

1846 GROVE STREET Luxury Condo Project

4/9/2020 Planning Commission Meeting

“Save SF Open Space” Presentation

Covid-19

- Meeting + vote should be **postponed**, like other public gatherings
- At-risk/ most vulnerable neighbors not here to voice their concerns

NO NOTICE BY MAIL OR SIGNAGE

SAN FRANCISCO PLANNING DEPARTMENT
155 Golden Gate Street, Suite 400 • San Francisco, CA 94103 • Fax: (415) 554-8409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 12, 2020**
Time: **Not before 1:00 PM**
Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400
Case Type: Conditional Use & Variance
Hearing Body: Planning Commission & Zoning Administrator

PROJECT INFORMATION	APPLICANT INFORMATION
Project Address: 1846 Grove Street	Applicant: Troy Kashanipour
Cross Street(s): Ashbury Street, Masonic Avenue, and Alaya Terrace	Company: Troy Kashanipour Architecture
Block /Lot No.: 1187 / 003H	Applicant Address: 2325 Third Street, Suite 401
Zoning District(s): RH-2 & RH-3 / 40-X	City, State: San Francisco, CA 94107
Record Number: 2018-011441CUAVAR	Telephone: (415) 431-0869
	E-Mail: tk@tkworkshop.com

PROJECT DESCRIPTION:
The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 209.1 and 303 to construct five dwelling units on a lot zoned RH-2 (Residential, House - Two Family) and RH-3 (Residential, House - Three Family). The Conditional Use Authorization request is to exempt the

Sign as of 4/7/2020

This meeting, and the Dec 2019 meeting are **not noticed properly**

Commissioner Diamond:

- "Zero lot lines, I don't understand how you are constructing this with a 3' work passageway. Less density may address some of these issues. I'm hopeful you work on this and come back and address the concerns you heard today."

Commissioner Fung:

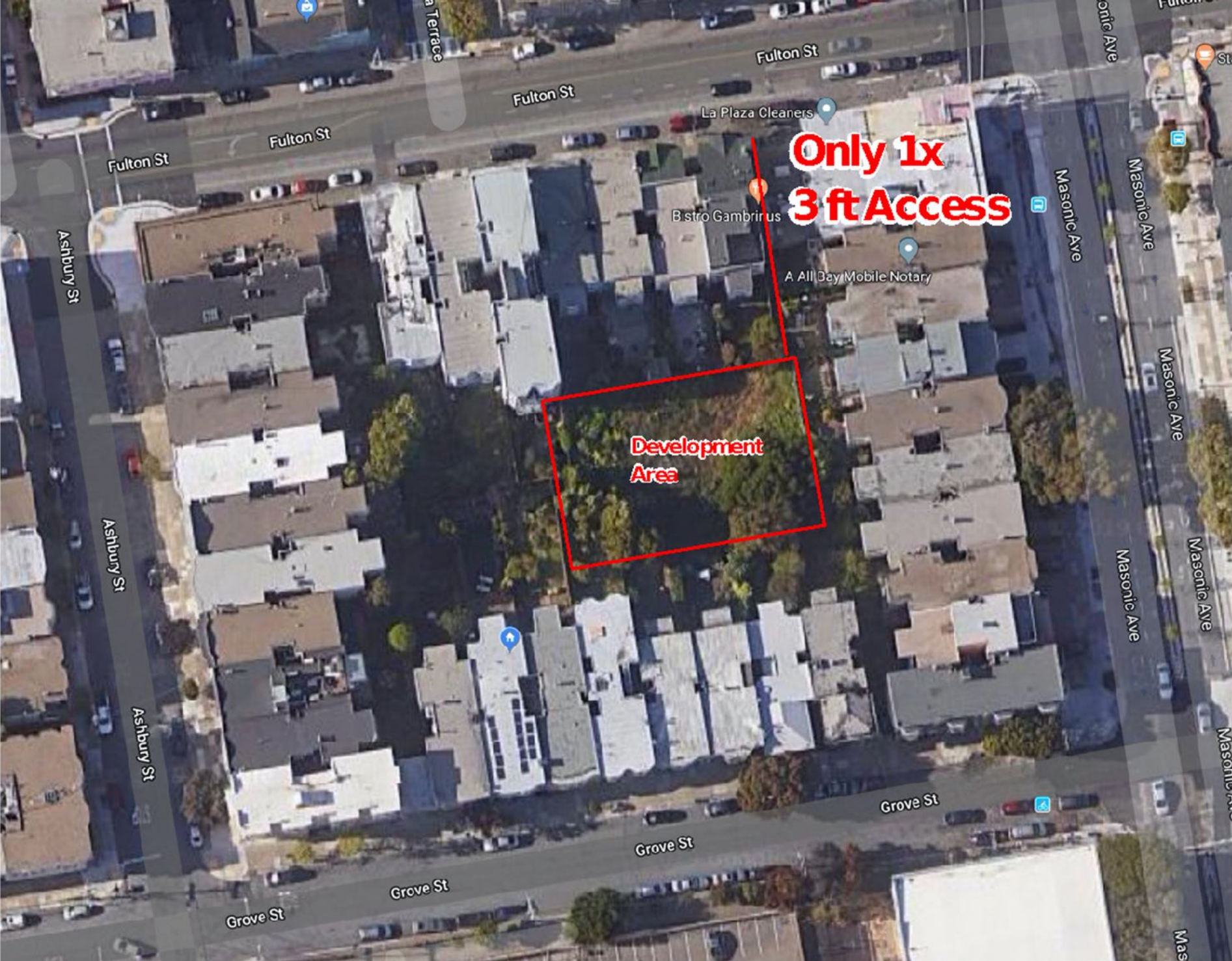
- “I share Commissioner Moore's concerns with the 3.5' breezeway entry point.”

1. Life-Safety Concerns: Access

- Only one ingress/egress – a 3ft x 100ft breezeway
- 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?







2. No Major Design Revisions

2019: Encroaching on 17 parcels; zero set backs



2019: Encroaching on 17 parcels; zero set backs



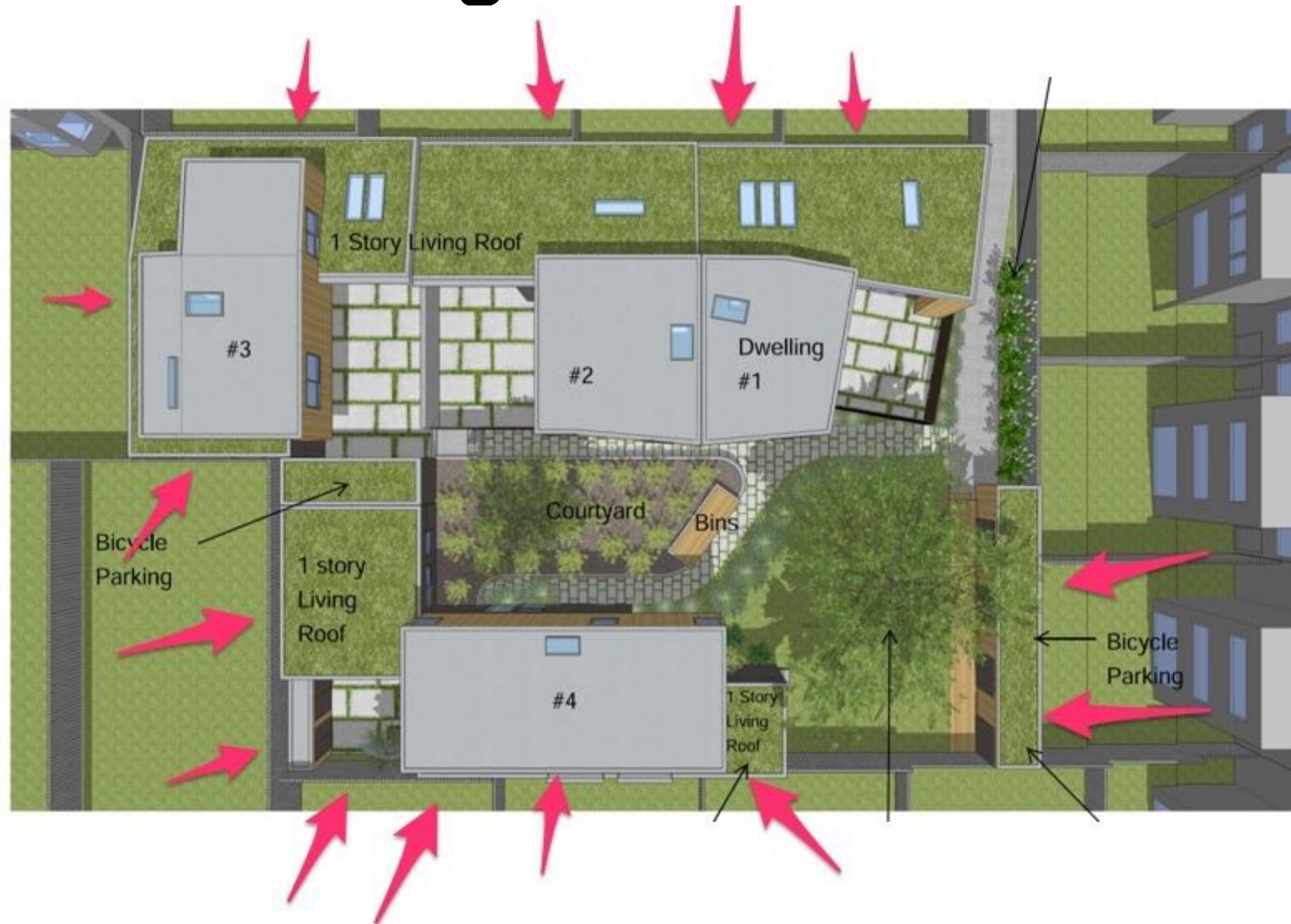
Commissioner Fung

- “How is the noise handled, right up against the property line. See if they can come to a more sensitive design.”

Commissioner Moore:

- "It requires reduction in unit numbers, potentially reduction in unit size."

2020: What Changed?



2019: Encroaching on 17 parcels; zero set backs



2020: What Changed?



2019: 10 Ft Walls, sloping to 20ft, 2 Story Buildings?!?



2020: 10 Ft Walls, sloping to 20ft, 2 Story Buildings...



Commissioner Melgar:

- "If this were my house, I would have a really hard time with it. **Compounded with the life safety issues.... you are going to have welding right against the property line of other folks.** That really concerns me. I don't like it. I wouldn't approve it."

3. Fire Danger/Life Safety

- Fire Sprinkler System doesn't prevent **fires during construction**
- 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**
- 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
 - NFPA "There is a high risk of **electrical shock** and possible **toxic water run off** with the use of **water** suppression"

4. Confirmed: Construction BY HAND...

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

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

- Concern: project takes years to construct, or developer runs out of money mid project, leaving a framed fire hazard

Images Sent by Developer



Thank You

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



4. Variances (2/2)

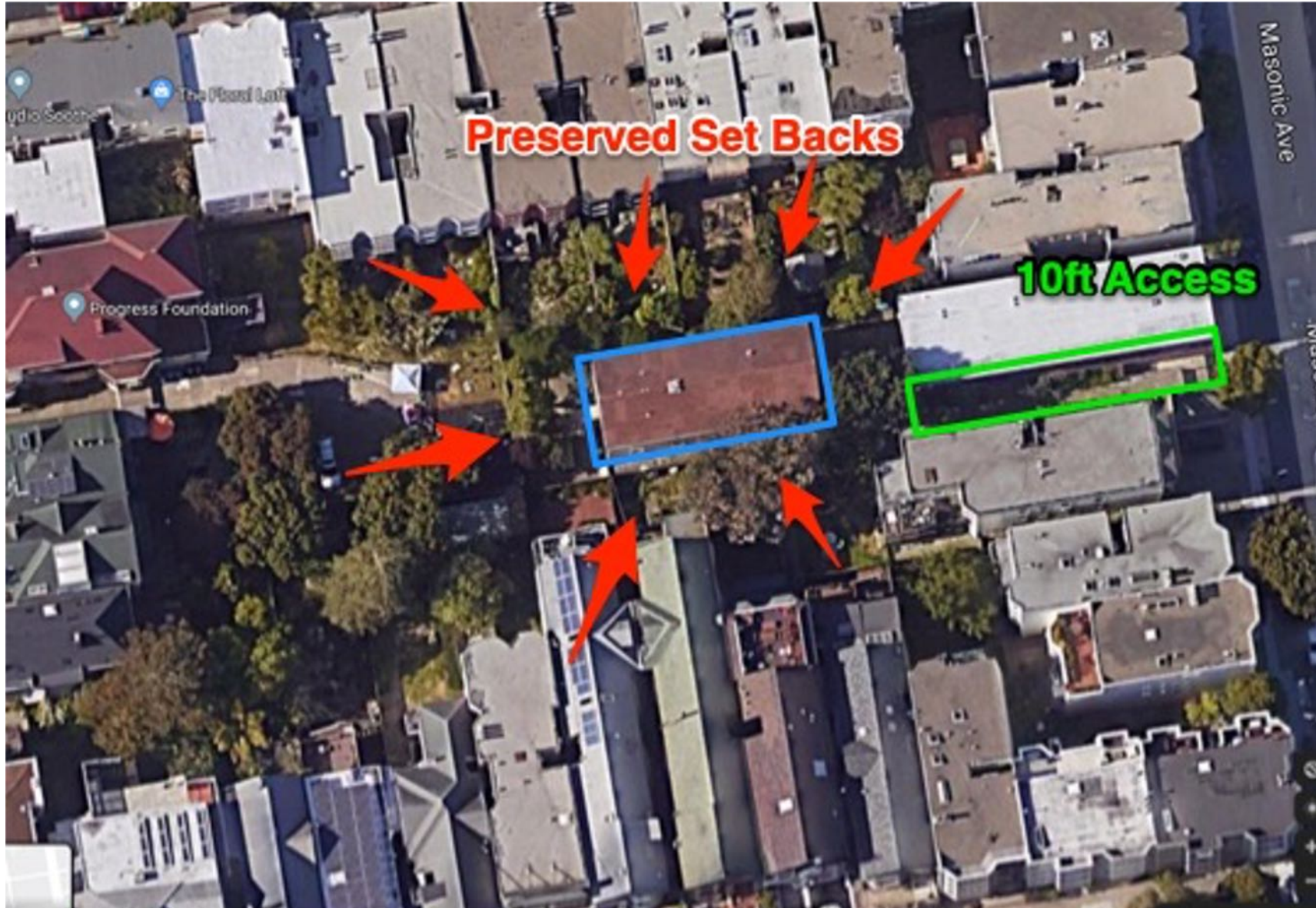
Density – CUP for 5 units

- 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)

9. 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

Hayes Street Infill Unit

