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To: [Yuen, Margaret \(CPC\)](mailto:Yuen.Margaret(CPC)@hpc.com)
Subject: FW: 25 Alta (To be provided at the HPC Commission Hearing)
Date: Monday, February 02, 2015 11:56:55 AM

From: John Votruba [<mailto:jvotrub@yahoo.com>]
Sent: Thursday, January 29, 2015 8:43 PM
To: Wong, Kelly (CPC)
Subject: 25 Alta (To be provided at the HPC Commission Hearing)

Dear Ms. Wong and Members of the Commission:

Thank you for taking the time to review this project in light of historical and other concerns.

In properly addressing the needs of the neighborhood, we would like to bring to the full Commissions's attention the density of this neighborhood and the need for privacy and space accommodated by the current building and 15' lot size. Multifamily housing in a residential neighborhood like Telegraph Hill should reflect a residential feel. Anything smaller than the required 15ft of open setback detract from this residential character and its privacy needs. As immediate neighbors and tenants of the 7 unit building contiguous to site at the 25 Alta, we greatly rely on the privacy created by the gardener's shed on this property for that has been a part of this property for at least 70 years.

The configuration of our original 1963 parking and open space and the final design of our building was styled based upon this privacy and distance afforded by the current configuration. The shed can be heightened and refurbished and used for entertainment, gardening, or storage purposes. This would allow for a smaller garage and more potential living area in the main structure without a larger footprint on the lot.

Also we do not agree that the roof deck as proposed in the new set of plans is consistent with building codes and planning guidelines that allow for roof decks. This 500 ft roof deck is too large and too high and creates privacy concerns for the master bedrooms in three of our units.

We have no problem with a deck on sleepers immediately on top of the roof. The inclusion of 42" solid parapet wall like the front parapet will allow for 25 Alta privacy in using their deck as well as neighbor privacy.

Our work schedules make it impossible for us to attend this meeting.

The Owners and Tenants of 218 Union