


Received at CPC Hearing 12/12/19  
G. Fung

**Fw: 95 Nordhoff Street**

voicematch@yaho.../Inbox

Dec 12 at 8:16 AM

 **Mark Walls** <mjmskalls@att.net>  
To: JD Kaufman <voicematch@yahoo.com>

Morning John,

This is what I sent this morning. Good luck this afternoon.

Mark Walls

----- Forwarded Message -----

**From:** Mark Walls <mjmskalls@att.net>  
**To:** myrna.melgar@sfgov.org <myrna.melgar@sfgov.org>; joel.koppel@sfgov.org <joel.koppel@sfgov.org>; sue.diamond@sfgov.org <sue.diamond@sfgov.org>; frank.fung@sfgov.org <frank.fung@sfgov.org>; milicent.johnson@sfgov.org <milicent.johnson@sfgov.org>; kathrin.moore@sfgov.org <kathrin.moore@sfgov.org>; dennis.richards@sfgov.org <dennis.richards@sfgov.org>  
**Cc:** Mark Walls <mjmskalls@att.net>; Jennifer Polishook <jenpolishook@gmail.com>  
**Sent:** Thursday, December 12, 2019, 08:09:50 AM PST  
**Subject:** 95 Nordhoff Street

Dear Commissioners,

My name is Mark Walls, my wife and I reside directly across the street from 95 Nordhoff at 86 Nordhoff. We in addition to other Nordhoff Street neighbors have been in support of the original design as was originally presented to the neighborhood by the developer some years ago. This original design and layout was tasteful and respected the environs of both Nordhoff Street and Stillings Avenue.

The proposed one new house on Nordhoff with the renovation of the existing structure created a balance with the existing detached houses at this end of Nordhoff Street. The two houses proposed for Stillings Avenue were also inline with the non-detached houses and appeared to fit in nicely. The latest design to cram two new houses between the existing structures at 95 and 69 Nordhoff Street is out of character and creates an imbalance in the design and setting at this end of Nordhoff Street.

Over the years there has been much "to-do" with the redwood tree that exists on the Stillings side of the property. This is a large, beautiful and robust tree that everyone would like to see preserved and with the original design, the developer was to have the tree re-located to the rear corner of the lot. The studies provided to the neighborhood showed a 90% success rate for a tree of this size surviving such a move.

Seemed like the issues at hand had been addressed and then the Stillings Avenue neighbors got together with a strategy and now it appears to be Nordhoff Street vs. Stillings Avenue with the developer stuck in the middle. Stillings neighbors want no new houses on their side of the lot and the Nordhoff neighbors respectively want a development that is more responsible and inline with the existing houses on this side of the property and on Nordhoff Street.

I respectfully ask the commission to reconsider the original design of one new house on Nordhoff Street and one or more new house(s) on Stillings Avenue as the original design proposed, keeping this little part of Glen Park as unique as it has always been.

Thank you,

Mark Walls

Received at CPC Hearing 12/12/19  
G. Pantoja

**From:** Claire Hutchison  
**To:** Pantoja, Gabriela (CPC); Washington, Delvin (CPC); Andrew Droog  
**Subject:** FAO Planning Commission: Re: 95 Nordhoff Street  
**Date:** Friday, June 14, 2019 5:51:57 PM  
**Attachments:** 95 Nordhoff plans - letter to planning committee.pages

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

Hello,

Myself and my husband would like to voice our concerns re: the development plans for 95 Nordhoff Street. We were given your information by our neighbor Jen Polishook, who lives next door to us.

I've attached a letter that explains our concern. If it could be included in the packet before the June 27th hearing date that would be great.

Please let us know if there's anyone else we should forward this letter to.

Thanks very much indeed,  
Claire & Andrew Droog, 64 Nordhoff Street

12/15/15  
Droog

Re: 95 Nordhoff Street

Dear Planning Commissioners,

We are writing regarding the proposed project at 95 Nordhoff Street. We live at 64 Nordhoff Street across the road. We are primarily concerned with the density and numbers of properties to be built by this project, as we believe them not to be in keeping with the rest of this small 1-block street.

95 Nordhoff is a double lot with one existing home already on it. The plan suggests filling the lot with 4 single family homes and no space between them, which is not in keeping with the rest of the street. Most houses have a small gap between them. The height of the proposed build is also of concern as it appears to be 4 feet taller than the existing builds either side, which again isn't in keeping with the rest of the street.

The lot also has a large redwood tree of neighborhood significance. We would ask you to consider the environmental impact of its removal.

The location of 95 Nordhoff means it's already on a very congested end of the street where Stillings meets Nordhoff. Many people use our small street as a 'cut through', especially in the mornings and evenings, and it's therefore often congested. When driving round that corner there are always cars parked on both sides, making it a 'blind turn', therefore more dangerous and prone to people getting stuck/forced to reverse. Almost every time I return home I am confronted with someone driving towards me through the single-lane width, essentially 'pinning' me back on the corner until someone gives way and pulls into a space further back. The reason I make these points is that the plan to build quite so many properties on such a tight corner would mean possible *years* of construction vehicles and blockages, which would cause chaos and frustration. It would basically seal off the road for the duration of the build.

We love our street as it is small and friendly, and we're bringing up our two small children in safety here, able to play outside. We understand that the existing property on the corner at 95 Nordhoff needs updating and support that work. We'd also support the building of another single family home on Nordhoff in the remainder of that lot, as that'd be in keeping with the density of the rest of the street.

We're opposed to the building of 2 additional properties in that lot as we believe them to be too tightly packed, too tall, and they'll cause the project to run longer and longer, causing more upheaval to the street as it'll remove parking options and will prove impossible for cars to get through on an already dangerous spot. We ask for your consideration to these points for our family and the other existing owners on our street.

Yours sincerely,

The Droog family, 64 Nordhoff Street

**From:** WILLIAM WYCKO  
**To:** Pantoja, Gabriela (CPC)  
**Subject:** Fwd: 95 Nordhoff  
**Date:** Tuesday, October 08, 2019 8:21:25 AM

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

Please include the following letter in any distributions regarding the 95 Nordhoff project that we sent yesterday to Planning Commissioners, Supervisor Mandelman, and the officers of the Sunnyside and Glen Park neighborhood groups. Bill Wycko & Lisa Katzman

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

From: WILLIAM WYCKO <wyckowilliam@comcast.net>  
To: myrna.melgar@sfgov.org  
Cc: stephany.wilkes@gmail.com, MandelmanStaff@sfgov.org  
Date: October 7, 2019 at 5:13 PM  
Subject: 95 Nordhoff

Dear President Melgar,

We are writing regarding the proposed subdivision of a single lot in a RH-1 district at 95 Nordhoff into four lots, with very large structures proposed targeted exclusively at high-end buyers. Neighborhood notice has been posted for a hearing on October 24, 2019, without advance calendar notice being provided, with discretionary approvals sought to create substandard lots and rear yards. At its earlier hearing about this project this spring, most Planning Commissioners expressed concerns about the excessive number of lots proposed and suggested that ADUs be included.

All of the letters previously submitted by the project sponsor are from people who do not live anywhere near this neighborhood (aside from one person who lives several blocks away and would not experience the project's negative impacts) and appear to be based on misinformation from and prior business relationships with the project sponsor. In response to the Planning Commission's earlier request for inclusion of ADU units, the project sponsor has apparently suggested

that these, if compelled to be included, would be put into the already minimal rear yards rather than incorporated into the very large structures that are proposed. In essence, the project sponsor is seeking to sabotage the viability of ADUs for this site rather than seriously investigating viable ways that ADUs could be included. We advocated for inclusion of an ADU at another nearby, very large project at 149 Mangels adjacent to our home earlier this year, but the developer refused to include an ADU in our settlement agreement, so we are well aware of the resistance and subterfuges developers and their architects utilize to undermine the creation of new ADUs.

There are many different opinions among neighbors directly affected by this project concerning the appropriate number of lots, overbuilt structures that target high-end buyers, and ADUs. There is, however, broad consensus that subdivision into four lots should not be jammed onto this lot, that the existing redwood tree should be preserved (not de facto eliminated as would occur with four lots), and that adequate rear yards should be included.

One reasonable alternative would be to have four residential units, the same number originally proposed by the project sponsor, in a subdivision into two lots with each lot including an ADU unit as well as a market-rate unit. Including two ADUs within the large structures proposed would achieve greater density with Code-compliant lots more consistent with the neighborhood pattern and accommodate some affordability into the project. This would help address San Francisco's actual housing needs and more effectively add density than would the very large show homes proposed by the project sponsor.

Please compel this developer to redo this project to include viable ADUs within the proposed structures so that affordability and neighborhood compatibility can both be addressed. We will be out of town until shortly before the October 24th hearing, so please direct any follow-up communications to us by email or to Steve Ganz.

Sincerely,

Bill Wycko & Lisa Katzman

139 Mangels Avenue, SF 94131 [wyckowilliam@comcast.net](mailto:wyckowilliam@comcast.net)  
415-587-8342

**From:** [Jennifer Polishook](#)  
**To:** [Washington, Delvin \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Cc:** [Tim Polishook](#)  
**Subject:** Fwd: 95 Nordhoff St Oct 24th Hearing  
**Date:** Sunday, October 13, 2019 4:40:23 PM

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

"Your relationship with yourself sets the tone for every other relationship you have."

Hi Gabriela and Delvin

Please forward me the plans for 95 Nordhoff when they are available.

In the meantime, please add this to the comments for the hearing date as I will be out of town Oct 24.

Thank you for your help.

Jennifer Polishook

66 Nordhoff St, San Francisco, CA 94131

Dear Planning Commissioners

I am writing regarding the proposed project at 95 Nordhoff Street. I live at 66 Nordhoff across the street. I attended the April 11 hearing and spoke to you then along with my neighbors regarding our concerns. As each project was addressed, I heard repeatedly the fear of cannibalizing neighborhoods and the importance of open space. This proposal echos both.

I was surprised to hear that the new plans include ADU's adding to potentially 8 families living on this double lot of an already congested corner.

This property is at the corner of Nordhoff and Stillings. Both streets have cars parked on either side of the street making them essentially one lane streets. In the morning and evening they become quite congested and dangerous. People frequently have near misses and need to back up to get out of each other's way. If trucks come they have been stuck for hours and need traffic directed. Personally my car has been hit 3 times parked on the street.

Aside from commute times, this is a quiet neighborhood with children and pets. We are concerned about adding density to an already busy corner. This is a double lot with 1 existing home in Glen Park. The developer wants to fill the lot with virtually no space between units. The lot also has a large redwood tree of neighborhood significance. I ask that you consider maintaining the current double lot status.



San Francisco does not need to sacrifice open space and decrease our quality of life. This is not affordable housing. This is greed. Building homes that will be in the 2million dollar range is the kind of gentrification that has caused a housing demand. This is not a solution to a housing problem.

- The ratio of buildable area is not in harmony with the neighborhood.
- Takes away from the charm of small quiet neighborhood by adding density and traffic.
- It will overshadow other homes on the street and remove green space.

I am not against building on the lot. It is a matter of where and how to have this development fit in with the neighborhood. I ask your consideration to maintain a safe scale to this narrow street and family residences.

Thank you for your attention to the scale of this project.

Sincerely,

Jennifer Polishook

"Your relationship with yourself sets the tone for every other relationship you have."

**From:** [Timothy Polishook](#)  
**To:** [Jennifer Polishook](#)  
**Cc:** [Washington, Delvin \(CPC\)](#); [Pantoja, Gabriela \(CPC\)](#)  
**Subject:** Re: 95 Nordhoff St Oct 24th Hearing  
**Date:** Monday, October 14, 2019 6:27:20 AM

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Hi Gabriela and Delvin

Please forward me the plans for 95 Nordhoff when they are available.

In the meantime, please add this to the comments for the hearing date as I will be out of town Oct 24.

Thank you for your help.

Tim Polishook

66 Nordhoff St, San Francisco, CA 94131

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I am not against building on the lot. It is a matter of where and how to have this development fit in with the neighborhood. I ask your consideration to maintain a safe scale to this narrow street and family residences.

Thank you for your attention to the scale of this project.

Warm Regards

Timothy M Polishook

**From:** R Clarke  
**To:** Pantoja, Gabriela (CPC)  
**Subject:** RE: 95 Nordhoff Street - Letter for consideration before the SF Planning Commission meeting at City Hall (Thursday 12th December)  
**Date:** Wednesday, December 11, 2019 4:47:54 PM  
**Importance:** High

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

**PLEASE CONFIRM RECEIPT OF THIS EMAIL – THANK YOU!**

Dear Gabriela,

I live approximately 25 feet away from 95 Nordhoff street with my partner.

I would like to voice my opposition to parts of the application for the proposed development so that there can be adjustments made before approval of the development.

1. The application you approved states: 'Furthermore, the Project will provide a use compatible the RH-1 Zoning District and construct buildings that are compatible with the size, density, height, and architectural characteristics of the immediate neighborhood. 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.

This is absolutely incorrect:

- A. **INCOMPATIBLE SCALE AND SIZE:** The size and scale and property line to property line proposed builds of FOUR story houses (the developer conveniently disguises the 4<sup>th</sup> floor as a basement in the approved application. They want to build FOUR story houses where the surrounding neighbourhood has at most three stories in SOME instances and typically only ONE to TWO story houses). Please look at the side view plan set – these proposed houses DOMINATE the houses on either side of them AND those further up and down each street also. Unlike many houses on the street, these proposed builds go from lot line to lot line – there is no 'breathing space' around them – no garden. They are imposing.
- B. **SOMA-LIKE POPULATION DENSITY FOR A RESIDENTIAL NEIGHBORHOOD = INCOMPATIBLE:** The proposed population density is NOT in keeping with the surrounding neighbourhood. This will exacerbate the already awful daily commute – even if some new residents rely on BART or MUNI. The new residents will also have a difficult time getting out of their garages – without a doubt! Renovating the old Victorian farmhouse along with building ONE larger 2 to 3 story house (where they propose building two x four story houses) would allow a sufficiently large house (4, 5, 6 bedrooms) that the developer could charge a premium whilst still allowing a third lot on the far side of the redwood tree to also be sold and that developed by a new purchaser with a similar reasonably scaled 2 story single family home for a total of THREE possible houses.( This would STILL be in keeping with improving housing density, still allow premium pricing for the developer, save the redwood tree and allow the old Victorian farmhouse to also be renovated along the current proposal lines as one of those three single

family homes.) THIS would be in keeping with the scale and density of the neighborhood and it appears favourable to the neighbourhood residents also as something they would support. Please remember that the current proposal would NOT be out of character for SOMA for example, but this isn't downtown San Francisco. This is not what brought the residents – many who have lived here for generations to choose this neighbourhood and it's environment. (Please see included / attached screengrab from the developer's proposed plans – NOTE: that it does NOT show the relation of the other ONE or TWO story houses that surround it, so this render is to some serious degree, taken out of context. Please go for a walk or drive around the neighbourhood and streets – you will see what I am talking about regarding traffic jams, lack of parking spaces and the relative smaller scale of other resident's housing). (figure 1)

- C. **TRAFFIC JAMS WILL OCCUR THROUGHOUT THE DAY AND EVENING BOTH DURING YEARS OF CONSTRUCTION AND AFTERWARDS:** There will be adverse impacts on the neighbourhood that ALREADY experiences excessive volumes of traffic throughout the day and evening because Congo street (and Nordhoff street) are used as a thoroughfare due to Google Maps, Lyft and Uber drivers and also many trucks. Every single neighbour I meet when I knocked on their door just on Nordhoff street shared with me of their own volition that there are already daily traffic jams – with traffic at a stop – including arguments and fights that break out. One resident on Nordhoff street only 2 houses down from 95 Nordhoff told me that he was also aware of two head on collisions that have occurred outside his home. Trucks and fire brigade vehicles that shouldn't be driving down the NARROW SINGLE LANE ROAD (due to cars parking on each side) routinely get stuck, especially on the corner of Nordhoff and Stillings Ave and have to reverse UP Stillings street to Congo street (which is also even more inundated at all times of day and night with excessive traffic such that we can't back out of our garage every time that we try to exit it). Vehicles of ALL sizes must stop and take turns on these tiny, narrow, windy streets that ARE NOT designed for the excessive traffic flows that are already using them!

This situation WILL IMPEDE traffic flow EVERY DAY AND EVENING AND will ALSO take away residential parking spaces. Not only because of additional driveway cut outs for the proposed new subdivided lots, but also because of contractor vehicles that will be visiting 6 days a week for MUCH LONGER than the 18 months the developer submitted in their application. I would expect that a new build (including foundation) for two new houses and a renovation of the old Victorian farmhouse already on the property will easily take a year per new build and possibly the same for the farmhouse renovation. We do not believe the developer has the money to do ALL projects concurrently, but will instead stagger them and build/sell each which will draw out the noise, dust, inability to find parking spaces, impede ability to easily get into/out of garages (for the residents in the neighbourhood who have one – MANY DON'T and they rely on street parking NOT ONLY at the end of a day but THROUGHOUT the day. The additional heavy vehicle traffic will bring the neighbourhood to a daily standstill. This is UNACCEPTABLE.

**The application details state:**

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 will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The proposed subdivision, alteration to an existing building, and construction of two new dwelling units will be compatible to the development pattern, density, and height of the immediate neighborhood. The existing and new buildings will have features similar*

*to that of single-family dwelling units on the subject block and immediate neighborhood. In particular, the buildings will contain an elevated main entrance and a garage door at the front of each dwelling, with living space on the upper floor(s). These building elements are consistent with the prevailing residential pattern of nearby neighborhood.*

**THIS IS NOT TRUE. Please read my comments above.**

- (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 Project is not expected to affect the accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of off-street parking spaces and loading spaces. The*

*Project will construct two new standard curb cuts along Nordhoff Street and provide two new off-street parking spaces, one for each new single-family dwelling unit. The number of available on-street*

*parking spaces is not expected to be altered significantly. Additionally, the Project site is well served*

*by public transit. The subject property is located approximately half a mile from the Glen Park BART*

*station and one block from Bosworth Street which is served by the 44-bus line.*

**THIS IS ALSO NOT TRUE. Please read my comments above.**

The application details also:

**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 11.3

Ensure growth is accommodated without substantially and adversely impacting existing residential neighborhood character

Once again – the proposed scale and number/density of housing and proposed population is NOT in scale and does NOT respect the existing neighbourhood character.

The application details also:

**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 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Once again – the proposed scale and number/density of housing and proposed population is NOT in scale and does NOT respect the existing neighbourhood character.

The application details also:

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:

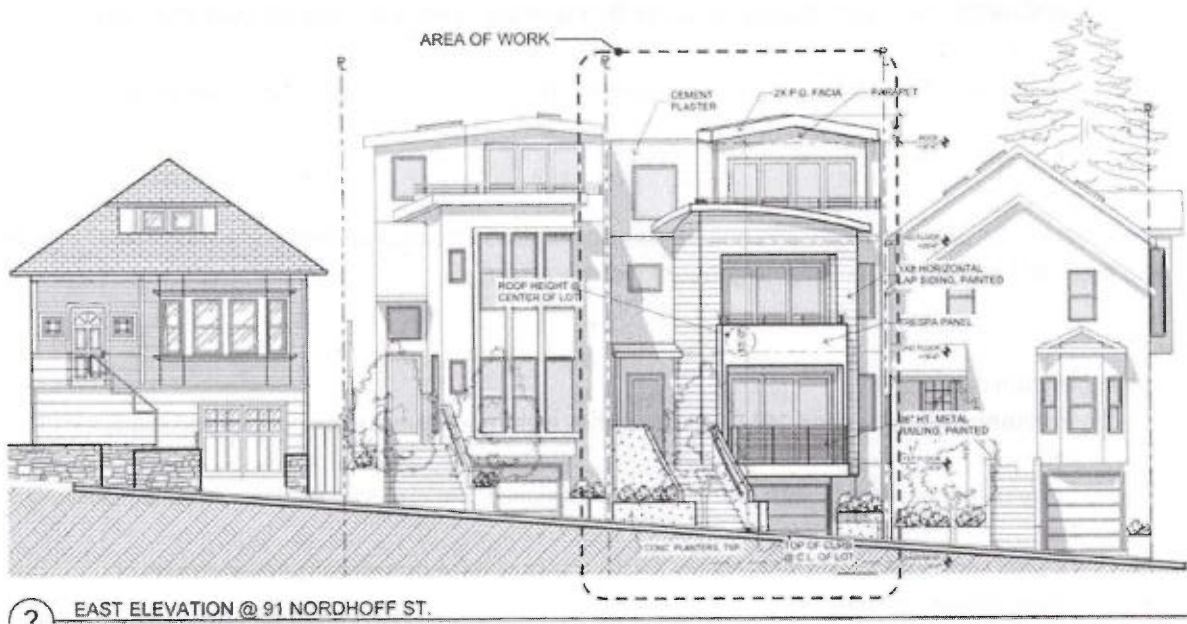
D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street availability; the Project site is well served by public transit. The subject property is located approximately half a mile from the Glen Park BART station and one block from Bosworth Street which is served by the 44-bus line. Additionally, the Project will construct two new standard curb cuts along Nordhoff Street and provide two new off-street parking spaces, one for each new single-family dwelling unit.*

The volume of additional traffic of the proposed project WILL INDEED IMPEDE and OVERBURDEN the neighborhood's existing on-street availability for YEARS – both during the years of construction AND AFTERWARDS due to increased population density and lost parking spaces.

I request that all the SF Planning commissioners take time to read this letter through and take the real residential conditions and it's residents into account when considering the submitted application. We (and the residents in the neighbourhood) are NOT against development. This isn't SOMA though and the wants of a developer who is NOT going to be living in the neighbourhood and will not have to deal with the legacy of this project will have made their profits and left, to leave the long term residents who have resided here for decades or generations to potentially far worse conditions. Every. Single. Day. We ask only that a reasonable BALANCE be made that actually RESPECTS our neighborhood and genuinely fulfills the charter of the SF Planning department.

(figure 1)



2 EAST ELEVATION @ 91 NORDHOFF ST.

Rohan Clarke  
 566 Congo street  
 San Francisco CA 94131

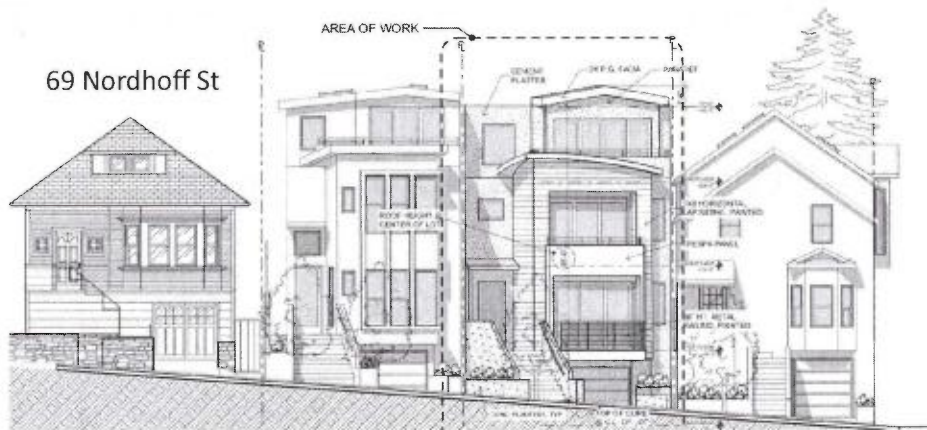


San Francisco  
Planning Department Public Hearing

Project Address: 95 Nordhoff Street

December 12, 2019

My property is located at 69 Nordhoff St next door to the proposed development, and hence, will be most impacted.



## Comparative Analysis

- Comparison of physical characteristics of properties around the 95 Nordhoff St property with the new planned properties
- Physical characteristics taken from SF Assessor's data

# Neighborhood

Characteristics of 31 homes located roughly at 150 ft around corner of Nordhoff St and Stillings Ave

- 15 Homes on Nordhoff St
- 12 Homes on Stillings Ave
- 3 Homes on Martha Ave
- 1 Home on Congo St

## Statistics Based on 31 Homes and New Dev

	Number of Stories	Parcel Area (sqft)	% Buildable Area	Back/Front Yard Area (sqft)
EXISTING NEIGHBORHOOD AVERAGE CHARACTERISTICS	1.3	3,262	40%	2,096
NEW LOTS AVERAGE CHARACTERISTICS	3.7	1,837	62%	706
% CHANGE	184%	-44%	56%	-66%

Basement accounted as a story if habitable and throughout building as in case of new development

# Car Projections

- Assuming 2 cars per family and 1 car for habitable basement (in-law), the new development will generate 10 cars in the neighborhood.
- There is 1 car space per new house, or 4 total (assuming one for the projected Stillings Ave), this results in 6 new cars to add to the parking situation which is already problematic.
- The new driveway cut outs will further reduce the parking spaces by at least 3 cars and possibly more as the space between curb cut outs may not fit a car.
- This results in an effective addition of at least  $6+3=9$  cars looking for parking space.

Address	Cars
95 Nordhoff St	2 (as existing)
91 Nordhoff St	2 + 1 (in-law)
89 Nordhoff St	2 + 1 (in-law)
XX Stillings Ave (projected)	2
<b>Total</b>	<b>10</b>

## Conclusions

New development has:

- Smallest clustered lots in neighborhood
- Largest buildable ratio in neighborhood
- Tallest buildings in neighborhood
- Smallest green areas in neighborhood
- Adds more cars on narrow streets with already a parking shortage
- Increase traffic on busy sloping intersection (Stillings & Nordhoff)
- Looks more like a disguised apartment building and not single family homes

# Closing Words

## **Buildings**

Contrary to the SF Planning department's application requirements listed in the application, the developer is planning an overly dense building cluster that is completely out of scale and character with the surrounding neighborhood. Such plan would suit a City location like SOMA, but not Glen Park. Allowing this precedent would destroy the very character of Glen Park as it does NOT fit with the surrounding mostly one-story homes.

## **Traffic and Parking**

The new development will stress the neighborhood traffic and parking. It will overburden the narrow streets in the neighborhood which are already single lane roads that cause traffic jams throughout the day, and impede the ability to park because it takes away parking spaces. Note that there are residents in surrounding homes who do not have garages and who are reliant on street parking.

**These two items are not reflected in the developer's submission to the Planning Department.**

## **Recommendations**

The neighborhood residents should work with the developer to incorporate their concerns and secure their support for the project.



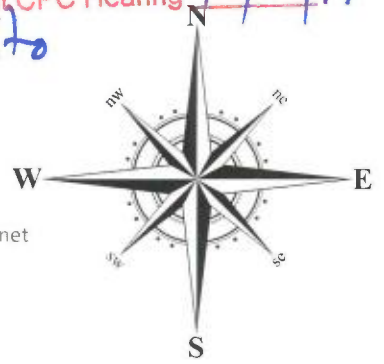
Thank you

Received at CPC Hearing 12/12/19  
M. D. Itz

## Ellyn Shea, Consulting Arborist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor ASCA Registered  
Consulting Arborist #516

2085 Hayes Street, Suite 10 • San Francisco, CA 94117 • Phone: 415/846-0190 • E-Mail: ellyn.shea@sbcglobal.net



**December 5, 2019**

### **To Whom It May Concern:**

I am writing this letter pro bono at the request of a group of neighbors who are concerned about the impact of proposed development on a mature Coast Live Oak on a "flag" lot at 1821 Fulton Street. I have reviewed the following documents and undertaken the following actions:

1. A plan set revised August 2019 (as per the first page A0.0)
2. An arborist memo from Roy Leggitt dated March 22, 2017
3. A site visit to view the property from the narrow access way on Fulton Street, and on a gap between between the buildings of 1800 and 1824 Grove Street. I have not visited the subject property itself.
4. A verbal conversation with Chris Buck, Urban Forester for the San Francisco Bureau of Urban Forestry.

This Coast Live Oak, valuable as it is as habitat for native birds and for aesthetic appeal, is not protected by any City ordinance. It does not qualify as a Street Tree, a Significant Tree or a Landmark Tree. Although the plans show the tree to remain, the owners/developers are under no obligation to preserve this tree, and may change their minds at any time.

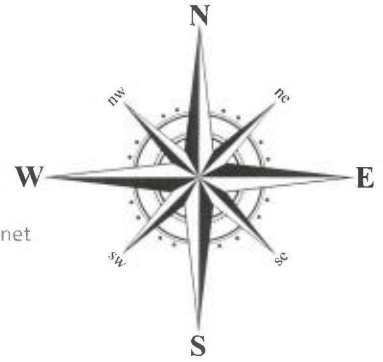
I worked for Roy Leggitt part-time for 7 years, and I know him to be very experienced at preserving trees during development, as well as an advocate for native trees and birds. Like any good professional, he defines his assignment clearly in his memo from nearly 3 years ago. He reviewed a conceptual plan and stated that it was possible to develop the property and preserve the tree. There is a big gap between what is possible and what actually happens on a development project, unless an arborist is involved early in the design phase, and throughout the project to completion.

Roy's memo from 2017 is not a tree protection plan. A tree protection plan provides specific measures to be taken by the designer and the builder throughout the project to protect the tree from excessive root loss or damage, soil compaction, soil grade changes, drainage changes, bark injury or excessive pruning. A tree protection plan is based on reviewing the entire plan set including landscaping. A tree protection plan takes into consideration that the footprint of the work process is much larger than the footprint of the finished product, and considers all aspects of development, including site access, equipment operation, storing and staging of materials. For the plan to be effective, it must be bound into full-size sheets of the plan set. No tree protection plan is included in this current plan set.

# Ellyn Shea, Consulting Arborist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor ASCA Registered  
Consulting Arborist #516

2085 Hayes Street, Suite 10 • San Francisco, CA 94117 • Phone: 415/846-0190 • E-Mail: [ellyn.shea@sbcglobal.net](mailto:ellyn.shea@sbcglobal.net)



If a tree protection plan were to be written, could it be enforced? City ordinance does not provide protections for this tree. If, halfway through the project, tree preservation turns out to be too costly, inconvenient, or impossible due to unforeseen circumstances, City ordinance offers no penalties if the tree is ultimately removed or severely damaged. There is no precedent for requiring the preservation of a tree on private property that is further than 10 feet from the public right-of-way, short of the tree obtaining Landmark Tree status. The developer may have good intentions, but unless those good intentions are translated into enforceable specifications for tree protection, with penalties for noncompliance, there is no guarantee that the tree will be preserved.

If this project were to go forward, I recommend the following conditions of approval be required prior to permit issuance:

- A bond, based on the appraised value of the tree (to be determined by City BUF staff), to be put up and forfeited in case of tree loss or irreparable damage.
- A tree protection plan, written by a qualified Consulting Arborist, bound into full-size sheets of the approved plan set.
- Photographic verification that tree protection fencing, soil buffers, trunk wrap or other protective items are in place before work begins.
- A schedule of arborist inspections throughout the project, to include a report sent to City BUF staff after each inspection.
- Specific penalties for noncompliance.

I also recommend that the property owners/developers voluntarily nominate the tree for Landmark Status to show their good faith intentions for preserving the tree.

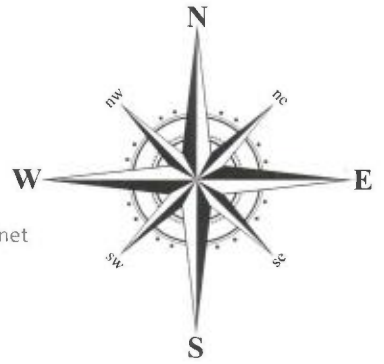
Without the conditions stated above, it's not realistic for the owners/developers to say that they are preserving the tree in order to make the project more acceptable to the neighborhood. There is no guarantee that the tree will be preserved and undamaged if this project goes forward.

Sincerely,

# Ellyn Shea, Consulting Arborist

ISA Certified Arborist # WE-5476A - ISA Qualified Tree Risk Assessor ASCA Registered  
Consulting Arborist #516

2085 Hayes Street, Suite 10 • San Francisco, CA 94117 • Phone: 415/846-0190 • E-Mail: [ellyn.shea@sbcglobal.net](mailto:ellyn.shea@sbcglobal.net)



Ellyn Shea

Received at CPC Hearing 12/2/19  
M. Dito



Received at CPC Hearing 12/12/19

M. Dito

change.org

Recipient: San Francisco Residents, Residents and businesses of the NOPA neighborhood, nopa neighborhood association

Letter: Greetings,

STOP BUILDING IN BACKYARDS! STOP THE CONSTRUCTION AT "1846 GROVE STREET"

over 100 signatures  
in less than 2 days

# Signatures

Name	Location	Date
jeffrey masko	San Francisco, CA	2019-12-08
Gus Hernandez	San Francisco, CA	2019-12-09
David Croker croker	San Francisco, CA	2019-12-09
Michael Kirby	San Francisco, CA	2019-12-09
Tes Welborn	San Francisco, CA	2019-12-09
Abigail Kingan	San Francisco, CA	2019-12-09
Brian Kingan	San Francisco, CA	2019-12-10
Stephen Nuzzo	San Francisco, CA	2019-12-10
Mei Peterson	Westland, US	2019-12-10
Jenny Mendoz	Anthony, US	2019-12-10
Christina Crump	Falmouth, US	2019-12-10
Sunnylyn Thibodeaux	SF, CA	2019-12-10
Jessica G	San Francisco, CA	2019-12-10
Henrt Tang	San Francisco, CA	2019-12-10
asdd asddddd	Silver Spring, US	2019-12-10
Michael Simmons	Savannah, US	2019-12-10
Joshua Wilson	Jackson, US	2019-12-10
Karen Fishkin	San Francisco, CA	2019-12-10
Howard Chabner	San Francisco, CA	2019-12-10
Sally Morris	San Francisco, CA	2019-12-10

<b>Name</b>	<b>Location</b>	<b>Date</b>
Frances Prochilo	San Francisco, CA	2019-12-10
Marina Lazzara	San Francisco, CA	2019-12-10
Teresa Palmer	San Francisco, CA	2019-12-10
Jason Lee	San Francisco, CA	2019-12-10
Michele De Sha	San Francisco, CA	2019-12-10
Marjorie Sturm	San Francisco, CA	2019-12-10
Richard Kay	San Francisco, CA	2019-12-10
Marian Ivan	San Francisco, CA	2019-12-10
Olivia Horn	Salamanca, US	2019-12-10
Jean Kellogg	San Francisco, CA	2019-12-10
pota perimenis	Oakland, CA	2019-12-10
Lisa Awbrey	San Francisco, CA	2019-12-10
Megan Johnson	San Francisco, CA	2019-12-10
Susan Prion	San Francisco, CA	2019-12-10
Elaine Robertson	San Francisco, CA	2019-12-10
Larry O'Loane	Ketchikan, AK	2019-12-10
Mark D'Avignon	San Francisco, CA	2019-12-10
Rockwell MacGillivray	Seattle, US	2019-12-10
Sarah Hancock	San Diego, CA	2019-12-10
Anne Lakota	Mill Valley, CA	2019-12-10
Adelia Mitchell	Baltimore, US	2019-12-10
laura carmany	San Francisco, CA	2019-12-10



<b>Name</b>	<b>Location</b>	<b>Date</b>
Stephanie Szneke	Newport, US	2019-12-10
Joseph Semprevio	San Francisco, CA	2019-12-10
Malinda Tuazon	San Francisco, CA	2019-12-10
Tom Dey	San Francisco, CA	2019-12-10
Lisa Redmer	San Francisco, CA	2019-12-10
wesley monahan	San Francisco, CA	2019-12-10
Allie Manalong	New York, US	2019-12-10
Michelle Dobrow	San Francisco, CA	2019-12-10
Carrie Gleason	Sedalia, US	2019-12-10
jennefer kilbourne	San Francisco, CA	2019-12-10
andrea papadopulos	San Francisco, CA	2019-12-11
Christina Covington	San Francisco, CA	2019-12-11
Margaret Young	San Francisco, CA	2019-12-11
Shannon McPhee	Westford, US	2019-12-11
Nancy Mateu	San Francisco, CA	2019-12-11
Donya Fahmy	San Francisco, CA	2019-12-11
Gilbert Pickett	San Francisco, CA	2019-12-11
Brie McFarland	San Francisco, CA	2019-12-11
Renee Curran	San Francisco, CA	2019-12-11
Meg Gray	San Francisco, CA	2019-12-11
John-Mark Ikeda	San Francisco, CA	2019-12-11
Fennel Doyle	San francisco, CA	2019-12-11

<b>Name</b>	<b>Location</b>	<b>Date</b>
Mathew Mitchell	San Francisco, CA	2019-12-11
lidia torres	Berwyn, US	2019-12-11
Derrick Moore	Henrico, VA	2019-12-11
Arthur Welton	San Francisco, CA	2019-12-11
Mirba Estrellas	San Francisco, CA	2019-12-11
Deric Brown	San Francisco, CA	2019-12-11
Andrew Kringstein	San Francisco, CA	2019-12-11
Jeff Dewey	San Francisco, CA	2019-12-11
Peter Parashis	San Francisco, CA	2019-12-11
Angelina Hashemisohi	Newark, US	2019-12-11
Adam Kaluba	Cincinnati, US	2019-12-11
David Ahn	San Francisco, CA	2019-12-11
Amy Mack	San Mateo, CA	2019-12-11
Rachel Clee	San Francisco, CA	2019-12-11
Cat Stevans	San Francisco, CA	2019-12-12
Jim Stoudt	Sterling, IL	2019-12-12
Derek Deavenport	San Francisco, CA	2019-12-12
Barbara Boschetti	San Francisco, CA	2019-12-12
Morgen Ahearn	San Francisco, CA	2019-12-12
AleshaNichole Smith	El Dorado Hills, CA	2019-12-12
Shilpa Pathak	San Francisco, CA	2019-12-12
Charmagne Kringstein	San Francisco, CA	2019-12-12

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Name	Location	Date
Josh Mackey	Saint Albans, US	2019-12-12
Colton Wendt	Oregon, US	2019-12-12
Gabriela Robles	Carrizo Springs, US	2019-12-12

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# Comments

Name	Location	Date	Comment
jeffrey masko	San Francisco, CA	2019-12-09	"It's bad for the neighborhood and skips over unsafe building regulations"
Marian Ivan	San Francisco, CA	2019-12-10	"It invades the privacy of our bedrooms. They will look right into ours. The project only includes Market Rate Housing. No low income housing is contemplated."
Lisa Awbrey	San Francisco, CA	2019-12-10	"This development plan is problematic. The only access is a narrow alley from Fulton Street; How could the plan possibly be compliant with SF Fire and ADA codes? I have visited the site. It is bordered by multi unit wood and stucco apartment buildings from the 20s 30s and 40s, which resemble wooden match sticks in a match box. There is no way you can safely build this development without imperiling dozens of people."
Joseph Semprevio	San Francisco, CA	2019-12-10	"This lot is unsuitable for housing."
Tom Dey	San Francisco, CA	2019-12-10	"Against unsafe and unaffordable new housing as proposed in this plan."
Chris Covington	San Francisco, CA	2019-12-11	"The access to an from this lot is a death trap."
Gilbert Pickett	San Francisco, CA	2019-12-11	"Because I have enjoyed the openness of this beautiful space for over 25 years. It's a breath of fresh air to a already crowded city. I don't understand how we as a city keep building parklettes where cars park but, when it comes to a park where a park should be, we build a building. And Please don't allow this area to be zoned more then the two units that it is zoned for if you plan to move head. Consider the people around the area. Consider yourself living in that area..thank you for listening in the true spirit of a San Franciscan"
Fennel Doyle	San francisco, CA	2019-12-11	"This neighborhood is losing open green space. The folks who live here consider our fresh clean air from the ocean, and California sunshine a vital part of their life. STOP killing our childrens view of the moon, sun, birds, and stars. Residential open space blocks are wonderful lil oasis for folks who love to relax and BBQ w neighborbors friends and family."
Mathew Mitchell	San Francisco, CA	2019-12-11	"fire hazard, plus other reasons."
Cat Stevens	San Francisco, CA	2019-12-12	"This is very problematic on so many levels. Do your job planning commission and really review these plans!"
Morgen Ahearn	San Francisco, CA	2019-12-12	"How can construction that requires several "variances" to the building code be deemed safe? Squeezing some development property into what is now a natural sanctuary for birds and plants, and putting the health and welfare of the community already living on or around this block at risk, so that a few greedy people can make money, is disgusting."

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**change.org**

Recipient: San Francisco Residents, Residents and businesses of the NOPA neighborhood, nopa neighborhood association

Letter: Greetings,

STOP BUILDING IN BACKYARDS! STOP THE CONSTRUCTION AT "1846 GROVE STREET"

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## STOP BUILDING IN BACKYARDS! ADVOCATE FOR “REAL” SAN FRANCISCO HOUSING SOLUTIONS!

We the neighbors of the block bounded by the 600 block of Masonic, the 1800 block of Fulton, the second block of Ashbury and the 1800 block of Grove, and those of the surrounding NOPA neighborhood strenuously object to the proposed building construction of 5 units slated for “1846 Grove Street” with the actual entry on 1821 Fulton Street. This lot abuts the backyard of 36 buildings with numerous residents consisting of over a hundred renters and owners who will be directly affected by the construction and resulting “sardine housing” planned by owner and architect Troy Kashaipour. The parcel is unfit for building living units and was never meant to be utilized as such as evidenced by the fact that this is the only one of its kind in San Francisco, and in every other block acts as an open space for yards in the city.<sup>i</sup> Attempts to create a permanent open space have been rebuffed by the developers. Furthermore, they have also revised their original plans for 2 units to now ask for building regulations to be waived to let them build 5 multiple dwelling units, even when evidence shows this density to be detrimental to those directly and indirectly affected.<sup>ii</sup>

There are also multiple safety concerns and complications related to ultra-high-density housing that have been found to be unsafe for human health.<sup>iii</sup> Building regulations that would be waived for several crucial areas include a fire entrance that would be the only exit of those living there while first responders, including firefighters arrive with heavy equipment. Furthermore, the 100-yard entrance of only 3-feet-wide was given a pass on ADA regulations. The effect on the general neighborhood would include more than a year and a half of constant construction, with no long-term parking solution, to nearly constant traffic made up of Uber and Lyft doubling congestion as the SF Examiner has noted. Dangerously, the project may lead and pave the way for more “unconventional” housing solutions that increase ultra-high density pockets of housing.<sup>iv</sup> In this case, the plans are only for market rate housing. It is apparent from the plans that putting housing in backyards is not a tenable solution to the housing problems of the bay area and that is not constructed for long term tenants, but renters associated with short term leases.

We are asking renters, home owners, and the businesses we use to join us in our efforts to have our voices heard about development that directly affects our lives, the lives of those in the surrounding blocks, and the short, mid, and long term health of neighborhood at large. We believe in housing that considers the neighborhood, but also is in line with short, medium- and long-term plans both citywide and regional that work to implement housing solutions not predicated on profit alone. Contact us for more information or sign below to show that you support sane housing solutions, not real estate profiteers who are taking advantage and profit from our housing shortage under the guise of helping it.

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<sup>i</sup> Howley, P., Scott, M., & Redmond, D. (2009). Sustainability versus liveability: An investigation of neighbourhood satisfaction. *Journal of Environmental Planning and Management*, 52(6), 847. Turok, I. (2016). Housing and the urban premium. *Habitat International*, 54, 234-240. Ikeda, Sanford, How Land-Use Regulation Undermines Affordable Housing (11/04/2015).

<sup>ii</sup> Wood, L., Hooper, P., Foster, S., & Bull, F. (2017). Public green spaces and positive mental health—investigating the relationship between access, quantity and types of parks and mental wellbeing. *Health & place*, 48, 63-71. Hemphill, L., Berry, J., & McGreal, S. (2004). An indicator-based approach to measuring sustainable urban regeneration performance: part 1 And 2, conceptual foundations and methodological framework. *Urban studies*, 41(4), 725-755.

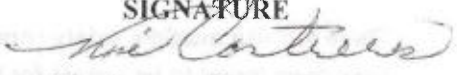
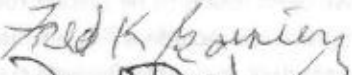
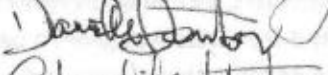
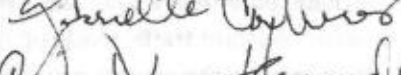

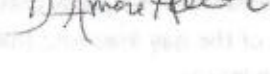
<sup>iii</sup> Davern, M., Gunn, L., Whitzman, C., Higgs, C., Giles-Corti, B., Simons, K., ... & Badland, H. (2017). Using spatial measures to test a conceptual model of social infrastructure that supports health and wellbeing. *Cities & Health*, 1(2), 194-209. Francis, J., Wood, L. J., Knuiman, M., & Giles-Corti, B.

(2012). Quality or quantity? Exploring the relationship between Public Open Space attributes and mental health in Perth, Western Australia. *Social science & medicine*, 74(10), 1570-1577.

<sup>iv</sup> The last measured population density for Los Angeles, CA was 8,428 in 2017; the last measured population density for San Francisco, CA was 18,438 in 2017.

[https://www.opendatane트워크.com/entity/1600000US0667000/San\\_Francisco\\_CA/geographic.population.density?year=2017](https://www.opendatane트워크.com/entity/1600000US0667000/San_Francisco_CA/geographic.population.density?year=2017). "Uber and Lyft are causing even more traffic congestion in San Francisco than local experts once thought." <https://www.sfxaminer.com/the-city/uber-and-lyft-traffic-impacts-double-sfs-own-estimates/>.

**Join us at the planning commission hearing on December 12<sup>th</sup> to have your voice heard!**

PRINT NAME	ADDRESS	SIGNATURE
1. NINA CONTRERAS	601 MASONIC AVE SF, CA 94117	
2. FRED RAMIREZ	" "	
3. Danielle Dantay	37th Ave. SF	
4. Gabrielle Contreras	Scott St. SF	
5. Maria Dolores Hernandez	SF, Ca	
6. D'Amore Heller	Scott St. SF	
7.		
8.		
9.		
10.		
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18.		
19.		
20.		

Received at CPC Hearing 12/12/19  
M. Dito

# 1846 GROVE STREET Luxury Condo Project

Agenda Item 17a&b

12/12/2019 Planning Commission Meeting

“Save SF Open Space” Presentation

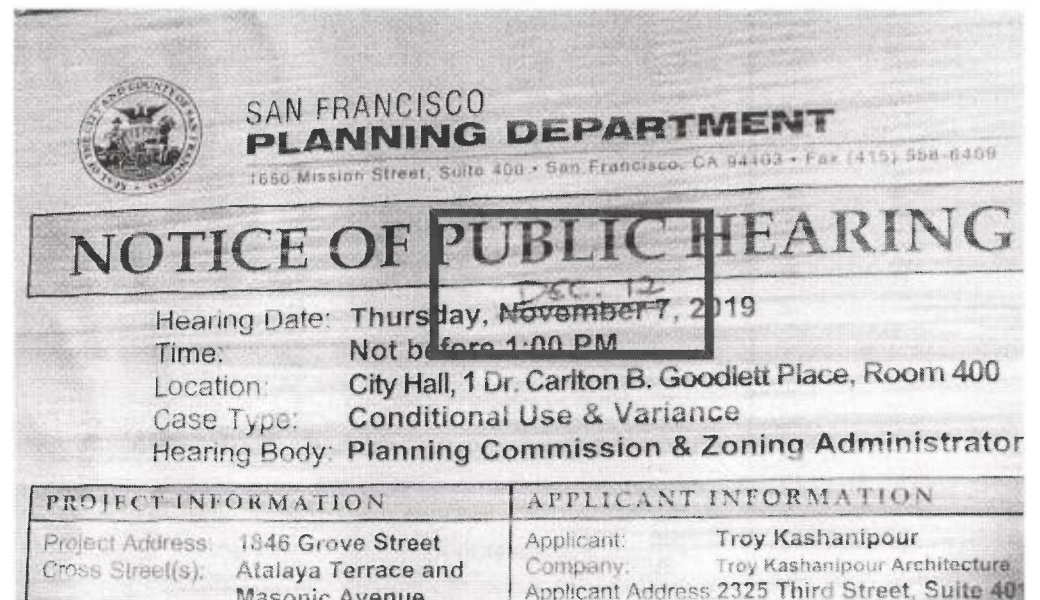


## **'Save SF Open Space' Neighborhood Group**

- 50+ of my neighbors asked me to speak to you today**
- Brandon, live in the city for 12 years. My wife, 1 yo daughter and I live in one of the the adjacent buildings.**
- 10 min to go over 9 points about why this project does not deserve conditional approval or the variances as proposed**

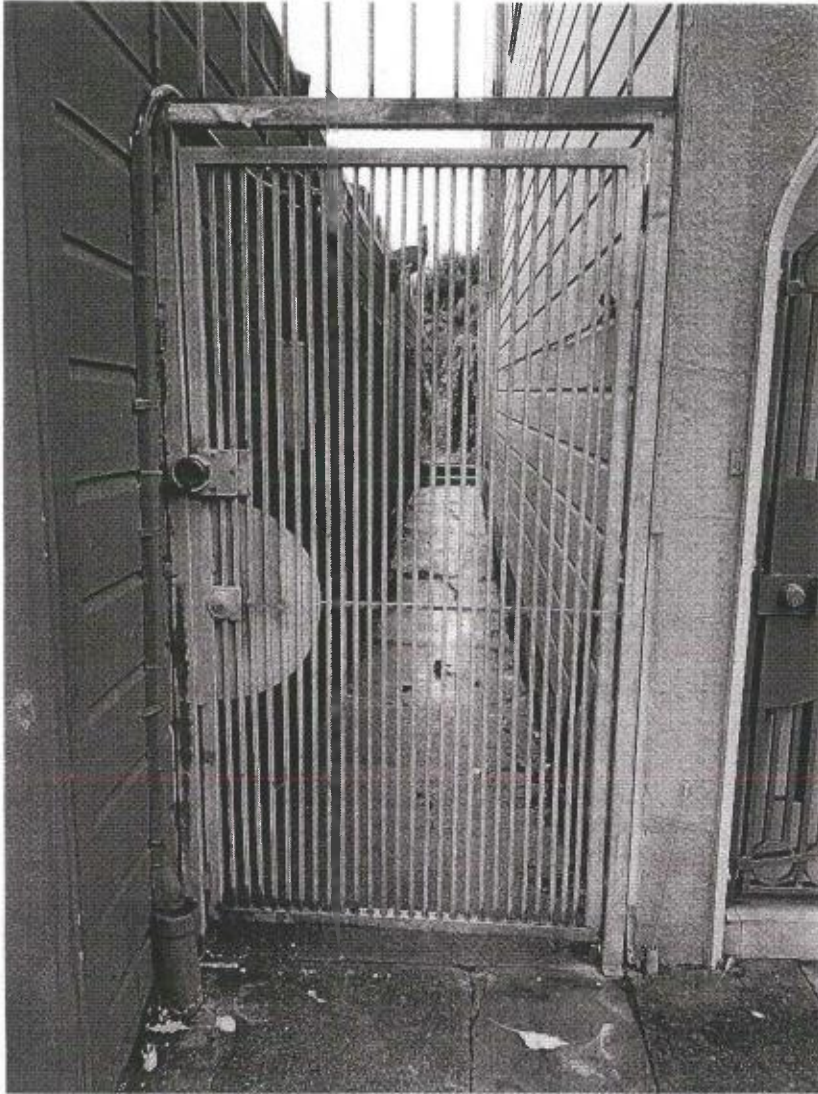
# 1. Project Hearing was Not Noticed Correctly

- Sign taken down prior to the meeting (12/2)
- No mailing notice of hearing
- Cross streets (Atalaya Terrace) is incorrect.
- No mention of Fulton Street.
- Sign is improper; date is scribbled out (see picture)



The image shows a public hearing notice sign from the San Francisco Planning Department. The sign includes the department's logo and contact information. The main heading is "NOTICE OF PUBLIC HEARING". Below this, the hearing details are listed: "Hearing Date: Thursday, November 7, 2019" (with "DEC. 12" scribbled over the date), "Time: Not before 1:00 PM", "Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400", "Case Type: Conditional Use & Variance", and "Hearing Body: Planning Commission & Zoning Administrator". At the bottom, there are two columns: "PROJECT INFORMATION" and "APPLICANT INFORMATION".

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 1846 Grove Street	Applicant: Troy Kashanipour
Cross Street(s): Atalaya Terrace and Masonic Avenue	Company: Troy Kashanipour Architecture
	Applicant Address: 2325 Third Street, Suite 401



Picture Taken Tuesday 12/11

No Public Notice Since 12/2

## 2. Life-Safety Concerns: Access

- Only one ingress/egress – a 3ft x 100ft breezeway
- In event of catastrophic fire, earthquake or public safety event (think Orinda Halloween shooting), only 1 way in or out
- What if that breezeway is blocked?
- Residents will climb over fences, into neighbors' backyards
- Other examples of a development with only 1 way out in San Francisco?







Only 1x  
3 ft Access

Development  
Area

A All Day Mobile Notary

Bistro Gambirius

La Plaza Cleaners

Fulton St

Fulton St

Fulton St

Ashbury St

Ashbury St

Ashbury St

Masonic Ave

Masonic Ave

Masonic Ave

Masonic Ave

Masonic Ave

Masonic Ave

Masonic Ave

Grove St

Grove St

Grove St

Grove St

### 3. Fire Danger

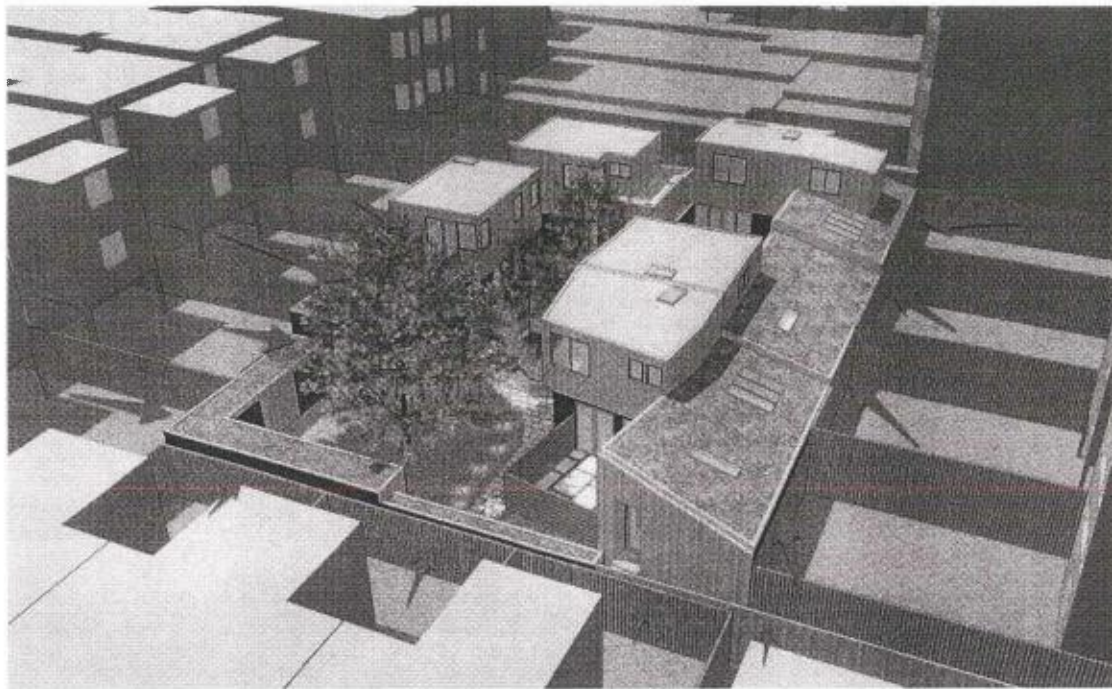
- Developer: *“As a point of clarification our building is being constructed as R-3 occupancies (single family homes/duplex) instead of R-2 (apartment) occupancy.”*
  - Only 1 exit discharge
- 5 units x 8 bd = 20 people all trying to get out w fire department coming in
- If a unit is on fire, the occupants are supposed to ‘shelter in place’?
  - If my neighbor’s house is on fire, the last thing I’m going to do is sit and wait
  - Interior contents (furniture, drapes, rugs) all flammable
- Project includes a NFPA 13 Sprinkler System
  - Sprinklers are ineffective against electrical fires (all electrical appliances)
  - Does not affect exterior fire, or a fire in one of or the surrounding buildings

## 4. Variances (1/2)

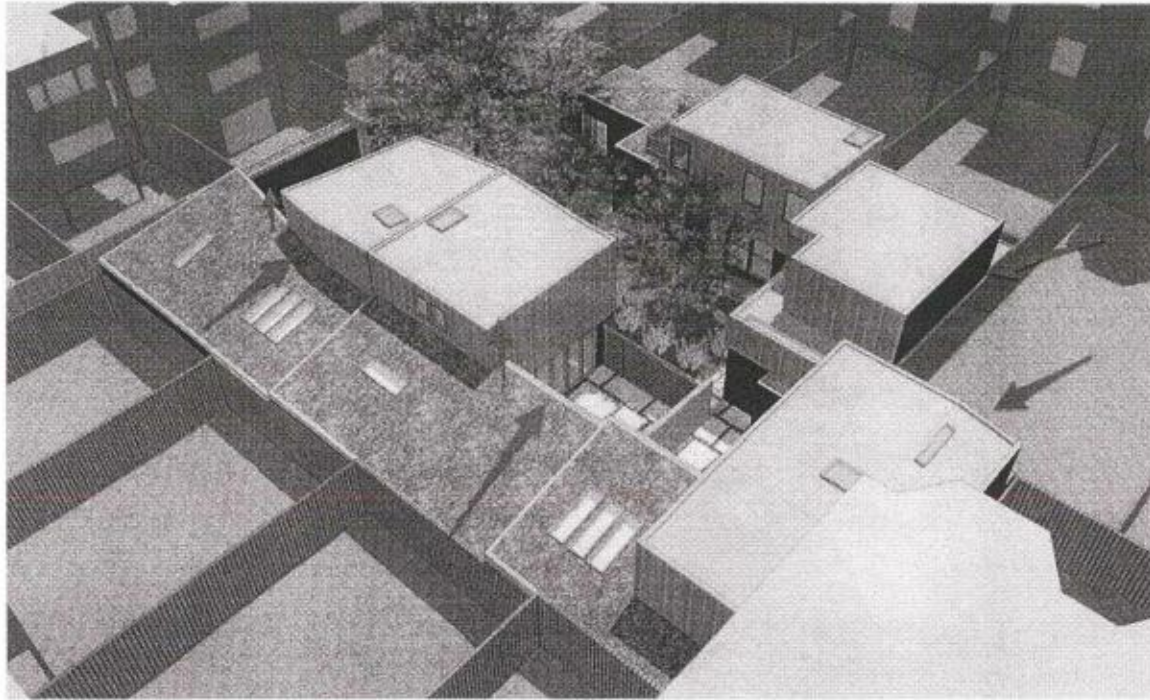
- Rear Yard Variance
- Zone Requirement: Rear Yard = 45% of lot depth or no less than 25% or 15ft, whichever is greater
- Developer Ask: Zero Lot lines – will be up against neighbor's fences
- Proposing 10ft walls, that slope up to 20ft
- Impacts 17 lots > 40 units
  
- Alternative: Reduce the number of units; put all the units together (center of parcel); preserve the setbacks to neighboring lots.



## Encroaching on 17 parcels; zero set backs



# 10 Ft Walls, sloping to 20ft 2 Story Buildings?!?



## 4. Variances (2/2)

Density – CUP for 5 units

- Per the Developer
  - *“The Planning Department assigned the more conservative RH-2 designation.*
  - *RH-2 zoning allows 2 units per lot. It also allows 1 unit per each 1500 sqft of lot area with Conditional Use (CU) approval.*
- The additional 1500sqft includes setbacks – zoning includes the setback requirements. The developer should not be granted a variance for using this space for an interior courtyard.
- The parcels on the block are R2 – 2 units (except for the corner apt buildings)

## **5. Variances are injurious to the property in the vicinity**

- Having a zero lot line against 17 lots is not allowed by code.
- Potential to negatively impact their ability to either:
  - legalize existing aux dwelling units, or;
  - add additional units in the future (density)
- Impacts to light (no shadow study provided)
- Many residents would like to have aux dwelling units; but this is not allowed by code.

## Hayes Street Infill Unit



## **6. Developer Not taking Public Comment**

- Developer has held public meetings only after a request from the Local Supervisor in October
- Developer has not taken any of the public comments into the design (no changes to plans since submission earlier this year)

## 7. Construction BY HAND

- Due to 3 foot entrance, developer is claiming all construction (excavation, foundation, framing, etc.) will be done by hand
- No cranes or mechanized labor
- Concern: project takes years to construct, or developer runs out of money mid project, leaving a framed fire hazard

Images Sent by Developer

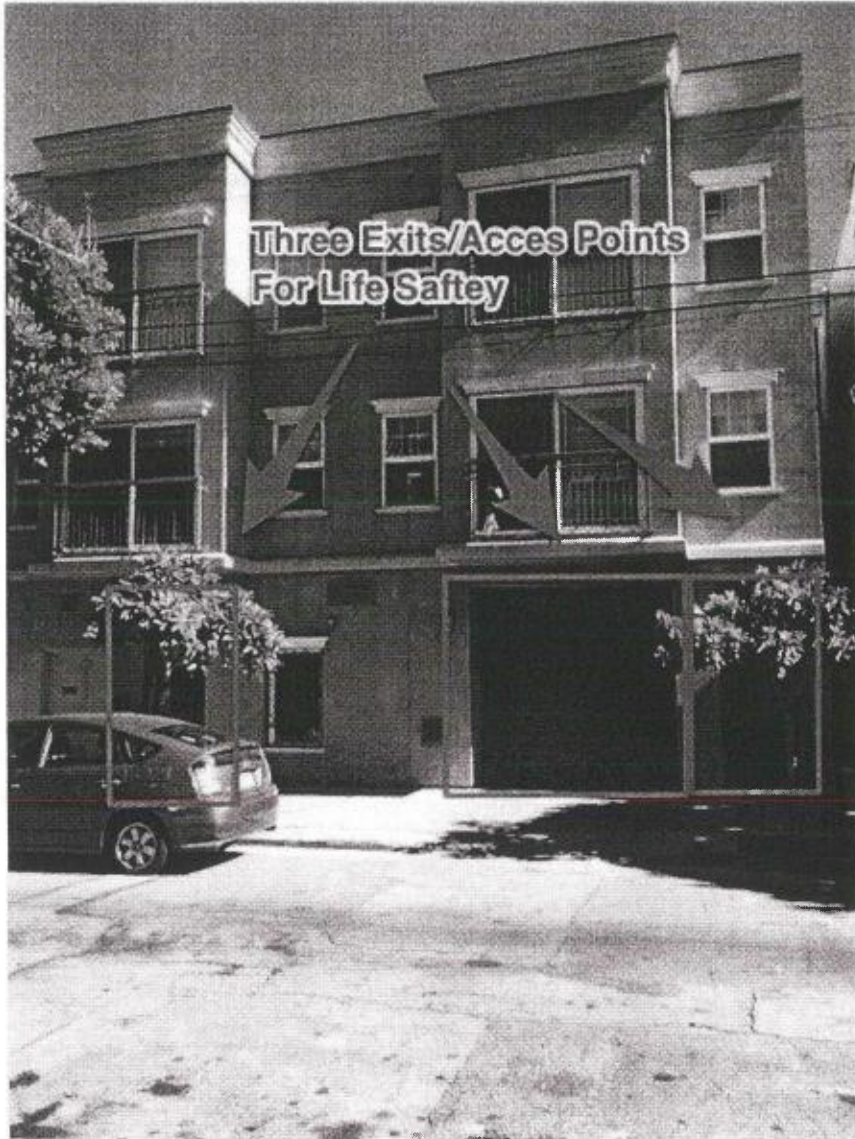


## 8. Developer Claiming Other SF Projects Developed on Flag Lots

*Example: 29 Oakwood – “Chelsea Park” in the Mission*

- The access to the street for the interior units is through two or three gates leading from the courtyard through the buildings and to the street.
- There are 4 big standing pipes right on the street for fire dept water access. The garage door is 10 feet high.
- However, firemen, ladders and equipment can all be brought through the garage and are not limited to a 3-foot entryway.





**Three Exits/Access Points  
For Life Safety**

**Additional Exit via 19<sup>th</sup> Street  
Large Garage + Door way**

## 9. CEQA Exemption is Incorrect

- Code: "The Project is exempt from the California Environmental Quality Act ("CEQA") as a **Class 3 categorical exemption**"
- *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.*
- "The Project includes the construction of **five single-family dwelling units** in the rear yard of the subject property." If they are trying to claim they are six dwelling units in one building, the plans show five dwelling units in **four buildings**.

## **10. Not NIMBY's – We're NOPA**

- Neighbors support a project that is safe and plays within the rules
- We are against this development which requires a CUP, and two variances to build luxury condos with zero lot lines
- We only want what is fair
- Alternative: Build a 2-unit building with proper set backs, or buy an adjacent building and allow for ingress/egress so no one gets hurt in a catastrophe

Thank You

## **1846 Grove (1821 Fulton ) Exiting and Fire Department Review Summary:**

### **Fire Department, Reviewed and Approval through Pre-Application Process**

- Chief of the Fire Prevention and Investigation Division signed Pre-Application review letter
- Also Signed by:
  - o By Captain Michael Patt,
  - o By Camal Andraws, SFFD P.E.
- Captain Harold, DBI Plan check Division chief, presented the project to the SF Fire Marshall.

### **Fire Department Conditions of Approval:**

- 3.5' clear width.
- 20' height limit
  - o due to 24' ladder, carried by 2 person through 3.5' access way.
  - o Roof heights over 20' require longer ladder carried by 4 persons.
- Removal of the street tree for ease of fire access.
- Red fire zone curb.
- Standpipe system on property.
- Sprinkler system: NFPA 13 system.
  - o Designed to fully extinguish.
  - o Highest level of sprinkler protection.
  - o NFPA 13 protects the property
- Type 3-A construction, R-3 Occupancy
  - o Fire-retardant treated wood or Metal framing. Non-combustible.

### **Additional Fire Safety Measures:**

- Single address (1821 Fulton) for easy communication with first responder.
- Fireman's key box at gate to be provided.
- Site has ample open space to shelter in place. DBI requires 25' from building in R-3 occupancy to allow shelter in place for rescue windows.
- Each building has its own exterior firewalls, not party walls
  - o with sheetrock on both sides as true 1 hour fire separation.
  - o far superior to older SF buildings with plaster or drywall on one side only of exterior walls.

"With a NFPA 13 system the fire is out before we arrive". Inspector Deen at SF Fire Department:

"With the measures in place, these homes will be the safest on the block": Code Consultant, Retired SF Firefighter and Former head of FD Plan Check, Mario Ballard.

## Exiting:

Many people confuse the number of Exits from a building from the Exit Discharge. Some buildings do require 2 Exits. Only a single Exit Discharge is required

The Exit Discharge is the path from the building exit door to the public way (SFBC Chapter 10).

Code only requires a single Exit Discharge to the public way with a 3' dimension.

San Francisco Fire Code 5.12.6 requires a 3' clear dimension.

Project is safer than the typical SF building where the path from a rear stair must re-enter a building.

See DBI Pre-application meeting letter for further discussion and Approval by DBI Technical Services.

## Fire Department Access:

San Francisco Fire Code Section 5.12 discusses Fire Department Access requirements in light of the unique conditions of San Francisco. Item #4 describes that "often, the addition of fire protection features can be provided as an equivalency to fire department apparatus access roads, and is approved on a case-by-case basis".

Item #6 in SFFC 5.12 provides for approval of Buildings with no Fire Department Apparatus Access (exceeding 150' from road). It states "smaller buildings such as Group R3 or U Occupancies with no fire department apparatus access that are newly constructed or relocated shall be equipped with automatic fire sprinkler systems in accordance with the NFPA 13 Standard".

Item 6 establishes that access to a street or public way shall be by means of passageway of not less than 3' in width. **Requirement meet:** the clear passageway in our property exceeds this requirement.

The San Francisco Fire Code is consistent with the California Fire Code 503 which states that the Fire Department may increase the 150' access dimensions where any of the following conditions occur:

- Exception 1.1. The building is equipped throughout with an approved automatic sprinkler system. **Requirement meet.**
- Exception 1.2. Fire roads cannot be installed because of location on the property, and approved alternate mean of fire protection is provided. Standpipe provided as equivalency: **Requirement meet.**

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

Block 1187/ lot 003H

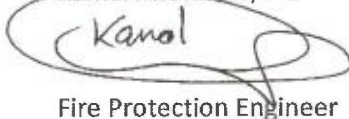
The Architecture plans has been reviewed and SFFD comments:

Condition of approval.

Revise the Architecture plans

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

Kamal Andrawes, P.E

 Kanol

Fire Protection Engineer

4/27/18

San Francisco Fire Department

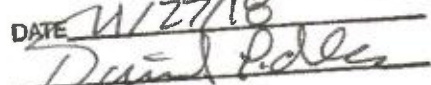
Captain/ Michael Patt



Bureau of Fire Prevention

San Francisco Fire Department

**APPROVED**

DATE 4/27/18  
  
CHIEF, DIVISION OF FIRE  
PREVENTION & INVESTIGATION

AS NOTED

in addition:  
rescue windows  
required

# NFPA 13 VERSUS 13R

[Compliance/Regulatory \(/blog?field\\_blog\\_tags\\_tid=548\)](#), [Fire Protection/Life Safety \(/blog?field\\_blog\\_tags\\_tid=492\)](#)

Friday, January 26, 2018



When planning a new construction project, it is important to understand the fire sprinkler code requirements. When it comes to constructing residential facilities, knowing the difference between National Fire Protection Association (NFPA) 13 and 13R requirements in the early planning stages could be the difference to reducing your fire protection budget or preventing unexpected design changes. While NFPA 13R is commonly regarded as a residential code requirement, there are in fact **some residential types of buildings which must be designed around NFPA 13 regulations (/blog/2014/06/09/should-you-have-sprinkler-system-your-home)**. Ahern's code experts are committed to sharing our knowledge with you up front.

NFPA 13 protected buildings are considered 'fully sprinklered' to provide both life safety and protection to the facility and its assets. This means there is fire sprinkler coverage throughout the entire building, including unoccupied spaces (attics, closets, etc.). Comparatively, NFPA 13R facilities are 'partially sprinklered' to provide life safety and a moderate level of building protection. In other words, NFPA 13R requirements provide for a level of protection that allows occupants to escape a building in the event of a fire. Conversely, NFPA 13 provides protection to not only get people out to safety, but also to control or extinguish the fire – saving the building and its contents.



TYPICAL FACILITIES FOR NFPA 13 OR 13R DESIGNED SPRINKLER SYSTEMS

(NOTE: THERE ARE EXCEPTIONS TO SOME OF THESE FACILITIES THAT MAY REQUIRE ALTERNATIVE CODE BE FOLLOWED)

Commonly Use NFPA 13 Code	Commonly Use NFPA 13R Code
Hospital patient rooms	Hotels and motels
Nursing homes and CBRF facilities	Apartment buildings
Fraternity and sorority houses	Larger single family homes*
Multi-story residential**	

\*Typical single family homes are protected according to NFPA 13D

\*\*Most states recognize NFPA 13 for buildings with more than 4 stories, and NFPA 13R for single-level through 4-story facilities

## 5.12 Fire Department Apparatus Access

**Reference.** 2010 SFFC Section 503

**1. Purpose.** The purpose of this bulletin is to describe the access requirements of the San Francisco Fire Department for firefighting and rescue operations.

**2. Scope.** This bulletin applies to all newly constructed or newly relocated buildings, vertical or horizontal additions to existing buildings, and existing buildings where existing access is negatively impacted by new construction or the relocation of buildings.

**3. Definition: Fire Department Apparatus Access.** For purposes of this bulletin, fire department apparatus access is defined as a road meeting the specifications of Section 503.2 of the 2010 SFFC unless otherwise approved by the San Francisco Fire Department.

**4. Fire Code Requirements.** The SFFC describes requirements for fire department apparatus access roads. The Fire Code assumes that all buildings have yards around them, and that firefighters can access openings all the way around the structure. Unfortunately, most buildings in San Francisco cannot meet the letter of the Fire Code due to typical lot line to lot line construction. Additional language found in the *2009 International Fire Code and Commentary*, explains that for situations not described in the code, the decision of what is acceptable is left to the Fire Code Official. Often, the addition of fire protection features can be provided as an equivalency to fire department apparatus access roads, and is approved on a case-by-case basis. Later sections of this bulletin will describe some situations that can be routinely approved by all Fire Department personnel.

**5. Buildings with Fire Department Apparatus Access on One Side Only.** A large number of buildings in San Francisco fall into this category, since most buildings are built to the lot line or close to the lot line on one or both sides.

**A. Buildings with Fire Sprinkler Systems.** Many buildings in this category will be required to have fire sprinkler systems installed under various sections of the San Francisco Building Code designed in accordance with NFPA 13, NFPA 13R, or NFPA 13D Standards. For these buildings, there are no additional requirements beyond what is normally required by the San Francisco Building Code.

**B. Buildings without Fire Sprinkler Systems.** Buildings not required to be provided with fire sprinkler systems in accordance with other sections of the San Francisco Building Code shall be provided with fire department apparatus access within 150 ft. of all portions of the facility as measured by an approved route through the interior or around the exterior of the facility or building. If this is not possible, alternative proposals such as fire sprinkler systems will be considered. All proposals must be approved in writing by the Fire Marshal.

**6. Buildings with No Fire Department Apparatus Access.** Any building with no fire department apparatus access shall be specifically reviewed and approved by the San Francisco Fire Department prior to the start of construction. The approval of large buildings with no fire department apparatus access is unlikely. Smaller buildings such as Group R3 or U Occupancies with no fire department apparatus access that are newly constructed or relocated shall be equipped with automatic fire sprinkler systems in accordance with the NFPA 13 Standard. Conversely, existing Group R3 or U Occupancies where access has been negatively impacted by new construction or building relocation, shall be equipped with automatic fire sprinkler systems in accordance with NFPA 13 (see Example 1). Buildings in this category shall have access to a street or public way by means of an unobstructed exit passageway (constructed in accordance with the California Building Code) not less than 3 ft. in width nor less than 7 feet 6 inches in height. The SFFD shall be a party to all easements necessary for fire services that cross other properties.

Exceptions:

1. Buildings or structures exempt from building permits.
2. Buildings that may be accessed by an unobstructed eight ft. wide minimum yard, court, or driveway that is open to the sky and part of the same lot as the building (See Example 2). Driveways used for this purpose shall be kept clear and shall be posted with no parking signs. Lots wider than 35 ft. will be reviewed on a case by case basis; wider access may be required.

Received at CPC Hearing 12/12/19  
X. Liang

Dec. 12, 2019

San Francisco Planning Commission

In regard to Item 16 a & b, 1513A-F York Street, we as neighbors (30 years) have a few comments about issues that should be addressed before approval of plans submitted by the owner-developer and his architects.

We assumed that the RH-2 zoning would limit the developer to a total of four houses on the interior lots. The plan would allow eight homes (four duplexes) , plus two condos or flat atop a gated entrance building. With respect to the creative efforts of the architects, we argue that most of the problems stem from cramming too many units on steep land on a narrow street.

We are not opposed to development.

Our future neighbors have no voice in this proceeding. In their behalf, we have questions that were not answered fully or at all in presentations before the East Slope Design Review Committee.

In no particular order:

- With no vehicular access, how will the residents as years go by manage to move appliances, heavy furniture and the like on walkways and paths to the duplexes? Access for equipment needed by plumbers, paramedics, carpet layers, etc. etc. in years to come?
- As planned, the duplexes are not accessible for many residents and visitors with mobility issues.
- We see no provision (in the plans) for pathway awnings or shelters in months of rain.
- In case of an earthquake or a catastrophic fire, mudslide or other disaster, will residents have escape possibilities other than the likely bottleneck at the gated entrance?
- A homeowners' association is apparently up to the residents, but it is essential for joint maintenance of landscaping, play areas (if any), elevator repairs, pathways, awnings (if any), railings (if any), and all the little things we associate with condos in a building.

Finally, our home on Hampshire Street was built in 1900. What will be the state of the York Street project 100 years from now? Worth thinking about.

Lynn Ludlow  
Margo Freistadt

1540 Hampshire St.  
415-648-3369

*San Francisco Building and*

1188 FRANKLIN STREET • SUITE 203  
SAN FRANCISCO, CA 94109  
EMAIL: [tim@sfbuildingtradescouncil.org](mailto:tim@sfbuildingtradescouncil.org)



Received at CPC Hearing 12/12/19  
*E. Johnston*  
*Construction Trades Council*

TEL. (415) 345-9333

[www.sfbuildingtradescouncil.org](http://www.sfbuildingtradescouncil.org)

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Vice Presidents

December 1, 2019

San Francisco Planning Commissioners  
1660 Mission Street, Suite 400  
San Francisco, CA 94103-2479

**Re: 725 Harrison St.**

Dear Commissioners:

On behalf of the San Francisco Building and Construction Trades Council, I am writing this letter to express our support for 725 Harrison St. as proposed by Boston Properties

Thank you in advance for your consideration.

Respectfully yours,

Tim Paulson  
Secretary Treasurer

Received at CPC Hearing 12/12/19  
C. Kern

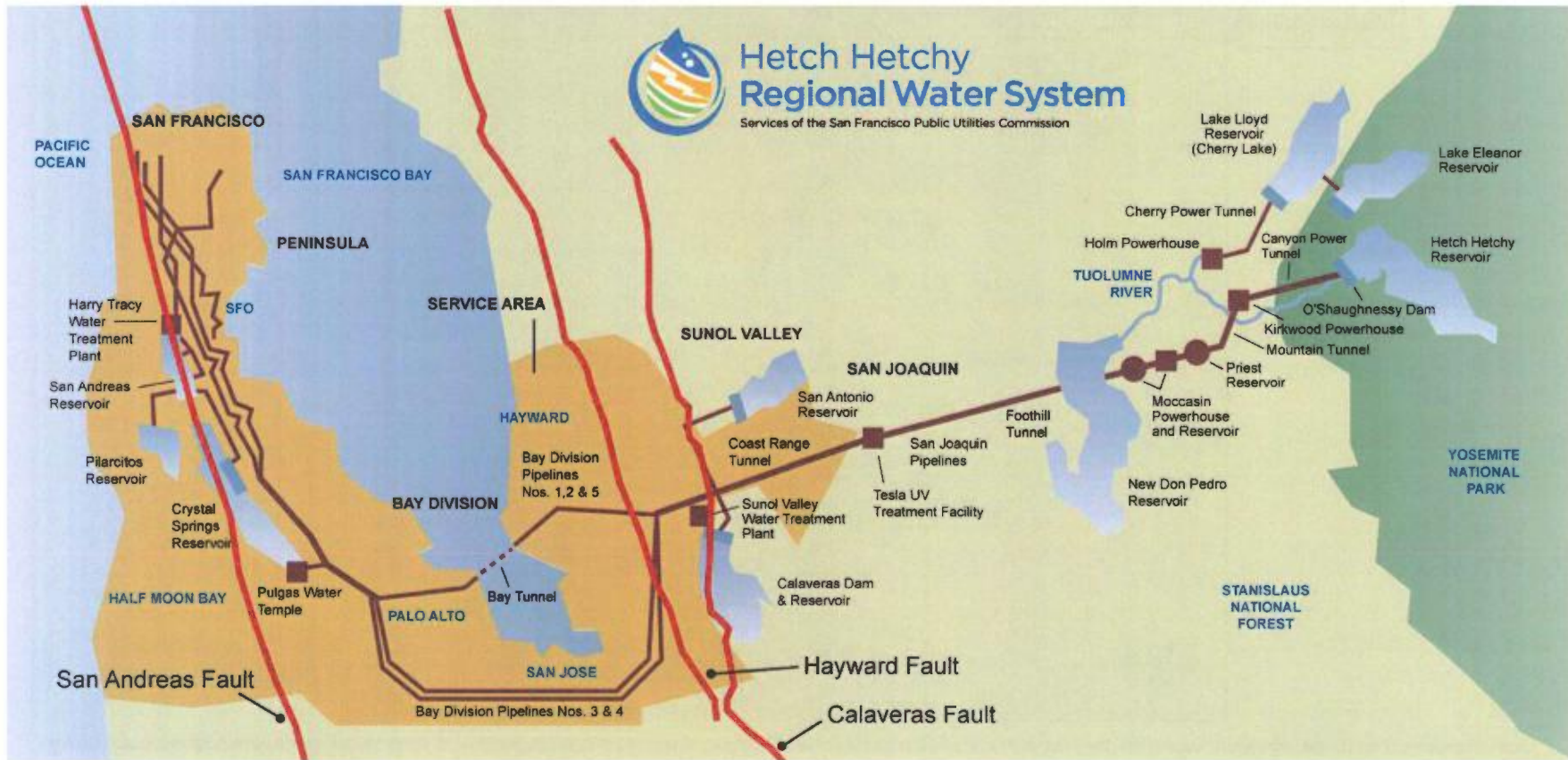


# The Bay-Delta and The Future of Regional Water Supplies

April 18, 2019



# The San Francisco Regional Water System



# The Sacramento and San Joaquin Rivers and the San Joaquin Tributaries



Hetch Hetchy





# Potential Water Supply Goals

---

## 1. Meet existing obligations to existing customers

**Obligation:** 184 mgd Water Supply Assurance to Wholesale Customers; 81 mgd supply to Retail Customers

**Goal:** Bridge gaps from WSIP implementation

- 2 mgd dry year transfers

## 2. Meet instream flow requirements

**Obligation:** Meet permit/regulatory requirements; maintain healthy fish habitat

**Goal:** Provide water supply to offset instream flow obligations

- Tuolumne River
  - ~93 mgd (may decrease based on outcome of State negotiations or litigation)
- San Mateo Creek
  - 3.5 mgd requirement, since WSIP
- Alameda Creek
  - Alameda Creek Recapture Project

# Potential Water Supply Goals

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## 3. Address additional customer demands through 2040

**Goal A:** Make San Jose and Santa Clara permanent customers

- Meet historic allocation level of 4.5 mgd for San Jose
- Meet historic allocation level of 4.5 mgd for Santa Clara

**Goal B:** Meet the increased demands projected by individual Wholesale Customers

- San Francisco (1 mgd, to be refined in 2020 UWMP)
- San Jose (4.5 mgd)
- Santa Clara (2 mgd)
- Brisbane (TBD)
- East Palo Alto (prior request of 1.5 mgd met through ISG transfers)
- Others?



# Potential Water Supply Projects

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- Tuolumne River Watershed
- Bay Area Regional Reliability
- Local San Francisco



# Potential Tuolumne Watershed Projects

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- Groundwater Banking
  - TID, MID, SFPUC, and Tuolumne-area Groundwater Sustainability Agencies
- Inter-Basin Collaborations
  - Stanislaus River
  - Merced River



## State Water Board Action

---

- December 12, 2018 - State Water Board adopted the Bay-Delta WQCP Plan Phase 1 Update, but with important amendments that would provide for a voluntary agreement alternative.
- We believe the State's plan has significant impacts on our water supply with uncertain benefits for the Tuolumne River, yet benefits can be achieved for the Tuolumne River using smart, functional flows and measures other than flow without undue impacts on our water supply.
- In order to preserve our options to complete negotiations on a voluntary agreement alternative, we joined a lawsuit on January 10, 2019 challenging the State's process for the Bay-Delta Plan.
- We have continued to meet with State representatives, other water agencies, and NGOs to further develop details of a voluntary agreement alternative.



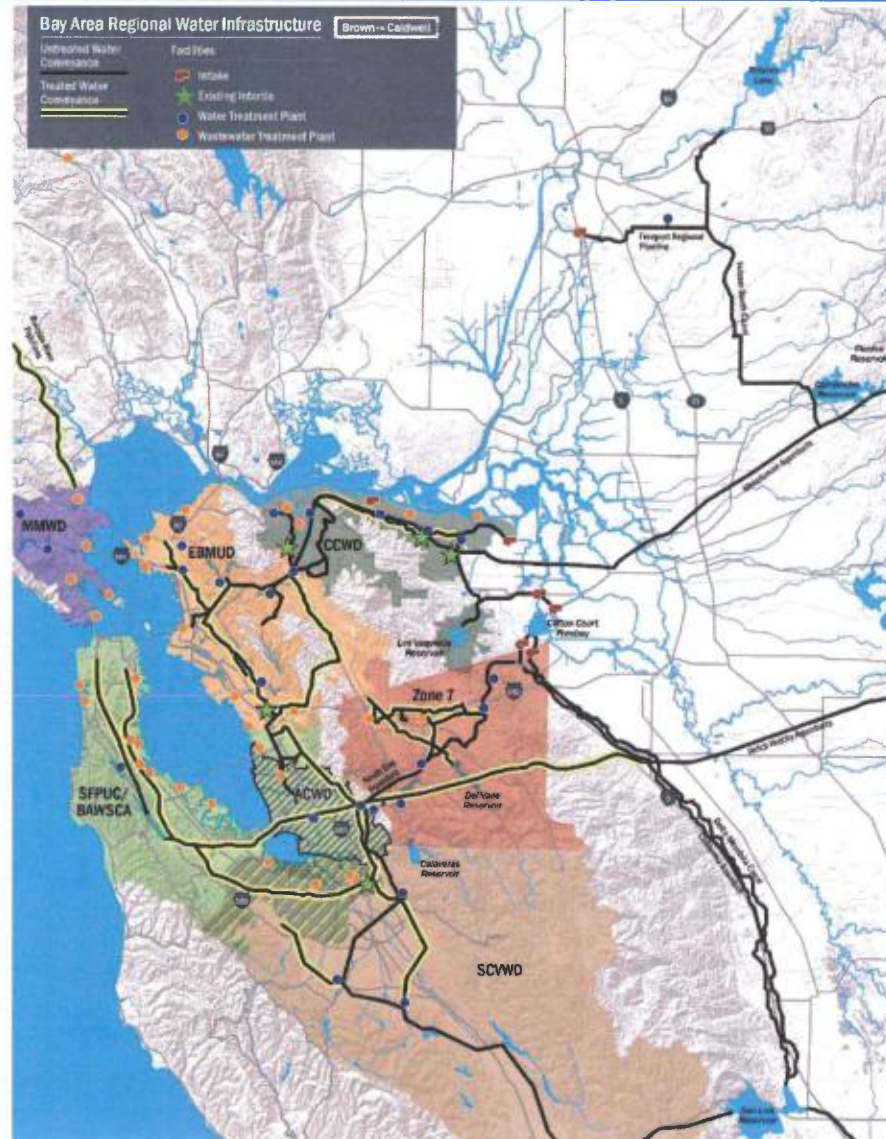
## Recent Water Supply Activities

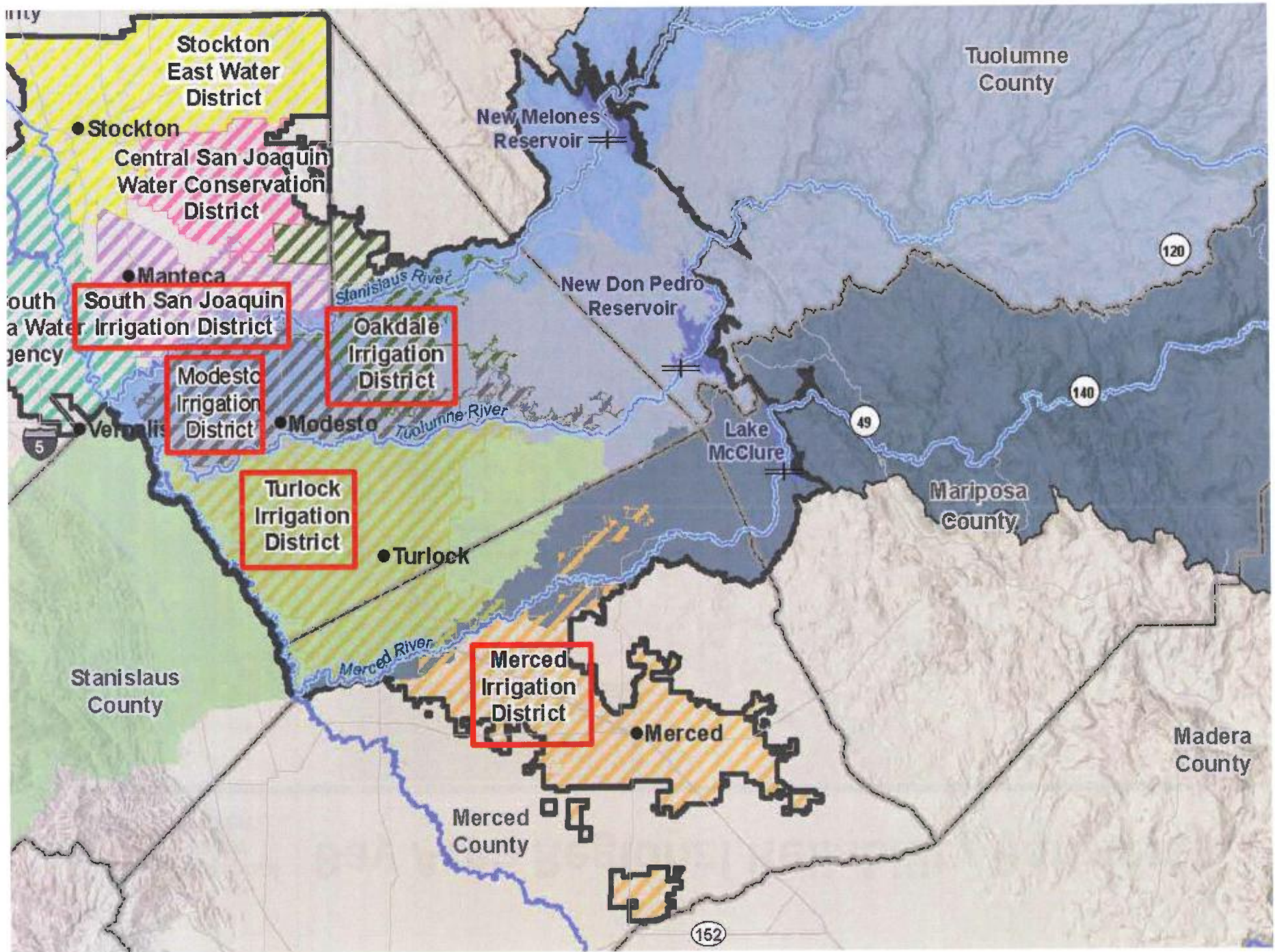
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- February 26, 2019 - Our Commission directed staff to proceed with planning efforts to explore economically and environmentally feasible alternative water supply options to meet various SFPUC needs and obligations, including off-setting environmental obligations for instream flows.
- March 12, 2019 - Our Commission adopted revisions to its 10-year Capital Improvement Program to include funding for initial project planning for FY19-20 (\$13.5M regional, \$5.5M local).



# Bay Area Regional Reliability Partners

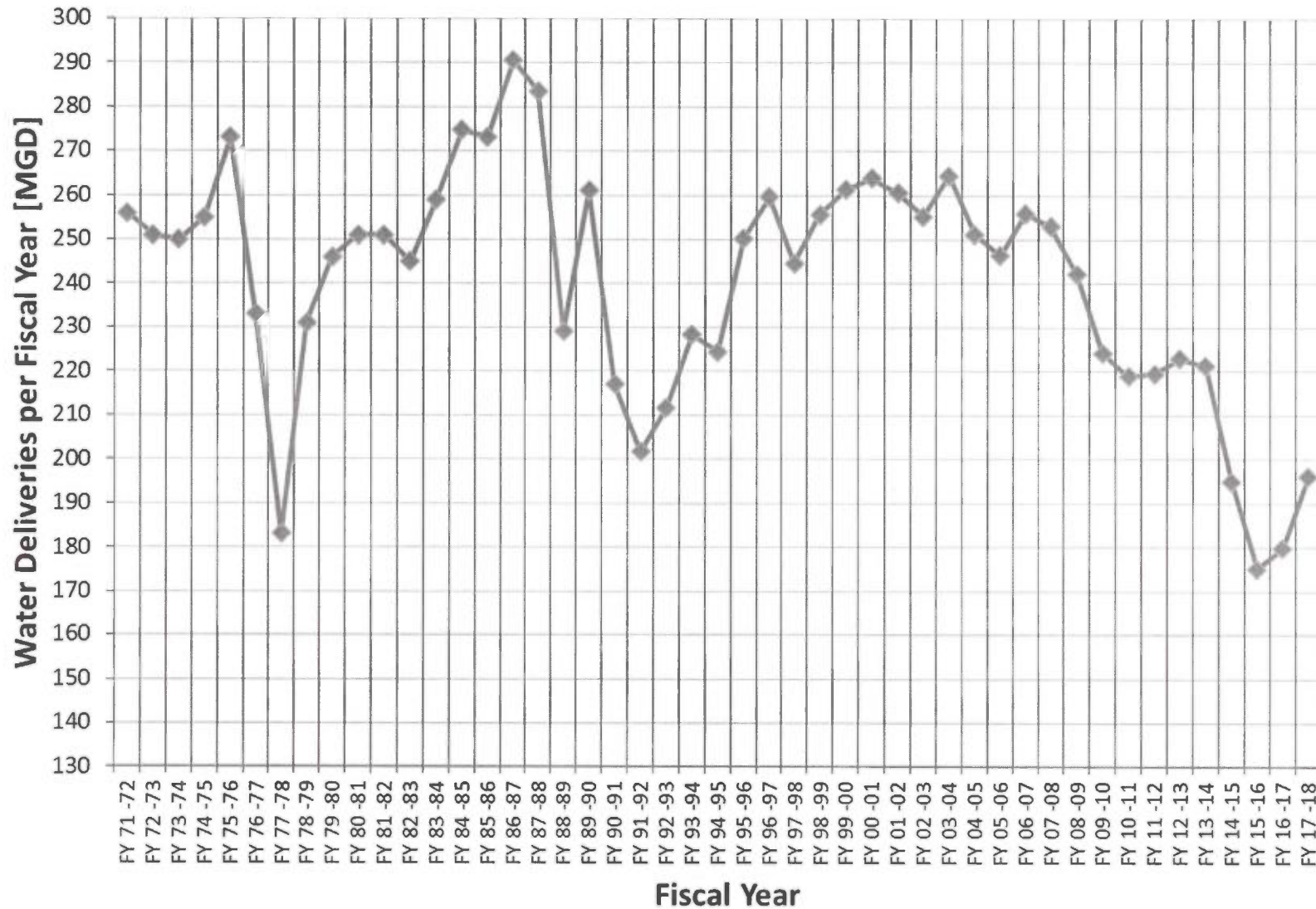




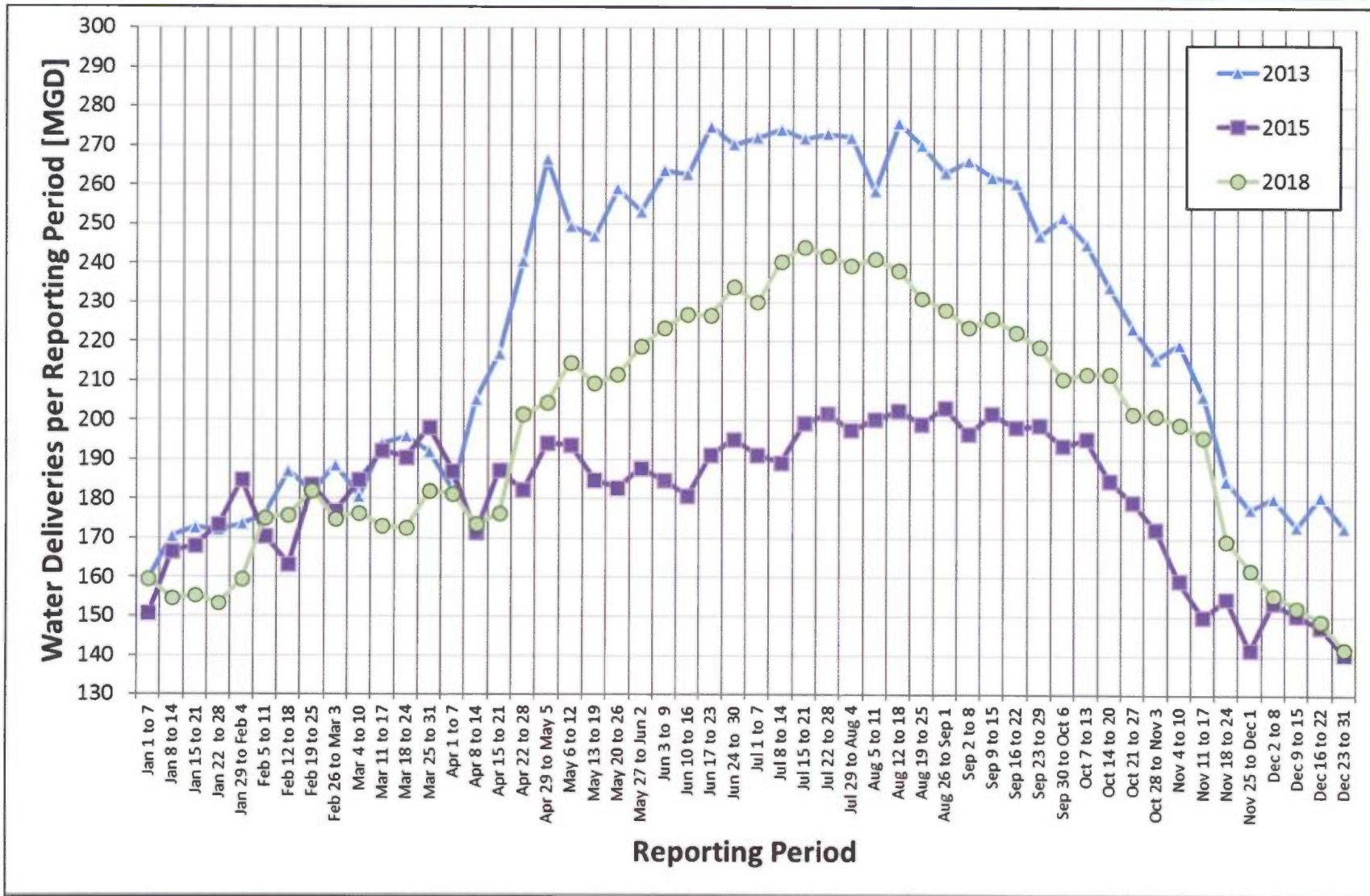




# Water Deliveries FY 1972-2018



# Water Deliveries: 2013, 2015 & 2018



# 1. Daly City Recycled Water Expansion



Yield: 3 MGD      Capital Cost: \$85 Million

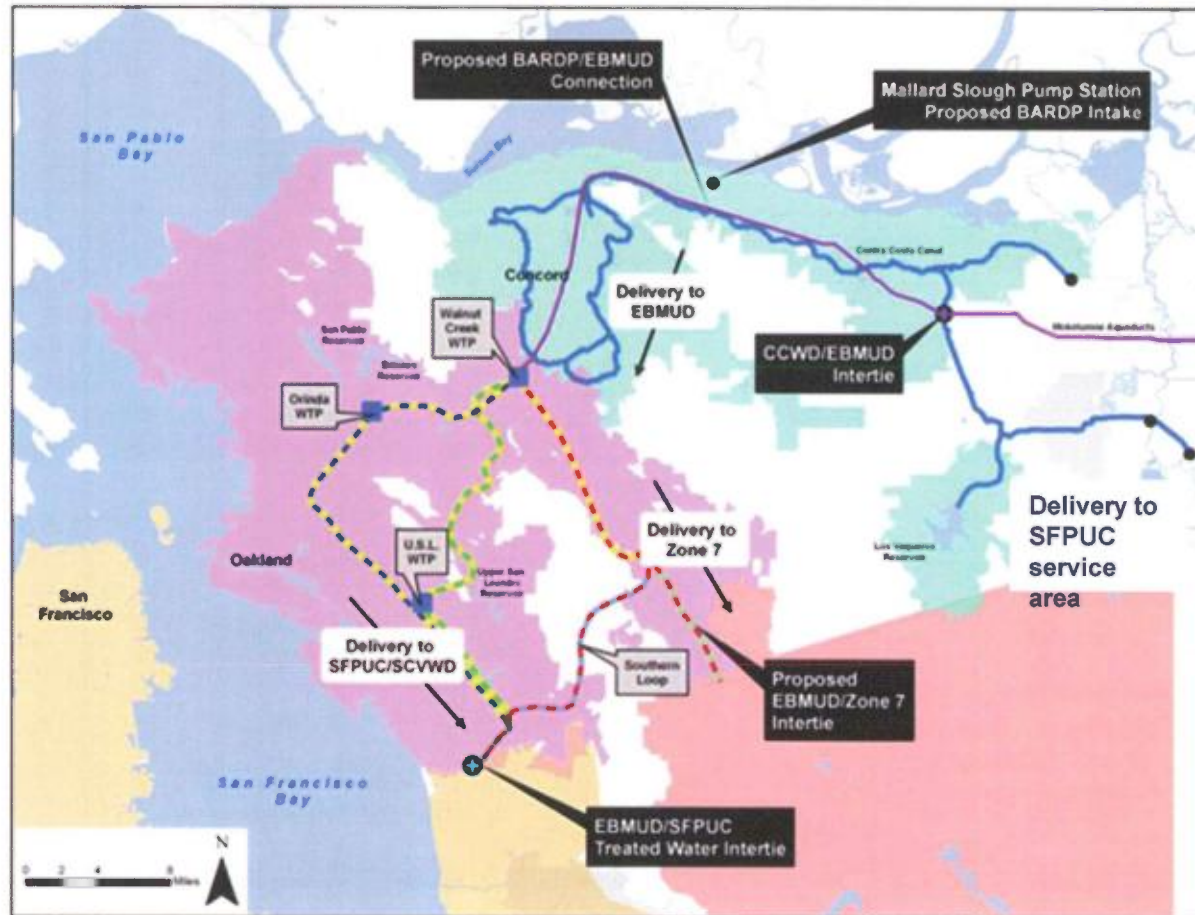
## 2. ACWD Transfer Partnership



Yield: 5 MGD

Capital Cost: \$50-150 Million

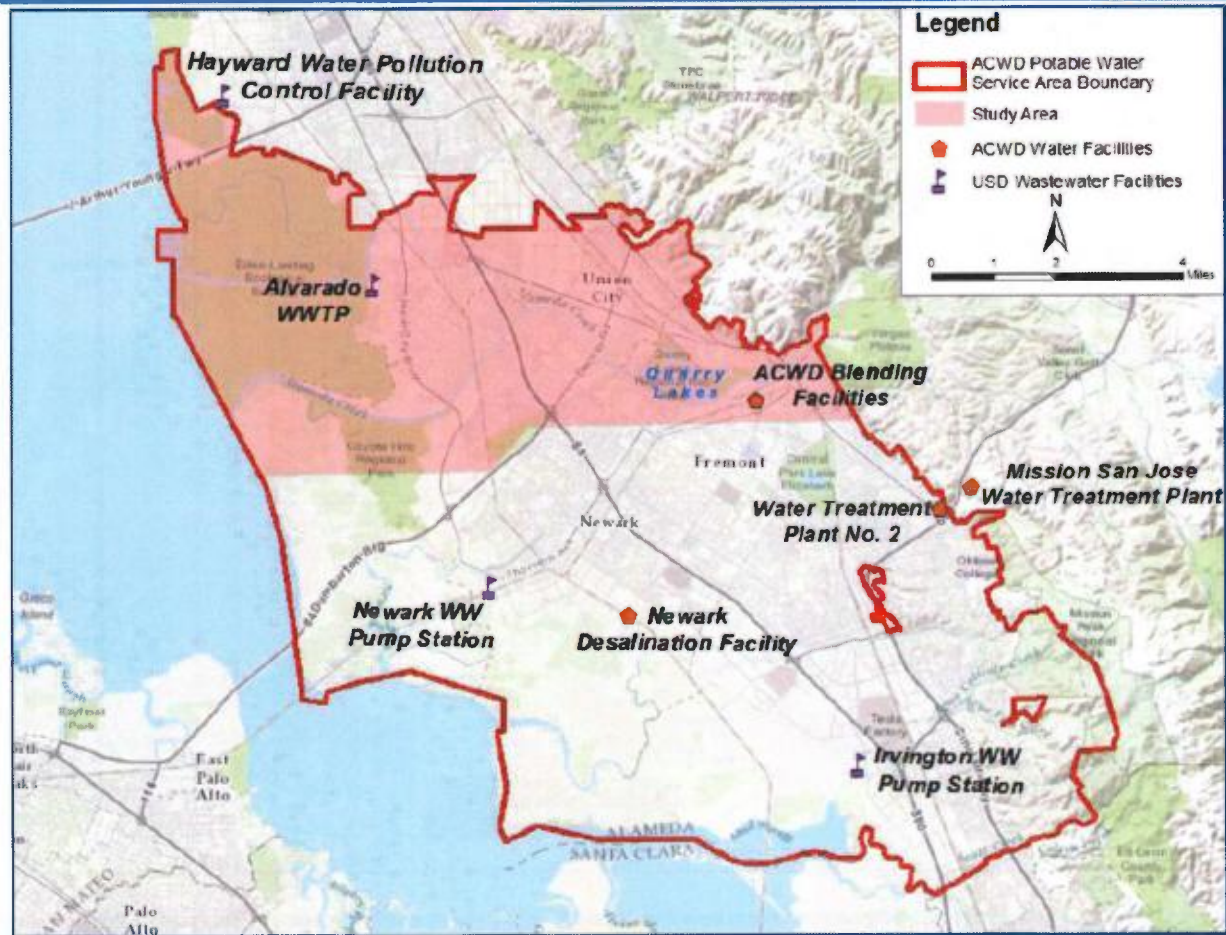
# 3. Brackish Water Desal in East Contra Costa



Yield: 9+ MGD

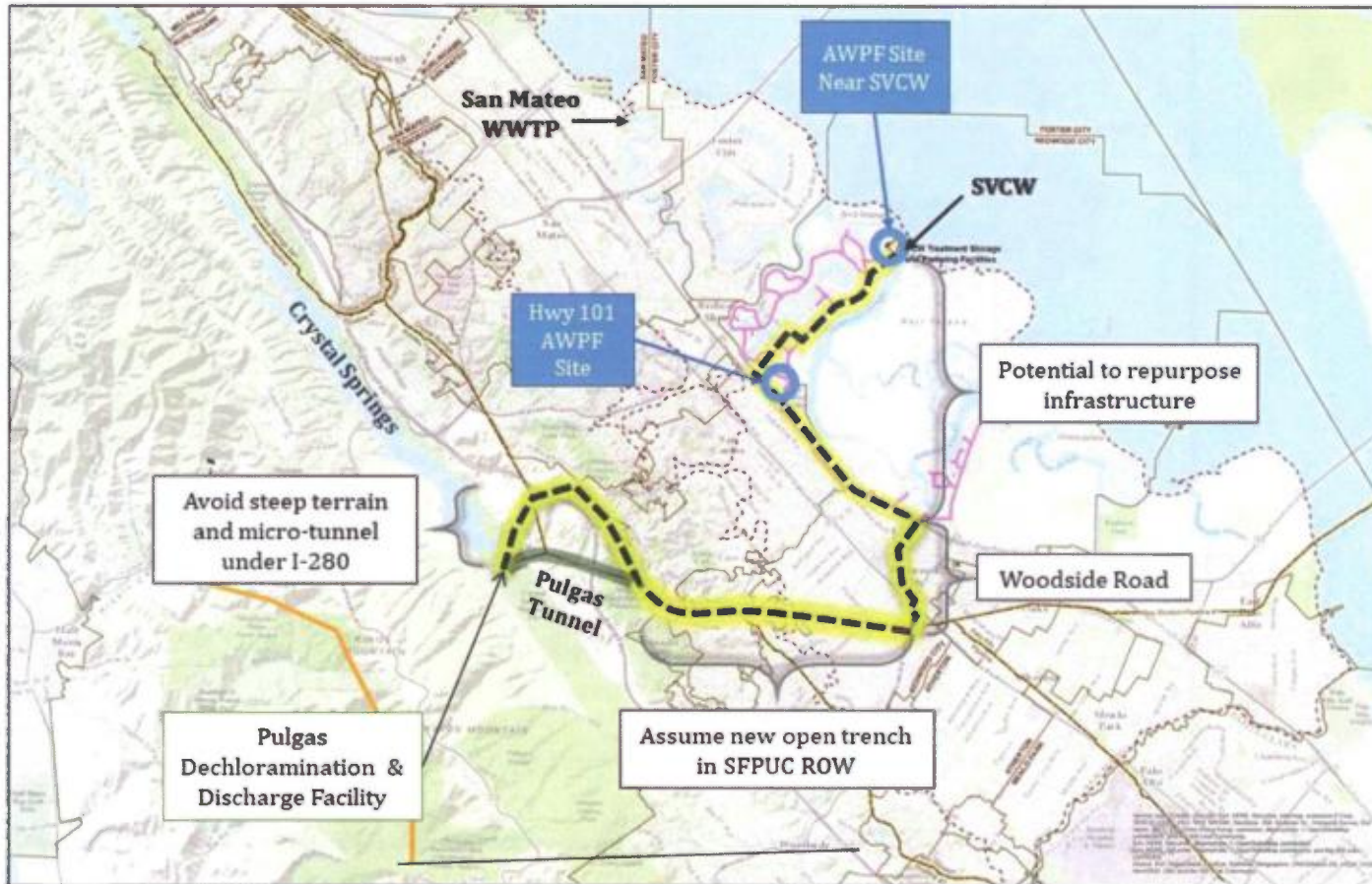
Capital Cost: \$200-800 Million

# 4. ACWD-USD Purified Water Partnership



Yield: 5 MGD                      Capital Cost: \$200-400 Million

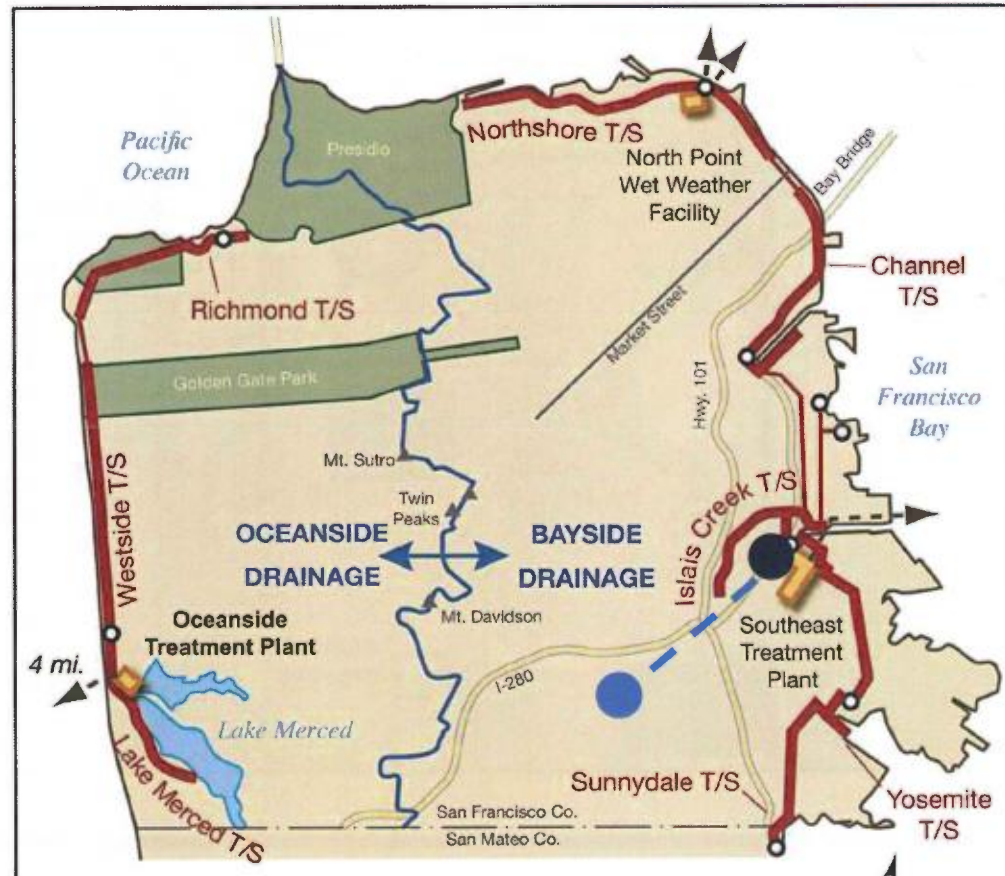
## 5. Crystal Springs Purified Water



Yield: 6+ MGD

Capital Cost: \$400-700 Million

## 6. Eastside Purified Water



**Yield: 5 MGD**                      **Capital Cost: \$220-400 Million**



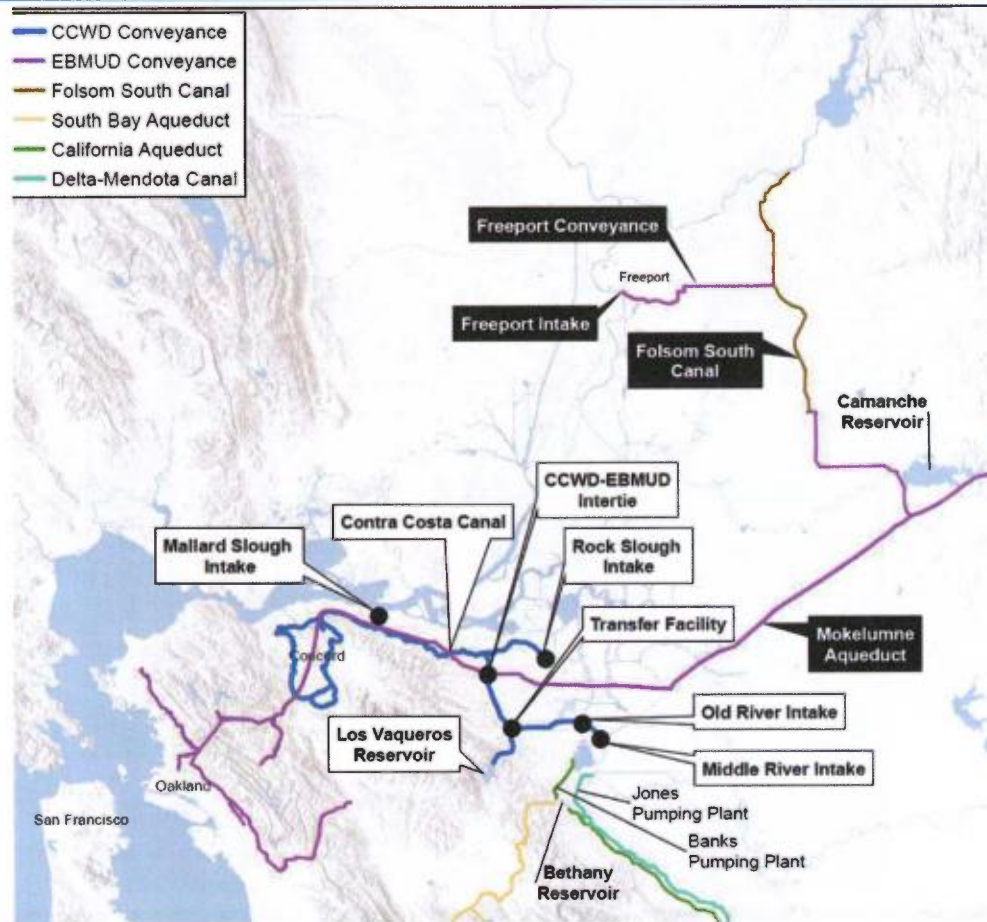
## 7. San Francisco Eastside Satellite Recycled Water Facility



Yield: <1 MGD

Capital Cost: \$200 Million

## 8. Additional storage capacity in Los Vaqueros Reservoir from expansion



Yield: N/A

Capital Cost: \$20-50 Million

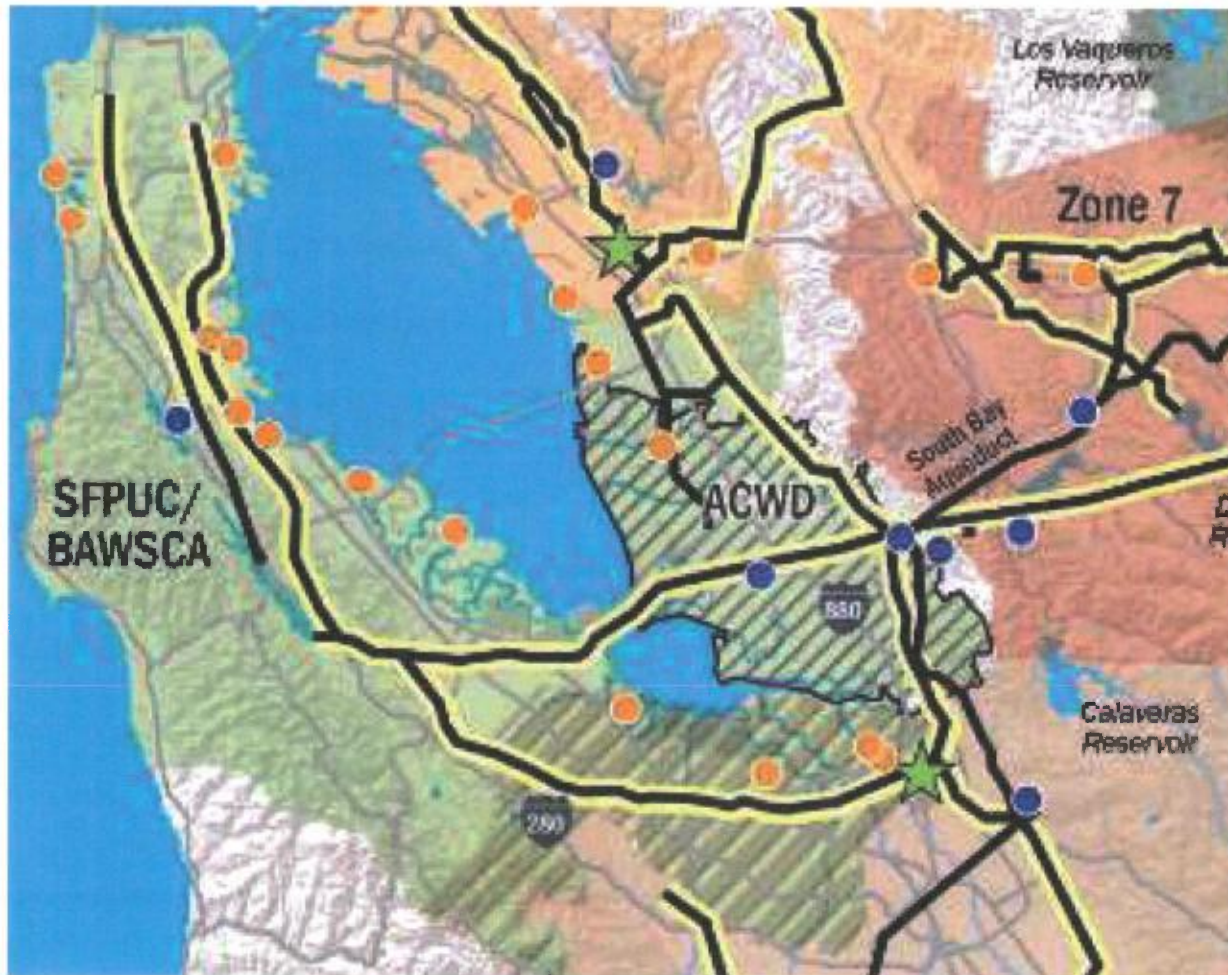
## 9. Calaveras Reservoir Expansion



Yield: N/A

Capital Cost: \$TBD Million

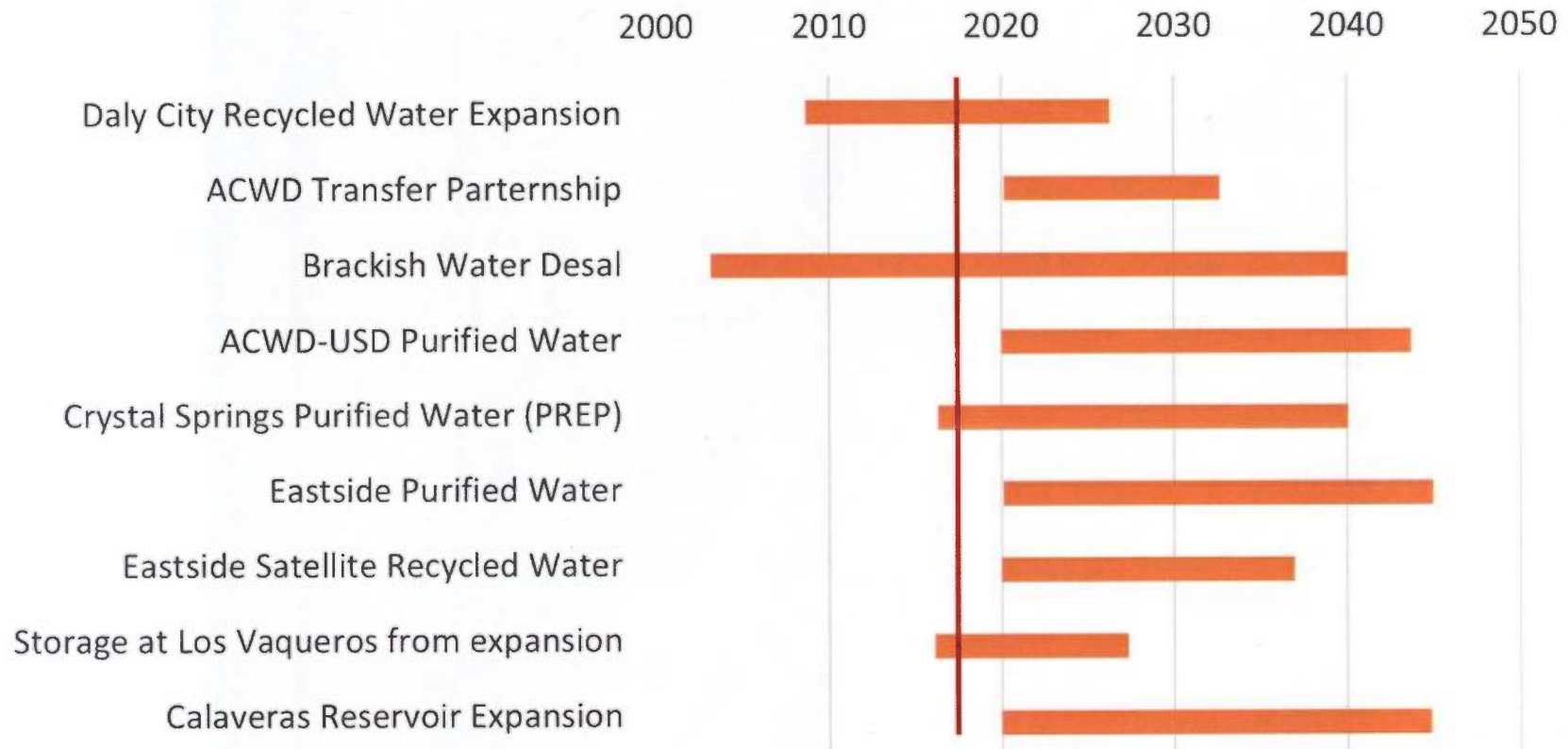
## 10. Evaluation of Recycled Water throughout the Service Area



Yield: N/A

Capital Cost: \$TBD Million

# Potential Project Timelines



- Projects will take roughly 10 to 30+ years to implement.



# Potential Water Supply Projects

---

- Why can't we be like Southern California?
- Los Angeles is doing great things.....
- Orange County Water District is doing great things.....



Hetch Hetchy  
Regional  
Water  
System

# How Is Southern California Different? (Southern Los Angeles County)



WATER REPLENISHMENT DISTRICT  
OF SOUTHERN CALIFORNIA

## WRD SERVICE AREA IN SOUTHERN LA COUNTY



**SERVICE AREA =  
420 SQUARE MILES**



**43 CITIES**



**POPULATION  
> 4 MILLION**



**550,000 ACRE FEET  
USED PER YEAR**



**50% GROUNDWATER  
FROM LOCAL WATER  
WELLS**



**50% IMPORTED WATER**

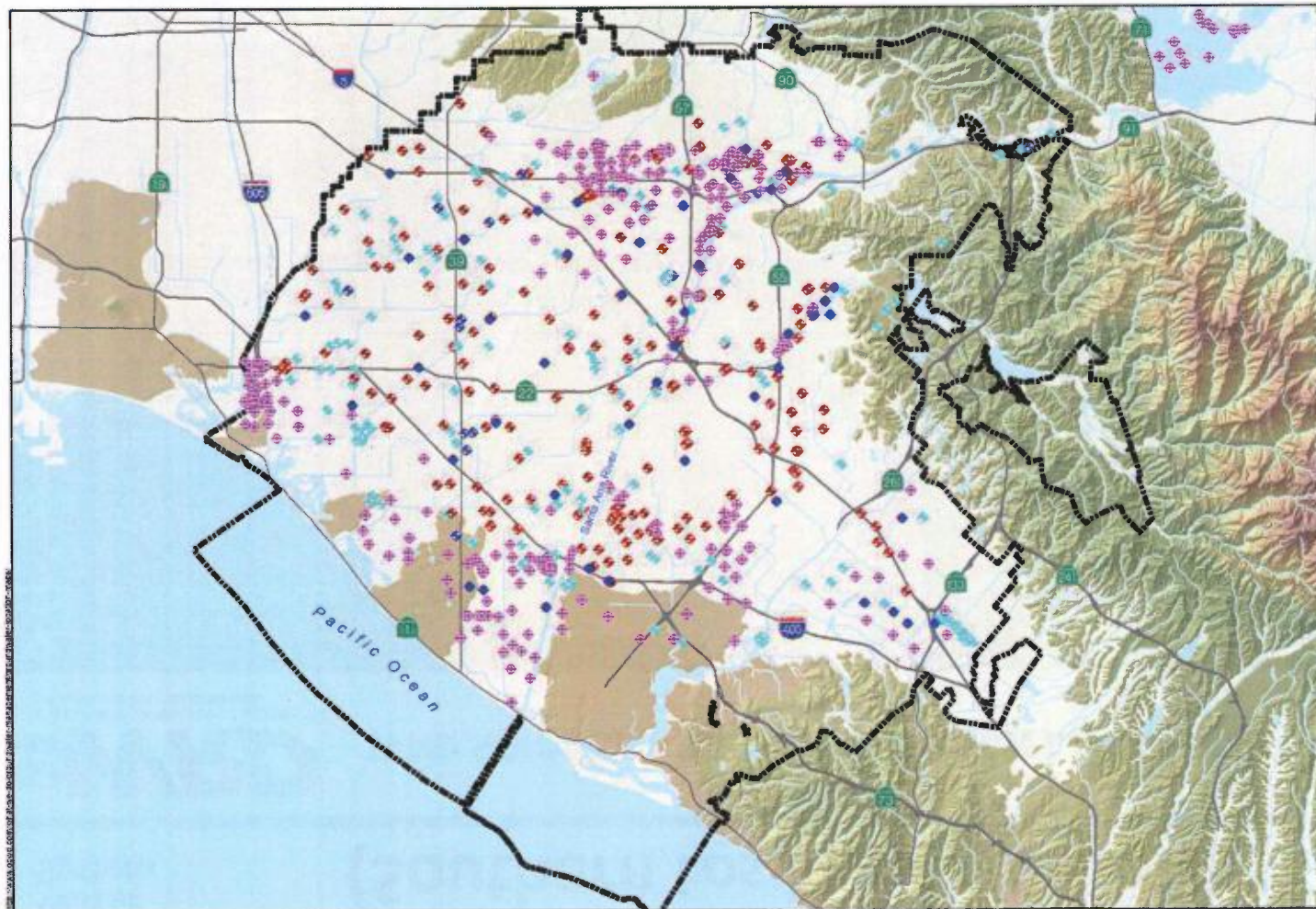


**WRD SUPPLEMENTS  
NATURAL GROUNDWATER  
RECHARGE**

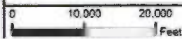




# How Is Southern California Different? (Orange County)



- ◆ Active Large-System Production Well
- ◆ Active Small-System Production Well
- ◆ Other Active Production Well
- ◆ Monitoring Well
- Multipoint Monitoring Well
- OCWD Service Boundary



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**Orange County Water District  
Well Locations**

Date Prepared: 06/11/2018



# Conclusions

---

- The Bay-Delta Plan and ongoing negotiations are challenging.
- We're not like Southern California.
- We're exploring options that are breaking new ground.
- We're in this for the long haul.



Received at CPC Hearing 12/12/19  
C. Kern

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# **SFPUC Water Supply Planning: Requirements and Our Approach Based on Experience**

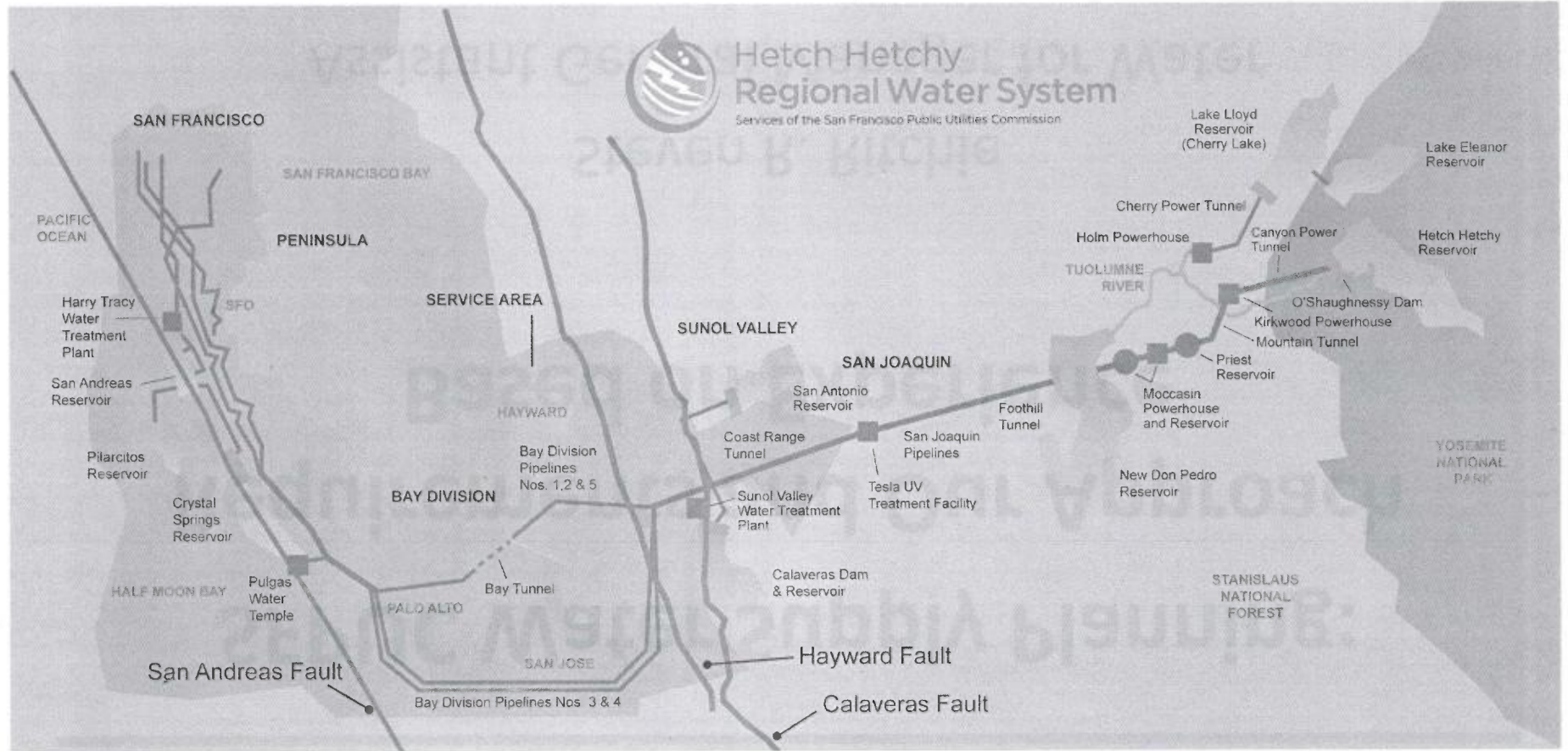
Steven R. Ritchie

Assistant General Manager for Water

December 12, 2019



# The SFPUC's Water System



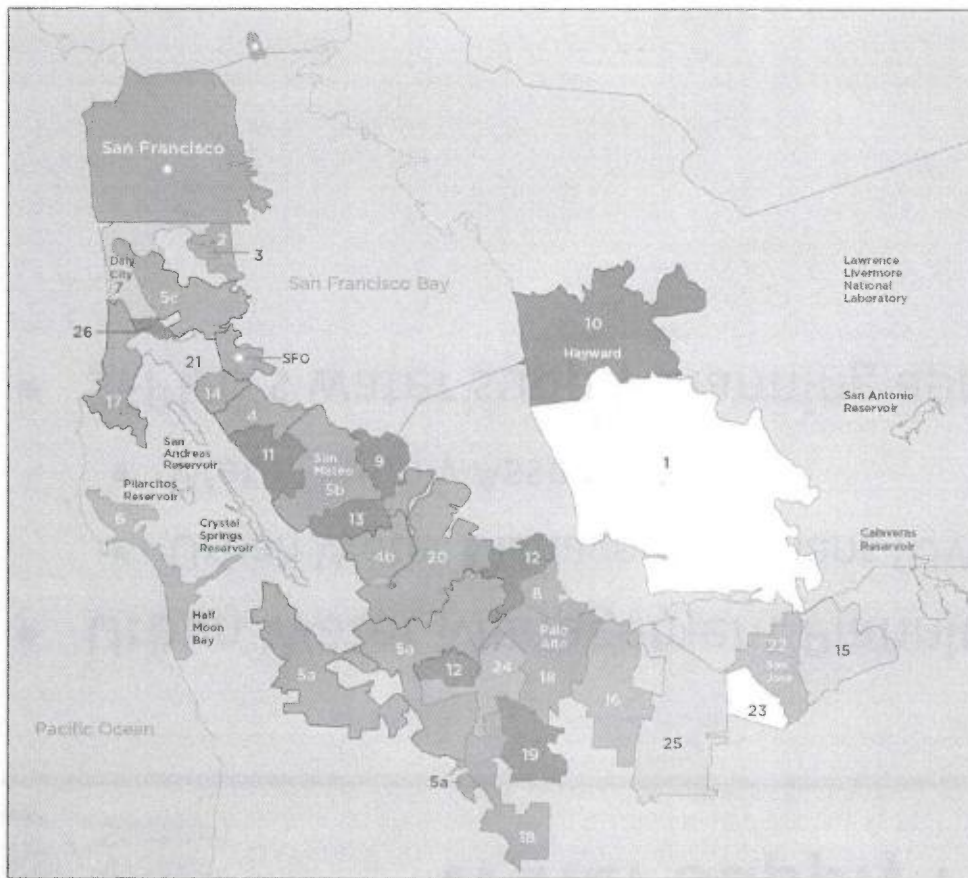
*C. Jones*  
10/1/14



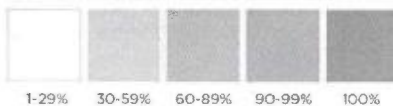
# Our Customers

## Bay Area Reliance on Hetch Hetchy Regional Water System

The Hetch Hetchy Regional Water System supplies high-quality drinking water to over 2.7 million residents and businesses throughout the San Francisco Bay Area. Of the 26 wholesale customers, 20 rely on the Regional System for more than 60% of their drinking water supply.



Percentage of Hetch Hetchy Regional Water System to total water supply



#	Service Population	MGD purchased from SFPUC	% of total supply
1	<b>Alameda County Water District - 344,000</b>	7.73	22.5%
2&3	City of Brisbane / Guadalupe Valley Municipal Improvement District - 4,282	0.57	100%
4	City of Burlingame - 32,991	3.67	92.4%
5a	Cal Water Service Co. / Bear Gulch		
5b	Cal Water Service Co. / Mid-Peninsula	254.796	95.1%
5c	Cal Water Service Co. / SSF		
6	Coastside County Water District - 16,666	1.49	82.0%
7	<b>City of Daly City - 108,510</b>	<b>3.39</b>	<b>57.2%</b>
8	East Palo Alto - 29,143	1.57	99.9%
9	Estero Municipal Improvement District - 37,088	3.96	100%
10	City of Hayward - 152,889	13.60	100%
11	Town of Hillsborough - 10,869	2.51	100%
12	City of Menlo Park - 15,342	2.64	100%
13	Mid-Peninsula Water District - 26,730	2.48	100%
14	City of Millbrae - 21,532	2.03	98.8%
15	City of Milpitas - 70,800	5.13	56.1%
16	City of Mountain View - 70,413	7.40	81.4%
17	North Coast County Water District - 40,000	2.79	99.7%
18	City of Palo Alto - 66,152	9.08	92.8%
19	Purissima Hills Water District - 6,140	1.65	100%
20	City of Redwood City - 47,059	7.77	92.4%
21	City of San Bruno - 43,796	1.20	38.2%
22	San Jose Municipal Water System, North - 15,948	4.41	85.3%
23	<b>City of Santa Clara - 120,973</b>	<b>1.87</b>	<b>9.4%</b>
24	Stanford University - 30,480	1.89	86.2%
25	City of Sunnyvale - 148,028	7.94	49.7%
26	Westborough Water District - 13,260	0.77	100%
●	<b>City and County of San Francisco - 859,276</b>	<b>67.7</b>	<b>97%</b>

Source: BAWSCA FY 2014-15 Annual Survey

# Water Supply Planning

---

- Urban Water Management Planning Act
  - Urban Water Management Plans (UWMPs)
  - Water Supply Assessments
- SFPUC's water supply planning approach



# What is the Urban Water Management Planning Act?

---

**Enacted in 1986 – “Show Me The Water”**

**Purpose:** To assure long-term supply reliability and efficient use of water supplies to meet existing and future demands.

**Requirements of the UWMP Act:**

- Urban Water Management Plans to be prepared by urban water suppliers
- Plans to be updated every 5 years
- Plans need to cover a 20-year planning horizon
  - SFPUC relies on SF Planning population and job projections
- Plans are submitted to the California Department of Water Resources for review

# What is in an Urban Water Management Plan?

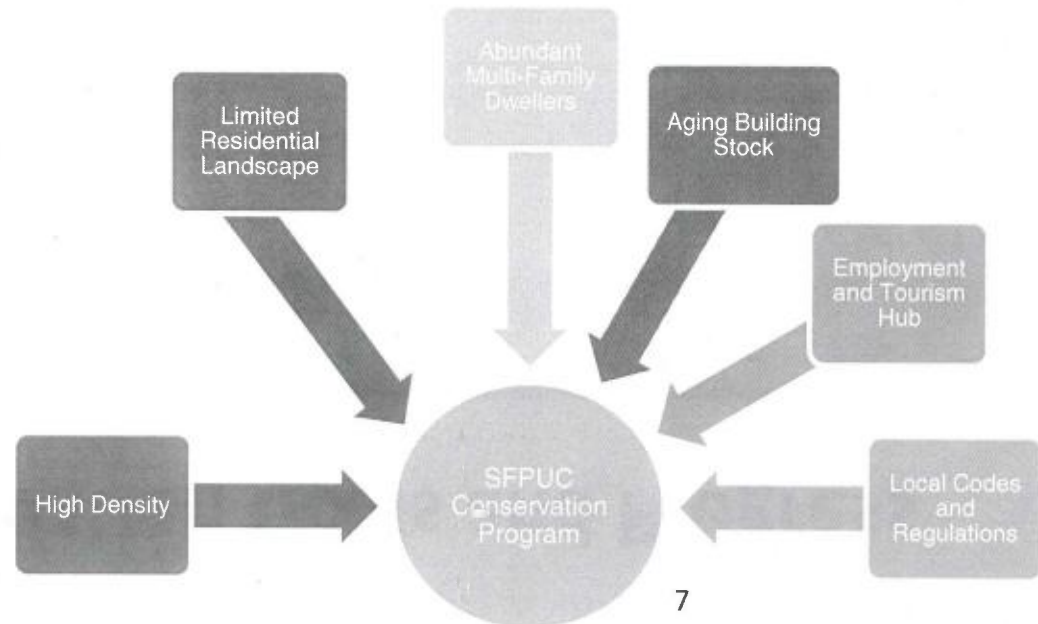
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## Topics covered:

- System and service area
- Supplies and demands over the next 20 years
- Compliance with Water Conservation Act of 2009 (SB X7-7)
- Supply reliability
- Demand management (conservation)
- Water shortage contingency planning (rationing potential)

# Retail Water Conservation Plan

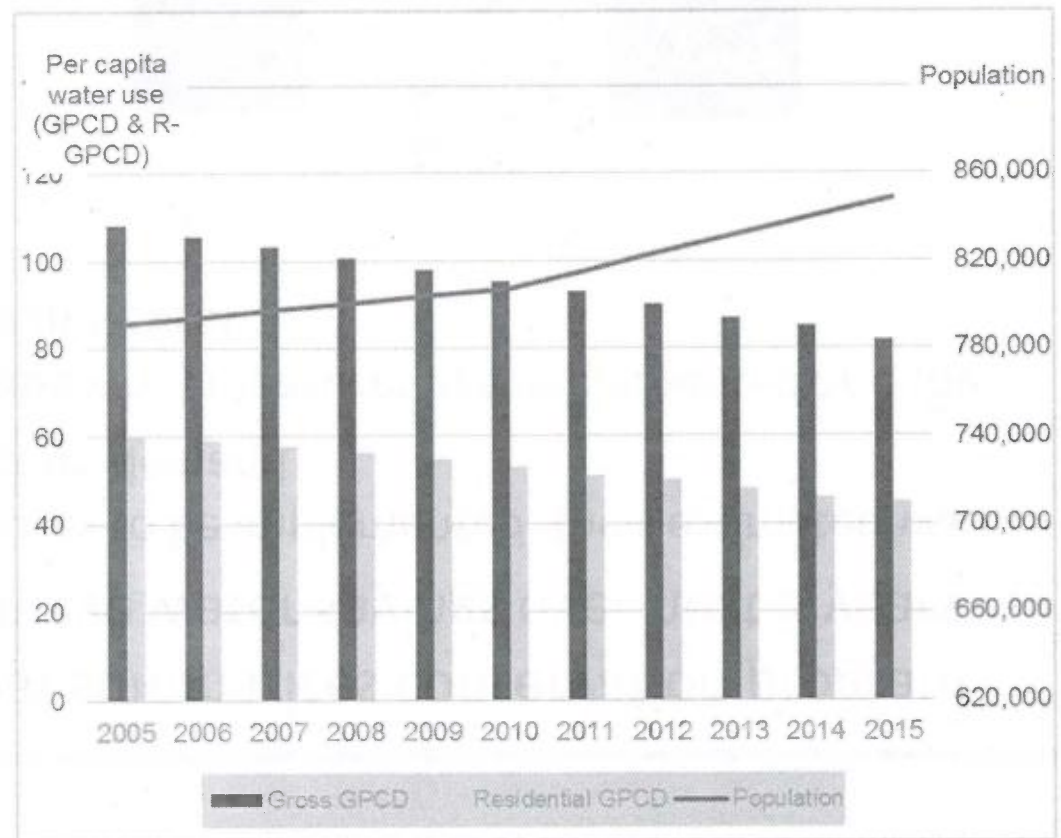
- Guidance document that summarizes conservation program and how we plan to achieve water savings over next 5 years
  - Describes specific measures to be implemented, their estimated water savings, costs, and effect on demand
  - Explains factors that shape what measures are implemented and the criteria used to evaluate measures





# Conservation Goals and Progress

- Steady decline in GPCD
- Meeting all state requirements
- Provided thousands of water-wise evaluations, fixture replacement incentives and other services to all types of customers, sites, and facilities





# What is a Water Supply Assessment?

---

- Required by State law
- Documents retail supplies, retail demands, and demands of the proposed project for next 20 years
  - References the most recent UWMP
- Determines if water supply is sufficient for the proposed project
  - If insufficient, identify plan to acquire additional supplies
- Prepared by the water supplier at the request of the Lead Agency preparing the CEQA document
  - Included in the CEQA record
- An approval of the WSA is not an approval of the proposed project

# What Projects Require a WSA?

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A project subject to CEQA that includes at least one of the following:

- Residential development > 500 dwelling units
- Shopping center/business > 1,000 employees or > 500,000 sf
- Office building > 1,000 employees or > 250,000 sf
- Hotel/motel > 500 rooms
- Industrial facility > 1,000 employees, > 40 acres, or > 650,000 sf
- Mixed-use project that includes one or more of the above
- Any project with water use equivalent to 500 dwelling units (> 50,000 gallons per day)



## New WSA Approach in San Francisco

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- Describe State's Bay-Delta Plan potential water supply impact and proposed Voluntary Agreement
- Analyze 3 supply scenarios:
  - "Status Quo" – Generally same analysis as before (2015 UWMP)
  - Voluntary Agreement – Qualitative analysis as Voluntary Agreement is still under review
  - Bay-Delta Plan Amendment – Quantitative analysis
- Assume same total retail demand projections as those in 2015 UWMP for all scenarios
- Reference the SFPUC's Level of Service goal
  - No more than 20% system-wide rationing during dry years
- Identify additional water supply projects

## New WSA Approach in San Francisco

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- Require use of SFPUC's Non-potable Water Calculator to estimate the proposed project's potable and non-potable demands
- Estimate level of rationing to be imposed on the proposed project in a severe drought
- Reiterate that the proposed project does not cause the shortfalls





Hetch Hetchy  
Regional  
Water  
System

# Hetch Hetchy Reservoir, January, 1991





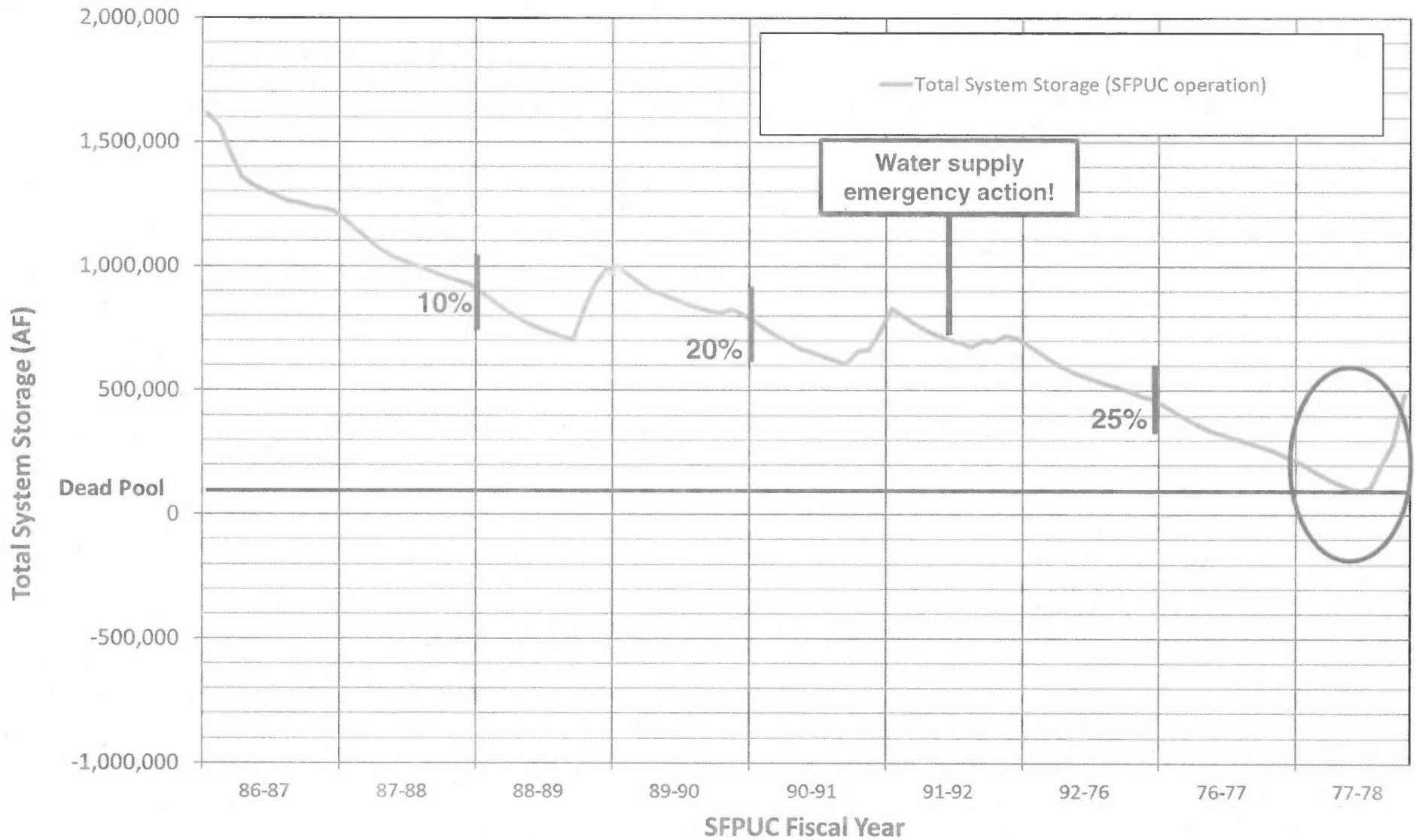
# San Francisco Water Supply Planning

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- Our water supply system is storage-dependent.
- Our water supply planning is driven by drought conditions. There is plenty of water in normal years, but extended droughts are a big challenge.
- Our Level of Service objective for water supply (adopted in 2008) is to **survive a specific 8.5-year drought planning scenario (1987-92 followed by 1976-77) with no more than 20% rationing at a total system demand of 265 MGD.**



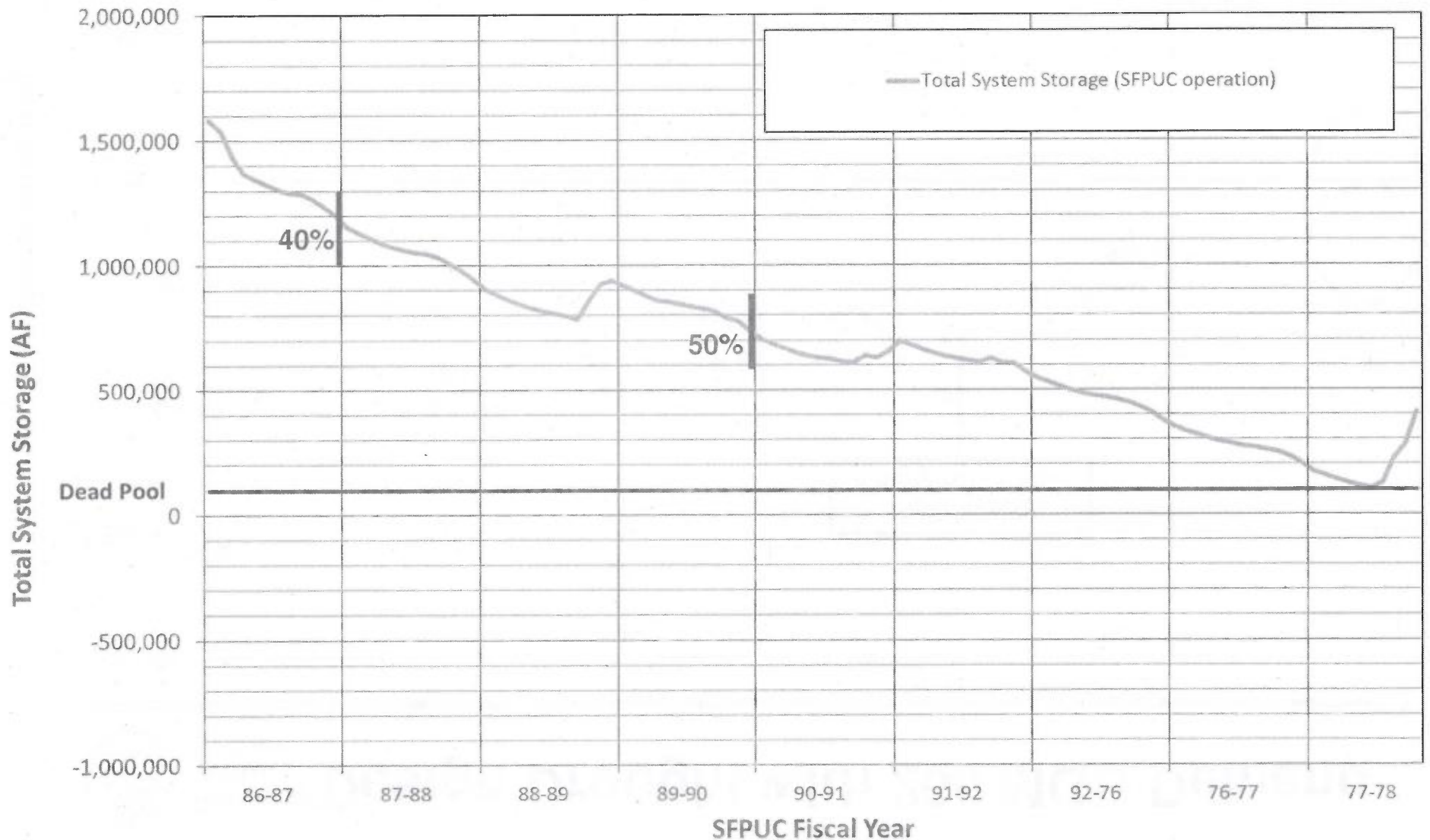
# Design Drought with 265 MGD Demand





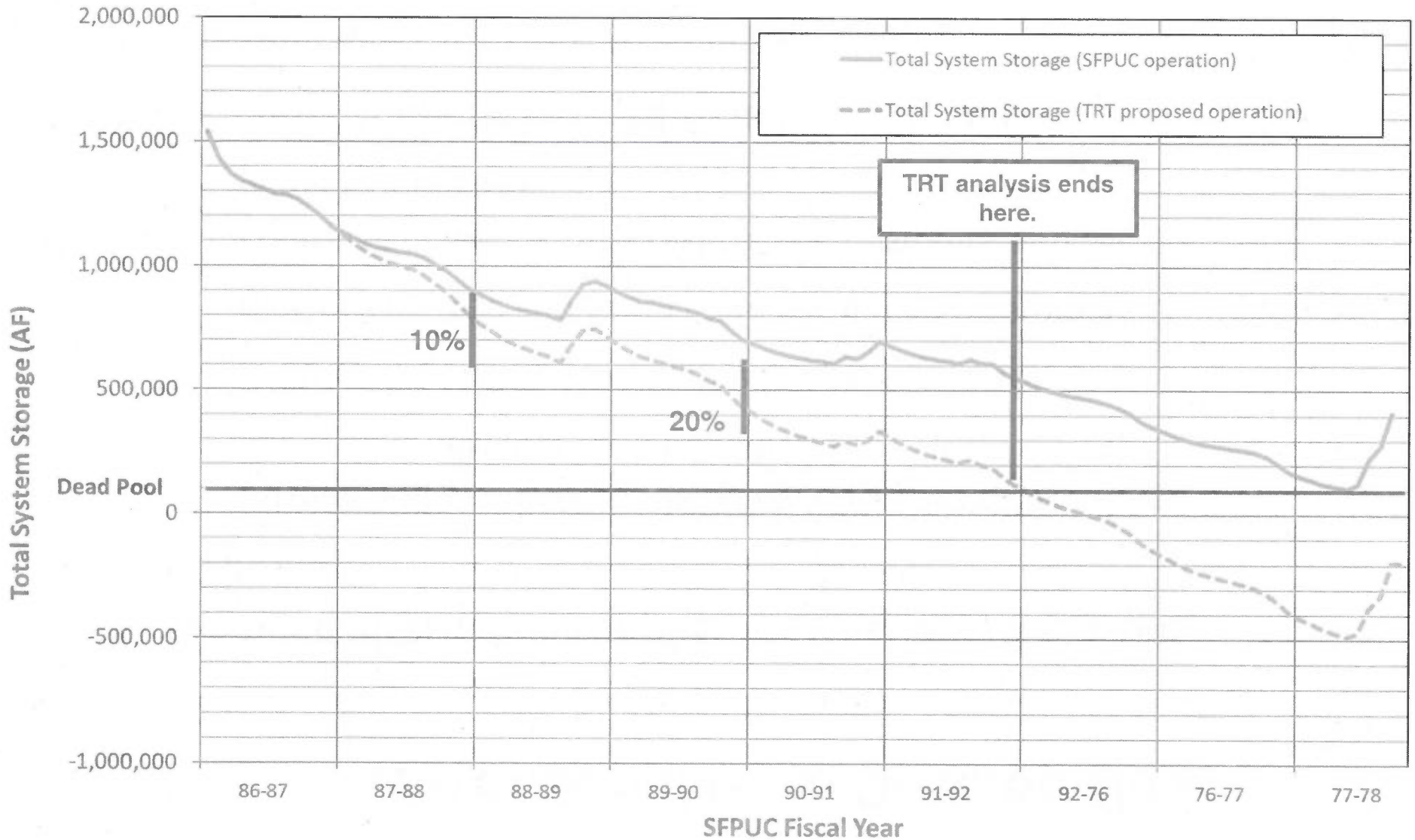


# Our Analysis: Rationing through Design Drought with Bay-Delta Plan in Effect at Demand of 223 MGD





# TRT Analysis: Impacts of Bay-Delta Plan in Effect at Demand of 223 MGD





# Water Supplies to Develop Now

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- We need alternative supplies for a variety of reasons including:
  - Existing and pending instream flow obligations (San Mateo Creek, Alameda Creek, and Tuolumne River)
  - Existing shortfall in meeting the Supply Assurance
  - Making San Jose and Santa Clara permanent customers
  - Potentially meeting other Wholesale Customer and San Francisco demand increases
- FY 19-20 budget modified to accelerate work
- Projects will take time to develop



# Potential Regional Water Supply Projects

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## Tuolumne River Area Projects

- Groundwater Banking
- Inter Basin Collaborations
- Dry year transfers - Districts

## Recycled Water and Purified Water Projects

- Daly City Recycled Water Expansion
- Alameda County Water District – Union Sanitary District Purified Water Partnership
- Crystal Springs Purified Water
- Evaluation of reuse opportunities in the Service Area

## Other Projects

- Los Vaqueros Reservoir Expansion
- Bay Area Brackish Water Desalination (Regional Desalination)
- Conveyance Alternatives
- Calaveras Reservoir Expansion



# Potential Local Water Supply Projects

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- Eastside Purified Water
- San Francisco Eastside Satellite Recycled Water Facility (including AWSS)
- Innovations Program
- Potable Offset Ordinance



Hetch Hetchy  
**Regional  
Water  
System**

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**Questions?**



Flickr: Giuseppe Di Rocco



ArchDaily: Bruce Damonte

# INTERDEPARTMENTAL COORDINATION FOR WATER SUPPLY PLANNING

CHRIS KERN PRINCIPAL ENVIRONMENTAL PLANNER

PRESENTATION TO THE PLANNING COMMISSION DECEMBER 12, 2019



San Francisco  
**Planning**

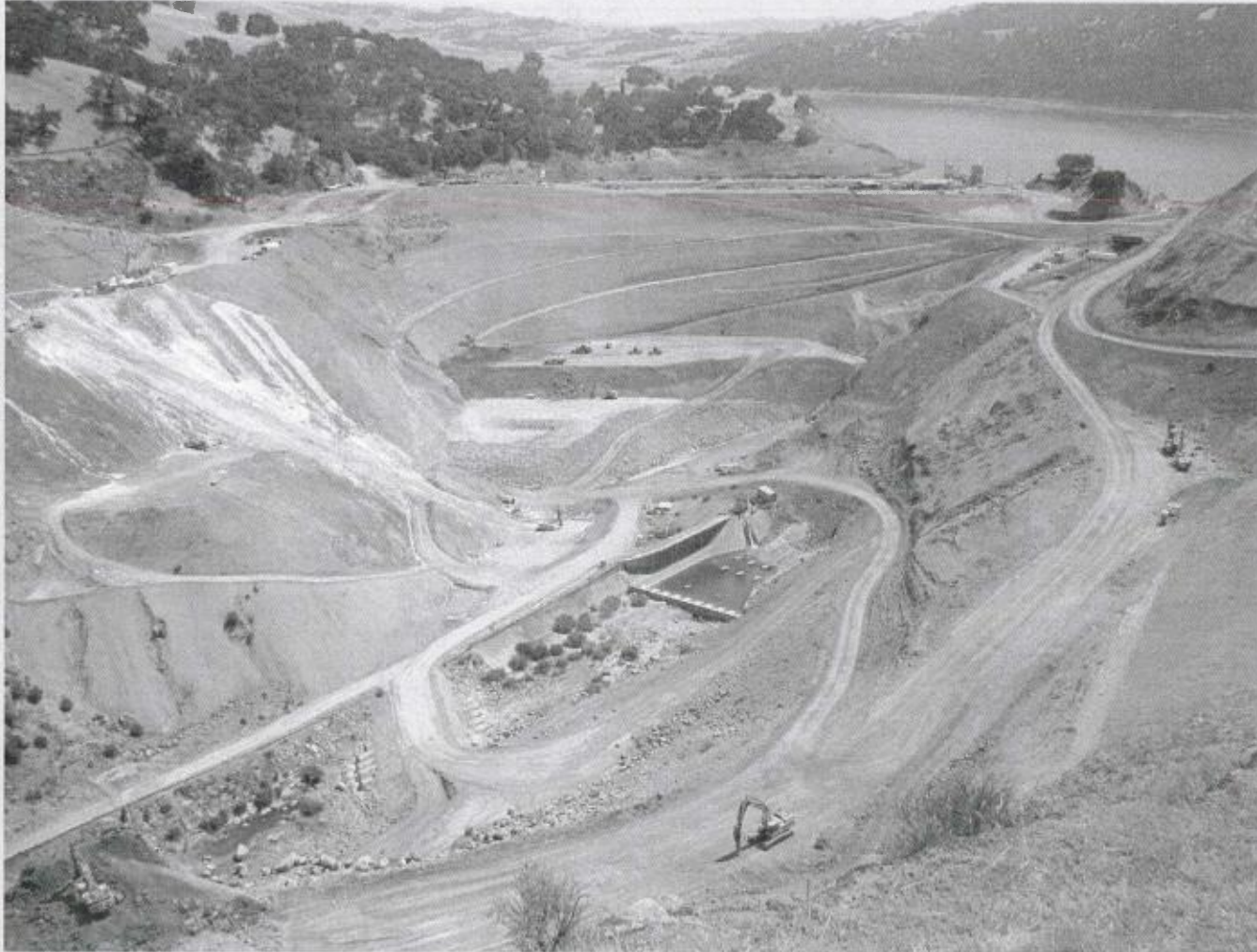
## CEQA WATER SUPPLY ANALYSIS

Would the project:

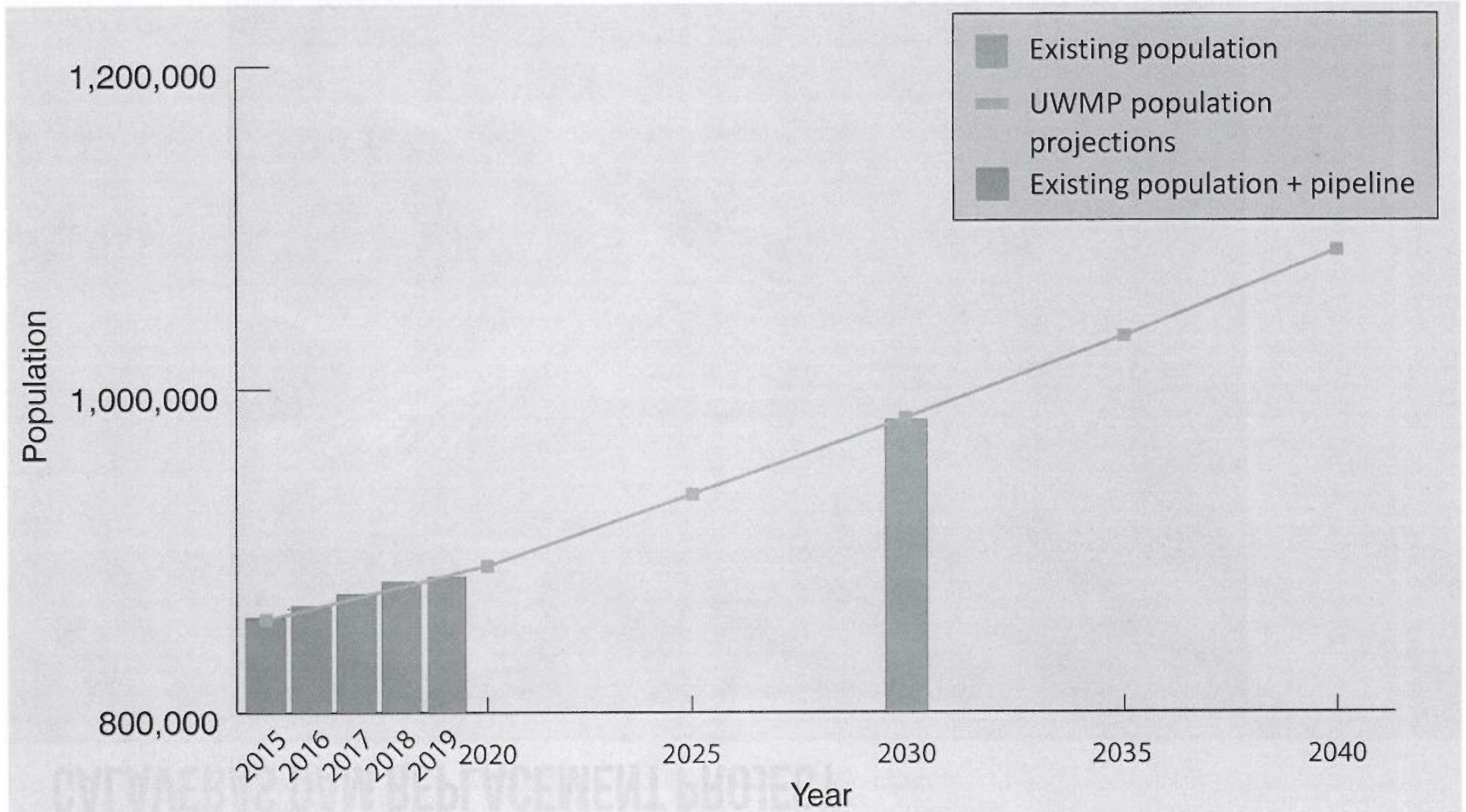
require or result in the relocation or construction of new or expanded water supply facilities, the construction or operation of which could cause significant environmental impacts?



# CALAVERAS DAM REPLACEMENT PROJECT



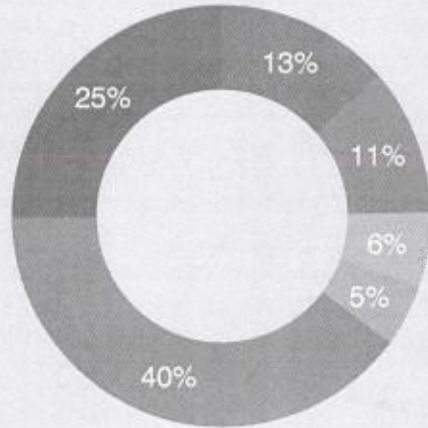
# Population Projections



# Housing Development Pipeline, 2019 Q2

**Total Pipeline Units**  
**72,565**

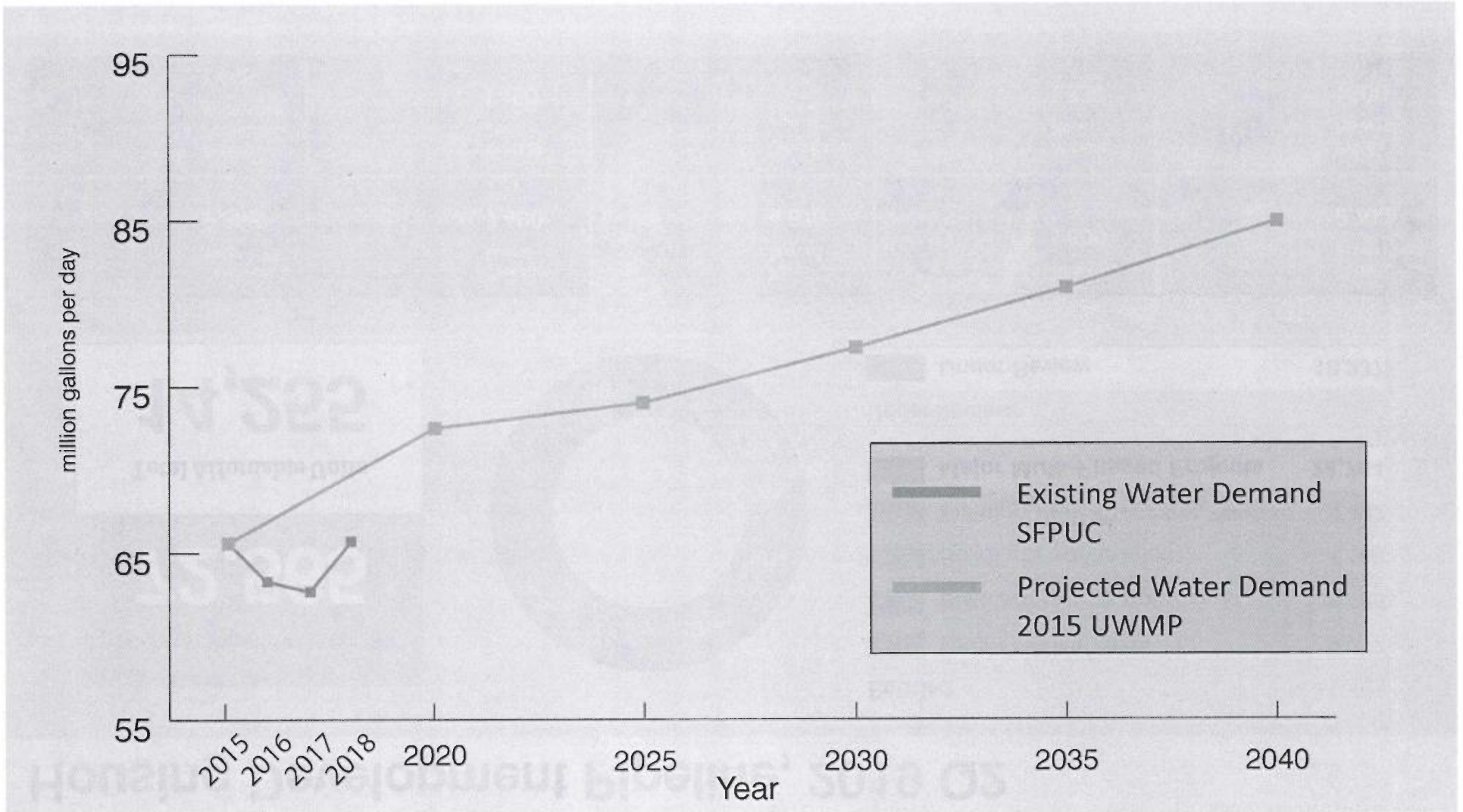
**Total Affordable Units**  
**14,255**



Entitled		Net Units
Under Construction		9,717
Building Permits Approved		8,186
Building Permits Filed		4,169
Building Permits Not Yet Filed		3,492
<b>Major Multi-Phased Projects</b>		<b>28,764</b>
Under Review		
Under Review		18,237

	<b>Candlestick Point/HPS</b> 9,308		<b>Treasure Island</b> 7,400		<b>Park Merced</b> 4,670		<b>Pier 70</b> 1,600		<b>Potrero Power Plant</b> 2,700
	<b>HopeSF - Potrero &amp; Sunnydale</b> 1,445		<b>Schlage Lock</b> 1,450		<b>India Basin</b> 1,575		<b>Mission Rock</b> 1,330		<b>Balboa Reservoir</b> 1,300

# Water Demand Projections



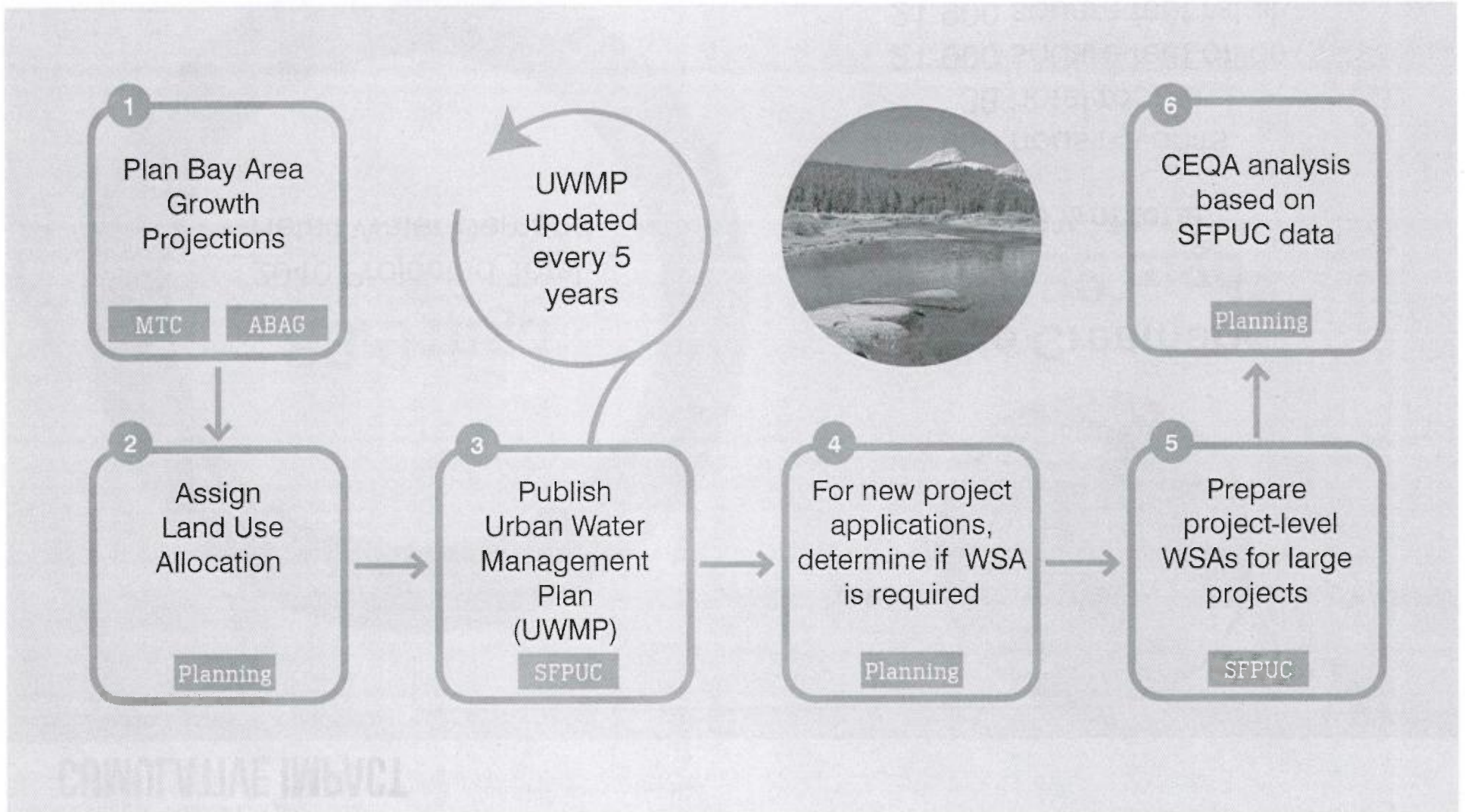
# CUMULATIVE IMPACT



**The Creamery**  
**0.082 mgd**  
**0.09% of total**

- 960 housing units
- 38 hotel rooms
- 21,900 square feet office
- 21,900 square feet retail

# WATER SUPPLY PLANNING PROCESS



Fix the record - public  
testimony on HCSMD

Received at CPC Hearing 12/12/19  
S. Nikolopoulos

Teresa Palmer M.D.  
Family Medicine/Geriatrics  
1845 Hayes St.  
San Francisco, California 94117  
Phone: 415-260-8446  
Fax: 415-292-7738  
Date: 12/12/2019

After discussion with multiple advocates and coalitions of grass roots behavioral health, housing, homeless and senior advocates, there is wide agreement with this statement below. This legislation would support the mission of the Health Care Services Master Plan.

"We demand that the Board of Supervisors support legislation to force institutional co-operation with identifying and collecting data on all out-of-county transfers of San Franciscans from hospitals and post-acute setting (including SNFs, RCFES, SROs, and behavioral health acute, subacute and residential settings) due to inadequate availability of safe post acute treatment placements, as well as residential and long-term care settings in San Francisco. This data is needed to determine the real gap in services in San Francisco to those in need."



Teresa Palmer MD



# SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 12/12/19  
V. Flores

## Appendix: Code Clean-Up (Revised)

RECORD NO.: 2019-013522PCA

The following includes a summary list of additional changes made after the Initiation hearing held on November 7, 2019. Further changes made after the Commission packets were distributed are italicized and underlined.

- **Section 102.** Accessory Use: add section 986 to the list of other code sections; Institutional Use: Delete "Philanthropic Administrative Services" as it is no longer a defined Use under the Code. Massage Establishment: remove subsection (a) because it is duplicative in Section 303; move subsection (b) to Section 303(n); under the Exceptions in (1)(A), delete "R or NC" districts and replace it with "All Districts" as Section 204.1 currently reads.
- **Section 132.** Add missing word.
- **Section 134.** Add "RC" to the title, renumber subsections accordingly, remove extraneous words.
- **Section 138.** Clarify POPOS requirements also pertain to Residential Uses.
- **Section 155.** Renumber subsections accordingly; clarify that no curb cuts are allowed in Neighborhood Commercial Zoning Districts.
- **Section 172.** Add missing word.
- **Section 175.6.** Revise (b) to delete the reference to SLI Districts.
- **Section 181.** Revise (f) to delete the reference to Section 316, which has been repealed.
- **Sections 190.** Remove reference to Section 312 (should only be 311).
- **Tables 209.2 and 209.3.** Add reference to Section 261.1.
- **Section 249.1.** Revise (b)(3)(A) to delete the reference to Section 207.1, which has been redesignated.
- **Section 249.33.** Revise (b)(2) to delete the last sentence because "C-3 districts no longer have lot area density limits" and correct the misspelled word "Principals," which should have been "Principles"; revise (b)(3) to correct the misspelled word "supercede"; revise (b)(4) to fix the numbering problem after (B).
- **Section 249.35.** Revise (b)(1) to add Divisadero Street, Hayes-Gough, and Polk Street, delete the Upper Market Street NCT, and correct the erroneous section numbers for several districts; revise (b)(4) to delete Divisadero Street; and revise (b)(5) to add "Properties in the Chinatown Community Business (CCB), South Park (SPD), and Rincon Hill DTR Districts. Add parentheses around "RH-DTR".
- **Section 249.35A.** Delete "Philanthropic Administrative Services" as it is no longer a defined Use under the Code.
- **Section 249.40.** Revise (b)(4) to delete the references to Section 319, which has been redesignated, and replace them with "the provisions of Table 419.5" and the "findings of Section 419.1"; make similar cross-reference fixes in (b)(5).
- **Section 260.** Delete "City" from "City Planning Commission" for consistency.
- **Section 262.** Fix the references to definitions; delete references to "Historic Sign Districts," which have been deleted from the Code.

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- **Section 249.74.** Fix Zoning Map references.
- **Section 303.** Move Massage Establishment exceptions from Section 102 to this subsection (n), renumber items in subsection (z) accordingly.
- **Section 311.** Add “Mixed Use” to the title
- **Tables 711 and 712.** Add missing reference for Dwelling Unit Mix and correct “Residential” to “R” Districts.
- **Section 713.** In the next to last paragraph, delete the language “but limitations apply to fast food restaurants and take-out food uses” because these uses no longer exist in the Code.
- **Section 763.** Delete the outdated references to “fast food” restaurants, “full-service” restaurants, and “take-out food.”
- **Sections 803.2.** Renumber subsections accordingly.
- **Sections 803.3.** Correct Section title references and remove reference to Section 204.2, which is not applicable to this Section.
- **Section 803.4.** Amend (c) to be (b) and remove reference to Section 229 which has been redesignated.
- **Section 803.9.** Change reference from 803.9(h)(4)(D) to 803.9(f)(4)(D).
- **Section 803.9.** Revise (g) to replace the reference to Sec. 218(d), which has been repealed, with 102.
- **Sections 810 and 812.** Footnote (3) should also restrict Limited Restaurants.
- **Tables 810, 811, and 812.** Cleaned Section 102 references and clarified that “Controls by Story” header to be “3+” instead of just “3”.

We also found additional changes that should be corrected, but are not included in the Signed Ordinance. These changes are as follows:

- **Section 102.** Restaurant, Limited: correct cross-reference from “803.2(b)(1)(C)” to “803.2(d)” accordingly.
- **Section 207.** Correct typos by removing extraneous hyphens. Move comma so that text reads as "... rear yard depth, side setbacks, building height..."
- **Section 311.** Move comma so that text reads as "... rear yard depth, side setbacks, building height..."
- **Section 429.1.** Revise reference to the correct Building Code Section.
- **Section 711.** Correct title in Note 6. Capitalize Fringe Financial Services since it is a defined Use in the Code.
- **Sections 711 and 712.** Delete references to the Divisadero Street Alcohol Restricted Use District, which no longer exists. Delete text “Assessors blocks and lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special Use District Maps SU11 and SU12” as these lots were rezoned to become the Excelsior Outer Mission NCD.
- **Section 803.4.** Remove “South of Market” from Section title.