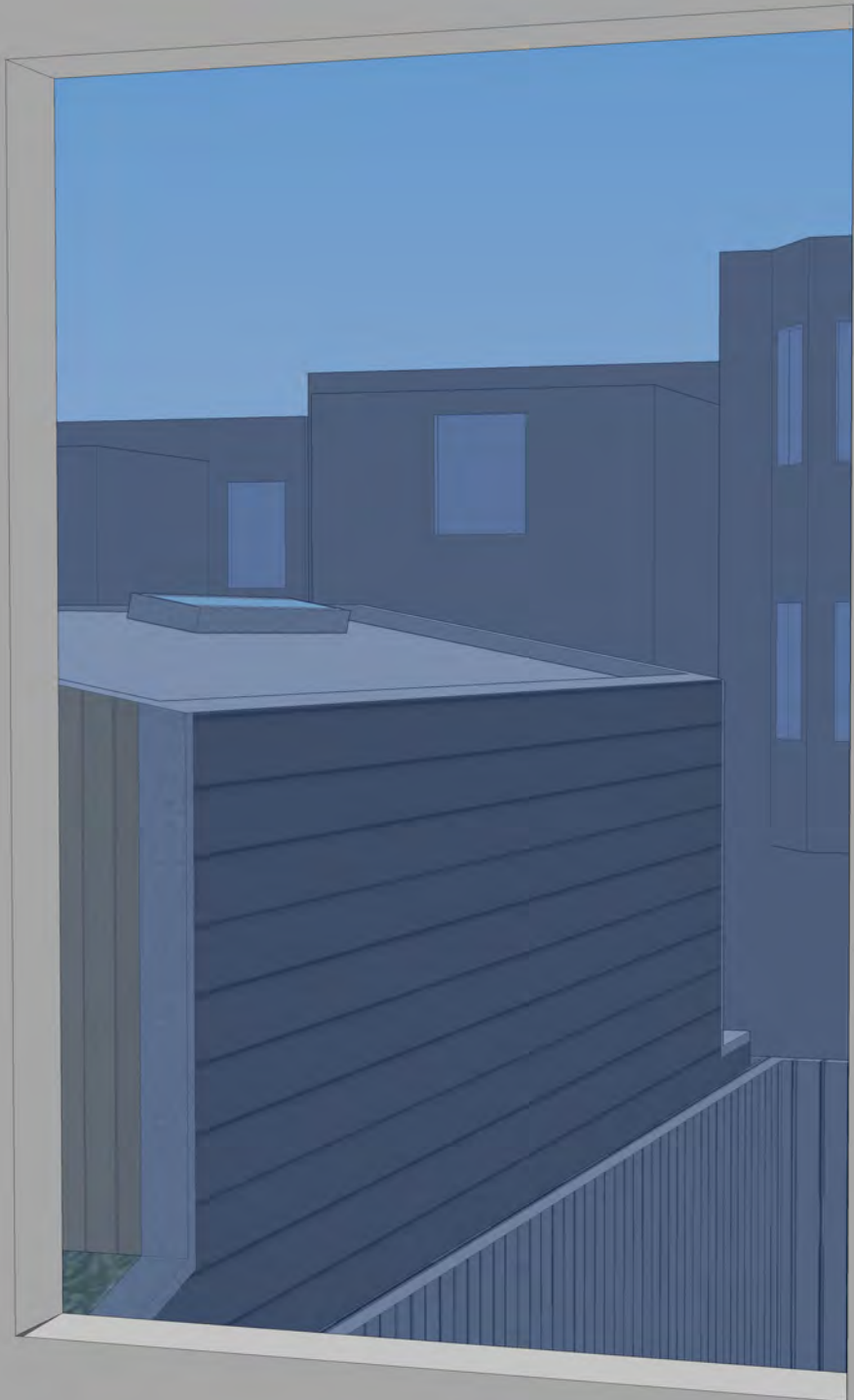
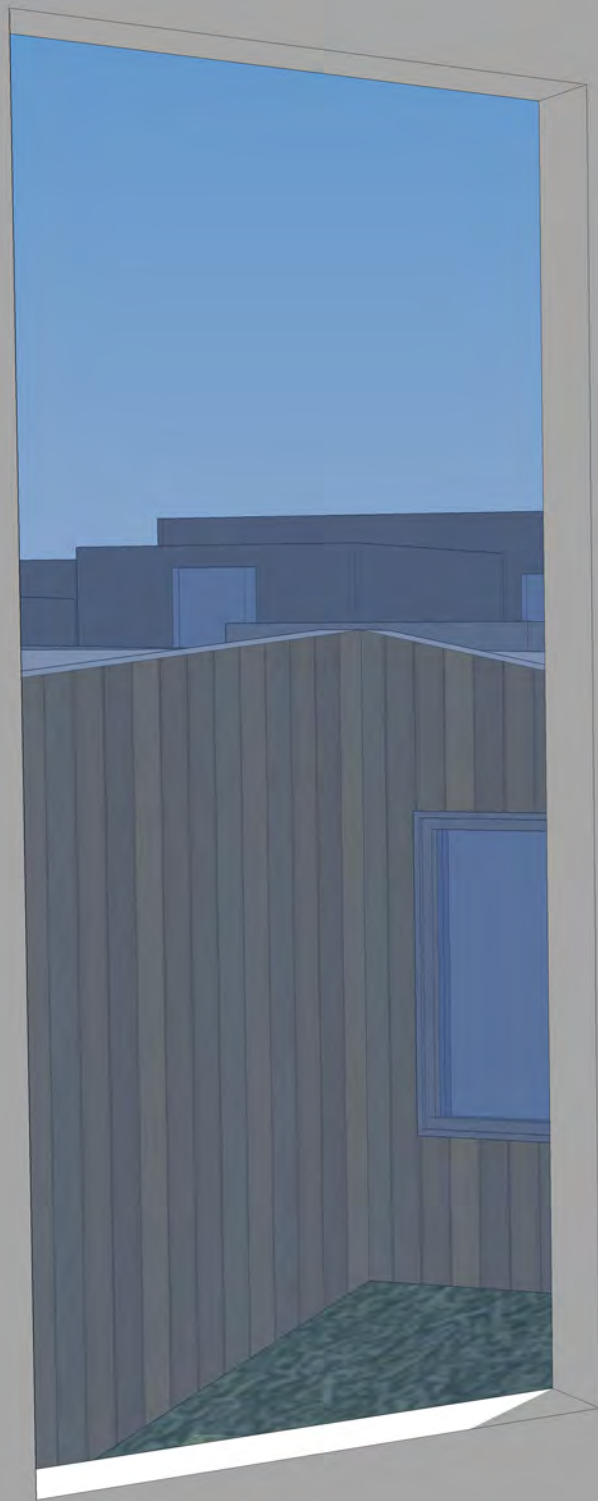


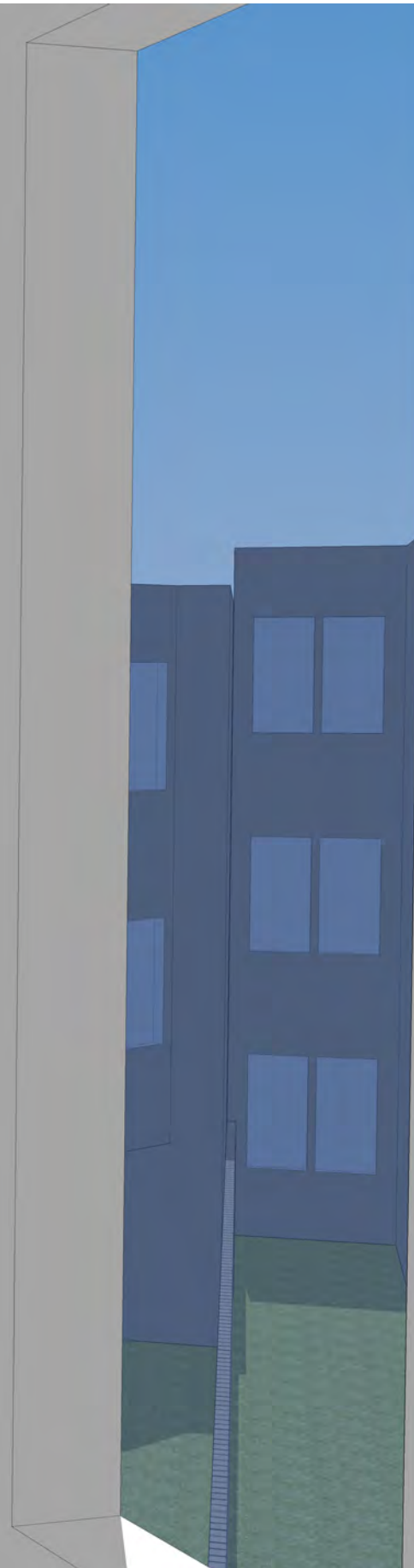




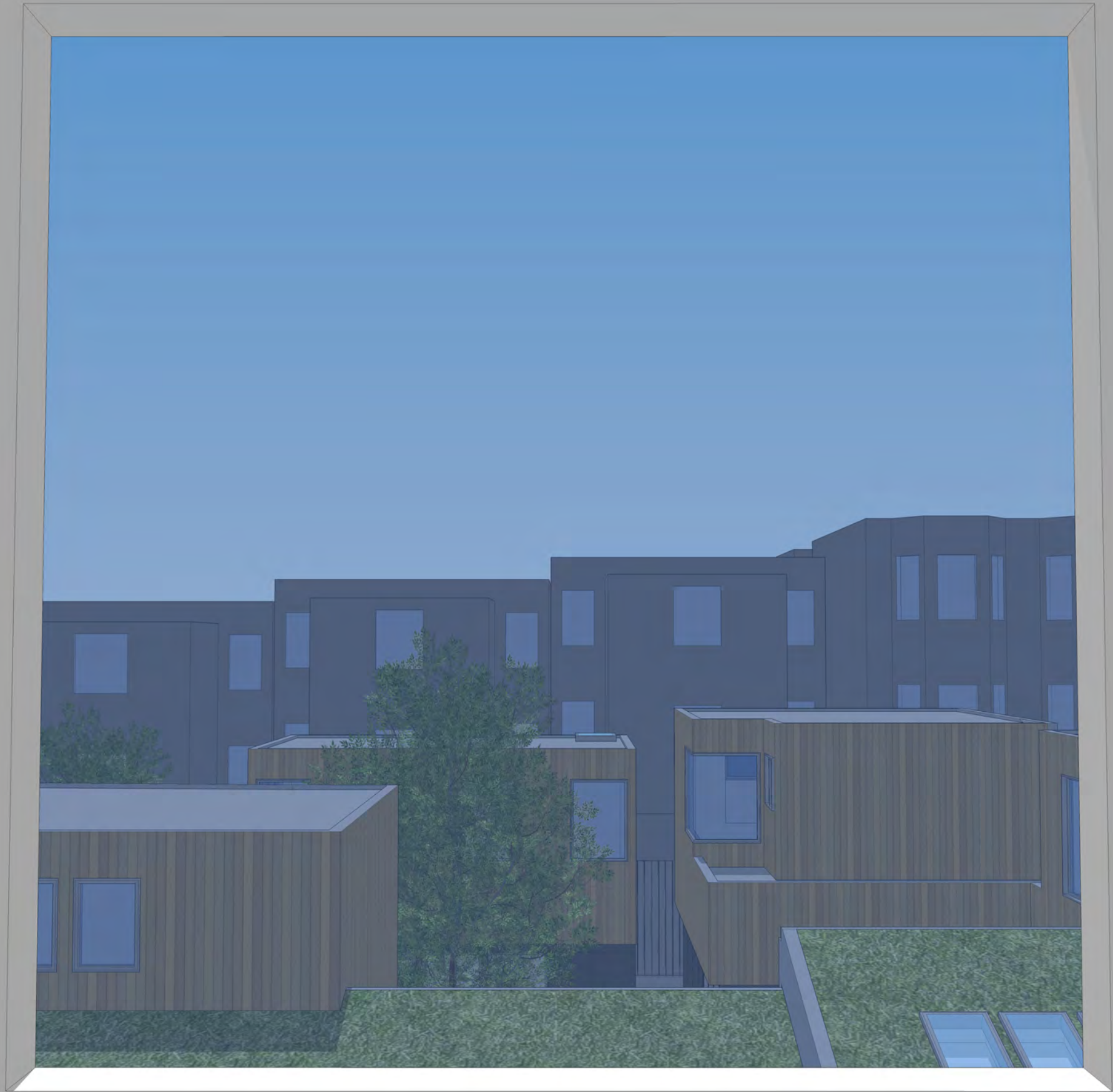


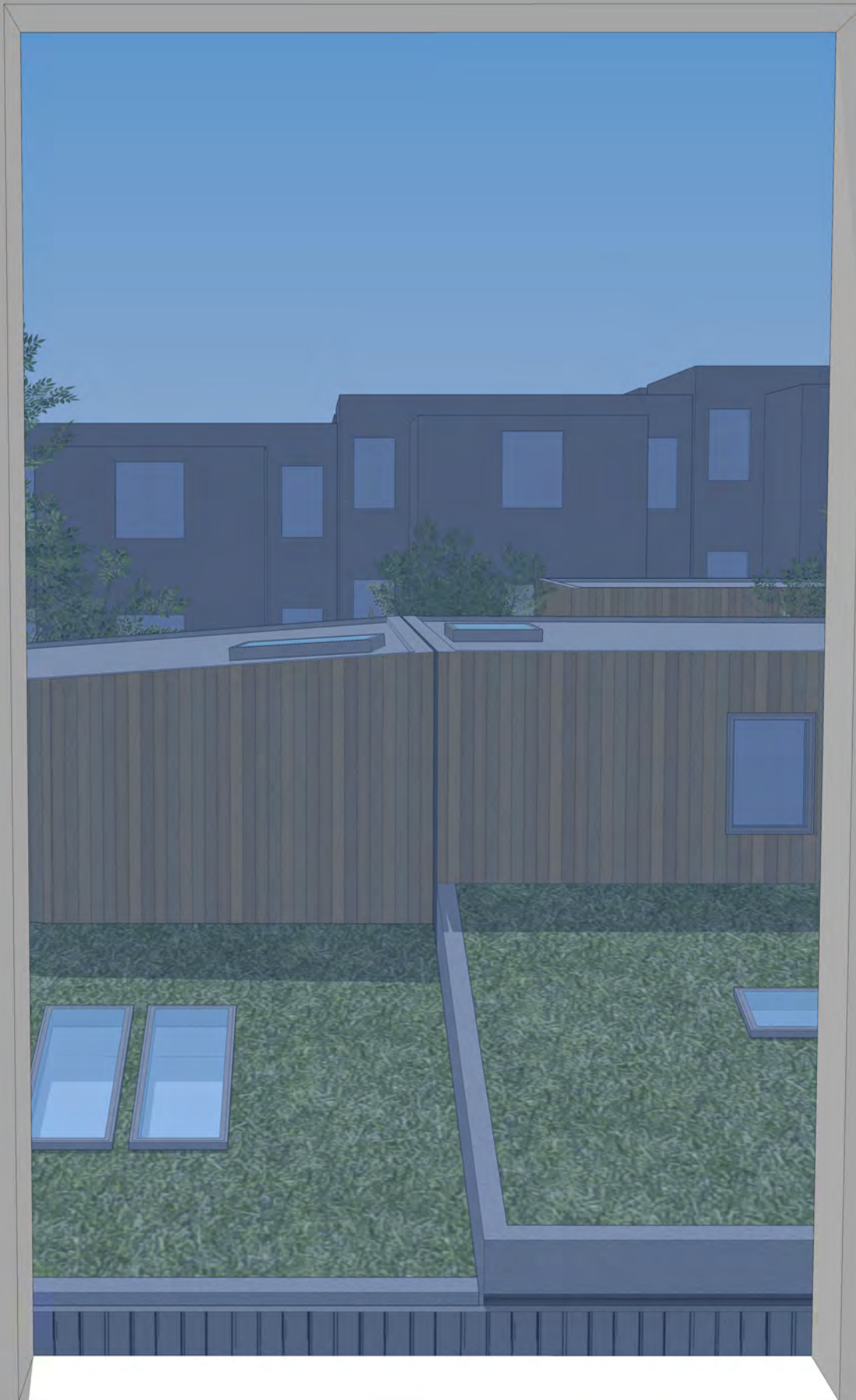


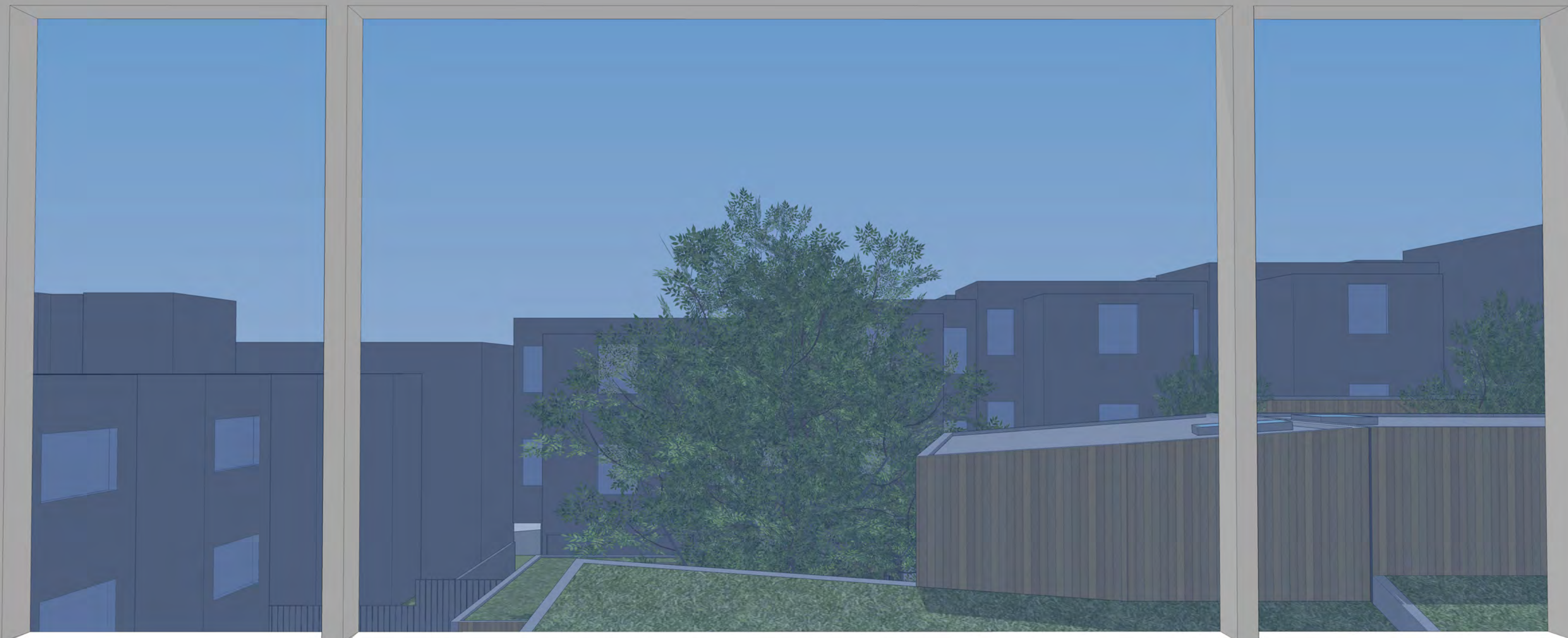














SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1846 GROVE ST		1187003H
Case No.		Permit No.
2018-011441PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
Project description for Planning Department approval. New construction on a 7,868 square foot undeveloped parcel to create five (5) new residential dwelling units.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input checked="" type="checkbox"/>	Class _____ Planning Department Case File No. 1997.304E

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Matthew Dito</p>	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Matthew Dito	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Matthew Dito
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/21/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1846 GROVE ST		1187/003H
Case No.	Previous Building Permit No.	New Building Permit No.
2018-011441PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street San Francisco, CA 94103-2414

(415) 558-6378

PLANNING COMMISSION
FAX: 558-6409

ADMINISTRATION
FAX: 558-6426

CURRENT PLANNING/ZONING
FAX: 558-6409

LONG RANGE PLANNING
FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 97.304E/Small Projects in an Urban Context
Location: Citywide
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project consists of certain classes of small projects in San Francisco requiring discretionary actions by the Planning Department, Building Department, Department of Public Works, or other governmental bodies. The classes of projects affected are described below.

1. **Zoning Reclassifications** where the maximum development permitted as a principal use under the proposed zoning is otherwise Categorically Exempt (e.g. one lot proposed for rezoning from single-family residential to two-family residential).
2. **Acquisition of Property by Government** where the prospective use of the property is not yet defined.
3. **Minor Land Divisions** similar to those in State CEQA Guidelines Section 15315, where the maximum development permitted would be exempt, regardless of whether a variance from lot size standards is required.
4. **New Construction or Conversion of Small Structures** containing a total of up to six residential dwelling units, regardless of the number of individual structures involved.
5. **Use or Conversion of Existing Facilities** where (i) the proposed change in use is not an intensification under the Planning Code (i.e., the proposed use is first permitted in an equally or more restrictive zoning district than the district where the existing use is first permitted); and (ii) the maximum occupancy under the proposed use would be no greater than the maximum occupancy possible within a 10,000 square foot addition to the existing use.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Private developers and City decision makers including various departments, commissions, and the Board of Supervisors.

EXEMPT STATUS: General Rule Exclusion (State Guidelines, Section 15061(b)(3)).

REMARKS: See Attached.

Contact Person: Hillary E. Gitelman, Environmental Review Officer 558-6381

Date of Determination:
July 1, 1997

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

cc: Planning Department Staff
Bulletin Board
M.D.F.
Exemption/Exclusion File

Hillary E. Gitelman,
Environmental Review Officer

97.304E

San Francisco is a densely populated urban area which is virtually unique in California for its population and employment density, and for the availability and use of public transit. Within this context, it is reasonable to expect that some small development projects and some actions by public agencies would be less noticeable and have fewer environmental impacts than if the same actions were to occur in another setting. The five classes of actions considered in this document can be clearly seen to have no significant impacts within the urban context of San Francisco. Each class of action is described below, along with its relationship to classes already identified as Categorically Exempt from environmental review by the State CEQA Guidelines.

1. **Zoning Reclassifications**, where the maximum development permitted as a principal use under the proposed zoning is otherwise Categorically Exempt (e.g. one lot proposed for rezoning from single-family residential to two-family residential).

Discussion: Such reclassifications technically do not fall within any of the Categorical Exemption classes. However, since the maximum development permitted as a principal use under the proposed zoning would be exempt, it is logical to conclude that the reclassification can have no significant environmental impact. The State CEQA Guidelines have already determined that the maximum development would not have significant effects on the environment, and the zoning reclassification by itself has no physical effects.

Several projects of this type are reviewed by the Planning Department each year. The Department's existing practice for such projects is to require that an environmental evaluation application be submitted. Since the maximum development potential would be exempt, reviewers of such applications routinely conclude that there is no possibility of a significant environmental effect.

Zoning reclassifications require public actions (i.e. approval by the City Planning Commission and the Board of Supervisors), so there is ample opportunity for public input into decisions, and ample opportunity for discussion of planning issues pertinent to reclassifications. Since the scale of the projects covered by this class are very small (by definition), environment impact issues are not the real area of concern.

2. **Acquisition of Property by Government** where the prospective use of the property is not yet defined.

Discussion: Acquisition of property by a private party, when there is no public agency discretionary decision involved, is not a project and is therefore not subject to environmental review. Subsequent proposals to develop any such property may be subject to environmental review, if the development proposal is not exempt due to its scale and location. This class would apply a comparable standard to acquisition of property by a governmental body where the future use of that property has not been fully defined.

Under the current State CEQA Guidelines, if a public agency wishes to acquire property, the acquisition itself is subject to environmental review. However, the acquisition by itself has no potential for changing the physical environment. The only potential for changing the physical environment would result from subsequent development or change in use of the property. Any such subsequent development or change in use would still be subject to environmental review, unless the proposed development or change fell into a class of exempt activities.

Exclusion of this activity from further environmental review would not affect the likelihood of potential development of such property, since the present practice, which requires an up front commitment of money to secure an option, already creates momentum for subsequent development. Additionally, as stated above, any subsequent development or change in use proposal would still be subject to environmental review.

3. **Minor Land Divisions** similar to those in State CEQA Guidelines Section 15315, where the maximum development permitted would be exempt, regardless of whether a variance from lot size standards is required.

Discussion: State CEQA Guidelines Section 15315 provides an exemption for subdivisions into four or fewer parcels, where no variance is required. In situations where the maximum development permitted as a principal use under the proposed zoning is otherwise categorically exempt, the requirement for a variance is irrelevant to consideration of the projects impacts in a densely developed urban area.

The rationale for excluding this class of projects from environmental review is essentially the same as that for the Zoning Reclassification class above. Projects in this class are by definition very small, the State CEQA Guidelines have determined that the development would not have significant effects, and there is an established hearing process to discuss the planning issues relevant to the project.

4. **New Construction or Conversion of Small Structures** containing a total of up to six residential dwelling units, regardless of the number of individual structures involved.

Discussion: Section 15303 of the State CEQA Guidelines presently authorize an exemption for the construction of up to six dwelling units within an urbanized area, provided that no more than one structure is proposed. Thus, under existing law, one six-unit building is exempt, but two two-unit buildings are not. Within the urban context of San Francisco, the potential environmental impacts of six units, whether they are provided in one structure or in six structures are essentially the same, and are by definition (i.e. by Section 15303) not significant.

Several project proposals each year require environmental review because they exceed the restriction on maximum number of structures, which is presently one. Review of those projects invariably concludes that due to the dwelling unit density of the project

relative to the overall density in the project vicinity, the potential environmental impacts are negligible.

5. **Use or Conversion of Existing Facilities** where (i) the proposed change in use is not an intensification under the Planning Code (i.e., the proposed use is first permitted in an equally or more restrictive zoning district than the district where the existing use is first permitted); and (ii) the maximum occupancy under the proposed use would be no greater than the maximum occupancy possible within a 10,000 square foot addition to the existing use.

Discussion: State CEQA Guidelines Section 15301 presently exempts minor alterations and/or conversions of existing structures involving negligible or no expansion of use. Subsection 15301(e) further provides for an exemption for additions of up to 10,000 square feet to existing structures in areas that are not environmentally sensitive, where all public infrastructure is already in place. This class of projects would include conversions of existing structures where (i) the proposed change in use is not an intensification; and (ii) the maximum occupancy under the proposed use would be no greater than the maximum occupancy possible within a 10,000 square foot addition to the existing use.

Since Section 15301(e) presumes that a 10,000 square foot addition to an existing use does not have a significant effect on the environment, it follows that a change in use to a comparable activity which would increase the occupancy on site by no more than the increase allowed by a 10,000 foot addition to the existing use would also have no significant effect. The restriction stated in Section 15300.2(b), Cumulative Effects would prevent successive conversions and additions to an existing building over time.

Each of the classes described above include small projects which could not have a significant effect on the environment, either when considered individually or when considered as a group. Projects that would be affected are generally scattered throughout the City, and are of such small scale that once constructed they are generally unnoticeable in their urban context. Excluding these classes from further environmental review would eliminate a bureaucratic process (i.e. filling and processing an environmental application) for a small number of cases per year, but would not reduce opportunities for public comment, or result in a different environmental finding than if these projects were considered individually. As with other types of exemptions (See State CEQA Guidelines Section 15300.2), if there was the potential for cumulative or other significant effects, the City would subject the project to more in depth CEQA review.



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

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

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

Reception:
415.558.6378

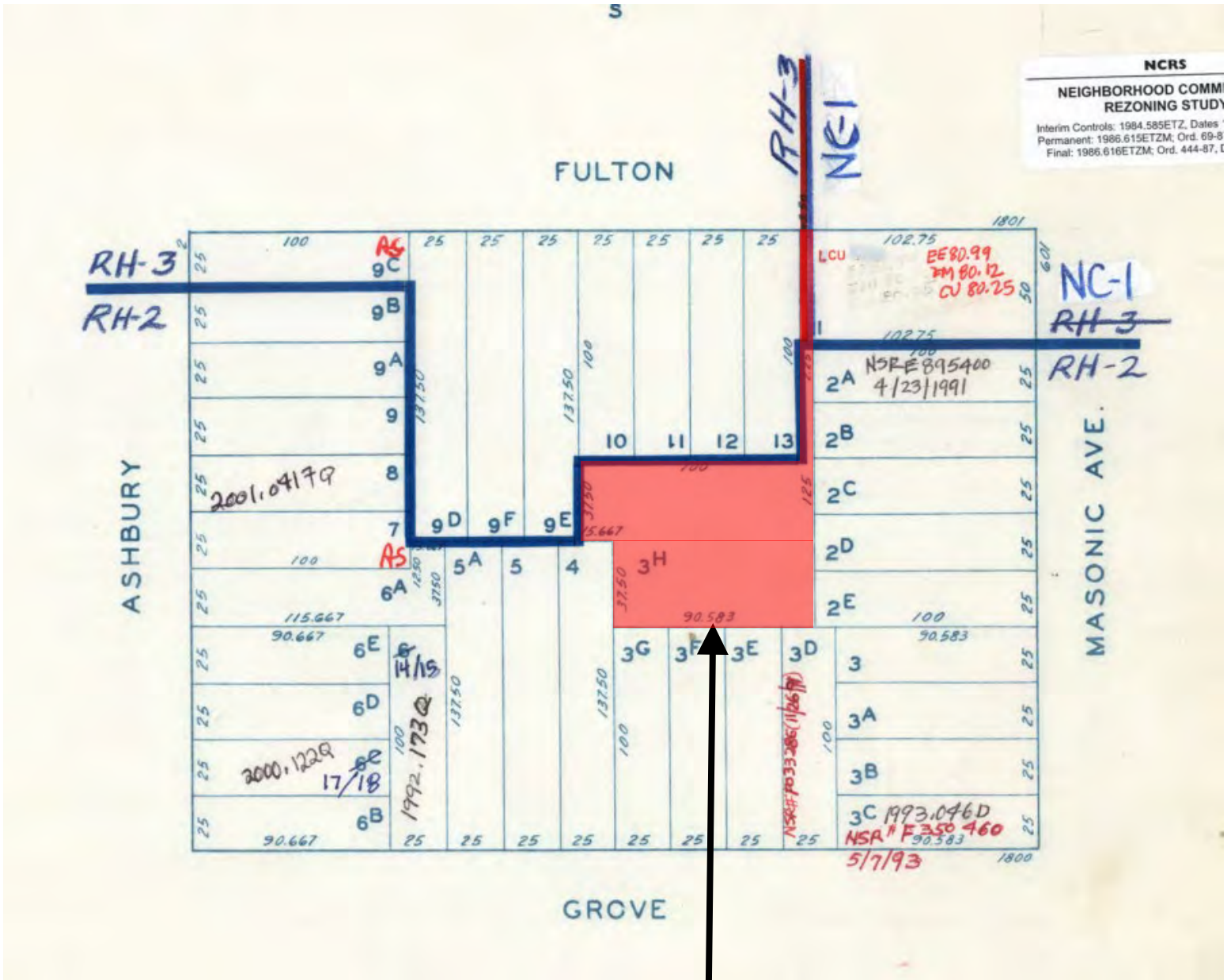
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	4,961	4,961
Usable Open Space	0	3,753	3,753
Public Open Space	0	0	0
TOTAL GSF	0	8,714	8,714
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	5	5
Dwelling Units - Total	0	5	5
Hotel Rooms	0	0	0
Number of Buildings	0	5	5
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
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	1	1
Two Bedroom Units	0	3	3
Three Bedroom (or +) Units	0	1	1
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

Parcel Map



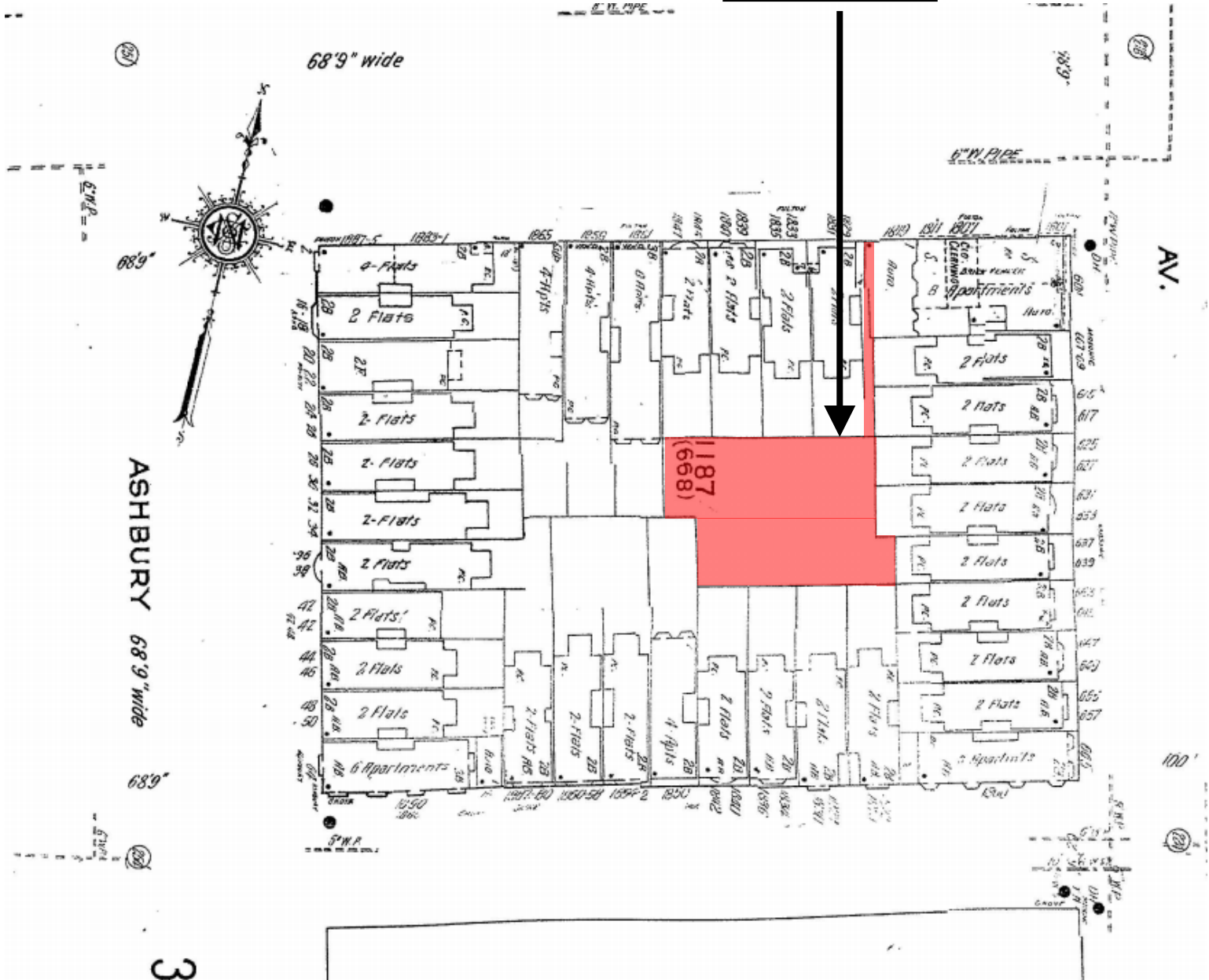
SUBJECT PROPERTY

Conditional Use Authorization
 Case Number 2018-011441CUA
 1846 Grove Street
 December 12, 2019



Sanborn Map*

SUBJECT PROPERTY



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
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December 12, 2019

Aerial Photo – View 1

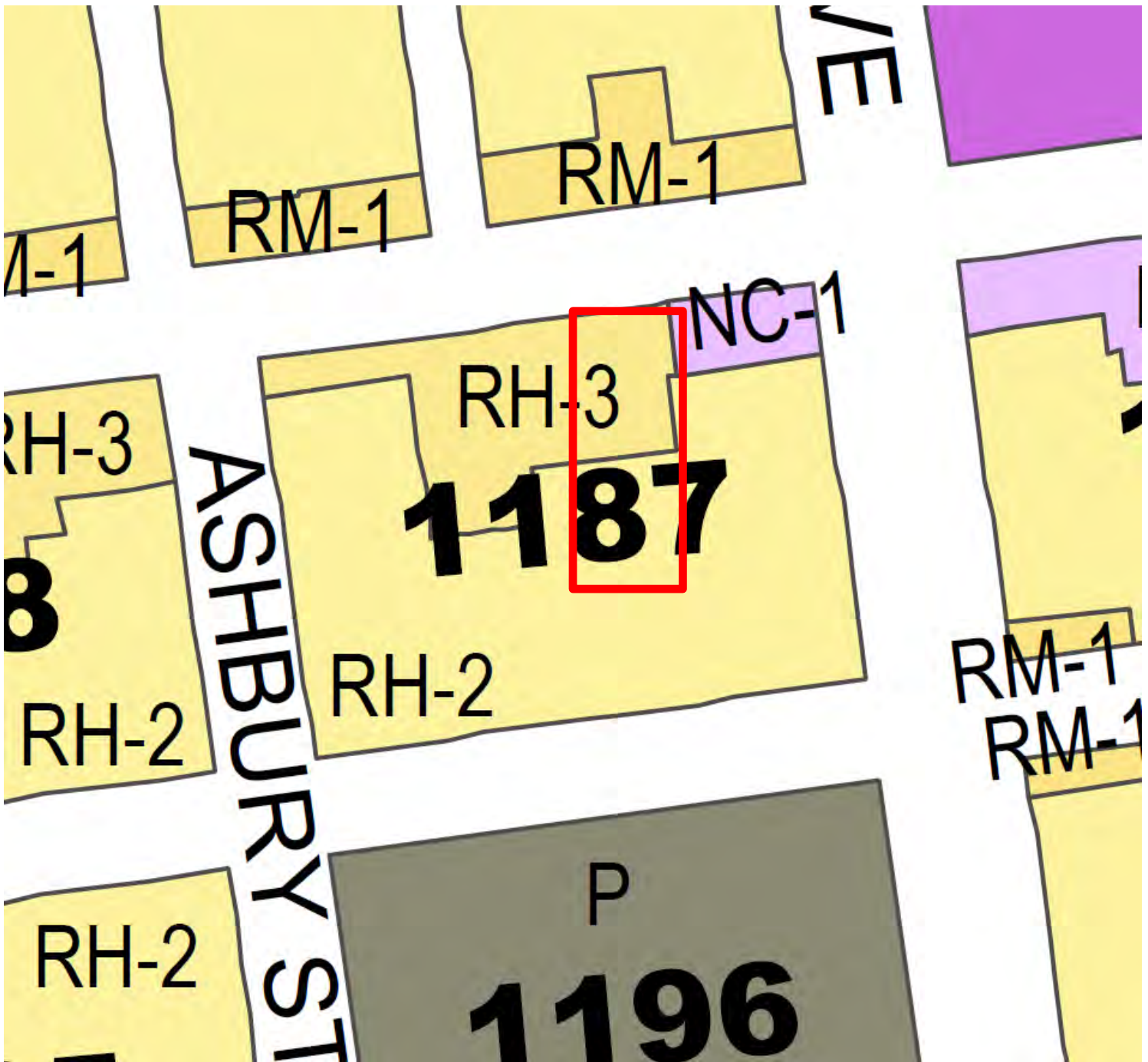


SUBJECT PROPERTY



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Zoning Map



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Site Photo

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