Carlos & Louise Bea
2727 Pierce Street
San Francisco, CA 94123

September 11, 2019

Ms. Jeanie Poling
San Francisco Planning Department
San Francisco, CA 94123

Re: Environmental Review
Case No.: 2017-00254ENV
Project Address: 2417 Green Street

Dear Ms. Poling,

We are residents at 2727 Pierce Street, and have lived her for 33 years.
Our interest in this project is not only because our back yard abuts the back yard of 2417 Green Street, but also on behalf of the other neighbors who share the mid-block open space, who will also be impacted.

I am writing to oppose the project at 2417 Green Street, as it is currently proposed. In many aspects, this project is inconsistent the San Francisco Zoning Code, and also the Cow Hollow Neighborhood Design Guidelines.

The proposed project encroaches on the shared mid-block open space.

The proposed project significantly obstructs access to light and air to the adjacent Coxhead House, at 2421 Green Street. It will do so by expanding past the east windows of 2421, not only obstructing access to light and air, but also by creating a very crowded and unnatural architectural formation, which will become part of the mid-block open space environment.

The Coxhead House was built in 1893, and was occupied by Ernest Coxhead and his family between 1893 and 1903. It is a wonderful example of Mr. Coxhead's combination of English country cottage with the Arts and Crafts style. The State of California has declared that the Coxhead House is clearly eligible for placement in the National Registry. As such, resource should be respected. And the proposed project does not do so.

The volume and massing of the proposed project is inconsistent with the neighborhood. The proposed project is for a 6100 square foot home on a 2500 square foot lot. The result with be a floor area ratio of nearly 2.5, in a neighborhood with an average floor area ratio to 1.0.

Thank you for giving these issues the scrutiny they deserve with an Environmental Review.

Sincerely,

Carlos & Louise Bea