



SAN FRANCISCO PLANNING DEPARTMENT

December 11, 2108

Re:1621 Diamond 2017-010630DRP

David Winslow Principal Architect
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, California, **94103**
T: (415) 575-9159

Dear President Hillis and Planning Commissioners;

Please accept the following materials that were received after the publication of your packet:

- Letters opposing the project
- Additional material analyzing the DR requestor's concerns.

Thank you,

David Winslow

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)



San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: 1621 Diamond Street

Zip Code: 94131

Building Permit Application(s): 201708104463

Record Number:

Assigned Planner: Jeffrey Horn / David Winslow

Project Sponsor

Name: Paramount Estate LLC

Phone: (650) 239-9260

Email: PM@MAANGLOBAL.COM

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

Please see attached.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Please see attached.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

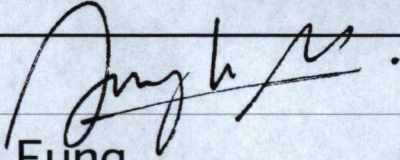
Please see attached.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	1	2, incl. ADU
Occupied Stories (all levels with habitable rooms)	2	3, plus basement
Basement Levels (may include garage or windowless storage rooms)	0	1
Parking Spaces (Off-Street)	1	2
Bedrooms	3	5
Height	18'-11"	29'-0"
Building Depth	39'-4"	69'-5"
Rental Value (monthly)	Unknown	Unknown
Property Value	Unknown	Unknown

I attest that the above information is true to the best of my knowledge.

Signature: 	Date: 11/19/18
Printed Name: Anders Fung	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

November 19, 2018

Alan Murphy
AMurphy@perkinscoie.com
D. +1.415.344.7126
F. +1.415.344.7326

President Rich Hillis and Planning Commissioners
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

**Re: 1621 Diamond Street:
Response to Discretionary Review Request**

President Hillis and Hon. Commissioners:

On November 29, 2018, the Planning Commission will consider whether to accept Discretionary Review (DR) for a proposed project located at 1621 Diamond Street, Block 6611, Lot 029 (the "Property"). The Property currently is improved with one single-family home. In response to concerns expressed by neighbors and to the City-wide need for housing, the project sponsor recently modified its plans to renovate and expand this single-family unit. Revised plans, which should be included in your hearing packet, call for renovating and expanding the existing structure (1) to create a more modestly-sized main unit than originally proposed that nonetheless will enhance its habitability as a family-sized residence, and (2) to add a new, attached Accessory Dwelling Unit (the "Project"). The most current plans are enclosed here for your review.

Next-door neighbors Judd Winick and Pamela Ling filed a DR request on the earlier plan to expand the single-family home on the Property. However, no exceptional or extraordinary circumstances exist that would justify acceptance of DR. The Project complies with all applicable zoning standards and adopted design guidelines. Application of these standards will ensure that the Project will conserve neighborhood character and minimize impacts on surrounding properties. Additionally, the Project will create a new dwelling unit that will help alleviate City-wide displacement pressures, and will ensure that an existing single-family residence remains attractive to San Francisco families.

I. Project Description

The Property currently is improved with one two-story single-family home of approximately 1,834 square feet. The Project would feature horizontal and vertical additions to the existing structure that would add a third story, a basement level, and decks. Due to the slope of the lot, the basement would be above ground at the rear of the building. The proposed four-bedroom main unit is approximately 3,088 square feet, while a new one-bedroom Accessory Dwelling

Unit would be approximately 824 square feet. A 568-square-foot garage with parking spaces for two cars and two bicycles also is part of the Project. The height of the building would be 29 feet.

II. Project Modifications To Address Neighborhood Concerns

In response to concerns identified by the DR requestor and neighbors, the Project sponsor has made significant changes to its previous proposal to minimize any impacts from the Project. Responsive modifications include:

- Massing on the third floor of the proposed structure was reduced by just over eight feet, which has aligned the Project's rear exterior wall on the third floor with the DR requestor's rear exterior wall. This change was made after the DR request was submitted, to reduce potential impacts on the DR requestor's privacy, exposure to natural light, and views.
- A proposed exterior staircase leading from the first floor to the ground level was moved from the northern to the southern side of the structure's rear/eastern face to reduce further any impacts on the DR requestor's privacy. The DR requestor's home is immediately to the Property's north. This change also was made after the DR request was submitted.
- The size of the proposed main unit was reduced from 3,574 square feet (excluding the garage) to 3,088 square feet. This change was made after the DR request was submitted.

The Project also was revised following the DR request to include an Accessory Dwelling Unit. The inclusion of this modest one-bedroom unit helps address community-wide concerns about the need to address displacement by expanding the City's housing supply.

At the time this letter was submitted, the DR requestor and other neighbors were reviewing recent modifications to the Project plans. The Project sponsor team has communicated with the neighbors and has made themselves available repeatedly to hear neighborhood concerns.

The DR requestor previously requested the erection of story poles, but taking this step would not have been safe or feasible. Story poles represent a significant liability to the Property owner in an urban neighborhood like the Property's, as they can fall on an adjacent property and cause damage or even personal injury. Story poles also can leak during the winter rainy season, which, in a typical year, already would have begun.

III. Discretionary Review Not Warranted

The DR requestor has failed to meet the high burden of showing that the Project can be subject to Discretionary Review. DR is available only where "exceptional and extraordinary circumstances exist." The Planning Commission has defined such circumstances as potentially arising "due to

complex topography, irregular lot configuration, unusual context or other conditions not addressed in the design standards.”¹

The DR requestor has not identified any unusual context or conditions on the Property or associated with the Project that would justify DR, nor do any such conditions exist. The Planning Department determined that the previously-submitted plans for the Project meet all standards in the Planning Code and the Residential Design Guidelines. The revised plans also comply with all zoning and design requirements. The DR request fails to show that adherence to the City’s adopted standards would not adequately accomplish their intended aims when applied to the Project. Accordingly, no exceptional or extraordinary circumstances are present, and the DR request should be denied.

A. Geotechnical Stability

The DR requestor alleges that the Project could have effects “on the safety and stability of the surrounding homes” because of the Project’s excavation and rebuilding of the foundation in the rear of the Property. The request cites landslides on Diamond Street in 2005 and calls for further study of the Project.

There is nothing unusual about the proposed construction. The Property is located on a slope, as are countless other residential lots in San Francisco, including in the Property’s RH-1 zoning district. Rebuilding the foundation during residential project improvements is common and is fully contemplated by City building regulations. The landslides referenced in the DR request occurred in 2005 on the other side of Diamond Street where a retaining wall collapsed. That issue was resolved years ago and, in any event, never affected the side of the street on which the Property and the DR requestor’s parcel are located.

The Project will be engineered to comply with all applicable geotechnical regulations and to ensure that no problems arise. The Project team includes experienced civil engineers and soils engineers who have designed numerous projects in San Francisco without causing any geotechnical issues. Once the Project has progressed to the point where construction documents have been completed, the Department of Building Inspection may, or may not, require additional boring for soil samples. Any such analysis would be premature at present. The soil sample already taken was deemed fully adequate for the Project’s environmental evaluation under CEQA, which now is complete. Should DBI require any additional soil sampling or geotechnical study at the construction document phase, the Project sponsor will comply with any and all additional requirements to secure a building permit. To the extent Project-related work is

¹ San Francisco Planning Department, *Discretionary Review Public (DRP)* (Aug. 2018), p. 3, available at http://forms.sfplanning.org/DRP_InfoPacket.pdf.

required beneath the DR requestor's foundation, the Project sponsor, as required by local law, will notify the DR requestor and will take all appropriate precautionary measures.

Finally, the Project will have the beneficial effect of improving the safety and stability of the area. By replacing the foundation and installing a new drainage system, the Project will represent an improvement over whatever outdated infrastructure currently exists on the Property. In sum, there are no unusual conditions associated with the Property's or the area's topography or soil conditions, and the Project will represent an improvement over existing conditions.

B. Neighborhood Character

The DR requestor alleges that proposed vertical and rear additions to the existing structure would undermine neighborhood character. To the contrary, these and other elements of the Project are consistent with the character of the neighborhood, and there certainly are no exceptional or extraordinary circumstances that would justify a departure from the City's adopted zoning and design standards.

The Project's vertical addition is in character with its surroundings. The Project complies with the Planning Code's height limit, proposes the vertical addition of only a single story (a third floor), and sets that floor back by 15 feet from the front lot line. Sheet A-0.3 of the enclosed revised plan set (Sheet A-0.2 in a previous version of the plans) shows that all three houses located directly across Diamond Street from the Property and adjacent properties, including the DR's requestor's lot, are three stories tall—1614, 1620, and 1626 Diamond Street. Numerous other nearby properties, both upslope and downslope from the Property, are of similar height. Moreover, Sheet A-0.1 shows that the 15-foot setback for the third floor would make the addition barely noticeable from the street.

The rear horizontal addition contemplated by the Project also is consistent with the surroundings, including recent development on the DR requestor's lot, as follows:

- As the DR requestor's own photograph shows (see second photograph attached to DR application), both houses adjacent to the Property extend significantly further toward the rear property line than does the existing structure on the Property. A horizontal addition, therefore, is fully consistent with existing neighborhood conditions.
- The Project retains the required rear yard in the RH-1 district of 25 percent of lot depth. (Averaging of adjacent neighbors' rear yards is not required in the RH-1 district.)
- As shown on Sheet A-0.3 and A-1.3, the DR requestor's property features an expansive, elevated rear deck located at the second-story level. The Project's horizontal building addition barely would extend further to the rear than does this existing deck structure,

which protrudes far beyond the rear limit of the Property's existing residential building and patio. The DR requestor applied for approval of the expansive deck in 2006 and received final inspection and approval in 2008 (permits #200606285277 and #200809292961). The work was estimated to cost \$150,000. The deck structure has allowed the DR requestor to make productive use of a substantial portion of the rear area of the lot. The Project similarly seeks to make use of a comparable segment of the Property.

- The proposed horizontal addition would terrace floors down, respecting the rear yards of neighboring properties.
- High-quality finishings on the structure's rear, including smooth stucco and vertical wood siding, would enhance the aesthetics of the vicinity.

In short, the Project has been designed in multiple ways to conform to the character of the neighborhood and is consistent with historical development patterns in the vicinity. No unusual conditions are present.

C. Privacy, Light, Air, and Views

The DR request alleges that the Project will affect the privacy of nearby residences. Yet the Project carefully was designed to minimize these effects. Proposed roof decks are set back five feet from property lines in multiple places to respect the neighbors' privacy. Additionally, as depicted on Sheet A-3.2, the north elevation of the proposed horizontal addition, on the side of the DR requestor's property, would feature no windows, only wood siding. Sheet A-1.3 shows that no windows or decks from the proposed vertical or horizontal expansions would have a clear view into the windows of the DR requestor's residence. As a result, there should not be privacy effects on the DR requestor's residence, and the Project design minimizes effects on other neighbors.

To the extent there are any minor privacy effects on the DR requestor's or others' property, note that the deck installed by the DR requestor just a decade ago long has limited the privacy available to the rear of the second floor at the Property and to neighboring properties, and will continue to have such effects under the proposed Project. However, the Project sponsor recognizes that minor effects on privacy like these are part of living in a vibrant city, and, therefore, the Project sponsor accepts the DR requestor's desire to maintain an expansive elevated deck to the rear of that property.

Any effects of the Project on access to light and air, another concern raised by the DR requestor, are substantially reduced by building setbacks on both sides. The proposed horizontal addition is

President Rich Hillis and Planning Commissioners
November 19, 2018
Page 6

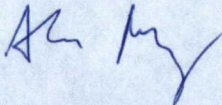
set back 4 to 5 feet from property lines on both sides where the addition extends beyond existing adjacent structures.

Finally, we understand that some neighbors across Diamond Street support the DR request because the addition of a third story could block part of their views. The City long has recognized that the preservation of existing views is not a justifiable basis for limiting the height of a new project where it complies with height limits established by the Planning Code. That is exactly the situation presented here. In any event, building setbacks and Diamond Street's width of approximately 82 feet combine to separate the proposed third floor from the property directly across Diamond Street by about 100 feet; any effect on views from the modest third-floor addition would be limited.

IV. Conclusion

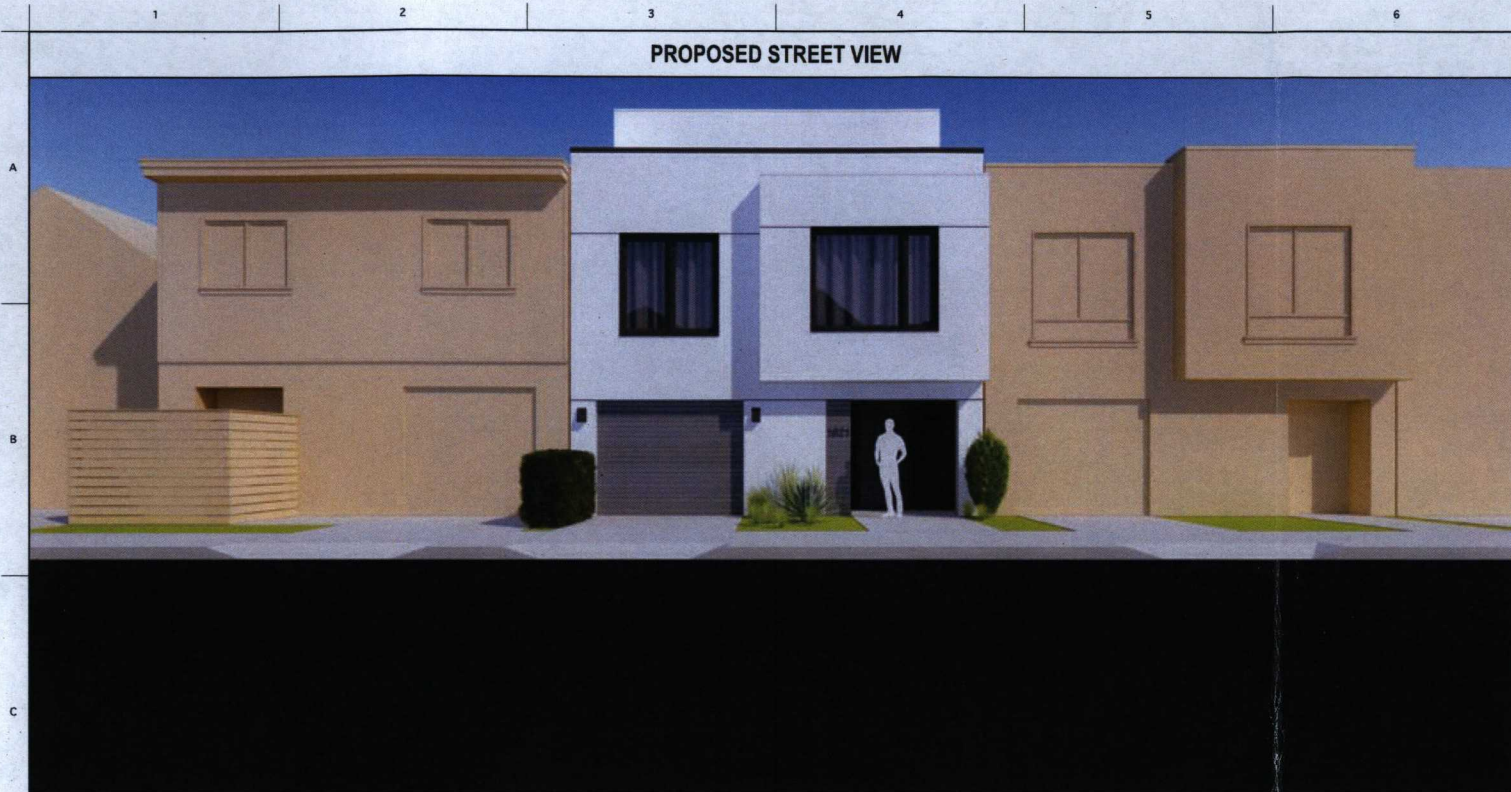
As the discussion above indicates, the DR requestor has identified no exceptional or extraordinary circumstances that would justify the Planning Commission's exercise of discretionary review. The Project would respect the character of the neighborhood and minimize any impacts to neighbors. The Project also would have the significant benefits of modifying an existing dwelling unit to ensure its continued appeal to families and adding a much-needed new unit to the City's housing stock. We urge the Planning Commission, therefore, to deny DR and approve the Project.

Very truly yours,



Alan Murphy
Enclosure

cc: Jonas P. Ionin, Planning Commission Secretary
Jeffrey Horn, Project Planner
David Winslow, Project Planner
Anders Fung, Project Sponsor
Reza Khoshnevisan, Project Architect
Amir Afifi, Project Architect



SCOPE OF WORK

-HORIZONTAL AND VERTICAL ADDITION TO (E) SINGLE FAMILY HOUSE.
-ADD ONE-BEDROOM ADU AT THE BASEMENT LEVEL.

NOTES:
- BLDG. TO BE FULLY SPRINKLERED, SPRINKLERS & STANDPIPE REQUIRED PER NFPA13-D, CBC & SFBC 2016 EDITIONS, SPRINKLER SYSTEM UNDER SEPARATE PERMIT.
- WATERPROOFING OF BLDG ENVELOPE IS NOT UNDER THE SCOPE OF THIS PERMIT. OWNER IS TO HIRE A WATERPROOFING EXPERT TO PROVIDE WATERPROOFING DETAILS

PROJECT NAME
1621 Diamond Street
SAN FRANCISCO, CA

SIA
consulting

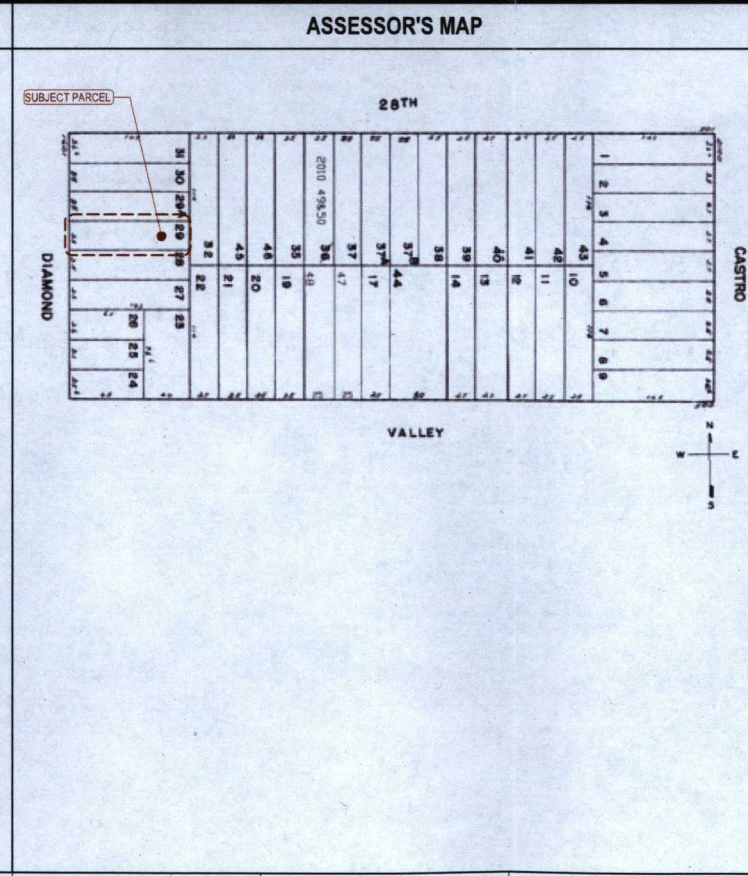
SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE
Cover Sheet

DRAWING INDEX

ARCHITECTURAL

A-0.1	COVER SHEET
A-0.2	AERIAL VICINITY
A-0.3	SITE PHOTOS
A-0.4	PLANNING CODE ANALYSIS
C-1	SITE SURVEY
A-1.1	SITE PLANS
A-1.2	3D VIEWS (1)
A-1.3	3D VIEWS (2)
A-2.0	BASEMENT PLAN
A-2.1	FIRST FLOOR PLANS
A-2.2	SECOND FLOOR PLANS
A-2.3	THIRD FLOOR PLAN
A-3.1	FRONT ELEVATIONS
A-3.2	LEFT ELEVATIONS
A-3.3	RIGHT ELEVATIONS
A-3.4	REAR ELEVATIONS
A-4.0	EXISTING SECTION
A-4.1	PROPOSED SECTION



PROJECT DATA

PLANNING DATA:	
BLOCK / LOT :	6611 / 029
LOT AREA:	2,625 ± S.F.
ZONING:	RH-1
(E) # OF UNITS:	1
(N) # OF UNITS:	2 (1 + 1 ADU UNIT)
ALLOWABLE HEIGHT:	40-X
(E) BUILDING HEIGHT:	±18-11"
(N) BUILDING HEIGHT:	±29'-0"
# (E) OF CAR PARKING SPACES:	1
# (N) OF CAR PARKING SPACES:	2
# (E) OF BIKE PARKING SPACES:	0
# (N) OF BIKE PARKING SPACES:	2
BUILDING DATA:	
(E) NUMBER OF STORIES:	2
(N) NUMBER OF STORIES:	3 OVER BASEMENT
CONSTRUCTION TYPE:	TYPE "V-B"
(N) OCCUPANCY GROUP:	R-3 (NO CHANGE)
APPLICABLE CODES:	2016 CALIFORNIA CODES EDITIONS W/ SAN FRANCISCO AMENDMENTS
(E) GROSS FLOOR AREA:	
FIRST FLOOR:	863 ± S.F.
SECOND FLOOR:	971 ± S.F.
(E) TOTAL BLDG GROSS AREA (INCL STOR/GAR):	1,834 ± S.F.
(N) GROSS AREA CALCULATION:	

	UNIT ONE	UNIT TWO	GARAGE	TOTAL
BASEMENT	0 SF	701 SF	0 SF	701 SF
FIRST FLOOR	796 SF	123 SF	568 SF	1,487 SF
SECOND FLOOR	1,432 SF	0 SF	0 SF	1,432 SF
THIRD FLOOR	860 SF	0 SF	0 SF	860 SF
TOTAL	3,088 SF	824 SF	568 SF	4,480 SF
TOTAL ADDITION: 2,646 ± S.F.				

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

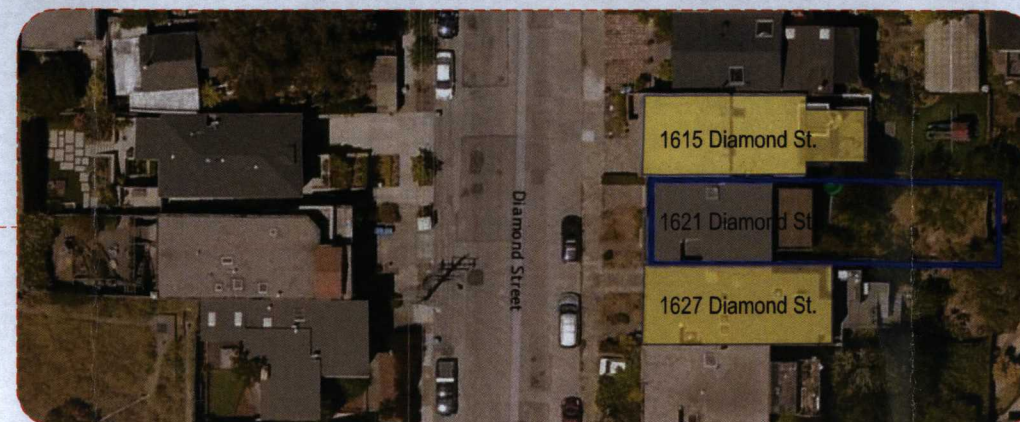
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	11/19/2018
JOB NO.	17-1740
SHEET NO.	A-0.1



Aerial Vicinity Photo -1



Aerial Vicinity Photo -2

PROJECT NAME

1621 Diamond Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW. SIACONSULT.COM

SHEET TITLE

Aerial Vicinity

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

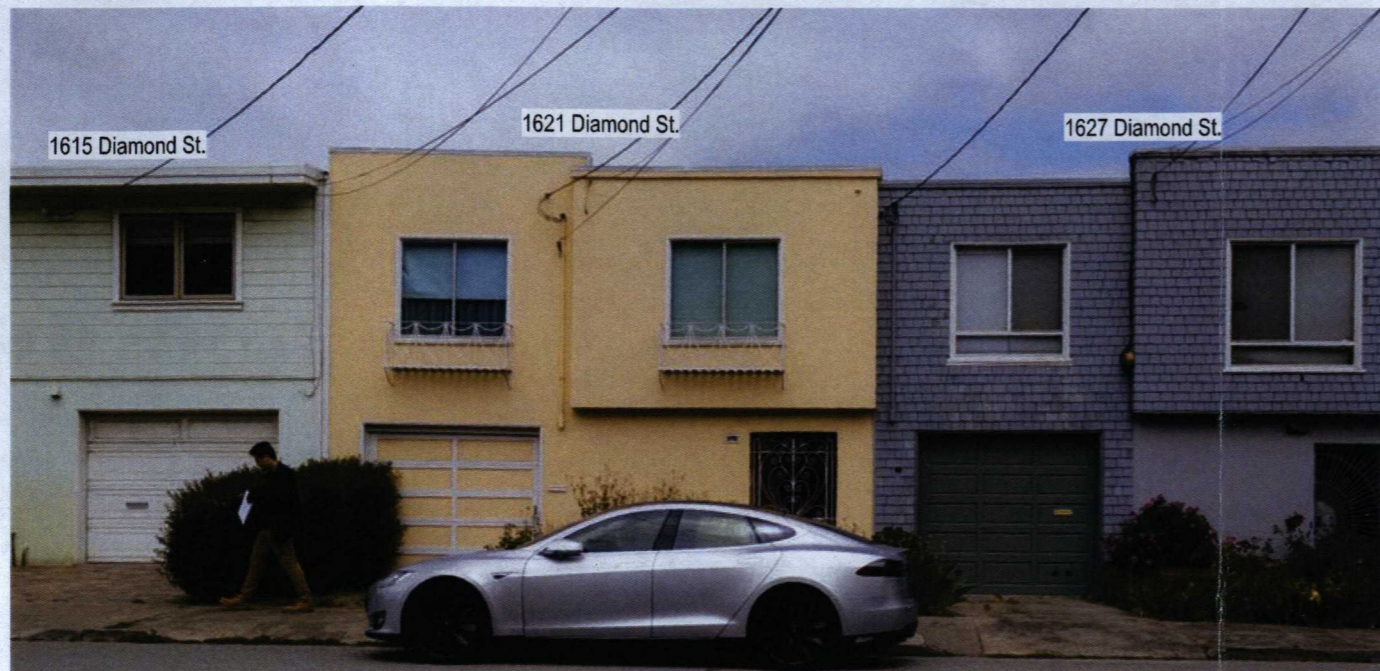
DATE 02/22/2017

REVISED DATE 11/19/2018

JOB NO. 17-1740

SHEET NO.

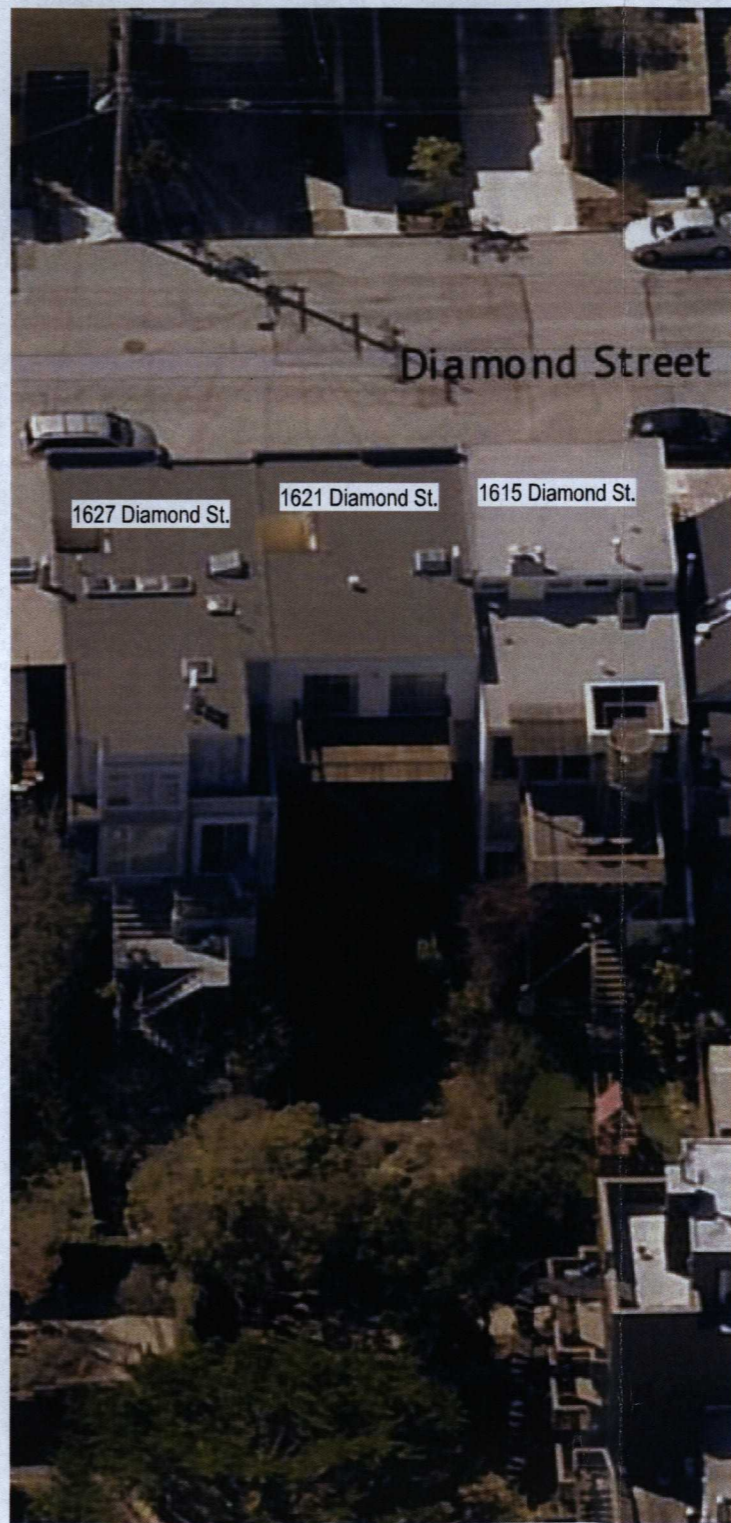
A-0.2



Site Photo-Front view



Site Photo-Across The Street View



Site Photo-Rear Yard Aerial View

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

Site Photos

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 11/19/2018

JOB NO. 17-1740

SHEET NO. **A-0.3**

San Francisco Planning Code

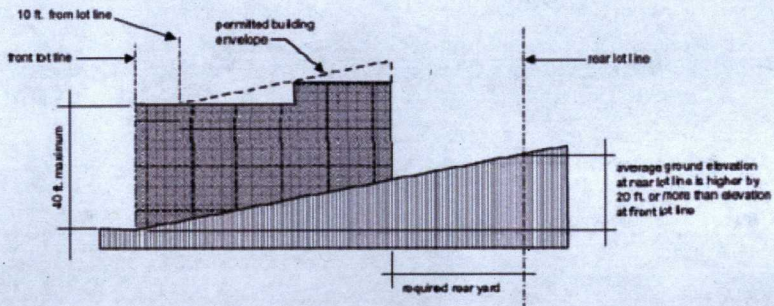
SEC. 261. ADDITIONAL HEIGHT LIMITS APPLICABLE TO CERTAIN RH DISTRICTS.

(a) **General.** Notwithstanding any other height limit established by this Article 2.5 to the contrary, the height of dwellings in certain use districts established by Article 2 of this Code shall be further limited by this Section 261. The measurement of such height shall be as prescribed by Section 260.

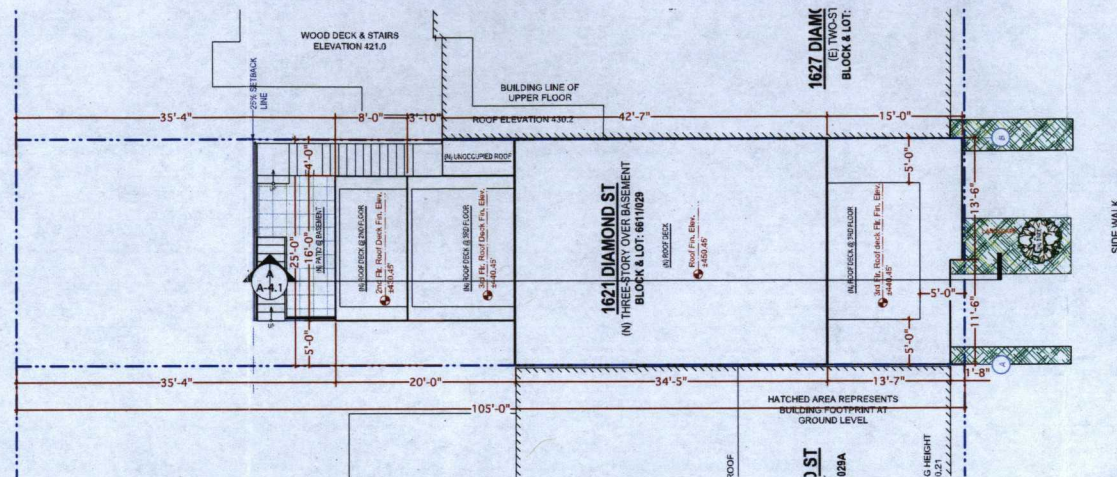
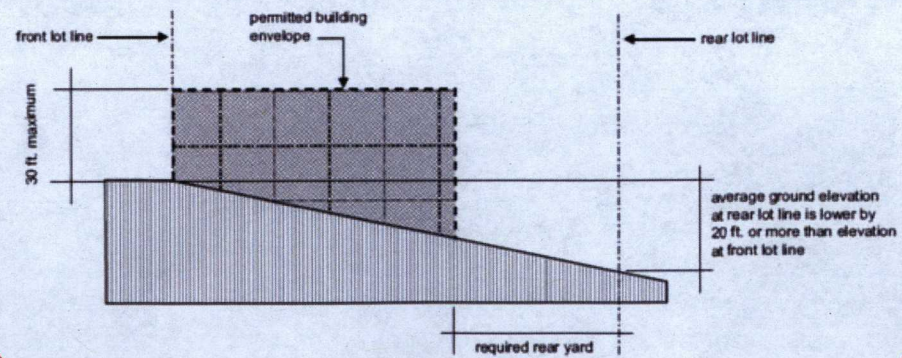
(b) **Height Limits Applicable to the Entire Property.**

(1) No portion of a dwelling in any RH-1(D), RH-1 or RH-1(S) District shall exceed a height of 35 feet, except that:

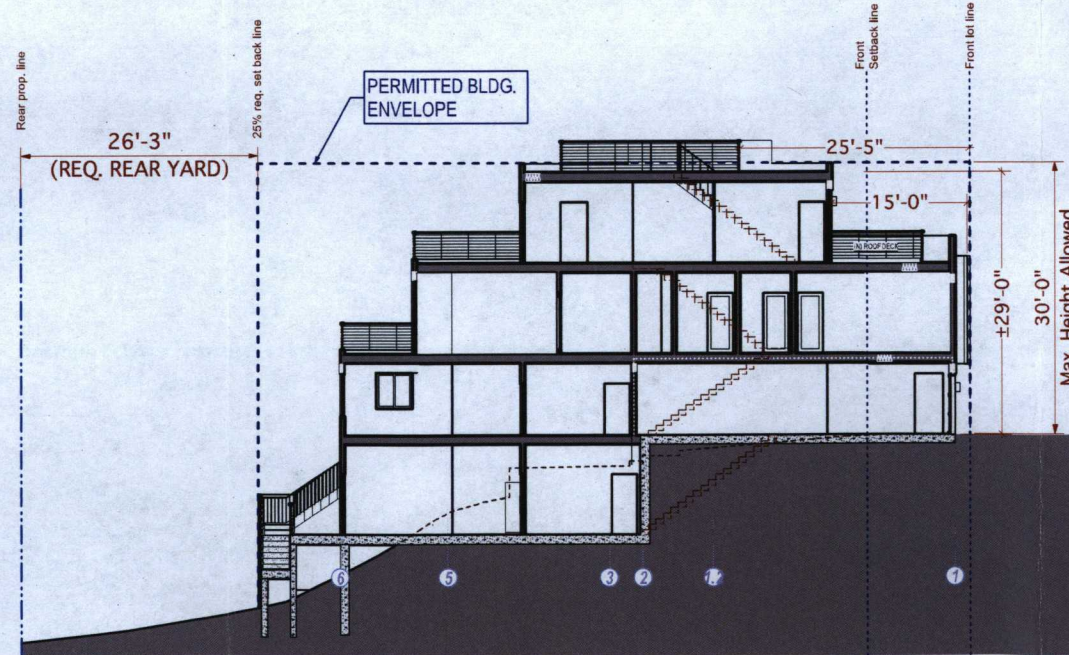
(A) The permitted Height of a Building, as defined in Section 102, shall be increased to 40 feet, as measured at curb per Section 260, where the average ground elevation at the rear line of the lot is higher by 20 or more feet than at the front line thereof;



(B) The permitted height shall be reduced to 30 feet where the average ground elevation at the rear line of the lot is lower by 20 or more feet than at the front line thereof; and



Site Plan Code Analysis
1/8" = 1'-0"



Section w/ Planning code notes
1/8" = 1'-0"

PROJECT NAME
1621 Diamond Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Planning Code Analysis

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

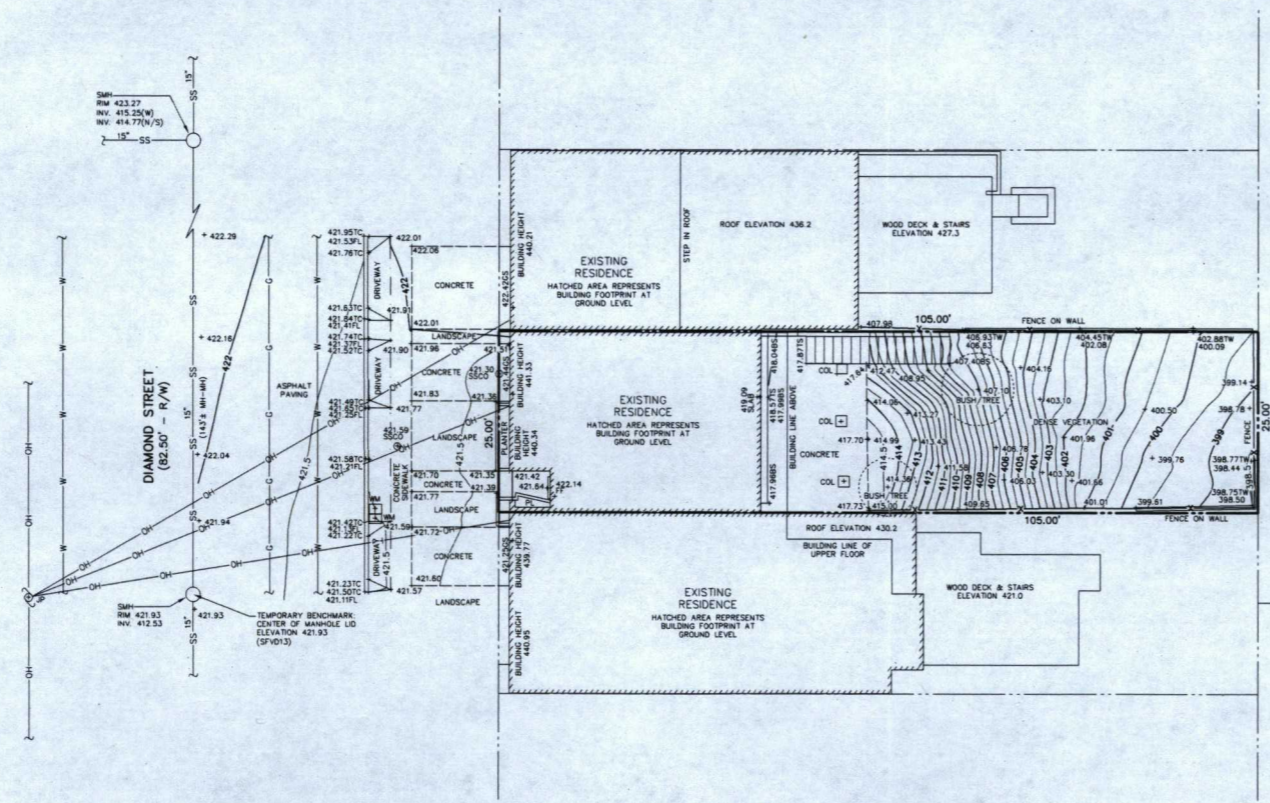
CHECKED R.K.

DATE 02/22/2017

REVISED DATE 11/19/2018

JOB NO. 17-1740

SHEET NO.
A-0.4



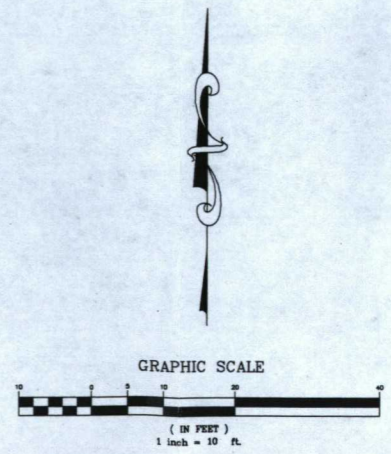
LEGEND

- PROPERTY LINE
- BS BOTTOM OF STEP
- COL COLUMN
- FL FLOWLINE
- GS GARAGE SLAB
- INV INVERT
- JP JOINT UTILITY POLE
- PL PLANTER
- SMH SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- TC TOP OF CURB
- TS TOP OF STEP
- TW TOP OF WALL
- WM WATER METER
- X-X FENCE
- G GAS LINE
- OH OVERHEAD LINE
- SS SEWER LINE
- W WATER LINE

LOT AREA:
= 2,625 SQ. FT. ±

UTILITY NOTE:
THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. UNDERGROUND GAS AND WATER UTILITIES SHOWN ON THIS DRAWING ARE FROM FOUND PAINT MARKINGS. THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

EASEMENT NOTE:
EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.



REV.	DESCRIPTION	BY:	DATE:
1	ADDED ADD'L BUILDING INFO.	RJD	11/27/18



DAINS LAND SURVEYING
rdains@dainslandsurveying.net
(650) 743-0831

PREPARED FOR:
MAAN GLOBAL DEVELOPMENT

TOPOGRAPHIC SURVEY PLAN
1621 DIAMOND STREET
A.P.N. 6611-29A
LOT 6611, BLOCK 29A
CITY AND COUNTY OF SAN FRANCISCO CALIFORNIA

DRAWN BY: RJD
DESIGNED BY: ---
CHECKED BY: RJD
SCALE: 1"=10'
DATE: 7/31/17
PROJECT NO. 17-687
SHEET 1 OF 1

PROJECT NAME

1621 Diamond Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Site Plans

These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO. DATE DESCRIPTION

DRAWN S.M.

CHECKED R.K.

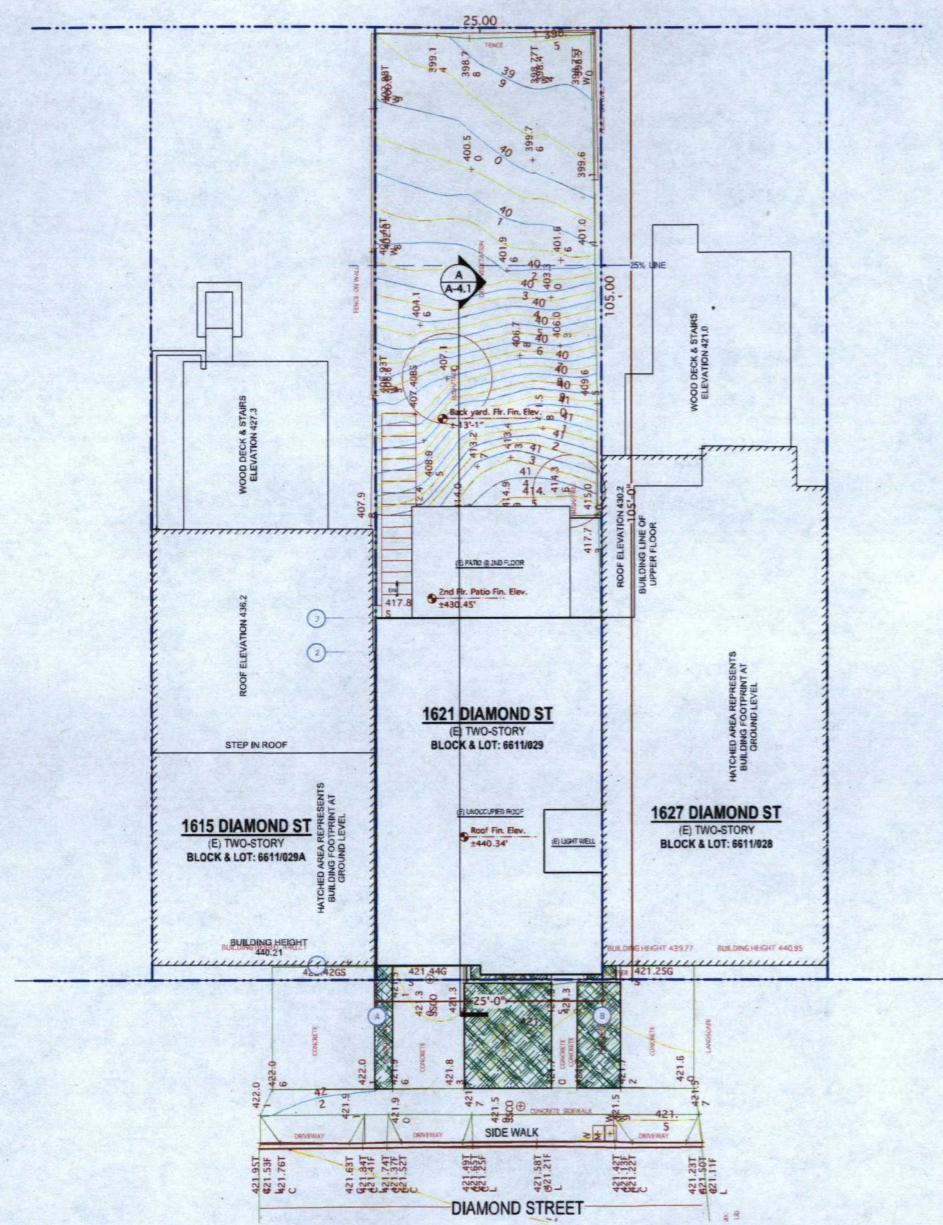
DATE 02/22/2017

REVISED DATE 11/19/2018

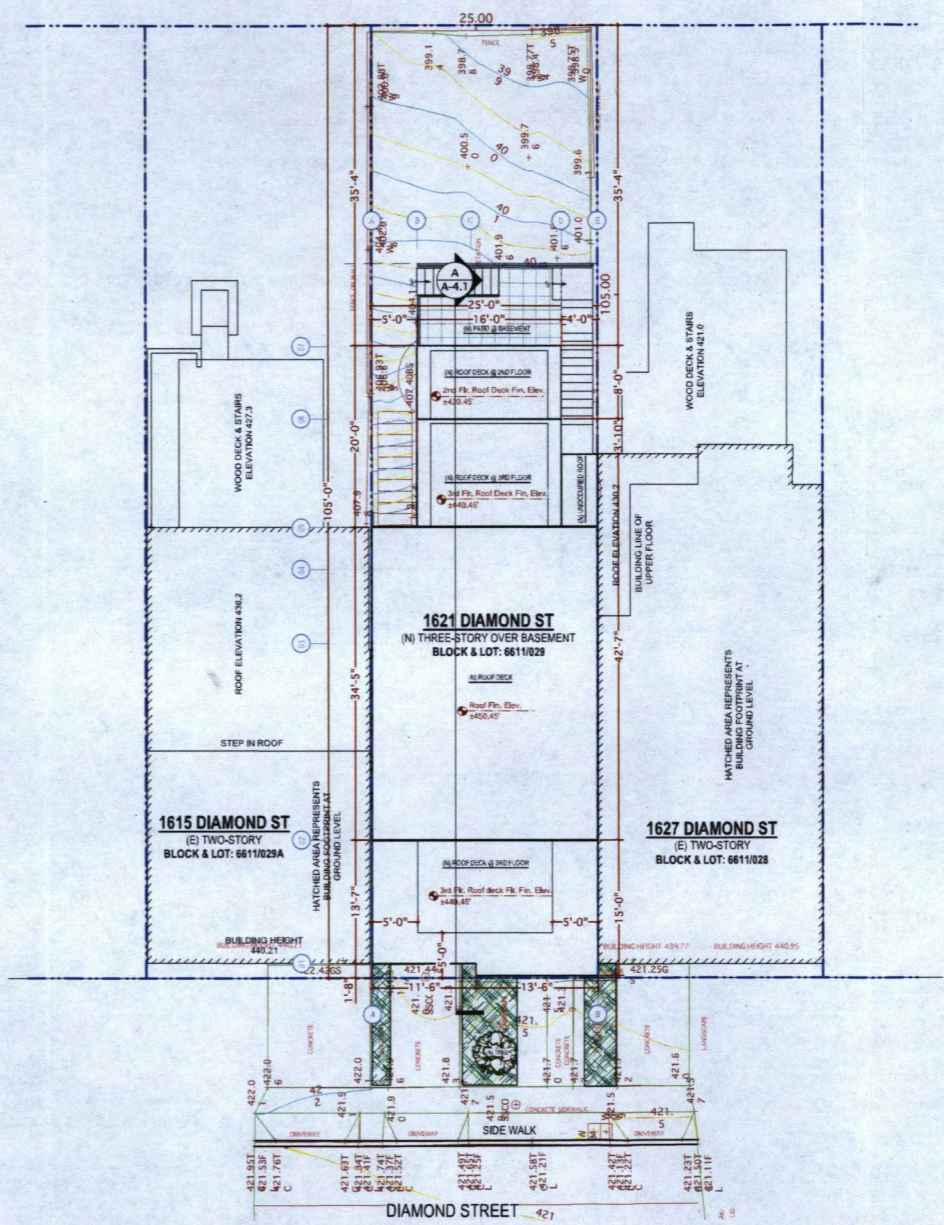
JOB NO. 17-1740

SHEET NO.




A-1.1

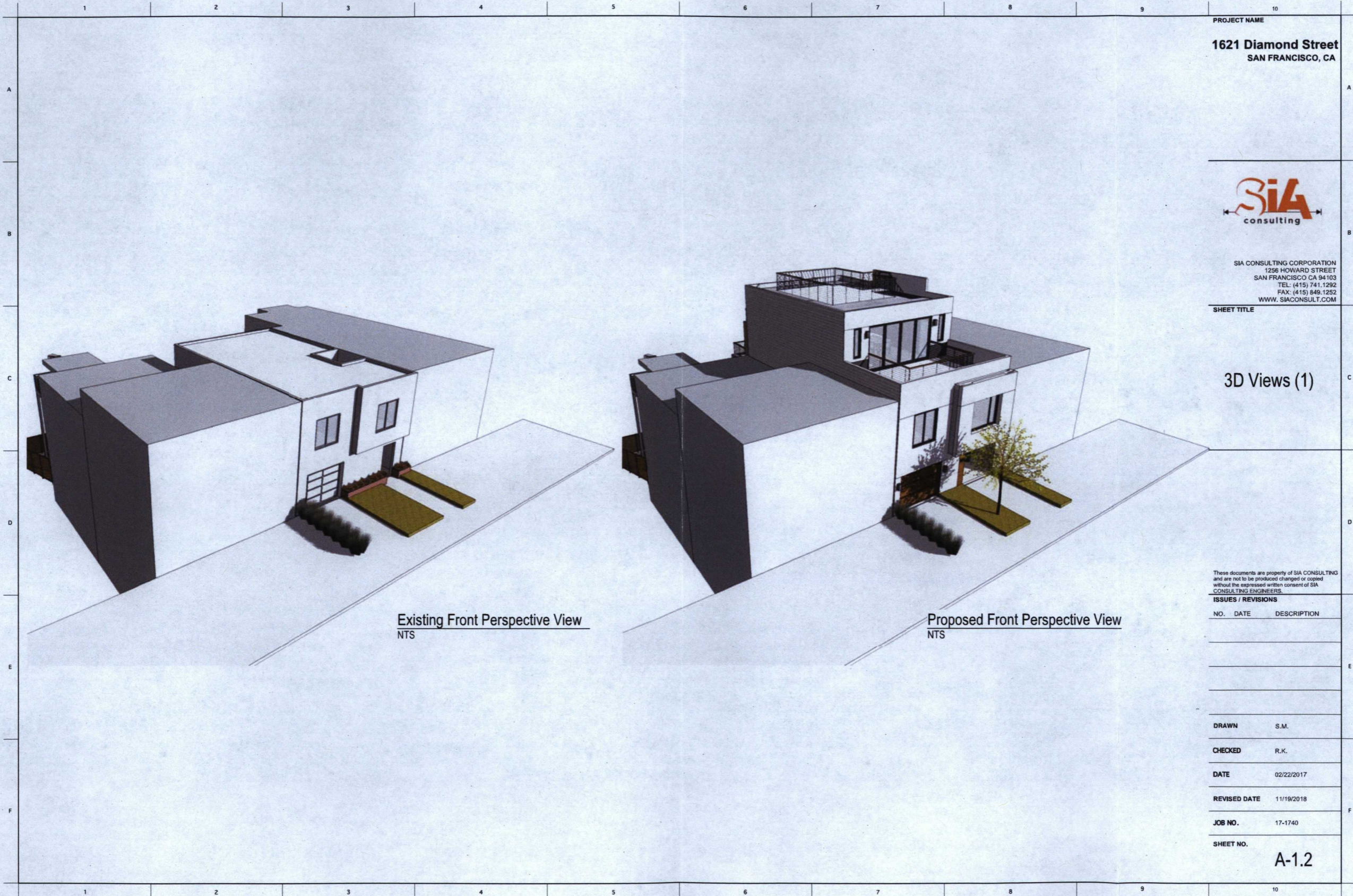


Existing Site Plan
1/8" = 1'-0"



Proposed Site Plan
1/8" = 1'-0"

BLOCK & LOT: 6611/029
PROPERTY LINE: 
(E) OUTLINE OF SUBJECT BLDG.: 
(E) OUTLINE OF NEIGHBORS: 



PROJECT NAME

1621 Diamond Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

3D Views (1)

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 11/19/2018

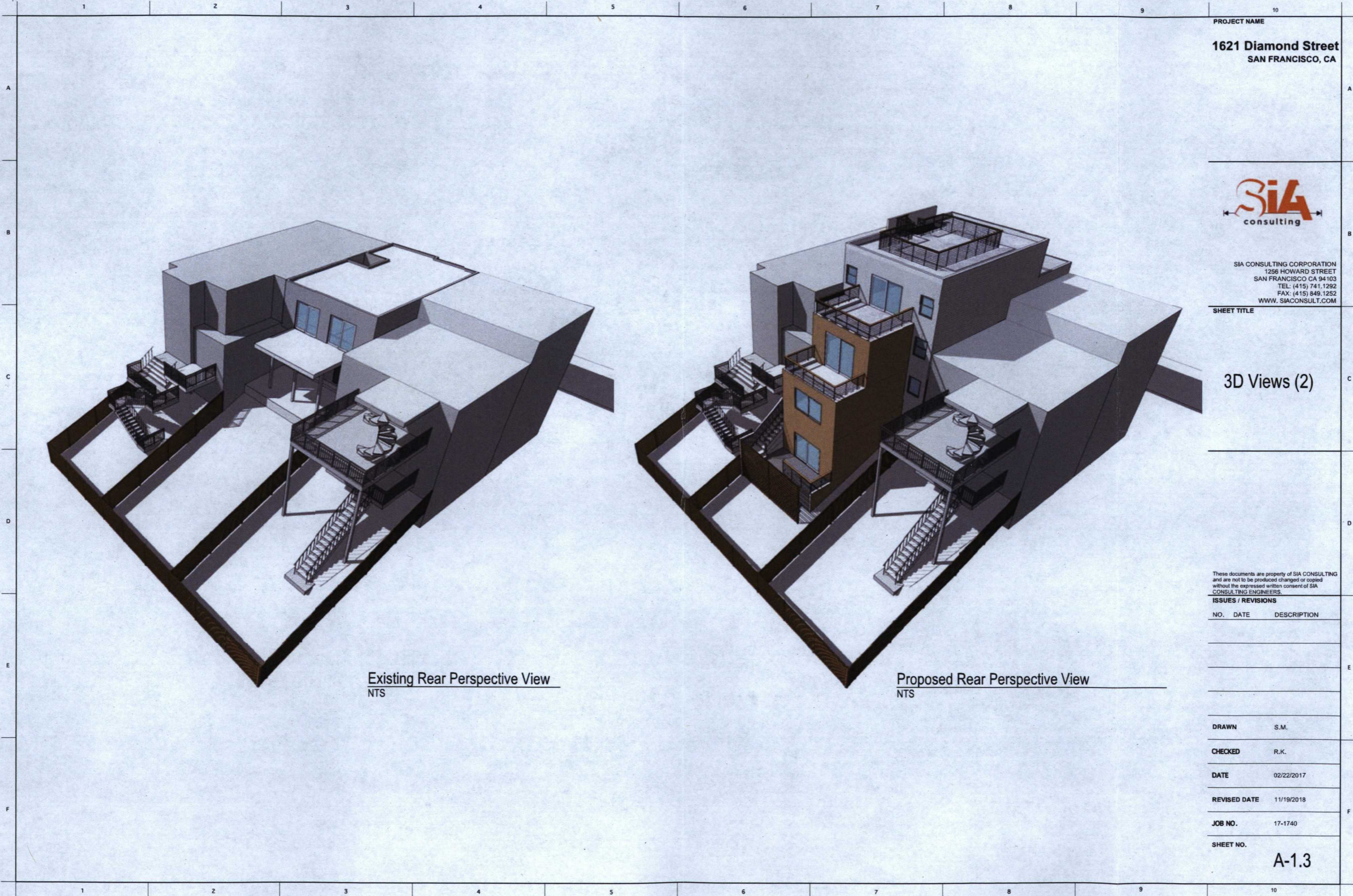
JOB NO. 17-1740

SHEET NO.

A-1.2

Existing Front Perspective View
NTS

Proposed Front Perspective View
NTS



PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

3D Views (2)

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

DATE 02/22/2017

REVISED DATE 11/19/2018

JOB NO. 17-1740

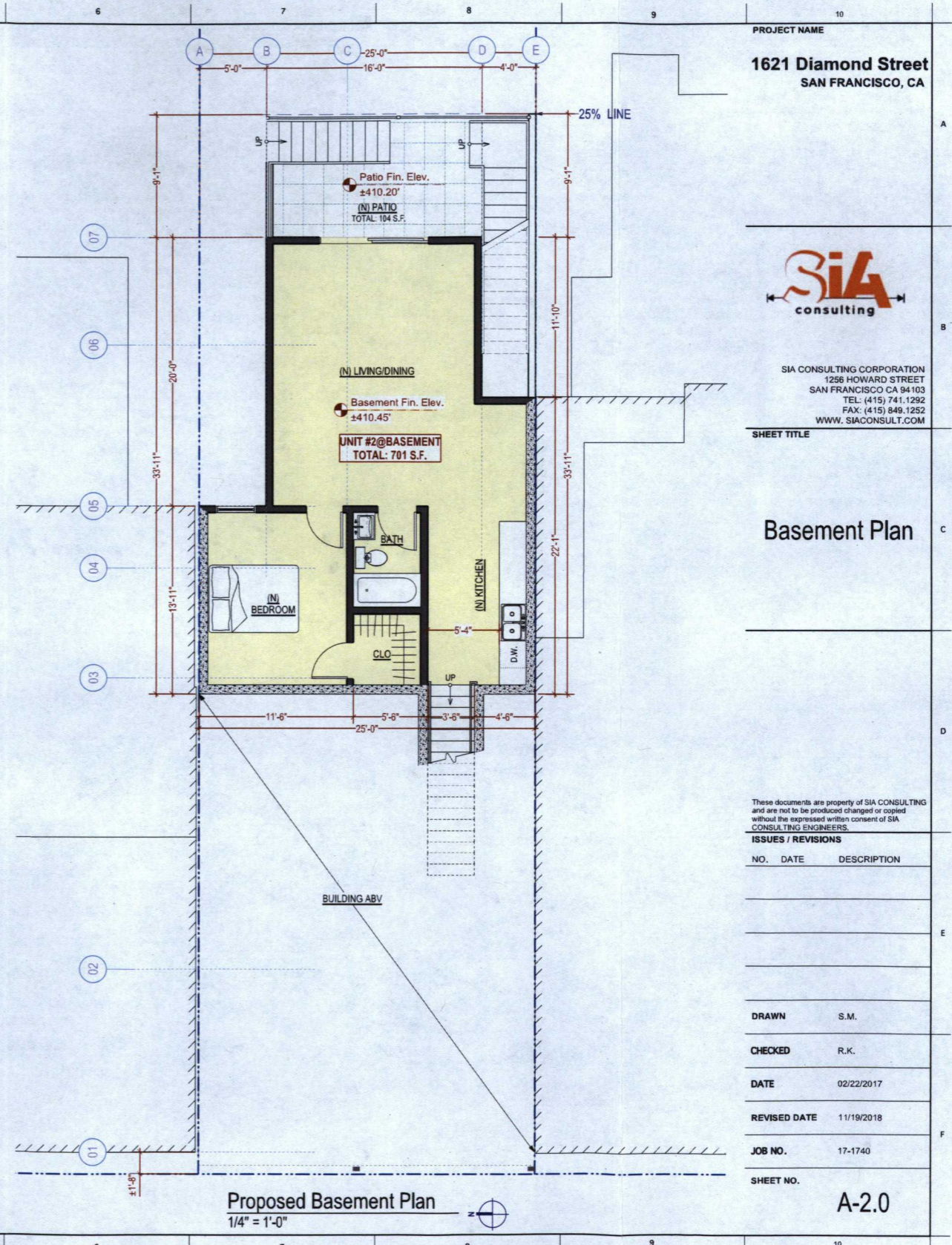
SHEET NO.

A-1.3

Existing Rear Perspective View
 NTS

Proposed Rear Perspective View
 NTS

○	RECESSED LIGHTING FIXTURE
⊖	WALL-MOUNT LIGHTING FIXTURE
Ⓢ	SWITCH
ⓈⓈ	SWITCH W/ DIMMER
ⓈⓈⓈ	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
F	FLUORESCENT LIGHT
⊘	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
ⓈⓈⓈ	CARBON MONOXIDE DETECTOR/ALARM
ⓈⓈⓈ	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
PROPERTY LINE	
(- - - - -)	(E) WALL TO BE REMOVED
(= = = = =)	(E) WALL TO REMAIN
(= = = = - - -)	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
(- - - - -)	(N) WALL TO BE CONSTRUCTED
(= = = = - - -)	(N) WALL TO BE 1-HR. FIRE RATED
(= = = = - - -)	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED



PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

Basement Plan

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	11/19/2018
JOB NO.	17-1740
SHEET NO.	A-2.0

	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
	PROPERTY LINE
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1258 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

First Floor Plans

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

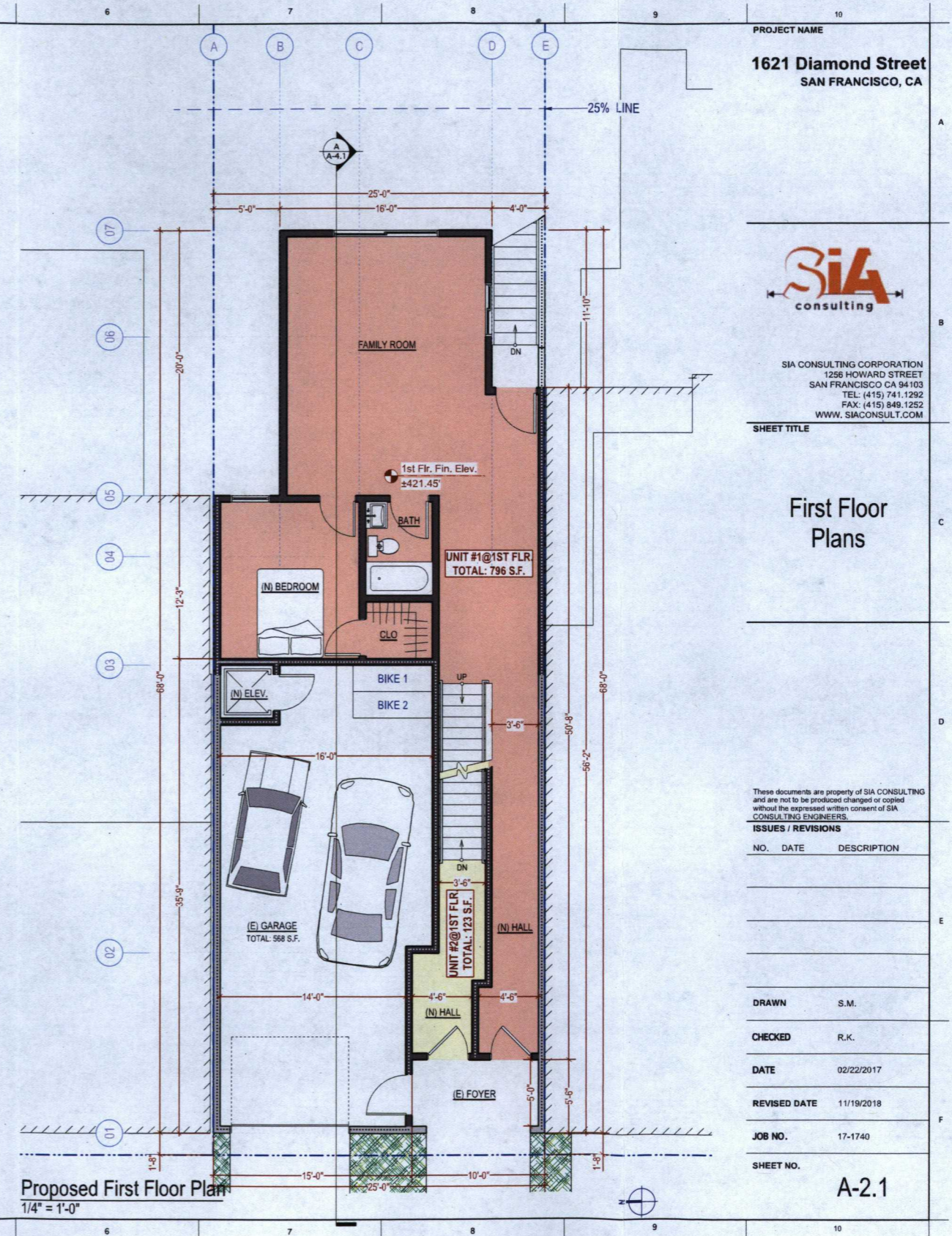
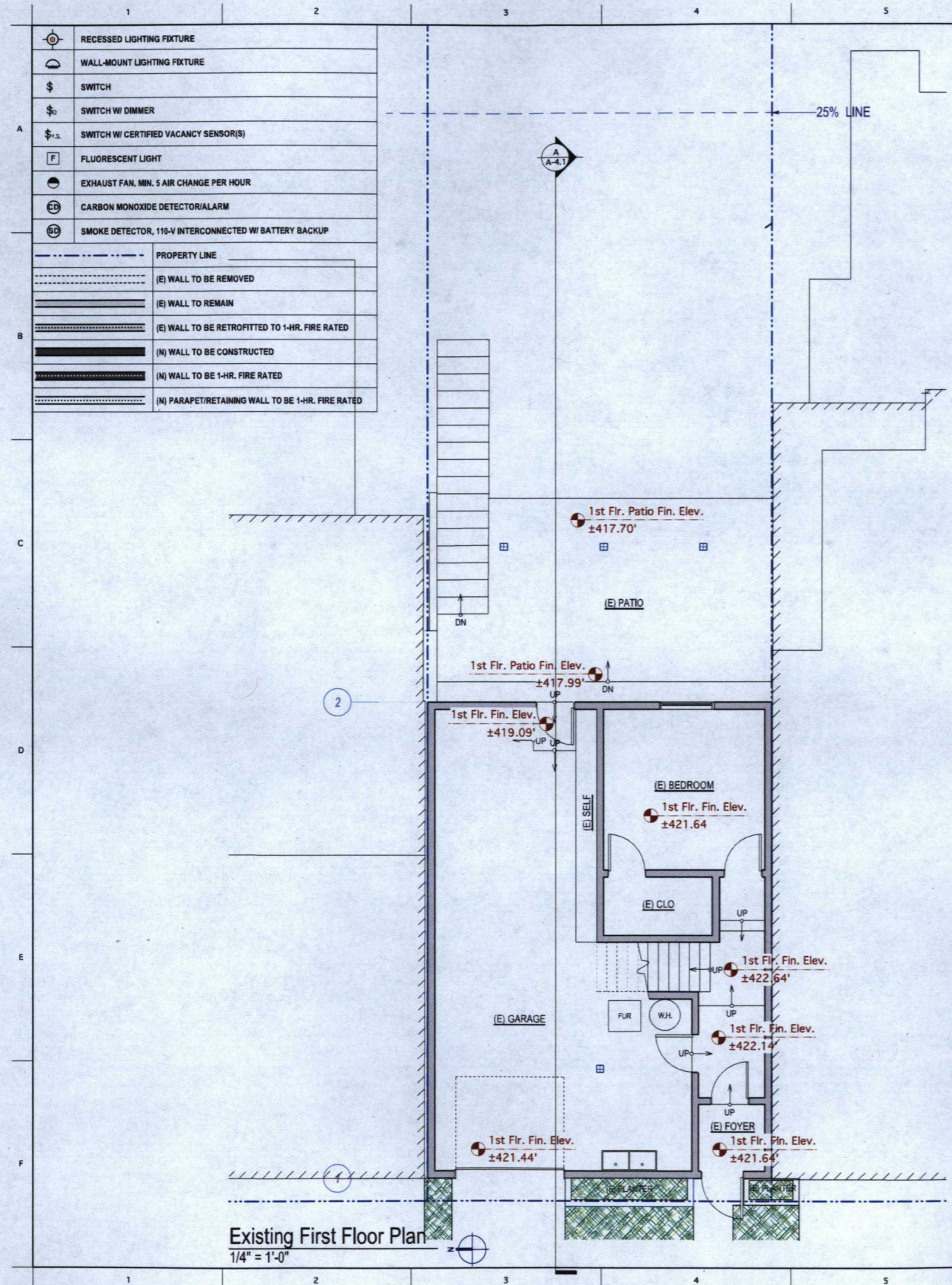
DATE 02/22/2017

REVISED DATE 11/19/2018

JOB NO. 17-1740

SHEET NO.

A-2.1



	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
PROPERTY LINE	
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(M) WALL TO BE 1-HR. FIRE RATED
	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

Second Floor Plans

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

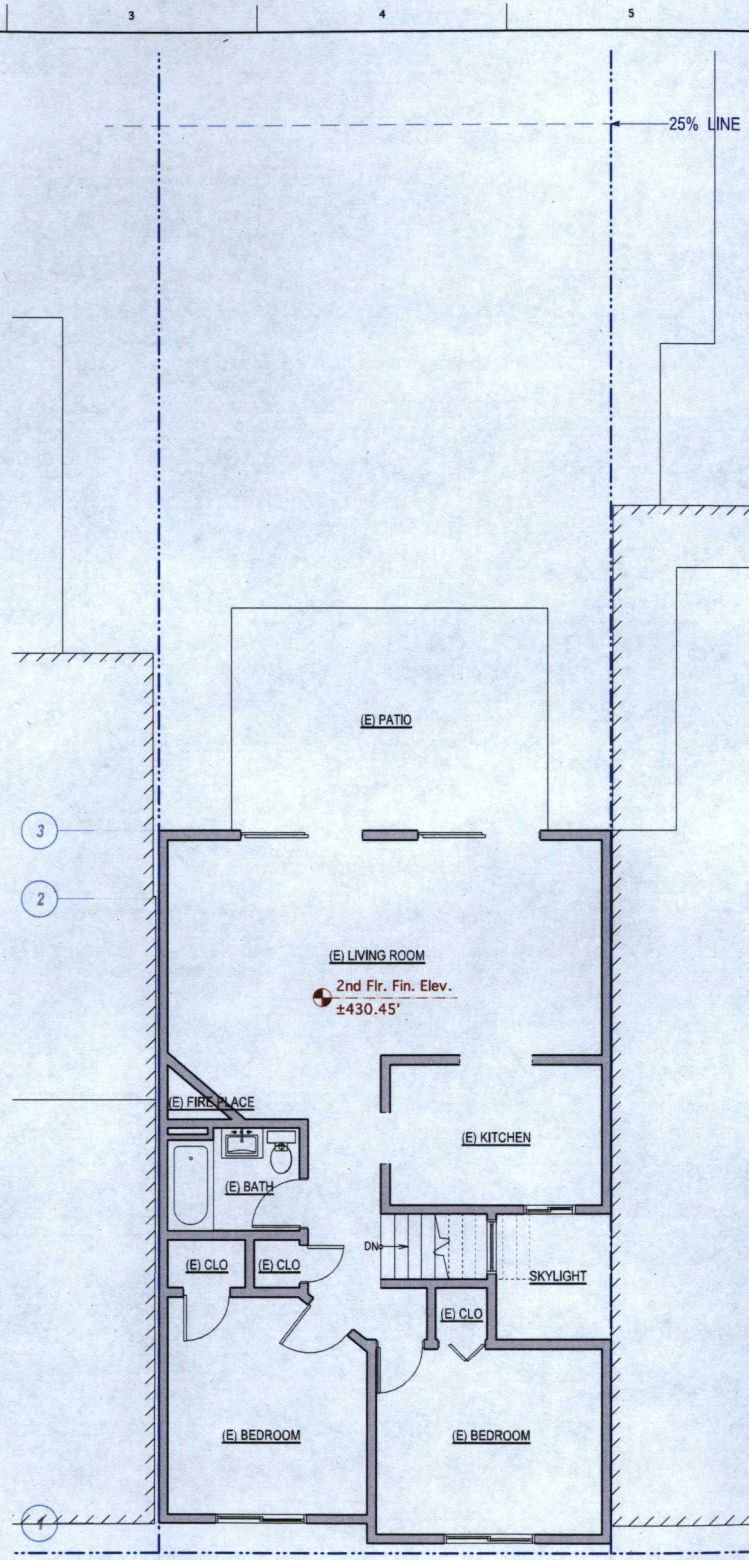
DATE 02/22/2017

REVISED DATE 11/19/2018

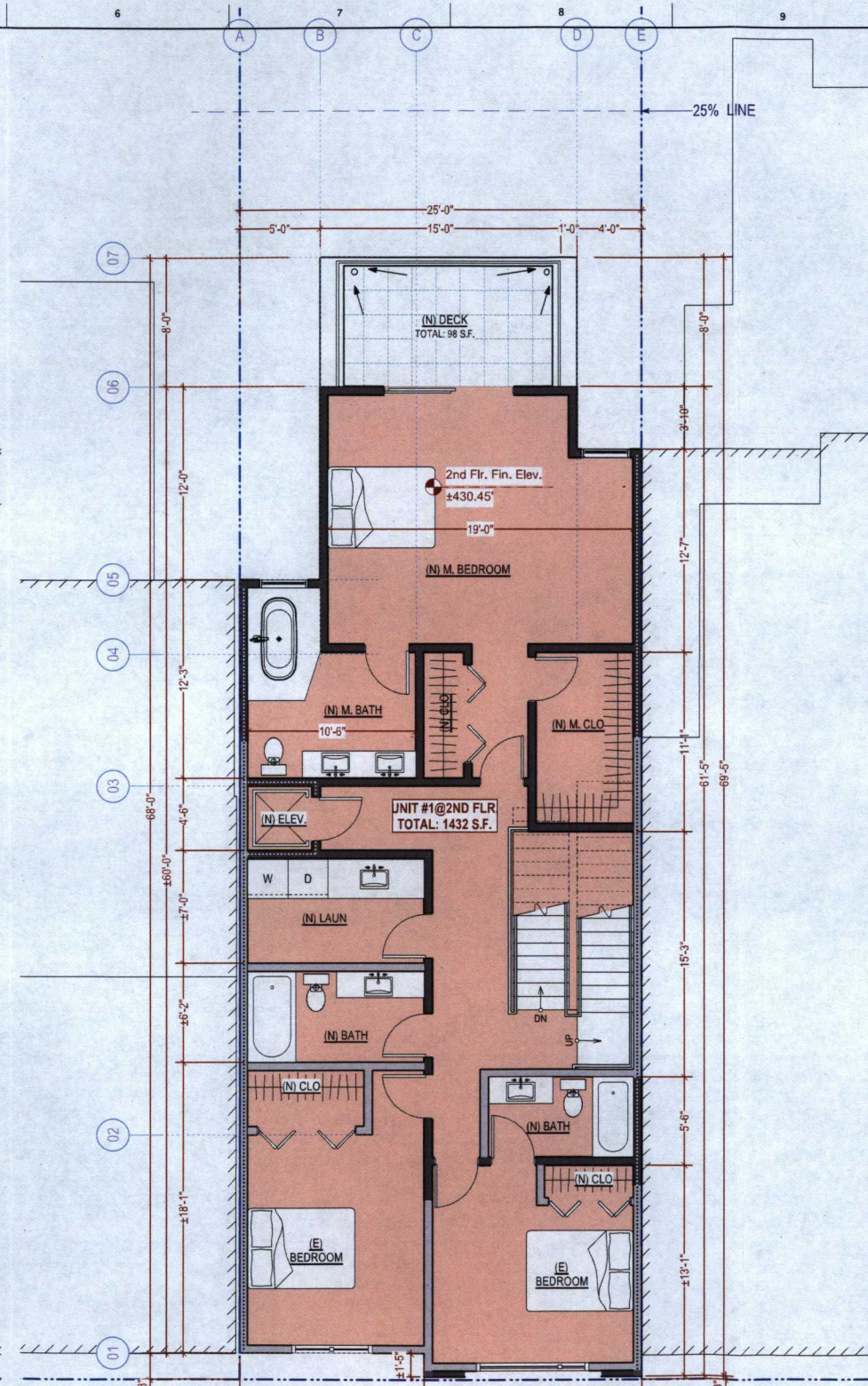
JOB NO. 17-1740

SHEET NO.

A-2.2



Existing Second Floor Plan
 1/4" = 1'-0"



Proposed Second Floor Plan
 1/4" = 1'-0"

	RECESSED LIGHTING FIXTURE
	WALL-MOUNT LIGHTING FIXTURE
	SWITCH
	SWITCH W/ DIMMER
	SWITCH W/ CERTIFIED VACANCY SENSOR(S)
	FLUORESCENT LIGHT
	EXHAUST FAN, MIN. 5 AIR CHANGE PER HOUR
	CARBON MONOXIDE DETECTOR/ALARM
	SMOKE DETECTOR, 110-V INTERCONNECTED W/ BATTERY BACKUP
PROPERTY LINE	
	(E) WALL TO BE REMOVED
	(E) WALL TO REMAIN
	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
	(N) WALL TO BE CONSTRUCTED
	(N) WALL TO BE 1-HR. FIRE RATED
	(N) PARAPET/RETAINING WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

**Third Floor &
 Roof Plan**

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

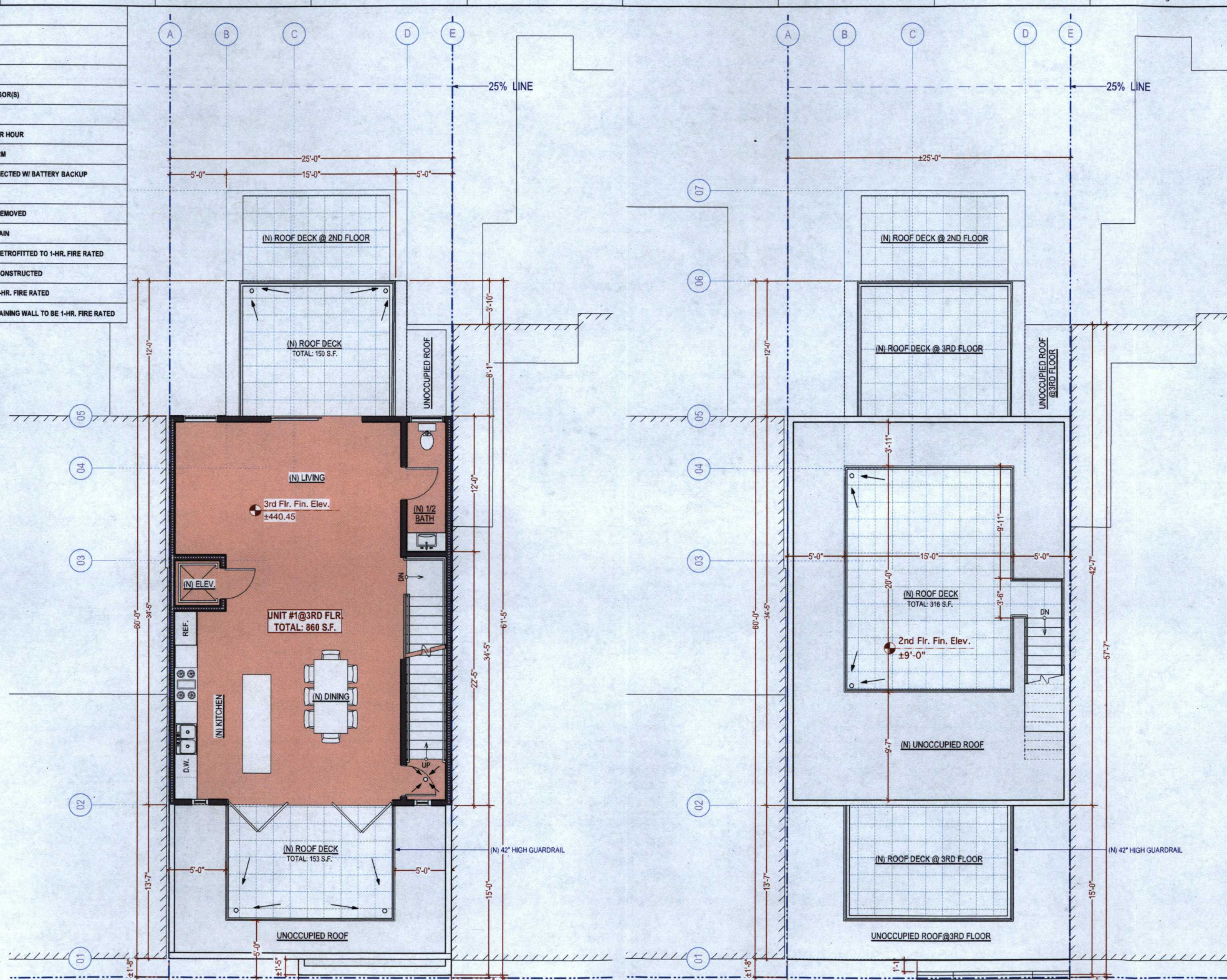
DATE 02/22/2017

REVISED DATE 11/19/2018

JOB NO. 17-1740

SHEET NO.

A-2.3



Proposed 3rd Floor Plan
 1/4" = 1'-0"

Roof Plan
 1/4" = 1'-0"

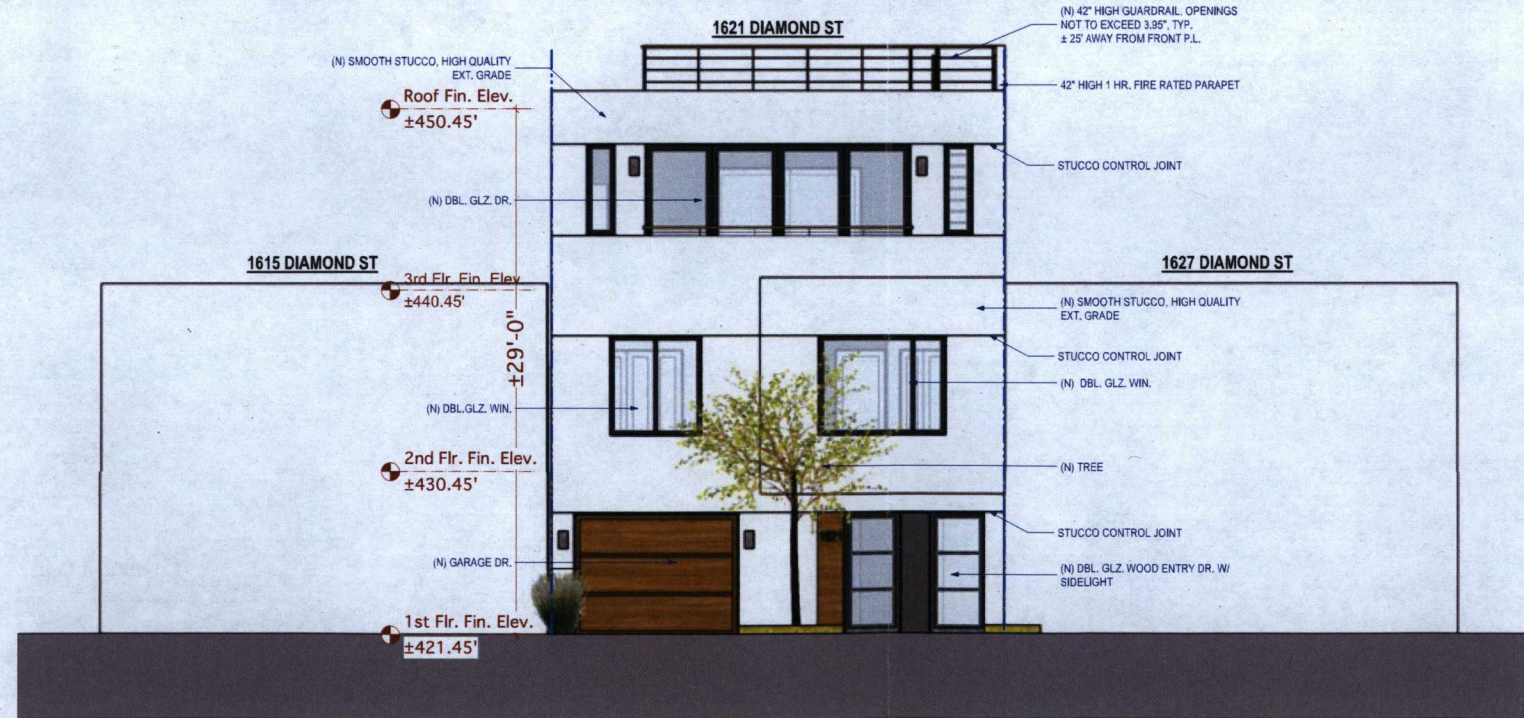
1 2 3 4 5 6 7 8 9 10

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA

A
B
C
D
E
F



Existing Front Elevation(West)
 1/4" = 1'-0"



Proposed Front Elevation(West)
 1/4" = 1'-0"



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW. SIACONSULT.COM

SHEET TITLE
Front Elevation

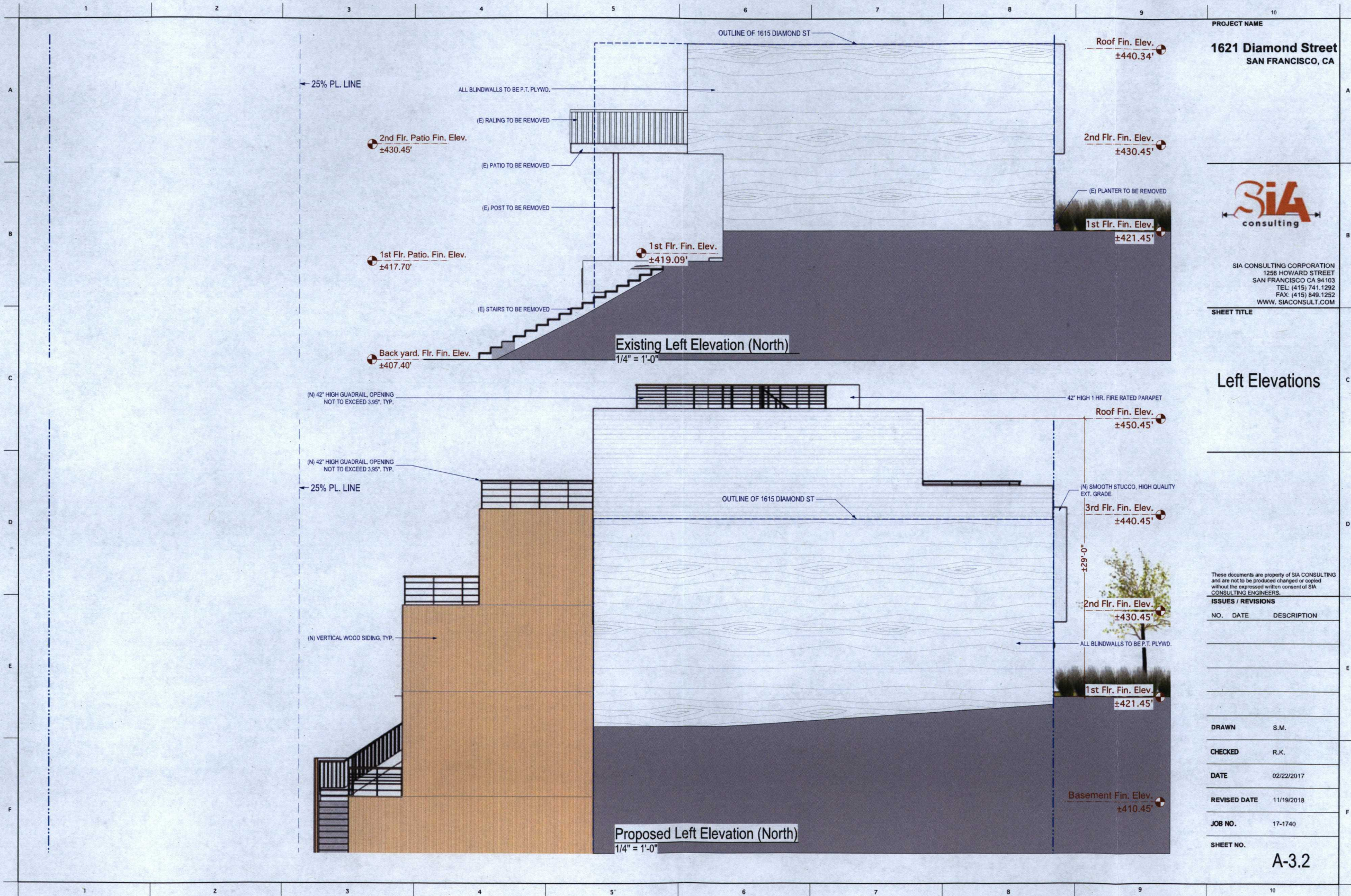
These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	11/19/2018
JOB NO.	17-1740
SHEET NO.	A-3.1

1 2 3 4 5 6 7 8 9 10



PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1258 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

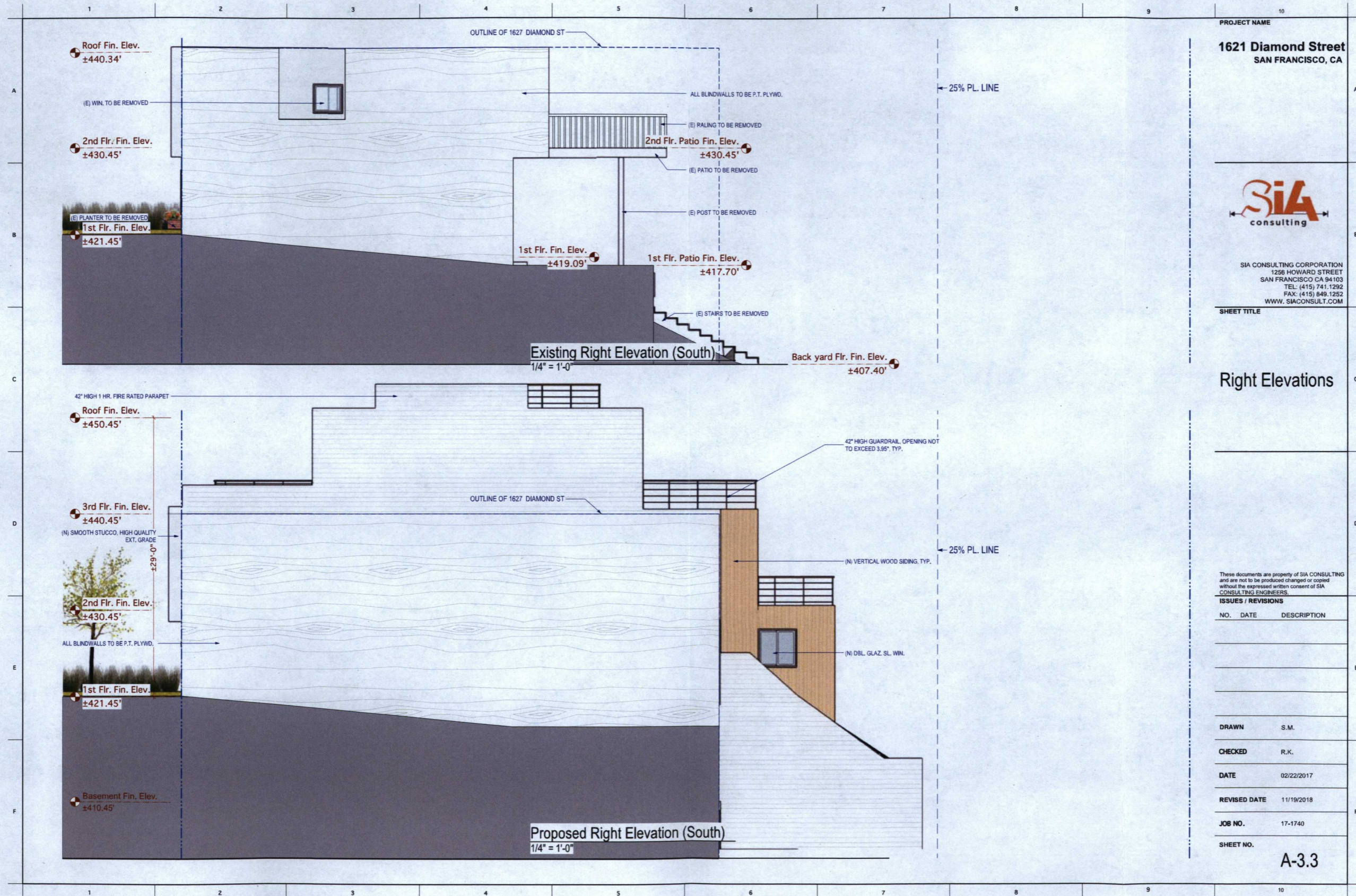
Left Elevations

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	11/19/2018
JOB NO.	17-1740
SHEET NO.	A-3.2



PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1258 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

Right Elevations

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

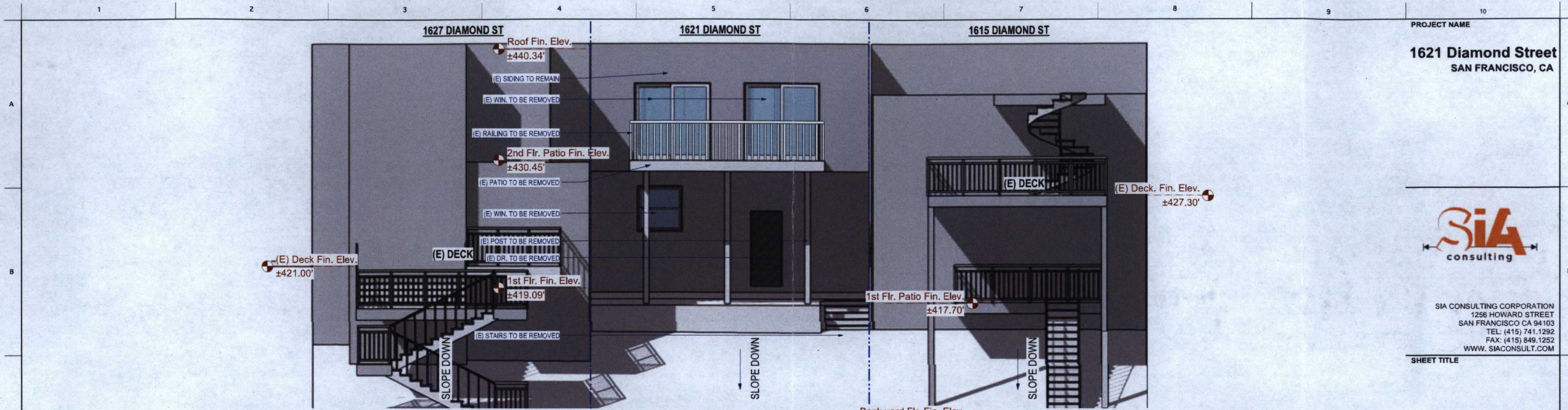
DATE 02/22/2017

REVISED DATE 11/19/2018

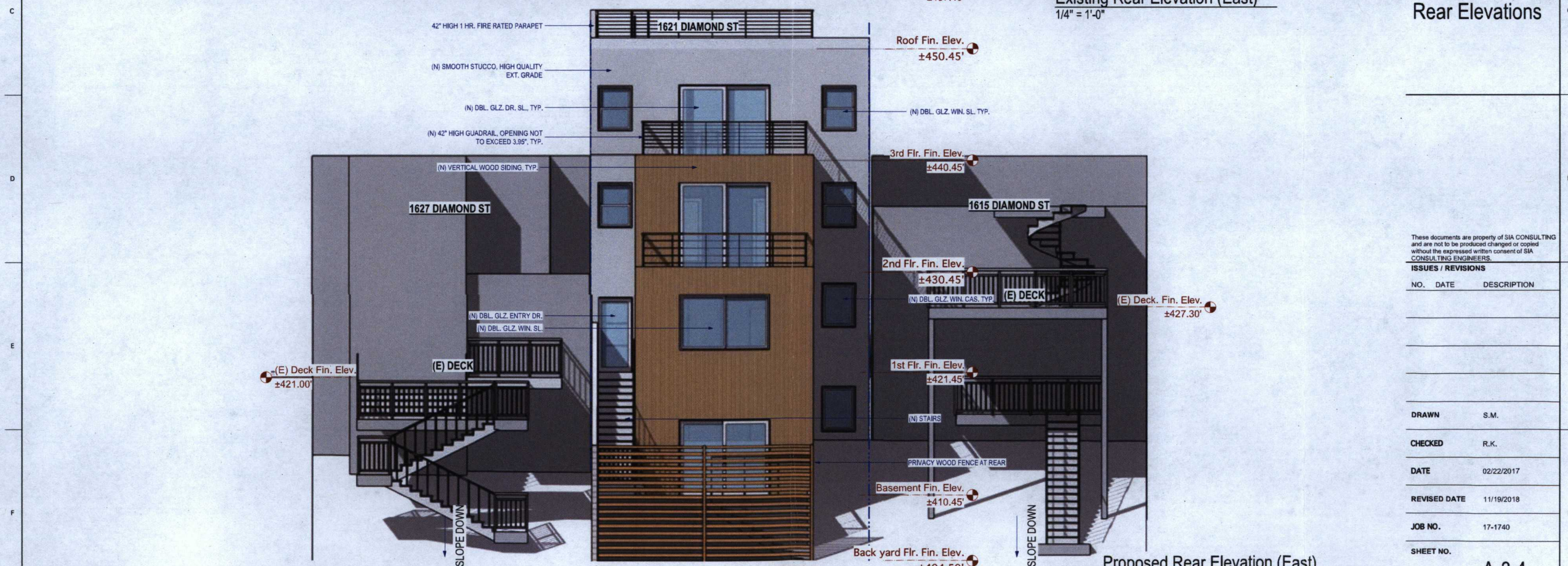
JOB NO. 17-1740

SHEET NO.

A-3.3



Existing Rear Elevation (East)
1/4" = 1'-0"



Proposed Rear Elevation (East)
1/4" = 1'-0"

PROJECT NAME
1621 Diamond Street
SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
1256 HOWARD STREET
SAN FRANCISCO CA 94103
TEL: (415) 741.1292
FAX: (415) 849.1252
WWW.SIACONSULT.COM

SHEET TITLE

Rear Elevations

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

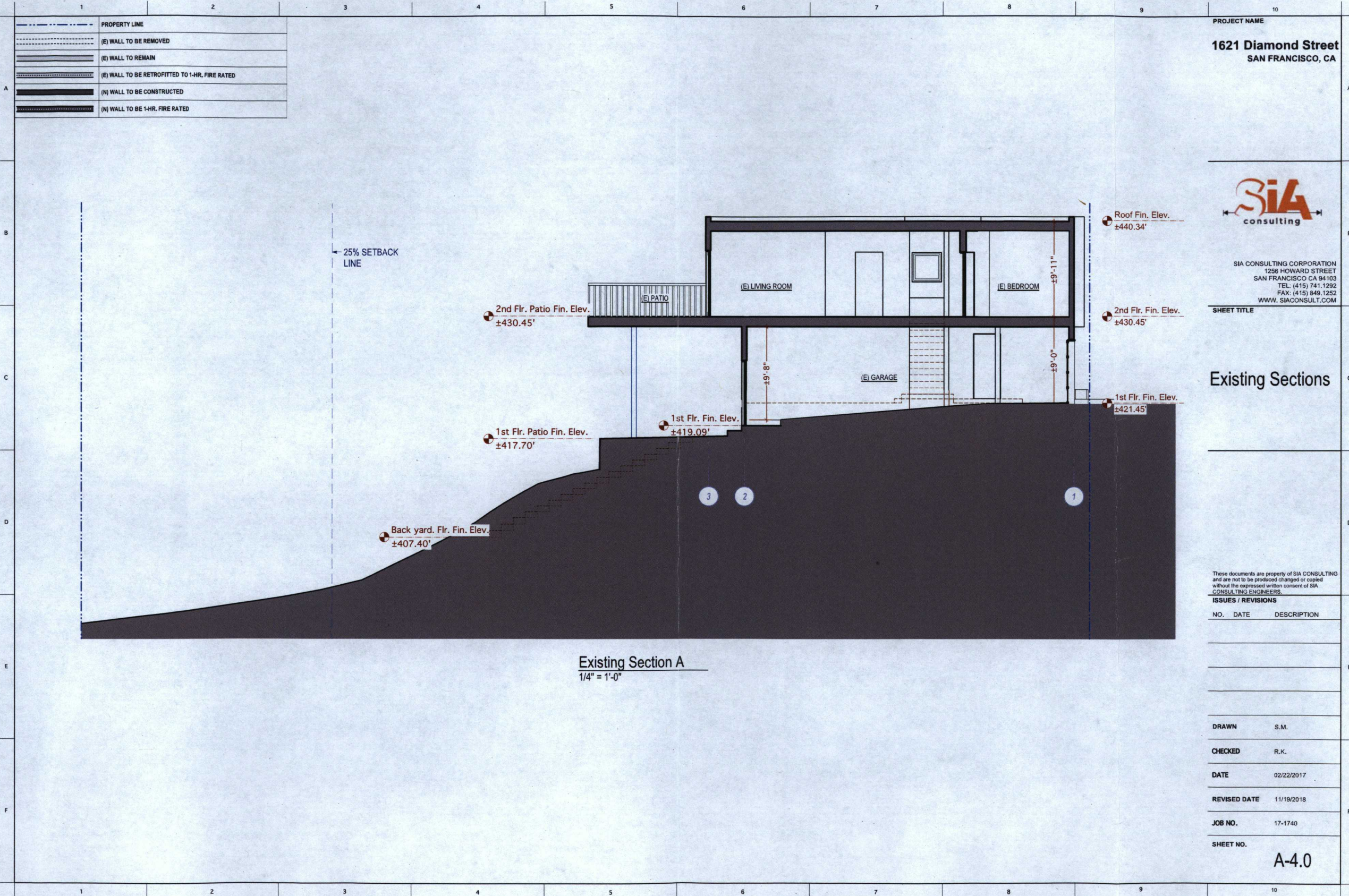
DATE 02/22/2017

REVISED DATE 11/19/2018

JOB NO. 17-1740

SHEET NO.

A-3.4



---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1256 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1292
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE
Existing Sections

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION

DRAWN	S.M.
CHECKED	R.K.
DATE	02/22/2017
REVISED DATE	11/19/2018
JOB NO.	17-1740
SHEET NO.	A-4.0

Existing Section A
 1/4" = 1'-0"

---	PROPERTY LINE
---	(E) WALL TO BE REMOVED
---	(E) WALL TO REMAIN
---	(E) WALL TO BE RETROFITTED TO 1-HR. FIRE RATED
---	(N) WALL TO BE CONSTRUCTED
---	(N) WALL TO BE 1-HR. FIRE RATED

PROJECT NAME
1621 Diamond Street
 SAN FRANCISCO, CA



SIA CONSULTING CORPORATION
 1258 HOWARD STREET
 SAN FRANCISCO CA 94103
 TEL: (415) 741.1252
 FAX: (415) 849.1252
 WWW.SIACONSULT.COM

SHEET TITLE

Proposed Section

These documents are property of SIA CONSULTING and are not to be produced, changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS.

ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

DRAWN S.M.

CHECKED R.K.

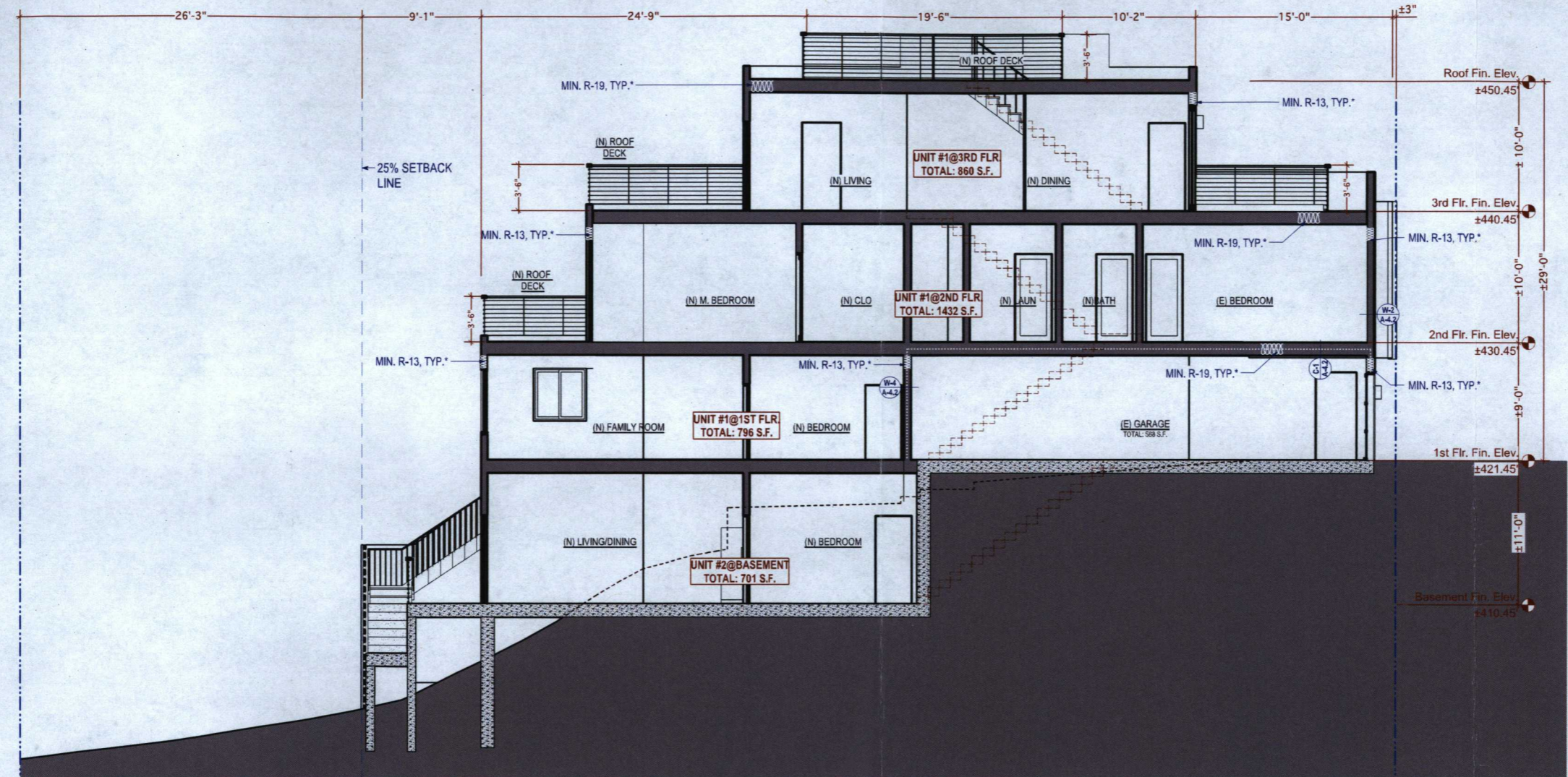
DATE 02/22/2017

REVISED DATE 11/19/2018

JOB NO. 17-1740

SHEET NO.

A-4.1



Proposed Section A
 1/4" = 1'-0"

December 5, 2018
RE: 1621 Diamond Street

Dear Commissioners,

For the last 15 years we have owned a home at 1615 Diamond Street, and as you know developers are rebuilding a house next to us at 1621.

All we want is what's reasonable. All we want is what's fair. We aren't opposed to a developer building a house or even a larger house, we just simply ask that it be slightly smaller. That's it. That's all we want. A smaller but still a huge house.

It was over a year ago we were first presented with the plans for 1621 Diamond Street. The proposed development is twice the size of the current house, and will dwarf every house on the block. With the addition of a third floor (which no other house on the block has), and the rear floors of the house protruding 20 feet past the next door neighbors on either side, it completely disregards the character of the sister houses as well as the neighborhood. All we wanted as home owners was that:
For this house to honor the character of the neighborhood.

Despite our best efforts and requests for changes, the plans have barely changed. A year ago nearly 30 neighbors had a "meeting" with one of the developers, which they held outside the house on the curb. We had requests.
Story poles. A reduction in the size of the house by pulling in the rear of the house, eliminating the third floor, or at least the roof deck.

We heard nothing for a year, and then were presented with nearly identical plans.

Developer Anders Fung then began coming door to door in our neighborhood, unannounced, at dinner time, "to address our concerns." We said that our concerns and requests were the same. Story poles. Pulling in the rear of the house, eliminating the third floor. Mr. Fung told us he would look into it and get back to us.

Then, Mr. Fung proceeded to tell each neighbor that he had met with us (Pam Ling and Judd Winick) and that our concerns had been addressed and we were happy. And with **each** neighbor that he met after that, he would claim that every previous neighbor had their concerns met and were satisfied. By the time he knocked on the door of our last neighbor he was now claiming to have addressed the concerns of the entire neighborhood.

For unfortunate clarity: Mr. Fung went around the neighborhood lying to everyone. He even told our neighbor Peter Kanter that he had bought the house, and that he and his family were moving in. (Mr. Fung is a developer. He's not planning on living there.)

To say the least, our neighborhood's frustration, trepidation and anxiety escalated.

We repeatedly made our same requests, story poles, pulling in the rear of the house, eliminating the third floor. We never got a response.

We hoped to meet and discuss changes with the developers but we were all very leery and nervous about them. We had been lied to. We're not experts in this field. We're just home owners. We felt out of our depth.

So, we applied for a Discretionary Review, and it was only then that we seemed to gain the attention of the developers.

After many, many neighborhood meetings and soliciting advice, we and 4 of our neighbors finally got an opportunity to meet with Mr. Fung and the developers from SIA. We all met at the Planning Commission offices with David Winslow facilitating. Once again we made our requests. Pulling in the rear of the house, eliminating the third floor. (We had abandoned the story poles request.) It seemed fruitful.

We left there with an understanding that they would redo the plans and bring the rear of the house in. They would make the house smaller. We were elated.

Unfortunately, after several weeks we received the new plans and with the exception of bringing in the third floor by 8 feet (that was required by the Planning Commission after an evaluation) the plans were nearly identical. A staircase was moved. And 400 square feet of living space was added to the interior.

They actually made the house bigger.

You may hear from the developers how much they've reached out to our neighborhood, how they've made every effort to embrace with our community, but to be blunt, it's at best been theatre.

They haven't been honest with us. At nearly every turn there's been another lie. They've done very little and been deceptive while doing it.

Lastly, this is our home.

This is the last house we will ever own. We just feel that it's unfair that our lives be so irrevocably changed.

All we want is what's reasonable. All we want is what's fair. We are just simply asking that this house be slightly smaller. That's all we want. A smaller but still a huge house.

Thank you for you time,

Best

Judd Winick and Pam Ling

The image shows two handwritten signatures in black ink. The signature on the left is more complex and stylized, while the one on the right is simpler and more cursive.

1099



Imagery

6604010	
6604011	
6604013	
6604014	
6604015	
6604016	
6604017	
6604018	
6604019	
6604020	
6604021	
6604022	
6604023	
6604024	
6604025	
6604026	
6604027	
6604028	
6604029	
6604030	
6604031	
6604032	
6604033	
6604034	
6604035	
6604036	
6604037	
6604038	
6604039	
6604040	
6604041	
6604042	
6604043	
6604044	
6604045	
6604046	
6604047	
6604048	
6604049	
6604050	
6604051	
6604052	
6604053	
6604054	
6604055	
6604056	
6604057	
6604058	
6604059	
6604060	
6604061	
6604062	
6604063	
6604064	
6604065	
6604066	
6604067	
6604068	
6604069	
6604070	
6604071	
6604072	
6604073	
6604074	
6604075	
6604076	
6604077	
6604078	
6604079	
6604080	
6604081	
6604082	
6604083	
6604084	
6604085	
6604086	
6604087	
6604088	
6604089	
6604090	
6604091	
6604092	
6604093	
6604094	
6604095	
6604096	
6604097	
6604098	
6604099	

6605001	
6605002	
6605003	
6605004	
6605005	
6605006	
6605007	
6605008	
6605009	
6605010	
6605011	
6605012	
6605013	
6605014	
6605015	
6605016	
6605017	
6605018	
6605019	
6605020	
6605021	
6605022	
6605023	
6605024	
6605025	
6605026	
6605027	
6605028	
6605029	
6605030	
6605031	
6605032	
6605033	
6605034	
6605035	
6605036	
6605037	
6605038	
6605039	
6605040	
6605041	
6605042	
6605043	
6605044	
6605045	
6605046	
6605047	
6605048	
6605049	
6605050	
6605051	
6605052	
6605053	
6605054	
6605055	
6605056	
6605057	
6605058	
6605059	
6605060	
6605061	
6605062	
6605063	
6605064	
6605065	
6605066	
6605067	
6605068	
6605069	
6605070	
6605071	
6605072	
6605073	
6605074	
6605075	
6605076	
6605077	
6605078	
6605079	
6605080	
6605081	
6605082	
6605083	
6605084	
6605085	
6605086	
6605087	
6605088	
6605089	
6605090	
6605091	
6605092	
6605093	
6605094	
6605095	
6605096	
6605097	
6605098	
6605099	

28th St

6611010	
6611011	
6611012	
6611013	
6611014	
6611015	
6611016	
6611017	
6611018	
6611019	
6611020	
6611021	
6611022	
6611023	
6611024	
6611025	
6611026	
6611027	
6611028	
6611029	
6611030	
6611031	
6611032	
6611033	
6611034	
6611035	
6611036	
6611037	
6611038	
6611039	
6611040	
6611041	
6611042	
6611043	
6611044	
6611045	
6611046	
6611047	
6611048	
6611049	
6611050	
6611051	
6611052	
6611053	
6611054	
6611055	
6611056	
6611057	
6611058	
6611059	
6611060	
6611061	
6611062	
6611063	
6611064	
6611065	
6611066	
6611067	
6611068	
6611069	
6611070	
6611071	
6611072	
6611073	
6611074	
6611075	
6611076	
6611077	
6611078	
6611079	
6611080	
6611081	
6611082	
6611083	
6611084	
6611085	
6611086	
6611087	
6611088	
6611089	
6611090	
6611091	
6611092	
6611093	
6611094	
6611095	
6611096	
6611097	
6611098	
6611099	

Valley St

7520001	
7520002	
7520003	
7520004	
7520005	
7520006	
7520007	
7520008	
7520009	
7520010	
7520011	
7520012	
7520013	
7520014	
7520015	
7520016	
7520017	
7520018	
7520019	
7520020	
7520021	
7520022	
7520023	
7520024	
7520025	
7520026	
7520027	
7520028	
7520029	
7520030	
7520031	
7520032	
7520033	
7520034	
7520035	
7520036	
7520037	
7520038	
7520039	
7520040	
7520041	
7520042	
7520043	
7520044	
7520045	
7520046	
7520047	
7520048	
7520049	
7520050	
7520051	
7520052	
7520053	
7520054	
7520055	
7520056	
7520057	
7520058	
7520059	
7520060	
7520061	
7520062	
7520063	
7520064	
7520065	
7520066	
7520067	
7520068	
7520069	
7520070	
7520071	
7520072	
7520073	
7520074	
7520075	
7520076	
7520077	
7520078	
7520079	
7520080	
7520081	
7520082	
7520083	
7520084	
7520085	
7520086	
7520087	
7520088	
7520089	
7520090	
7520091	
7520092	
7520093	
7520094	
7520095	
7520096	
7520097	
7520098	
7520099	

7535101

■ Oppose
■ Support

HOMES THAT SUPPORT OR ARE IN OPPOSITION TO THE 1621 DIAMOND STREET DEVELOPMENT PLANS

GUIDELINE: Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space.

- Proposal fails to respect the character of the neighborhood in height and scale
- Height is greater than any other house on the block
- Rear decks and extension are 20 feet beyond all the rear property lines of all the houses on the block. This significantly affects the privacy and quality of life of neighbors sharing the mid-block open space.
- Decks and rear extensions significantly impact our light and privacy, particularly our main living area (floor 2 of proposal) and Judd's artist studio (basement level)
- 3D shadow studies and projections show our home will be in shadow most of the day.

PROPOSED for ALTERATIONS:

1. Eliminate roof deck. (Reduces incompatible height somewhat)
2. **THIRD FLOOR**, (the floor that goes above our house and all others on the block) – eliminate this floor (Reduces incompatible height)
3. **SECOND FLOOR**, (our top floor). The proposed extension is a total of 20 feet beyond our property line and far beyond all the other houses. We ask to reduce the extension of each element by half:
 - House + deck TOTAL no more than 10 feet past our house.
 - **Reduce Floor 2 house rear extension by 6 feet.** This would be a dimension of 55'-8" from the front property line (which is 1'-8" in front of our front street walls) to the extension's rear wall.
 - **Reduce the deck to 4 feet.**
4. **FIRST FLOOR**. The house extends 20 feet beyond our rear wall.
 - reduce house extension to 10 feet instead of 20. **This would be a dimension of 59'-8"** from the front property line to the extension's rear wall.
5. **BASEMENT**. Similar to the floor above, reduce house extension to 10 feet instead of 20. **This would be a dimension of 59'-8"** from the front property line to the extension's rear wall.

1644 Diamond street, San Francisco CA 94131 | 415-312-2258 | benedict.ancock@gmail.com

11/15/2018

Dear David Winslow,

Re: Development at 1621 Diamond street

Case No.: 2017-010630DRP

I am writing this letter to express my great concern regarding the above housing development at 1621 Diamond street. I live across the road and very concerned about how this will change and affect our block.

The proposed plans are unreasonable and are transforming an 1800 square foot home to a home of over 4000 square feet. This turns an affordable starter home into a dwelling out of the reach of many San Franciscans.

This house will be an eyesore, it would be the only house on the block with 2 stories above street level (with an additional roof deck). Additionally it extends further back and further down than any of its neighboring dwellings. This will block the light to both neighboring dwellings, as well as seriously affecting the privacy of many neighbors on the block.

The sheer scale of this project is unreasonable and not consistent with neighborhood guidelines.

This is a very unique block in San Francisco with many of residents having lived here for over 30 years. We have all been united in trying to get reasonable dialogue with the contractors, but to very little avail.

Sincerely,

Dr Benedict Ancock

Benedict Ancock, MD, MPH

Date: 12/5/18

Name: Chris Straw

Address: 566 28 St
SF CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

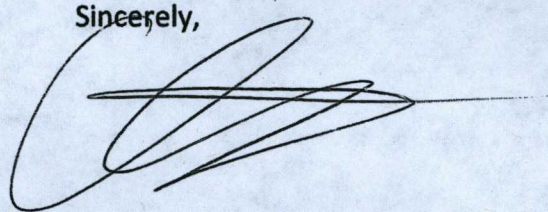
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



Date: December 5, 2018

Name: Diane C Carr

Address: 552 29th Street
SF CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

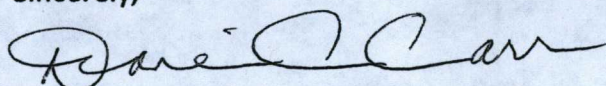
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



Date: 12/5/18

Name: LISA COVEM

Address: 579 28TH ST
SF, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

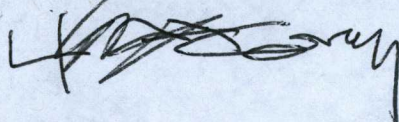
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



Date: Dec. 5, 2018

Name: Junko Nakazawa

Address: 553 28th St. SF 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

Date: 12/5/18

Name: Mimi Powers

Address: 630 28th St
S.F. CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

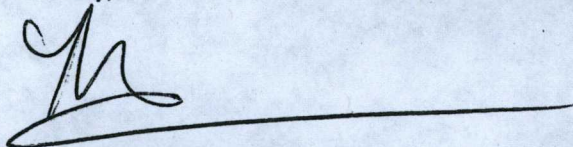
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mimi Powers', written over a horizontal line.

MIMI POWERS

Date: 12-5-18

Name: John A. Agardi

Address: 614 28th St.

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

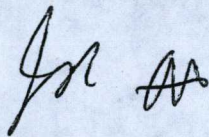
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



Date: 12-5-18

Name: James Lin

Address: 1521 Diamond Street
SF, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

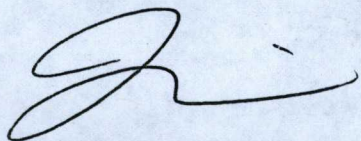
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to be 'James Lin', written in a cursive style.

Date: 12-5-18

Name: Laura Lee Gillespie

Address: 1544 DIAMOND ST.
SAN FRANCISCO CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

Laura Lee Gillespie

Date: 12-05-2018

Name: STEPHEN QUICK

Address: 1607 DIAMOND ST.
SAN FRANCISCO, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

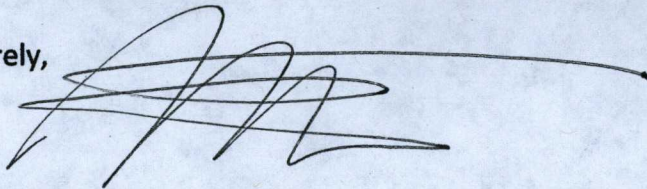
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

A handwritten signature in black ink, appearing to be 'S. Quick', with a long horizontal line extending to the right.

Date: December 05, 2018

Name: Cylena Suetman

Address: 1607 Diamond St.
SF, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

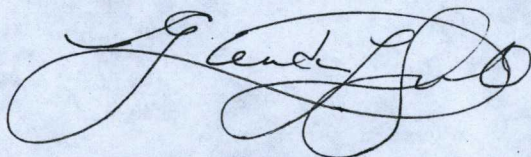
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cylena Suetman". The signature is fluid and somewhat stylized, with large loops and flourishes.

Date: Dec 5, 2018

Name: Rev. Margarita Suetman

Address: 1607 Diamond St
SF CA, 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street


Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

Margarita Suetman, The Reverend

From: Nik Reed nik_reed@yahoo.com 
Subject: Proposed project at 1621 Diamond St.
Date: December 5, 2018 at 9:14 PM
To: david.winslow@sfgov.org
Cc: Ling, Pamela Pamela.Ling@ucsf.edu, Judd Winick judd@juddspillowfort.com, David Howard davidhoward1@gmail.com



Dear Mr. Winslow,

Attached is a letter in opposition to the current planned project on my block, Diamond St.

Thank you for taking this into consideration,
Anthony

Dear Planning Commission,

My name is Anthony Tamaribuchi and I live at 1645 Diamond St. I am writing in opposition to the proposed remodel at 1621 Diamond St.

The house does not seem to be consistent with the neighborhood and the other homes on our block. Our neighbors have shared that it is going to take away their light and privacy. It is also very big as compared to the rest of our street.

My parents and I moved when I was in high school, from Glen Park to Diamond St. We love living on this block, in large part because of the neighborhood's character. We hope that you will help us preserve while allowing for growth in a reasoned manner.

Thank you for your consideration,

Anthony Tamaribuchi

1644 Diamond street, San Francisco CA 94131 | 415-298-4498 | pam.vig@gmail.com

11/18/2018

Dear David Winslow,

Re: Development at 1621 Diamond street

Case No.: 2017-010630DRP

I would like to express my concern about the proposed development at 1621 Diamond street.

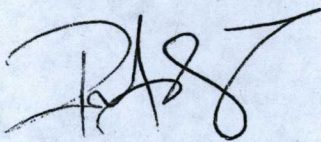
This proposal is not in keeping with the current houses on the 1600 block of Diamond street. This gargantuan project more than doubles the square footage of the current house. Noe valley is not in need of another 4000 square foot home.

This would be the only property on the block with 3 stories above street level and this is not even including the proposed roof deck. This will affect the privacy of us and many on the street. The unnecessarily large extension backwards and up will seriously affect the light of the surrounding homes.

The size of the proposed structure will dwarf all the homes on the east side of the street and is completely inconsistent with neighborhood guidelines.

We have, as a neighborhood, tried to engage the developers in reasonable discussion, but have been unsuccessful. I would urge for further consideration before approving such extensive and ill conceived plans.

Sincerely,

A handwritten signature in black ink, appearing to read 'Pam Vig', with a stylized flourish at the end.

Pam Vig, PhD

Dear Planning Commission,

My name is Nik Reed and I am a resident of Diamond St, living at 596 Valley St., at the intersection of Diamond and Valley. I am writing to you about the proposed structure at 1621 Diamond St.

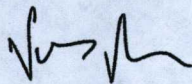
The project, in its current form, is truly a large departure from that which makes up our neighborhood. I moved here with my family in 2013, having been born and raised in the Castro and Noe Valley, and very excited to be able to move back. In fact, my uncle lived on this very street while I was in high school in the Fillmore. Part of the reason we were so excited to move to this street, and to this neighborhood was the type of housing, the families that lived here, and the fact that we would be raising our family around other families that also respected the neighborhood for what it is, and treat it accordingly.

And we have been delighted getting to know our neighbors. We even hosted the local police chief not long ago, with a turnout of neighbors on a cold Saturday morning that numbered in the twenties. This is the San Francisco I grew up in, and sadly not the San Francisco that most experience any longer. The reason I think this has been lost for so many is projects like the one currently being proposed at 1621 Diamond.

It is simply not consistent with the neighborhood and the other homes on our block. It is twice the size of existing adjacent homes and changes a house that is part of a series. In speaking and getting to know our neighbors, it is also going to take away their light and privacy. These are all elements that need not be part of a remodel, that is surely warranted. Yet, it isn't too much to ask that these remodels been done with thought toward the neighbors, and the neighborhood.

Our block, like our city, is going through lots of changes. However, it is the fact that San Francisco navigates these changes thoughtfully and with consideration that makes it the city we all love so much. We hope that you will consider the character of our neighborhood, the values that so many of us moved here to have, and provide adequate guideline to the anyone seeking to build in our neighborhood such that this character is preserved.

Sincerely,



Nicholas Reed

Date: 12/5/2018

Name: KRISTINE HERNANDEZ

Address: 562 28th St
SF 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

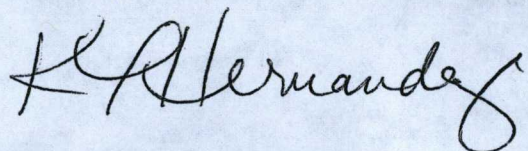
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

A handwritten signature in cursive script, appearing to read "K Hernandez".

Date: 12/14/18

Name: Katherine Edwards

Address: 537 28th St
San Francisco, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

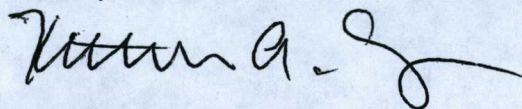
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



Date: 12-3-18

Name: Toni Lambert

Address: 1344 Diamond S
SAN FRANCISCO CA 94133,

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely, 

Date: 10-5-2018

Name: LARRY D. TRASK

Address: 1508 DIAMOND ST.
SF. CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

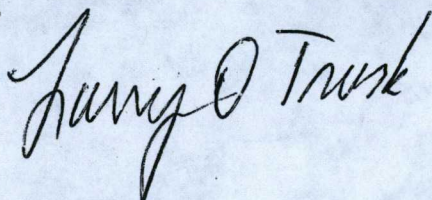
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

A handwritten signature in cursive script that reads "Larry D. Trask". The signature is written in dark ink and is positioned below the word "Sincerely,".

Date: December 5th, 2018

Name: Betty Wilkinson

Address: 1633 Diamond Street

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

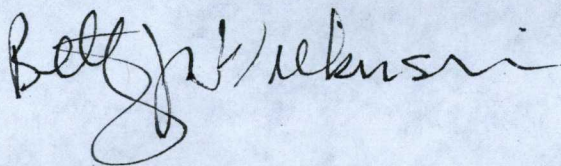
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



Date: 12-5-18

Name: Mr. C. Anderson

Address: 1641 Diamond St
SF CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

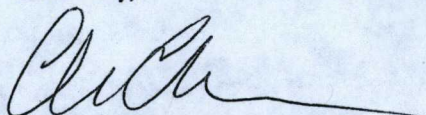
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



Date: 12/18/

Name: A.M. Zabala

Address: 1641 Diamond St
San Francisco, CA

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

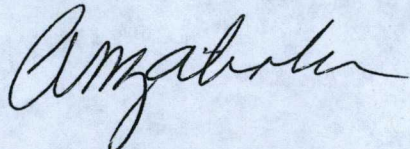
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



Date: DEC 9, 2018

Name: CHRISTINA WALKER

Address: 1100 DIAMOND ST
SF, CA 94114

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

Christine A. Walker

From: **Patti Martin** pattimartin4@gmail.com
Subject: **Objection to proposed plan for construction at 1621 Diamond St.**
Date: **December 5, 2018 at 10:39 AM**
To: david.winslow@sfgov.org
Cc: **Pam Ling** ling.pam@gmail.com, **Judd Winick** judd@juddspillowfort.com, **David Howard** davidhoward1@gmail.com



Dear Mr. Winslow:

I am writing to express my objection to the proposed plan for construction at 1621 Diamond Street. I have lived at 1637 Diamond Street since 1987 and consider myself to be very lucky to be among the small number of native San Franciscans that can remain residing in Noe Valley. We are a close-knit community on this block and have held neighborhood meetings to discuss our common interests over most of these 30 plus years. Though the neighborhood and the block has changed in these years our fundamental character has not changed.

The proposed construction at 1621 Diamond is not keeping within the established scale and feel of the pre-existing structures. In fact, the plans would more than double the size of the existing house! All the homes on the east side of our street are modest in height and do not impinge on the light available to our neighbors. This proposed construction would stick out as an eyesore on the street and would block the light of the effected neighbors. This is not right! In addition to blocking light the proposed construction would also impinge on the neighbors' privacy. Living in close-quarters with good neighbor relations in a city as densely planned as San Francisco requires there to be architectural limits established to guard against infringement on the interests of one's neighbors. It is important that you respect and support these guidelines to ensure harmony amongst neighbors.

I am counting on you to make decisions that support our community. If you have any questions please do not hesitate to contact me.

Regards,
Patti Martin

December 4, 2018

Case No.: 2017-010630DRP
Project Address: 1621 Diamond
Permit Application: 2017.0810.4463

Dear Mr. Winslow

My wife Ellen and I are members of the DSNA, "Diamond Street Neighborhood Association" and are joining our neighbors on the 1600 block of Diamond Street in communicating to you our concerns about the proposed redevelopment of 1621 Diamond Street, and hope that you may be able to offer some assistance in reviewing these plans for a more restrained design more in keeping with the neighborhood character and with less environmental impact on the surrounding neighbors.

The proposed plans by the developers have not addressed previously raised concerns and issues in obtaining their planning permission, is a massive reconstruction and major upward and outward expansion of the existing house to more than double its current size, which currently sits in the middle of a row of cottage houses currently all of similar age, size and height.

This plan is completely out of character with the surrounding neighborhood and this incompatible expansion will destroy the architectural symmetry of the whole east side of the block.

Our neighbors Judd and Pam Winick at 1615 Diamond Street have filed for a discretionary review, now on December 20, 2018, they will be directly impacted by this development being next door and negatively affected not just by the scale and scope but also on their quality of life, and we plan on supporting their opposition and attending the review if this isn't resolved fairly before hand.

As for the impact on our property at 1601 Diamond Street our concern is that the addition of an extra storey and large scale expansion of the building in back will impact the light availability for our basement living space and our yard, which is heavily planted with flowers, shrubs and trees. In addition the overshadowing effect will potentially affect generation capability for our rooftop solar panels - we depend on the generation capability to offset our electric bills, being seniors on fixed incomes.

Also of concern is the impact of all that major excavation and expansion in back and how that will affect us and the surrounding neighbors' drainage, soil stability and privacy.

Lastly, the scale of this construction project will affect all of our block for months with noise, dirt, dust, drilling, hammering, cranes, backhoes, bus and traffic disruption, parking disruption, utility work. The impact of all of this is way out of proportion to the average remodeling and construction work in the neighborhood.

Thank you for taking the time to hear our concerns and as City Architect we hope you are able to help establish some reasonable constraints and fair compromise on the proposed plans.

Sincerely

Simon Pargeter and Ellen Dorsey Pargeter

1601 Diamond Street, San Francisco, CA 94131

Date: 12/5/2018

Name: JAMES J. CURREN

Address: 540-28TH ST
SAN FRANCISCO, CA
94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,



December 6, 2018

Jack Foster
1626 Diamond Street
San Francisco, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

Dear Mr. Winslow,

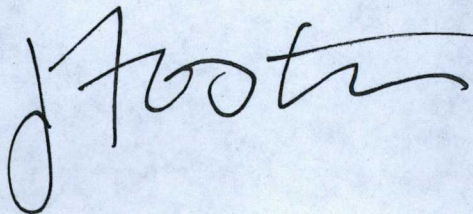
I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes.

I am also opposed to the proposed roof deck on the home. The roof deck will create unnecessary noise for all homes down the hill behind the home. The roof deck will be a public nuisance to all of us.

I am not opposed to this house, provided they reduce the size and remove the roof deck.

Sincerely,

Jack Foster

A handwritten signature in black ink that reads "Jack Foster". The signature is written in a cursive style with a large, looped initial "J" and a long horizontal stroke at the end.

December 5, 2018

David Howard
1614 Diamond Street
San Francisco, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

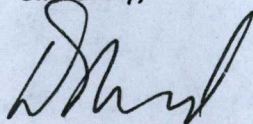
Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The house is far too large and will prevent anyone other than a millionaire from buying it.

- The house will impact the privacy and light of numerous neighbors.
- The house will replace one of three original "sister" homes that were designed to protect the privacy and light of the neighbors.
- The house will not fit the character of the neighborhood
- The house will have a roof deck that will allow noise to bounce off the houses across the street and fill the sloping valley behind the home with noise.
- The proposed house more than doubles the size of the original house.

I am not opposed to this house, provided they reduce the size and remove the roof deck.

Sincerely,



David Howard

December 5, 2018

Petra Thieriot
1600 Diamond Street
San Francisco, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

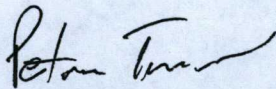
Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes.

I am also opposed to the proposed roof deck on the home. The roof deck will create unnecessary noise for all homes down the hill behind the home. The roof deck will be a public nuisance to all of us.

I am not opposed to this house, provided they reduce the size and remove the roof deck.

Sincerely,

A handwritten signature in black ink, appearing to read "Petra Thieriot". The signature is fluid and cursive, with a large initial "P" and a long, sweeping underline.

Petra Thieriot

December 6, 2018

An Ly
1614 Diamond Street
San Francisco, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes.

I am also opposed to the proposed roof deck on the home that will look directly into my bedroom. The roof deck will also distribute noise to the houses across the street and to all homes down the hill behind the home. The roof deck will be a public nuisance.

Sincerely,

A handwritten signature in black ink, appearing to be 'An Ly', with a horizontal line drawn underneath it.

An Ly

Date: Dec 6th 2018

Name: Vipul Ved Prakash & Vanessa Hsu

Address: 1636 Diamond St.
San Francisco, CA 94131

David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

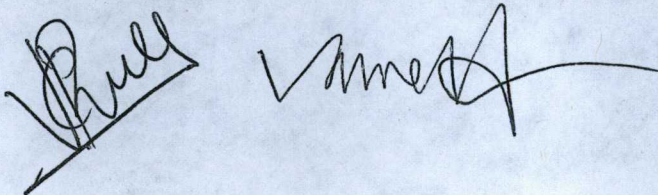
RE: 1621 Diamond Street

Dear Mr. Winslow,

I am opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note my opposition to this project.

I respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,

Two handwritten signatures in black ink. The first signature on the left is written over a horizontal line and appears to be 'Vipul'. The second signature on the right is more stylized and appears to be 'Vanessa'.

December 5, 2018

Roselynn and Steven Itelson
1309 Diamond Street
San Francisco, CA 94131

Mr. David Winslow
San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

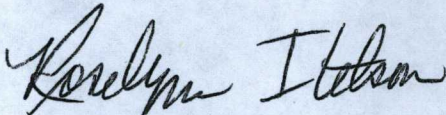
RE: 1621 Diamond Street

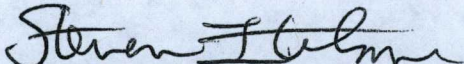
Dear Mr. Winslow,

As 36-year residents of Diamond Street, we are opposed to the proposed development at 1621 Diamond Street. The proposed house does not fit with the character of the block. It will also demolish the original house that is part of three original "sister" homes that were designed to respect the privacy and light of the other homes. I also understand that the proposed development will impact the privacy and light of the most immediate neighbors. Please note our opposition to this project.

We respectfully ask that you include this letter in the package sent to the Planning Commission.

Sincerely,


Roselynn Itelson


Steven Itelson