

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPG

Dear Planning Commission:

My name is Anna Maria Bambara. My husband and I live at 39 Capra way, the house just next to 33 Capra. We are writing to express our support for the development located at 33 Capra Way. We have reviewed the drawings and we like that we will have 3-units next door in place of one giant single family home. We also like that the developer has created set backs in the back and side and respected our light. We think the massing of the project is fine. We have no privacy concerns with the roof deck nor the shade it will cast.

Thank you for your time.

Print name: JOSEPH & ANNA MARIA BAMBARA

Sign name: Joseph & Anna Maria Bambara

Address: 39 CAPRA WAY

Phone number: 415-922-5937

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing.

Print name: Elizabeth Ann Shay Kaler

Sign name: 

Address: 132 Pixley Street, San Francisco, CA 94123

Phone number: 651.333.0513

RECEIVED

SEP 12 2019

33 CAPRA WAY

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing.

Print name: Stuart Bauch

Sign name: [Signature]

Address: 15 Cervantes Blvd #305 SF 94123

Phone number: 415-602-6105

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing.

Print name: Mariana Botero

Sign name: Mariana Botero

Address: 400 Avila Street

Phone number: 628 219 6179

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear San Francisco Planning Commission,

I am writing to support the proposed project at 33 Capra Way. I am a Marina District resident and my home is a few blocks away at 2500 Chestnut Street.

It goes without saying there is a housing crisis in our city, and our housing crisis requires housing units of all types to be built. If we do not provide homes with ample outdoor space and multiple bedrooms, families will no longer be able to live here.

You can tell the architect and project sponsor put a lot of thought into the design and layout of this building. The facade and massing fit well in the neighborhood. Any family could enjoy the outdoor space provided for any of the units.

I urge you to approve this project, as is, and help get more units built in our city. Please let me know if you have any questions. I can be reached 760-828-6476.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jessica Dobrin', with a stylized, cursive script.

Jessica Dobrin

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing.

Print name: Leo Tovey

Sign name: LT

Address: 2500 Chestnut Street, San Francisco, CA 94123

Phone number: (415) 871 8710

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Planning Commission Members:

I am writing to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us.

I believe the massing is to scale with the neighborhood and the architect has provided an appropriate amount of outdoor space for the units. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing to the city inventory.

Michael Blumenfeld

Print name: _____

Sign name: _____

DocuSigned by:



2E38D62980504A5...

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Planning Commission Members:

I am writing to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us.

I believe the massing is to scale with the neighborhood and the architect has provided an appropriate amount of outdoor space for the units. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing to the city inventory.

Lauren Janney
Print name: _____

DocuSigned by:

F048F76179A44E2
Sign name: _____

785.550.1528
Phone number: _____

801 Fillmore St Apt 3, San Francisco, CA 94117
Address: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Planning Commission Members:

I am writing to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us.

I believe the massing is to scale with the neighborhood and the architect has provided an appropriate amount of outdoor space for the units. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing to the city inventory.

Print name: Bryan Parks

Sign name:  DocuSigned by:
F65253A7B8554AF

Phone number: 4154650473

Address: 3740 Fillmore St

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Planning Commission,

I have been a San Francisco resident for the past 3 years and am hoping to stay for the long hall should I be fortunate enough to.

In the short amount of time that I have lived here, I have noticed the immense change. It is obvious to us all that the housing crisis is real and is upon us, full force. I'm writing to express my full support for the proposed project at 33 Capra Way as I believe projects like this are exactly what our city needs.

Please approve this project as proposed! I can be reached at 480-544-8651 should you have any questions.

Print name: Katie Wimer

Sign name: 0EAC82F03AF548B...

Phone number: 4805448651

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Planning Commission Members:

As I am unable to attend the hearing taking place on 9/12 due to my work schedule, I am writing to express my support for the upcoming development project at 33 Capra Way in San Francisco.

I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I believe the massing is to scale with the neighborhood and the architect has provided an appropriate amount of outdoor space for the units. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing to the city inventory.

As we all know that our city is in a catastrophic housing crisis, I urge you to please support this project as proposed! We need it!

Tyler Layton

Print name: _____

DocuSigned by:

5C4E4512E2DE4EA...
Sign name: _____

4088911258

Phone number: _____

319 2nd Ave. Apt. 5 San Francisco

Address: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Planning Commission Members:

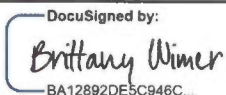
As I am unable to attend the hearing taking place on 9/12 due to my work schedule, I am writing to express my support for the upcoming development project at 33 Capra Way in San Francisco.

I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I believe the massing is to scale with the neighborhood and the architect has provided an appropriate amount of outdoor space for the units. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing to the city inventory.

As we all know that our city is in a catastrophic housing crisis, I urge you to please support this project as proposed! We need it!

Brittany Wimer

Print name: _____

DocuSigned by:
Brittany Wimer
BA12892DE5C946C...

Sign name: _____

4154208270

Phone number: _____

319 2nd Ave #5 San Francisco CA, 94118

Address: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Print name: Tom Bash

Sign name: 
07F2AEC3E3FB4A6

Address: 3640 Fillmore St. #302

Phone number: 3609107954

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Allie Havling

Print name: _____

DocuSigned by:

Sign name: _____

Allie Havling
637D16A890A9438 ..

2745 Webster Street, Apt. 6, San Francisco, CA 94123

Address: _____

4152058705

Phone number: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Sophia Chew

Print name: _____

Sign name:  _____
80C03C1FBE94494

3923 19th St San Francisco 94114

Address: _____

917-515-9545

Phone number: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Print name: RACHAEL STODDARD GILLY

Sign name: R Stoddard Gilly

Address: 2426 Chestnut Street

Phone number: 949.933.9286

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Print name: Sam Dreyfuss

Sign name: 
DocuSigned by:
B2BE3619DB31456

Address: 2744 Green st.

Phone number: 5104993690

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing.

Print name: Nikki Sommer

Sign name: 

Address: 2142 Filbert St

Phone number: 415-203-8504

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Leigh Kinnish

Print name: _____

DocuSigned by:
Sign name: Leigh Kinnish
99127DD1852943C...

Address: 2744 Green St. Apt 2

Phone number: 2065951308

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Keegan Petty

Print name: _____

DocuSigned by:

Sign name:  _____
8D43A7848D1E480

2320 Larkin St., San Francisco, CA 94109

Address: _____

(206) 850-1961

Phone number: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

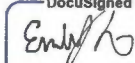
Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Emily Knight

Print name: _____

DocuSigned by:



Sign name: _____

697B45952991407

3640 Fillmore st, apt 302

Address: _____

2066052151

Phone number: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Alyssa Perry

Print name: _____

DocuSigned by:

Sign name: Alyssa Perry _____

8FDE1F2E65EA4FA...

2744 Green St Apt 2

Address: _____

4254448887

Phone number: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing.

Print name: Bryan Silver

Sign name: 

Address: 2169 Greenwich St, SF, CA 94123

Phone number: (510) 919-6488

California Renters Legal Advocacy and Education Fund

1260 Mission St
San Francisco, CA 94103
hi@carlaef.org



8/27/2019

RECEIVED

San Francisco Planning Commission
City Hall, Room 400
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102
commissions.secretary@sfgov.org; david.winslow@sfgov.org;
Via Email

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Re: 33 Capra Way
2018-001940DRP

Dear Planning Commissioners,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform you that the San Francisco Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the Housing Accountability Act.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's Zoning Ordinance and General Plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety. The most relevant section is copied below:

(j) When a proposed housing development project complies with applicable, objective general plan and zoning standards and criteria, including design review standards, in effect at the time that the housing development project's application is determined to be complete, but the local agency proposes to disapprove the project or to approve it upon the condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by substantial evidence on the record that both of the following conditions exist:

(1) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or

conditions as they existed on the date the application was deemed complete.

(2) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

The Applicant proposes to add 2 vertical stories and a rear addition to an existing single family home. The resulting building will be comprised of 3 units.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above.

CaRLA is a 501(c)3 non-profit corporation whose mission is to restore a legal environment in which California builds housing equal to its needs, which we pursue through public impact litigation and providing educational programs to California city officials and their staff.

Sincerely,



Dylan Casey
Executive Director
California Renters Legal Advocacy and Education Fund

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Planning Commission Members:

I am writing to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us.

I believe the massing is to scale with the neighborhood and the architect has provided an appropriate amount of outdoor space for the units. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing to the city inventory.

Yelena Mugin
Print name: _____

DocuSigned by:
Yelena Mugin
Sign name: _____
ET018223CC40487

415-609-7777
Phone number: _____

276 Mallorca Way San Francisco, CA 94123
Address: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Print name: Brielle Perry

Sign name: DocuSigned by:
Brielle Perry

Address: 3025 Buchanan Street San Francisco, CA 94123

Phone number: 425-681-2848

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Print name: Lyle Zoumut

Sign name: 

Address: 1562 Greenwich Street San Francisco CA 94123

Phone number: 2536327490

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Jason Phillips

Print name: _____

Sign name:  _____
4338236DE8DD048A

2420 Geary Blvd. #B San Francisco, CA 94115

Address: _____

(510) 469 - 6689

Phone number: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. I have reviewed the proposed project that the Project Sponsor, Bora Ozturk of Bottlenosedolphin LLC, and his Architect presented to us. I am confident that the project will be a welcome addition to our neighborhood adding much needed housing.

Print name: Kathryn Lancendorfer

Sign name:



Address: 3670 Fillmore St, Apt 3, San Francisco, CA 94123

Phone number: (650) 619-3394



RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

33 CAPRA WAY

RE: 33 Capra Way proposed development

Dear Planning Commission Members:

I would like to express my support for the upcoming development project at 33 Capra Way in San Francisco. The city needs more housing and I'm confident this project will be a great addition to our neighborhood.

Natalie Mulay

Print name: _____

DocuSigned by:

Sign name:

Natalie Mulay

097F760108E2401

1729 Greenwich street

Address: _____

4153061578

Phone number: _____

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

General Public Comment 9/12/2019 to Commission from G. Schuttish

NUMERICAL CRITERIA VALUES FOR RH-1 from 2009 - September 12, 2019

\$2.2 MILLION

July 2019

\$1.9 MILLION

December 2017

\$1.63 MILLION

November 2015

\$1.54 MILLION

April 2009

\$1.506 MILLION

March 2014

\$1.3 MILLION

August 2013

No Adjustment to Demo Calcs since Code Implementation Document, October 2010

2009 value stated in 4/29/2009 ZA Letter to Amy Brown re: Crown Terrace; 2013 value based on RJ&R memo by D. Silverman found on Internet; All other values published by Planning Department in "Removal of Dwelling Units Periodic Adjustment to Numerical Criteria"

GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.

RECEIVED

SEP 12 2019

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block.



This block face has a strong visual character because of the uniform width and height of the buildings on the block, compatible building details, and consistent placement of features such as entries and bays.

Neighborhood Character • 9

SEWARD STREET:

50 Seward Street



James Pincow
49 Seward Street, Unit 1
San Francisco, CA 94114

September 12, 2019

SUBMITTED IN PERSON AT THE PLANNING COMMISSION REGULAR HEARING HELD
AT 1:00PM ON SEPTEMBER 12, 2019

Re: 50 Seward Street Continuance Hearing on September 12, 2019
Building Permit Application No. 201704194301

Commissioners:

My name is James Pincow. I live at 49 Seward Street, Unit 1, and I am one of the DR Requesters for 50 Seward Street.

The project architect wants you to believe that the project complies with the Residential Design Guidelines, but here is a bright line comparison of what the Guidelines say, and what Seward Street reveals (see Exhibit 1 attached hereto, showing page 9 of the Guidelines on top and a picture of the north block face of Seward Street on the bottom).

The example given in the Guidelines might as well be our exact block, because 50 Seward Street is part of a row of 6 nearly identical homes. This project would destroy that and set a terrible precedent. Completely mirroring the illustration on page 9 of the Guidelines, the north block face row of 6 Mediterranean-Revival style homes has a strong visual character. How does allowing this project respect the integrity or spirit of the Guidelines, which are meant to preserve the City we all love?

The Historic Resource Evaluation by the Architectural Historian commissioned by the owners states that the subject block is characterized by two story Mediterranean Revival style home just like the subject property. She goes on to say that nearly half of the homes on the block were "constructed in either 1928 or 1929, and share the same general massing and appearance as the subject property". She further points out that these homes, including the subject property, "all have double canted bay windows at the second floor level, surmounted by a red tile element" which, exhibit a "concentration of buildings historically and aesthetically united by plan and physical development" (see "Historic Resource Evaluation, dated July 1, 2017, submitted to the Planning Department by the property owners in connection with their Building Permit Application).

The plans you are considering today would result in a home that objectively defies the Guidelines and destroys the block face visual character.

Furthermore, at the last hearing, Mr. Lum quoted his own sun study and claimed that my property would lose only a small amount of sun. However, the sun study done in the interim at the request

of this Commission shows that the project results in NEW shadowing on my residence of at least 1 hour and 10 minutes, which amounts to a loss of approximately HALF my total direct light (see Exhibit 2 attached hereto, which is taken from Mr. Lum's letter to the Planning Commission, dated September 4, 2019).

My partner and I keep the heat off and allow our home to naturally warm up in the morning in an environmentally friendly way. We also need direct sunlight for the survival of our front balcony garden and indoor plants. The impact of the proposed project's shadow effect on our residence is substantial.

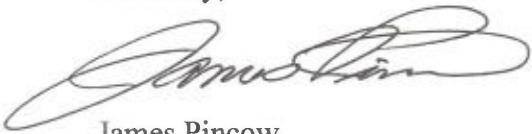
The owners' plans include an additional story. Their desire to amass an absurd amount of additional square footage doesn't justify seizing a valuable resource such as light from neighbors living within their footprint.

I am not opposed to my neighbor improving their home, but the owners' project is unduly costly to their neighbors in a zero sum game and run afoul of the Guidelines in an unignorable way. The project does not enhance or conserve neighborhood character and does not balance the right to develop the property with impacts on near-by properties or occupants.

I believe that the Planning Department has not provided sufficient consideration of these facts, and that Discretionary Review should be granted.

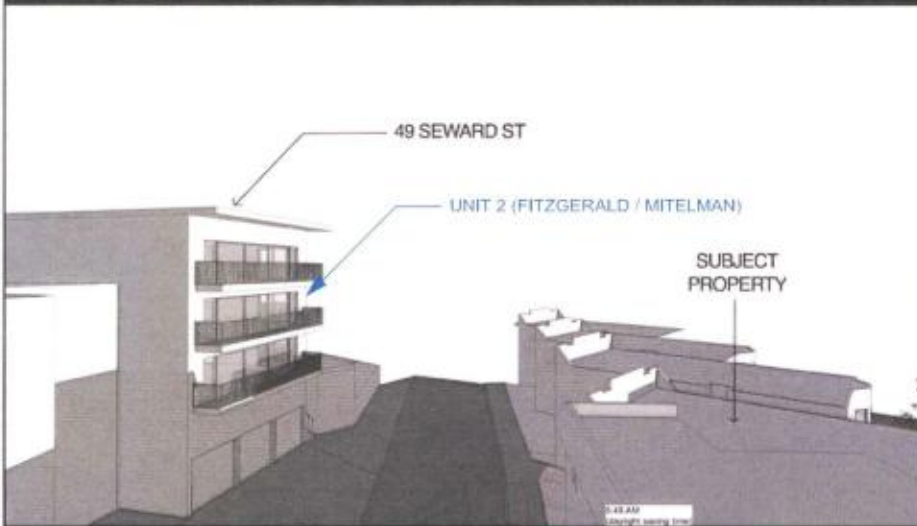
Thank you.

Sincerely,

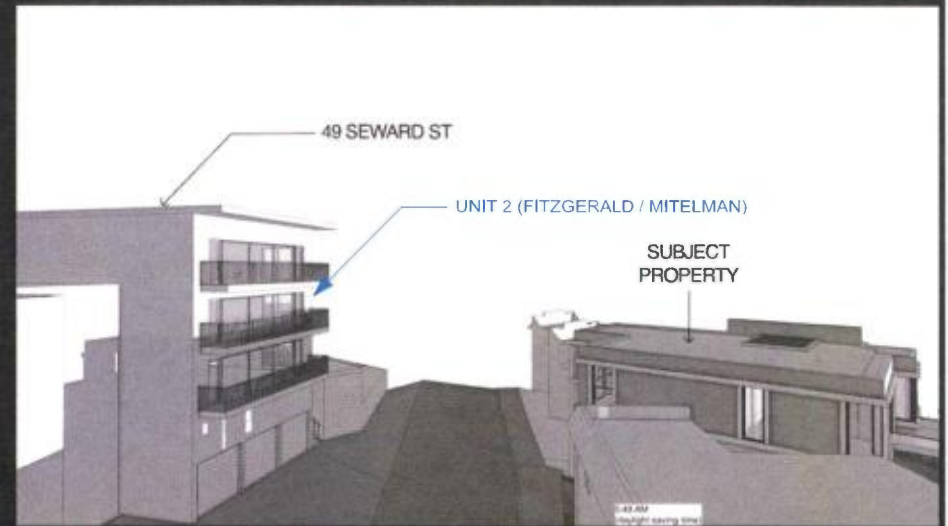
A handwritten signature in dark ink, appearing to read 'James Pincow', with a stylized, cursive script.

James Pincow

SUMMER SOLSTICE (JUN 21) 5:48 AM

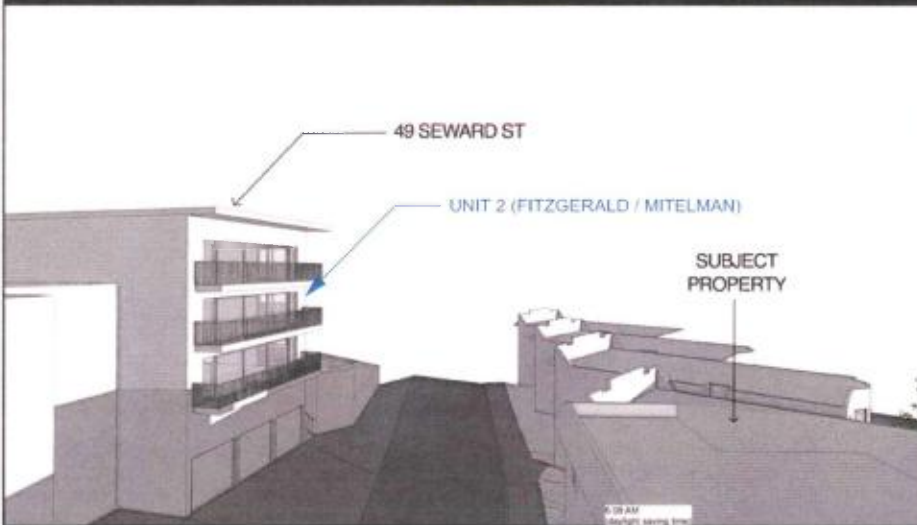


EXISTING

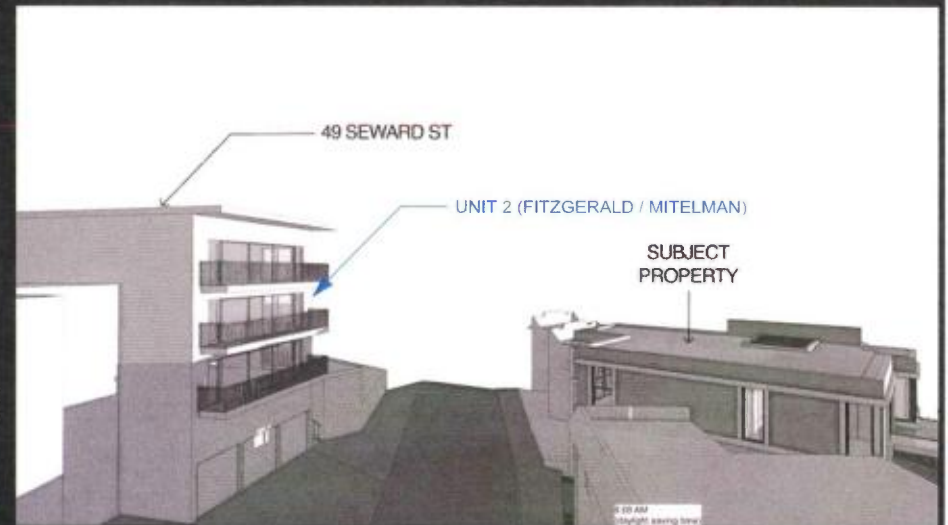


PROPOSED

SUMMER SOLSTICE (JUN 21) 6:08 AM

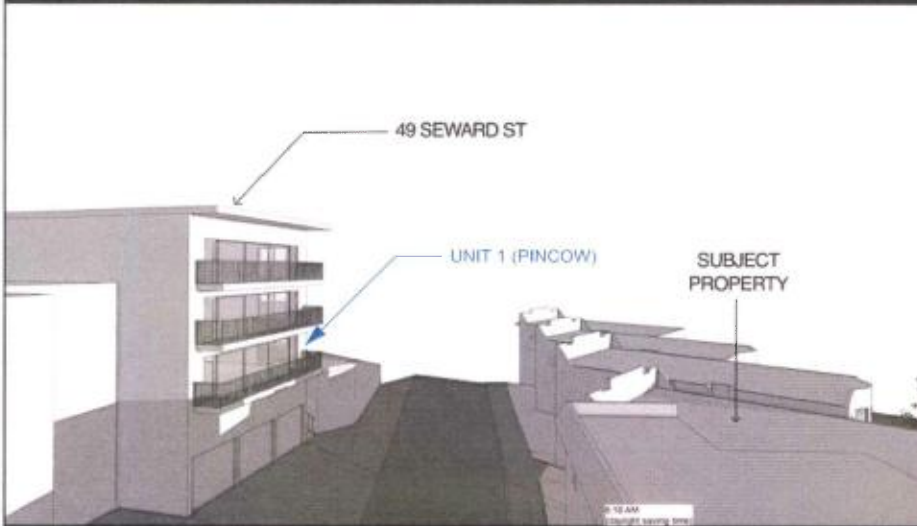


EXISTING

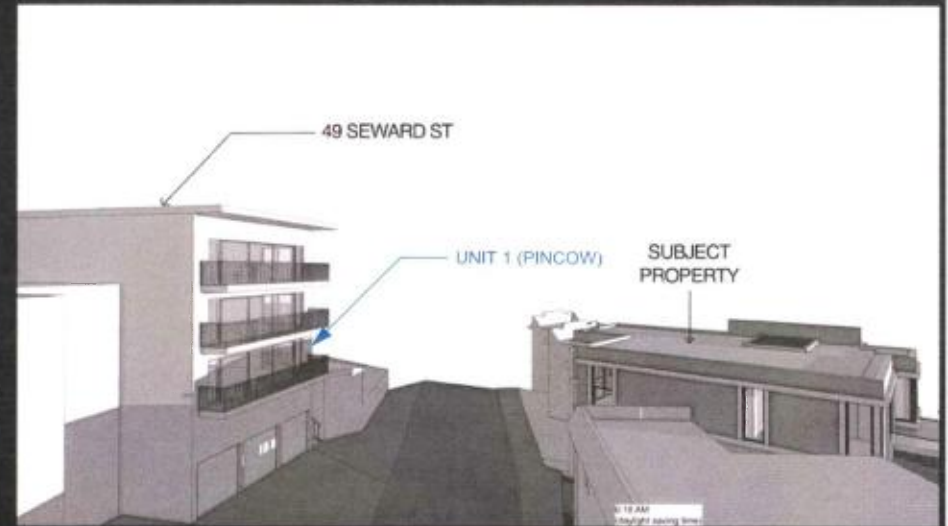


PROPOSED

SUMMER SOLSTICE (JUN 21) 6:18 AM

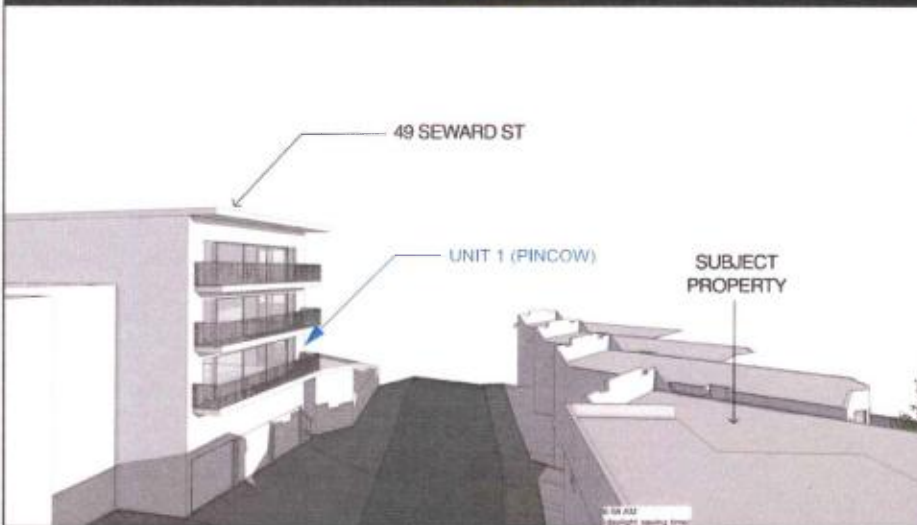


EXISTING

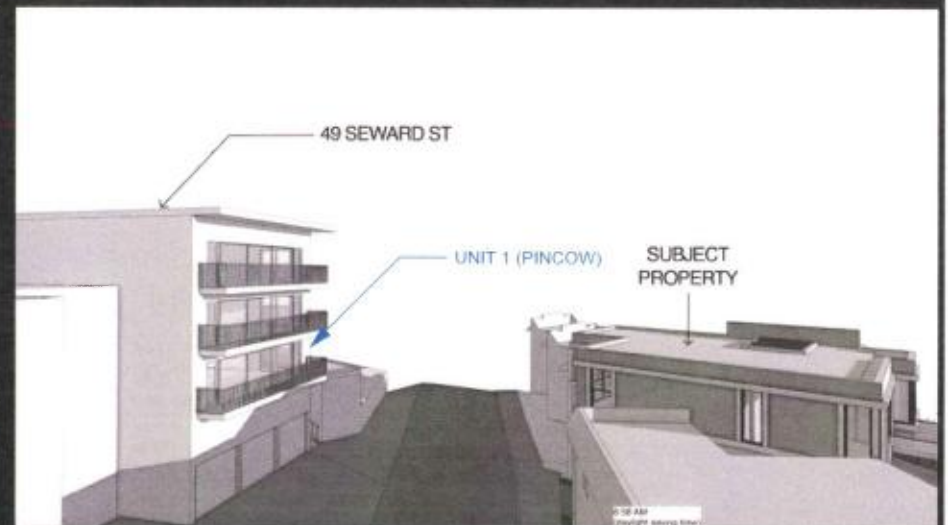


PROPOSED

SUMMER SOLSTICE (JUN 21) 6:58 AM



EXISTING



PROPOSED



Sunnyside Neighborhood Association

From: Amy O'Hair

SNA Sunnyside Representative, Balboa Reservoir Community Advisory Committee
Secretary, Sunnyside Neighborhood Association

RECEIVED

Date: Sept 12 2019

SEP 12 2019

To: San Francisco Planning Commission

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
CPC/HPC

Dear Commissioners:

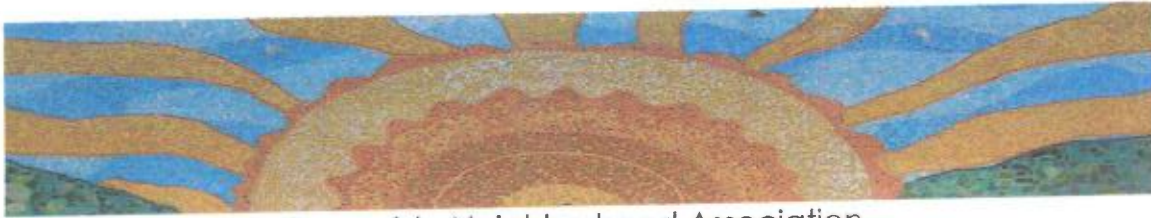
Please urge the Planning Dept to **open San Ramon Way to all traffic** at the Balboa Reservoir housing site, which was studied as Alternative C in the Balboa Reservoir SEIR. The current two plans include only two openings for vehicle traffic into and out of the site, at Lee Avenue and Ocean, and onto Frida Kahlo Way near Cloud Circle. By opening San Ramon Way, a third street access would be added to the building site, mitigating some of locked-in nature of the site.

When AECOM did the initial transportation analysis in March 2015, they concluded: "Extending San Ramon Way would **reduce local traffic** at bottlenecks into the neighborhood....The extension would likely attract a portion of the reservoir site traffic heading to or from the west end and could likely be accommodated **without resulting in substantial negative effects** on the existing Westwood Park neighborhood."ⁱ

The Balboa Reservoir draft SEIR states that opening San Ramon Way to vehicles would **redistribute traffic** from Ocean Avenue and Frida Kahlo Way, where it would **otherwise contribute to transit delay** (p.6-37). It would **provide emergency vehicles better access** to the western portions (p.6-36). Further, this alternative would **reduce project-generated traffic volumes** at the Lee Avenue-Ocean Avenue intersection (p.6-37), which is identified as a point of heavy traffic congestion (p.3.B-3).

In 1917, Westwood Park was laid out with the several stub-end streets, including San Ramon, abutting its periphery. The original planners naturally envisioned these stubs connecting up with new streets in future adjacent residential developments. Connecting San Ramon Way might seem an obvious part of effectively developing the site, but apparently the barrier to doing so lies far in the past.

Page 1/2



Sunnyside Neighborhood Association

In 1950^s the Westwood Park homeowners association decided that a completed street at this location was something they wanted to prevent forever.

On June 30, 1955^{*} the City and County of San Francisco sold a ten-foot wide strip of the public street to the Westwood Park Homeowners Association (3178/018), for just \$1.36.

Thus a HOA of 600-some households, owning a thin strip of previously public land, now stands against a better distribution of traffic, better emergency vehicle access, and the alleviation of transit delay.

The Commission can and should correct this incomplete street. Please urge the Planning Department to pursue Alternative C. Thank you for your consideration.

Sincerely,

Amy O'Hair

Page 2/2

ⁱ Memorandum from AECOM to the SF Planning Dept about Balboa Reservoir existing conditions, dated March 17, 2015. <http://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/Balboa-Reservoir-Study Existing-Conditions-Transportation.pdf>

** See attached conveyance from the SF Assessor's*

CONVEYANCE OF REAL ESTATE**SOLD FOR NONPAYMENT OF PROPERTY TAXES FOR THE FISCAL YEAR 19**54**-19**55Sale No. 1159

THIS DEED, made this 1st day of July 1960, between
Louis J. Conti, Tax Collector of the City and County of San Francisco
 State of California, first party, and the State of California, second party, witnesseth:

THAT WHEREAS, The real property hereinafter described was duly assessed for taxation in the year 1954,
 to Residential Development Co.
 and was thereafter on the 30th day of June, 1955, duly sold to the State of California for
 nonpayment of delinquent taxes which had been legally levied and were a lien on said real property, the total amount for which
 the same was sold being \$ 1.36;

AND WHEREAS, Five years or more have elapsed since said sale and no person has redeemed the property;

NOW THEREFORE, In accordance with law, the first party hereby grants to the second party that certain real property
 situated in the City and County of San Francisco, State of California, described as follows:

Lot 18, Block 3178 as delineated and designated in
 Assessor's Map Book filed on September 23, 1959, in
 the office of the Recorder of the City and County of
 San Francisco, State of California.

IN WITNESS WHEREOF, Said first party has hereunto
 set his hand the day and year first above written.

STATE OF CALIFORNIA }
 City and County of San Francisco } ss. Tax Collector of the
 On July 1st, 1960, before me, Martin Morgan, County Clerk and
 ex officio Clerk of the Superior Court of the State of California in and for the City and County of
San Francisco, personally appeared Louis J. Conti, known to me to
 be the Tax Collector of said City and County and the person whose name is subscribed to the within instrument
 and acknowledged to me that he executed the same as such Tax Collector.

J 428BOOK **A141** PAGE **553**

RECORDED AT REQUEST OF
 LOUIS J. CONTI
 TAX COLLECTOR
 JUL 1 3 54 PM '60

SAN FRANCISCO, CALIF.
Shirley A. J. Morgan
 RECORDER

Official

For Use of Recorder

Louis J. Conti
 Tax Collector of the
 City and County of San Francisco
 On July 1st, 1960, before me, Martin Morgan, County Clerk and
 ex officio Clerk of the Superior Court of the State of California in and for the City and County of
San Francisco, personally appeared Louis J. Conti, known to me to
 be the Tax Collector of said City and County and the person whose name is subscribed to the within instrument
 and acknowledged to me that he executed the same as such Tax Collector.

County Clerk and ex officio Clerk of the Superior Court

By _____ Deputy

FOR USE OF STATE CONTROLLER

No. Acres _____ Redeemed _____
 No. Lots _____ Cancelled _____
 Value Land _____ Postponed _____
 Value Imp. _____ Az. P.A. _____
 In City of _____ Agr. App. _____
 Code Area _____ Sold _____
 School Dist. _____ Election Filed _____

CONTROLLER'S FORM T.D.L. 1800E
 DECAT 6-58 4M ② SPO

0428
JUL 1 1960

Received at CPC Hearing 9/12/19
J. Poling

2018-007883ENV

**BALBOA RESERVOIR PROJECT – (Assessor's Block 3180, Lot 190)
Public Hearing on the Draft Environmental Impact Report**

TRANSIT DELAY

The SEIR states that transit delay induced by the Balboa Reservoir project will be insignificant but this conclusion is based on a completely arbitrary, unauthorized definition of delay on the part of the consultants.

The MUNI on-time performance standard allows for a 4-minute delay for an entire route. The SEIR instead allows for a 4-minute delay on any segment of a route (i.e., between two stops), a completely invalid assumption, meaning almost no amount of delay would be considered significant.

EXAMPLE: The 43-Masonic travels from the Balboa Reservoir project site on Frida Kahlo Way to the Balboa Park Station in **7 minutes**. Using the consultants' re-definition of transit delay, additional delays of up to four minutes in just three segments, resulting in a travel time of **19 minutes**, a **171% increase**, is somehow deemed "**insignificant**." No one riding that 43 would find the delay to be insignificant. And this utterly faulty reasoning is allowed to be presented in the SEIR as justification for a finding of "insignificant delay," meaning no mitigation is required.

From any perspective, whether legal, ethical or engineering, this is wrong. The SEIR is in error in using this faulty, invalid method of determining transit delay. The transit delays as a result of this project will be significant and appropriate mitigation must be identified before the SEIR is approved.

C1 Travel Demand Memorandum

This section refers repeatedly to two sources for trip generation data. One is the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th edition and the other is the *San Francisco Planning Trip Generation Workbook (SF Workbook)*. While the ITE *Trip Generation Manual* is indeed a standard source, it also is recognized as a very flawed source of information due to its reliance on datasets with very little input, generally from suburban, not urban, sources. We can't even find the *SF Workbook* and so are unable to determine whether it addresses any of those flaws or simply compounds them. Can the Planning Department provide us with a copy of this workbook?

C2 Transit Assessment Memorandum

TRANSIT ASSESSMENT

Transit reentry delay analysis

Delay calculated based on empirical data from 2010 *Highway Capacity Manual*.

Data at least 15 years old was used instead of using 6th edition of *HCM* published in 2016—why?

“The *Highway Capacity Manual, Sixth Edition: A Guide for Multimodal Mobility Analysis (HCM)* provides methods for quantifying highway capacity. In its current form, it serves as a fundamental reference on concepts, performance measures, and analysis techniques for evaluating the **multimodal** operation of streets, highways, freeways, and off-street pathways. The Sixth Edition incorporates the latest research on highway capacity, quality of service, and travel time reliability...”

Given the use of an outdated HCM and its related data, we challenge the Kittleson conclusion that, “Based on the findings from this corridor delay analysis, the project would not result in a substantial delay to public transit along Frida Kahlo Way, Ocean Avenue, or Geneva Avenue.”

Passenger boarding delay analysis

What source was used to assume “two seconds per passenger boarding”? Is it again outdated data? Does it include students and instructors carrying books, supplies, and other material? Does it include students traveling with children? Residents carrying shopping bags or using a wheeled cart? Disabled users?

City College Loop analysis


The consultant concludes that despite increases in traffic volume, no additional delay will be generated. Consultant makes repeated reference to “existing signal timing coordination and optimization.” As anyone who travels these corridors knows, having actuated signals and having those signals actually work are two different things. Broken and mis-timed signals have plagued traffic on Phelan/Frida Kahlo for years and the city has either ignored the problems or addressed them only after years of complaints. What assurance do we have that any of this will change after the development has been built?

Received at CPC Hearing

9/12/19

J. P. J.

To: San Francisco Planning Commission

From: Jean Barish 

Date: September 12, 2019

Subject: Case No. 2018-007883ENV
Balboa Reservoir Project
Draft Subsequent Environmental Impact Report

Following are Public Comments regarding the referenced Project:

Good afternoon President Melgar and Commissioners.

My name is Jean Barish. I'm a former CCSF Faculty Member, teaching Anatomy, Physiology, and Health Education. I have also practiced law for over 20 years.

I am here to state my opposition to the Project, and to highlight some of the flaws in the Draft Subsequent EIR. (Att 1)

This oversized project could squeeze up to 1,550 units of housing, mostly market rate, onto a parking lot adjoining CCSF and a quiet neighborhood of single-family homes. (Att 1)

While it may be a developer's Field of Dreams, the project is a nightmare to the surrounding neighborhoods and to City College.

It will create congestion, transit problems, lack of access to CCSF, and many other environmental problems. It will also convert public land, currently owned by the SF PUC and used by CCSF for decades, into private property for profiteering developers. And it will not meet the growing need in San Francisco for affordable housing.

Coalition of San Francisco Neighborhoods, Westwood Park Neighborhood Association, and other groups have signed Resolutions opposing this project. Hundreds of people have signed petitions and letters. I hope you will pay attention to their concerns.

I urge the Commission to consider reducing the project to one that is about 400 units, such as illustrated in this drawing. (Att 2)

And now for a few specific flaws in the DSEIR.

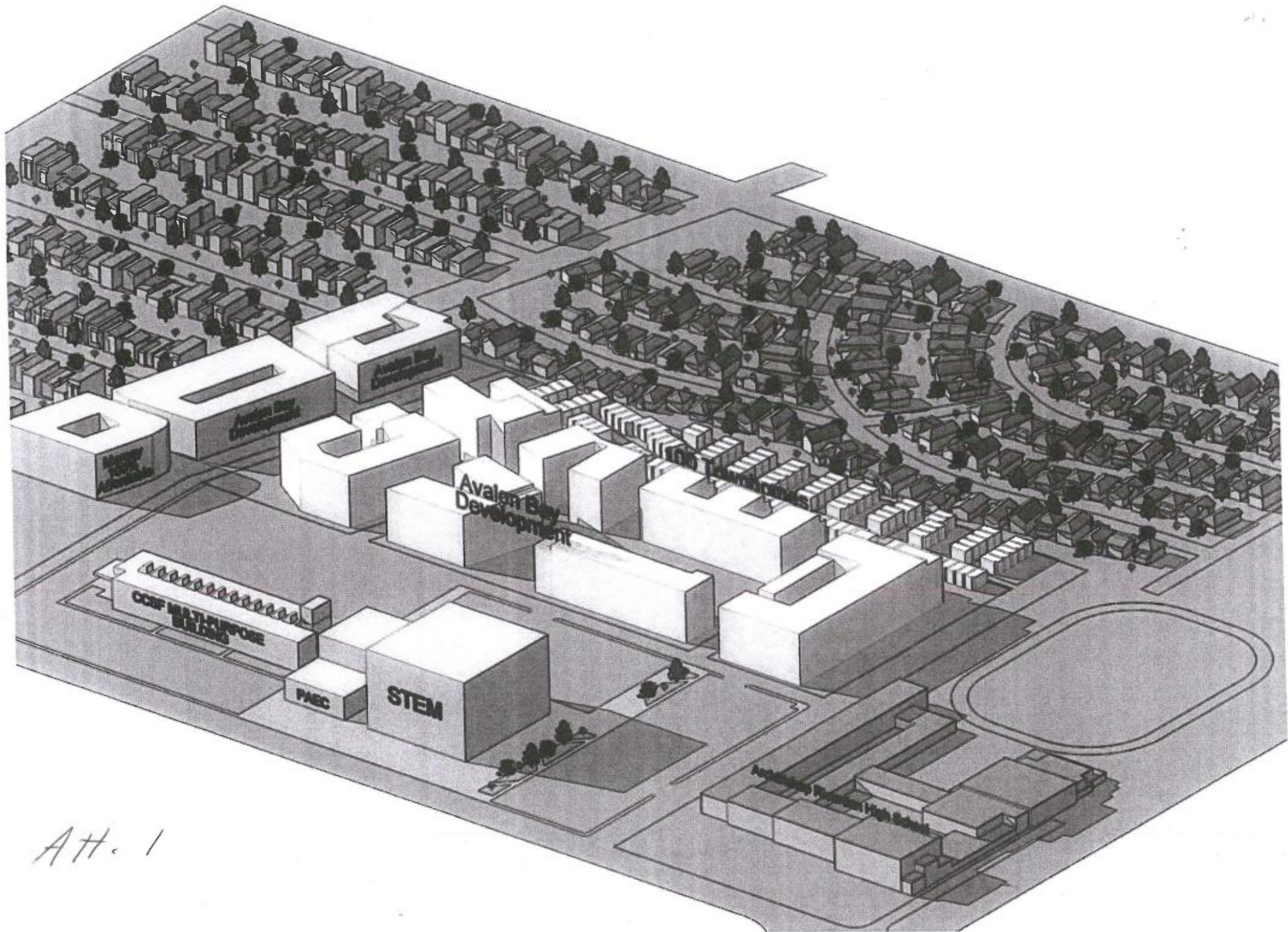
- 1) The DSEIR Initial Study eliminated many environmental impacts for review by concluding they were not potentially significant. But these conclusions are flawed. The Study concluded that the project would not create adverse shadow effects, despite the fact that there would be new shadow on Unity Plaza for over 25% of the year, and there would be significant shadow on Riordan High School.
- 2) The Initial Study says there would be a population increase of over 100% in the plan area, but concludes there would be no significant cumulative population impact because this is a tiny increase compared to the population of the City as a whole. This is a flawed apples and oranges comparison, and should not be accepted.

3) Finally, the Initial Study concludes the project would not result in cumulative impacts on public services. Yet it did not analyze the impacts of the project on City College. Again, the DSEIR review of this impact is inadequate.

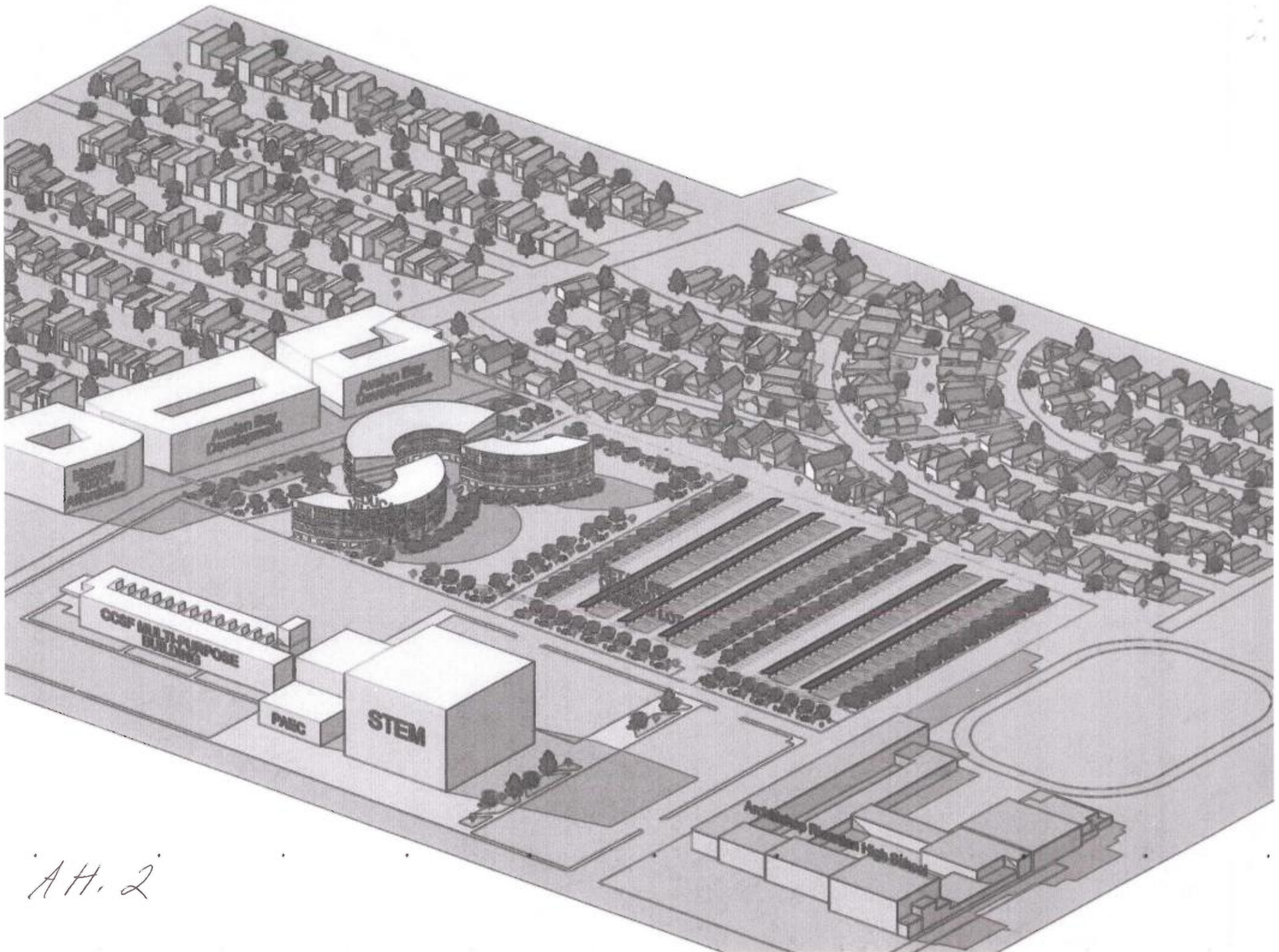
In these and many other areas, the DSEIR offers no objective criteria to serve as a basis for determining that the impacts are not significant. Accordingly, the it is a flawed document that must be revised before it is submitted for final review.

In conclusion, I hope you agree this Field of Dreams should be replaced with a scaled-down, environmentally sound, 100% affordable project with no significant environmental impacts.

Thank you.



Att. 1



AH. 2



COALITION FOR SAN FRANCISCO NEIGHBORHOODS RESOLUTION REGARDING BALBOA RESERVOIR

Whereas, the SF Public Utilities Commission, in close cooperation with various San Francisco agencies, is proceeding with plans to build a private housing development on public land currently owned by the SF Public Utilities Commission (the "Development"); and;

Whereas, this Development is located on the section of the Balboa Reservoir that City College of San Francisco ("CCSF") has improved and leased from the PUC for decades and;

Whereas, public land should remain in public hands for the public good and;

Whereas, this Development would provide mainly market rate, not affordable, housing and;

Whereas, this Development would eliminate parking with no corresponding improvement of transit alternatives, thereby limiting access for students who do not have other viable options; and;

Whereas, construction of this Development could delay or prevent completion of the CCSF Performing Arts and Education Center (the "PAEC") approved by voters in 2001 and 2005 bond measures and;

Whereas, San Francisco public agencies must abide with State Surplus Land Statute 54222, which requires that any local agency disposing of surplus land shall send, prior to disposing of that property, a written offer to sell or lease the property . . . to any school district in whose jurisdiction the land is located and;

Whereas, this Development would have significant environmental impacts in the surrounding area and;

Be it resolved, the Coalition for San Francisco Neighborhoods (CSFN) asks the SF PUC to transfer this public property to City College of San Francisco and furthermore,

Be it resolved, the CSFN urges the CCSF Board of Trustees to exercise their right as a public institution to ask the SF PUC to transfer this public property to CCSF so as to keep it forever in public hands for the public good and furthermore;

Be it resolved, the CSFN urges the CCSF Board of Trustees to remain vigilant to ensure that the PAEC be built before any development on the Balboa Reservoir goes forward and furthermore;

Be it resolved, in the event that the transfer of title to the property to CCSF does not take place, and the Development is pursued, the CSFN urges the CCSF Board of Trustees to remain vigilant to ensure that any loss of parking be mitigated before any development on the Balboa Reservoir goes forward so as not to limit the educational access of any student.

George Wooding, President, CSFN

Received at CPC Hearing

9/14/19

J. Poling

DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT

Balboa Reservoir Project

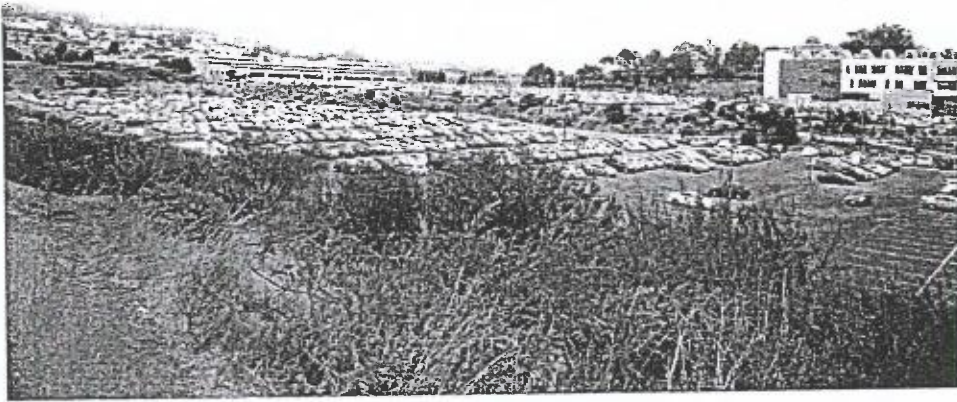
SAN FRANCISCO PLANNING DEPARTMENT
CASE NO. 2018-007883ENV
STATE CLEARINGHOUSE NO. 2018102028



SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date:	AUGUST 7, 2019
Draft EIR Public Hearing Date:	SEPTEMBER 12, 2019
Draft EIR Public Comment Period:	AUGUST 8, 2019 – SEPTEMBER 23, 2019

Written comments should be sent to:
San Francisco Planning Department
Attention: Jeanie Poling, Senior Planner
1650 Mission Street, Suite 400 | San Francisco, CA 94103
or by email to: CPC.BalboaReservoir@sfgov.org



View of far end of Balboa Reservoir parking area at 9:30- out of frame portion is full. Taken Aug 28 2017 by Otto Pippenger.

Reprinted with permission from City College's newspaper, The Guardsman: <http://theguardsman.com/parking-crisis/>
(<http://theguardsman.com/parking-crisis/>)

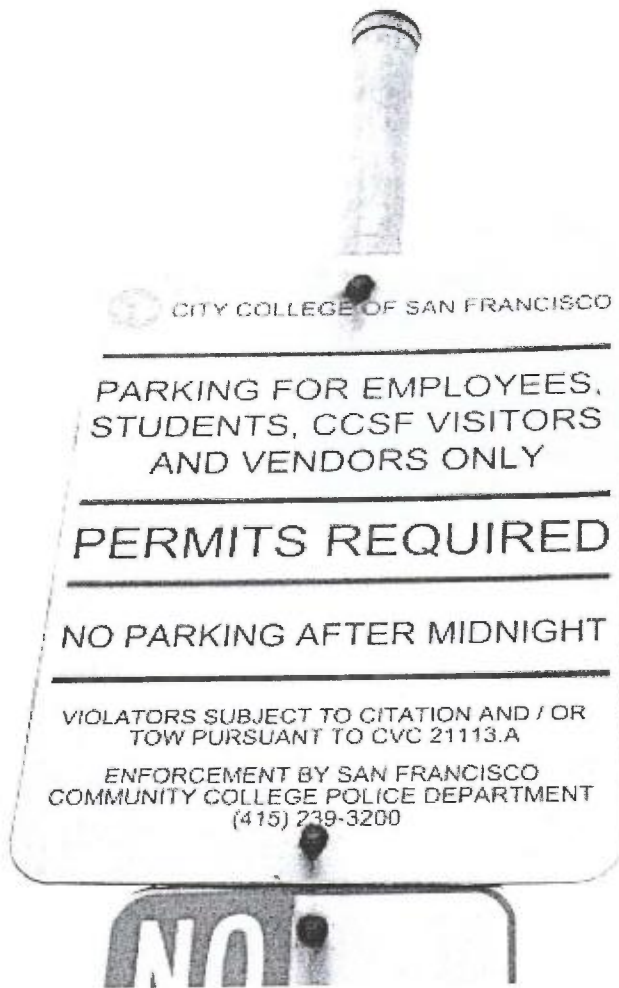
moves forward over the next several years."

For more information, visit the [Balboa Reservoir Community Advisory Committee website](http://sf-planning.org/balboa-reservoir-cac-meeting-schedule). (<http://sf-planning.org/balboa-reservoir-cac-meeting-schedule>)



View of far end of Balboa Reservoir parking area at 9:30- out of frame portion is full. Taken Aug 28 2017 by Otto Pippenger.

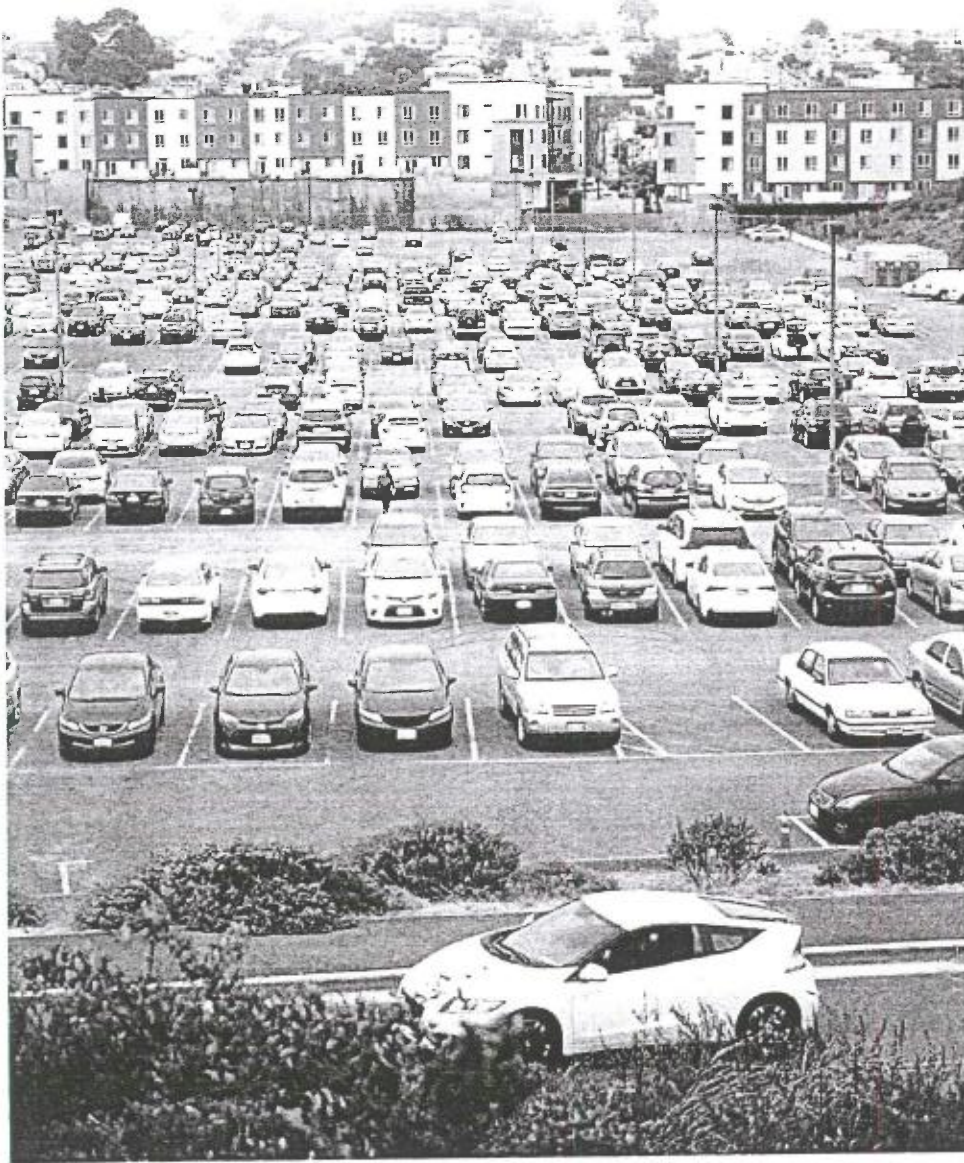
In an email, sent in late August to the Board of Trustees' President Thea Selby, Baum asked Selby to explain "how the housing project, that might be built on the Public Utilities Commission (PUC) section of the reservoir, could possibly serve the needs of CCSF's students?" Additionally, because many students must commute by car and use the controversial section of the reservoir for parking, Baum asked if Selby could "please explain how...any student [would] even be able to afford to live in the housing being contemplated?"



A sign looms over cars in the lower parking lot requiring permits to be purchased. Photo taken Aug 28 2017 by Otto Pippenger.

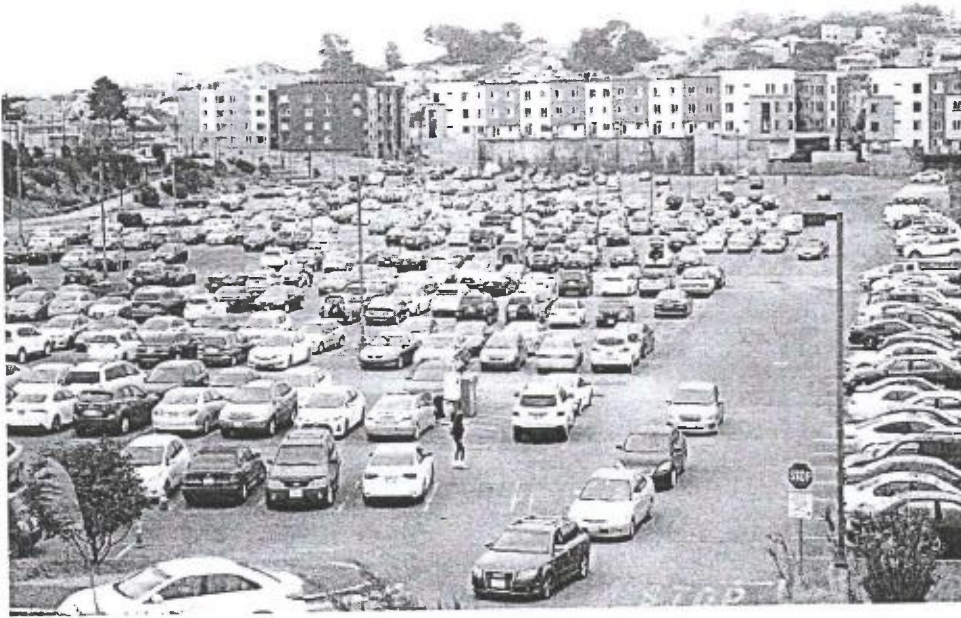
With inquiries stretching as far as potentially using the land for the voter approved Performing Educational Arts Center, Baum gave voice to what many people from Ocean Campus have already been talking about.

In response, Selby issued an email to the community on Aug. 24, 2017, which said, "City College is a vital partner to this project as it



Lower parking lot (Balboa Reservoir) at 11:30. Taken Aug 28 2017 by Otto Pippenger.

The Guardsman's observation took place over the course of several weeks, and the research provided legitimacy to Professor Rick Baum's fears that the project could "interfere with efforts to increase student enrollment."



Balboa Reservoir parking at 12:30 as classes get out. Taken Aug 28 2017 by Otto Pippenger.

September 13, 2017 The Guardsman
By Bethaney Lee

The Guardsman photographed the usage of the parking lot in contention with the Balboa Reservoir Project (BRP) every hour on Aug. 28, and concluded it was used consistently throughout the day. It was highly impacted at peak class hours and the surrounding neighborhoods and streets cannot support the amount of vehicles displaced by the removal of the lower parking lot.

Tensions first arose after the BRP reported its goal was to repurpose the lot into mixed-income level housing.

In October 2016, Nelson Nygaard released the Balboa Area Transportation Demand Management (TDM) Plan which was used to identify transportation needs for the Balboa Park area. The report identified limited roadway space, transit infrastructure and financial resources as three primary problems.

"Yet despite the obvious fact that the elimination of student parking and the addition of new Reservoir residents will increase demand placed on limited transportation resources, the Balboa Reservoir Project Team proposes no amelioration for adverse impacts other than TDM," Professor William McGuire said in an email sent in early January 2017.

Sunnyside Neighborhood Association

Building our community every day.

CCSF Guardsman: 'Parking crisis raises Balboa Reservoir Project concerns'

ON SEPTEMBER 26, 2017SEPTEMBER 27, 2017 / BY
SUNNYSIDE NEIGHBORHOOD ASSOCIATION / IN
BALBOA RESERVOIR PROJECT, CCSE, CITY COLLEGE OF
SAN FRANCISCO, PARKING, SF PLANNING DEPT, SFMTA,
UNCATEGORIZED

*Reprinted with permission from City College's newspaper, The
Guardsman: <http://theguardsman.com/parking-crisis/>
(<http://theguardsman.com/parking-crisis/>)*

Parking crisis raises Balboa Reservoir Project concerns

The cover image of
the Balboa Reservoir site
does not fairly represent
the actual usage of the Lower Reservoir
site when City College is in session.

Consider the following
newspaper story from
August 28, 2017

50 Seward Street Key Issues; DR record number 2017-006245DRP

- This proposal would increase a 3,489 SQ.FT. 2-unit property in to a **5138 SQ.FT.** property with **EIGHT** bedrooms and a **single parking spot**.
- The proposed home is completely out of character with the neighborhood and will dominate the character of this Narrow Street.
- The design switches the existing pattern of building entrances and as such this contravenes the SF **Residential Design Guideline** (RDG). Proposed projects must respect the existing pattern of building entrances. (*see pages 2&3*).
- The design may not comply with **Planning Code Section 132 Alternative Method of Averaging** of Front Setbacks; "**all portions of the resulting setback area on the subject property shall be directly exposed laterally to the setback area of the adjacent building having the greater setback.**" In the current design only part of the resulting setback is directly exposed to 54 Seward Street which is the adjacent building with the greater setback (page 4)
- Windows on the south facing Seward Street property line should be removed for fire safety and neighborhood privacy (page 5).
- Rear deck additions result in significant loss of privacy for neighbors on Carson and Seward Streets (pages 5 & 6)
 - The new deck attached to the ADU extends to 7'4" from the property line of 35 Carson and looks over to the apartment windows of 44/46 Seward Street and looks down and over at the lightwell window of 35 Carson. It should be set back from the Carson side property line.
 - The deck on the third floor extends to the property line of 54 Seward Street, affecting residents privacy and should, **as per RDAT guidance** (page 6), be brought in 5' from the property line.
- The proposed rear exterior openings likely will not comply with California Building Code requirements (**Table 705.8, page 7**) where there is a fire separation distance of between 5 than 10 feet between the property line (50 Seward and 35 Carson). Planning permission should not be approved until we are all confident that the building design is code compliant.
- Expanded window on first floor bedroom, 102, to the property rear is only 7'4" from the property line and will look over to the lightwell window of 35 Carson. Window size and scope in bedroom 102 should be reduced to the original to maintain privacy for 35 Carson Street (page 5).
- The adjacent front tree at 44/46 Seward tree must be preserved as a "significant tree" under the **Tree Protection Legislation** (https://sfdbi.org/ftp/uploadedfiles/dbi/Key_Information/TreeProtectionLegislation.pdf).

SF Residential Design Guidelines

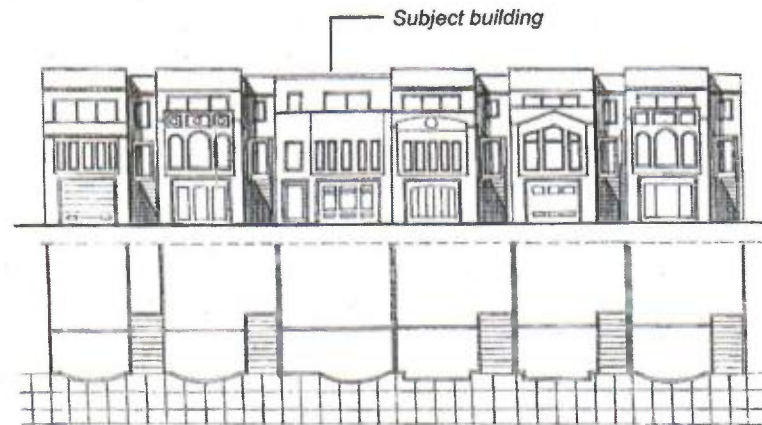
SF residential_design_guidelines (page 32 of 83) — Edited



Location of Building Entrances

GUIDELINE: Respect the existing pattern of building entrances.

Many neighborhoods have block faces with distinctive patterns of building entrances. Entrances may be consistently located on the left side, right side, or middle of the front facade, or may be recessed. Some entrances may be at the street level while others are elevated above the street. Proposed projects must respect the existing pattern of building entrances.



This building entrance is not compatible with other building entrances because its location on the left side of the building breaks the pattern of right side entrances found on the block face. Additionally, the entrance is not elevated and recessed, as are other entrances on the block face.

Seward Street Looking East

50 Seward street is within a group of 2-story family homes designed and built in the 1920s with a strong harmonious scale, frontage, setback and entrance pattern

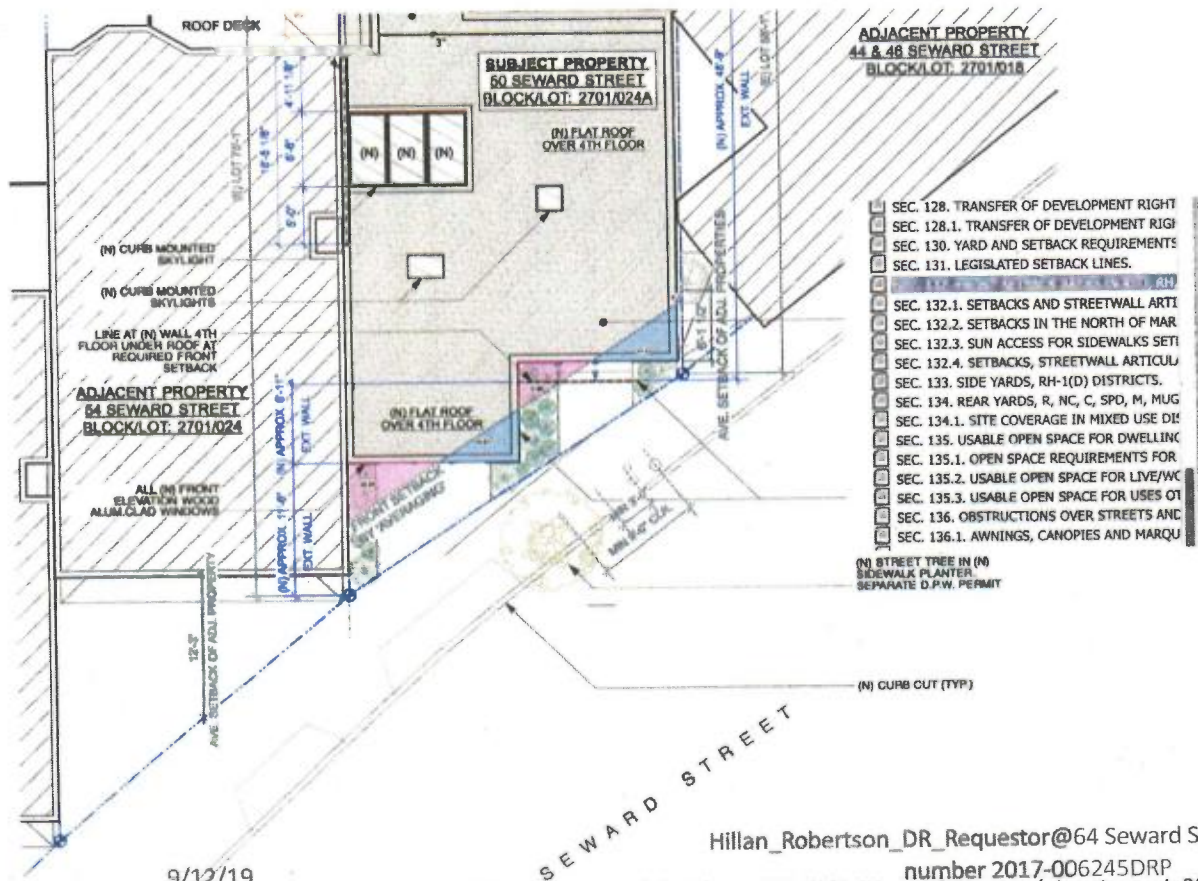


9/12/19

Hillan_Robertson_DR_Requestor@64 Seward Street; DR record
number 2017-006245DRP

Front Setback Alternative Method of Averaging

Is the front setback proposal code compliant?



(b) **Alternative Method of Averaging.** If, under the rules stated in Subsection (a) above, an averaging is required between two adjacent front setbacks, or between one adjacent setback and another adjacent building with no setback, the required setback on the subject property may alternatively be averaged in an irregular manner within the depth between the setbacks of the two adjacent buildings, provided that the area of the resulting setback shall be at least equal to the product of the width of the subject property along the street or alley times the setback depth required by Subsections (a) and (c) of this Section; and provided further, that all portions of the resulting setback area on the subject property shall be directly exposed laterally to the setback area of the adjacent building having the greater setback. In any case in which this alternative method of averaging has been used for the subject property, the extent of the front setback on the subject property for purposes of Subsection (c) below relating to subsequent development on an adjacent site shall be considered to be as required by Subsection (a) above, in the form of a single line parallel to the street or alley.

9/12/19

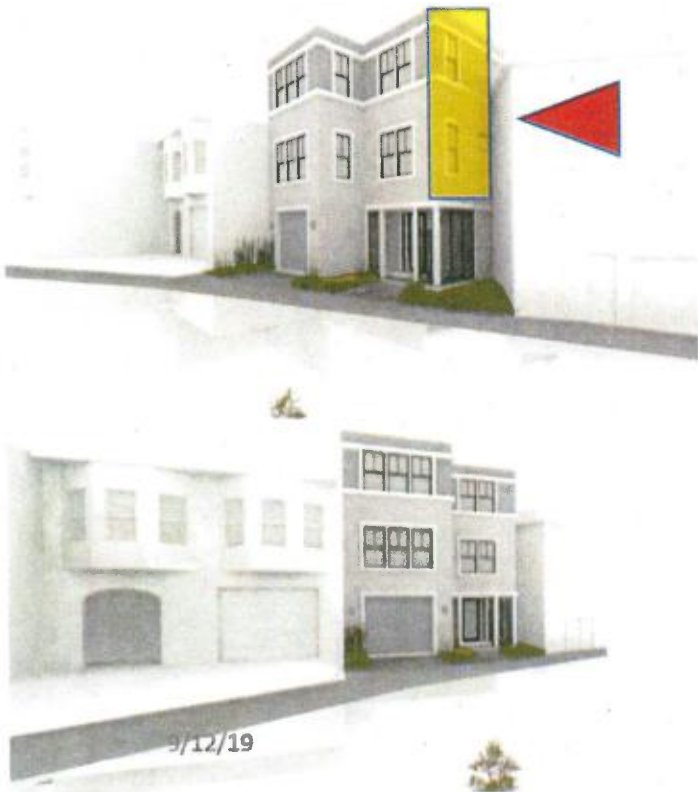
Hillan_Robertson_DR_Requestor@64 Seward Street; DR record

number 2017-006245DRP

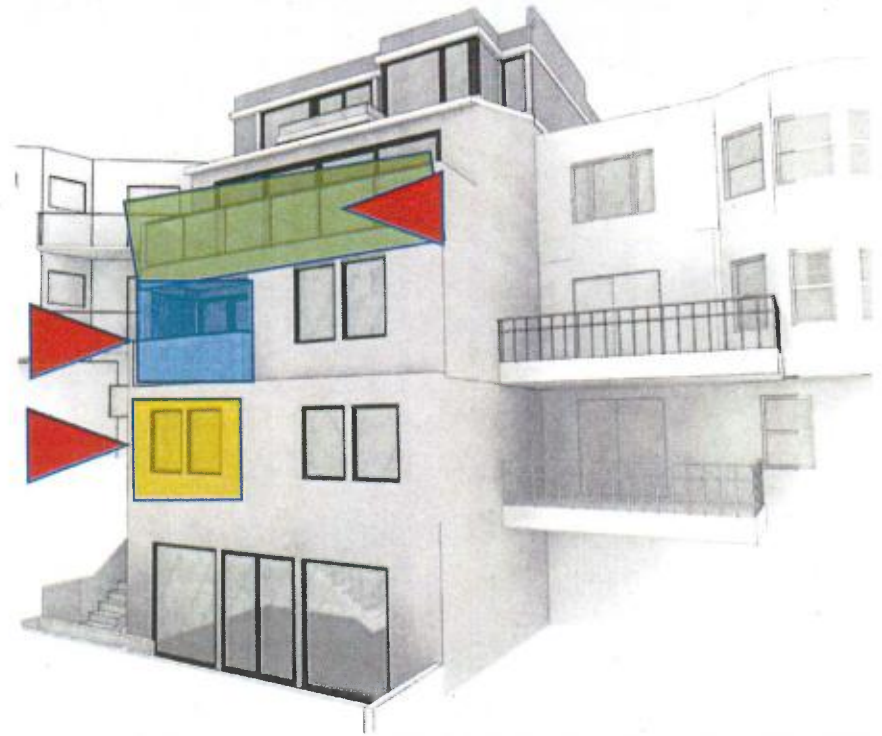
[http://library.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:sanfrancisco_ca\\$sync=1](http://library.amlegal.com/nxt/gateway.dll/California/planning/planningcode?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$sync=1)

50 Seward Street Architect Renderings

Seward Street Front



Carson Street Side Rear



Hillan_Robertson_DR_Requestor@64 Seward Street; DR record
number 2017-006245DRP

SF Planning Dept RDAT Review Comments

- To **comply with the Residential Design Guideline** to “Articulate the building to minimize impacts on light and privacy to adjacent properties), **setback proposed 3rd and 4th floor roof decks a minimum of 5’-0” from side property lines.**
- To comply with the Residential Design Guideline to “Design the height and depth of the building to be compatible with the existing building scale at the mid-block open space”, reduce the proposed 4th Floor addition to align with the primary rear wall of the adjacent building to the north. **Minimize the height of the roof.**

Building Code Table 705.8

TABLE 705.8

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION
DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (feet)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA ^a
0 to less than 3 ^{b, c, k}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted ^k
	Unprotected, Sprinklered (UP, S) ⁱ	Not Permitted ^k
	Protected (P)	Not Permitted ^k
3 to less than 5 ^{d, e}	Unprotected, Nonsprinklered (UP, NS)	Not Permitted
	Unprotected, Sprinklered (UP, S) ⁱ	15%
	Protected (P)	15%
5 to less than 10 ^{f, j}	Unprotected, Nonsprinklered (UP, NS)	10% ^h
	Unprotected, Sprinklered (UP, S) ⁱ	25%
	Protected (P)	25%

Hillan_Robertson_DR_Requestor@64 Seward Street; DR record
number 2017-006245DRP

John Lum Architecture: 4512 19th Street \$6,500,000

5 Beds
5 Baths
4,510 Sq.ft



9/12/19

"SAN FRANCISCO MEGAHOME"

Half a block from Subject Property on Seward Street

"1,617 square foot 2-bedroom/1-bath cottage in Eureka Valley"

"We utilized every available square foot .."

"End product is a 4-story, 4473 square foot 5-bedroom/6-bath, entire floor for entertaining, 2 view decks, private guest studio .."

Reference: <http://eastwoodsfr.com/project/19th-street/>

Hillan_Robertson_DR_Requestor@64 Seward Street; DR record number 2017-006245DRP

RDG, PAGE 9:

GUIDELINE: In areas with a defined visual character, design buildings to be compatible with the patterns and architectural features of surrounding buildings.

On some block faces, there is a strong visual character defined by buildings with compatible siting, form, proportions, texture and architectural details. On other blocks, building forms and architectural character are more varied, yet the buildings still have a unified character. In these situations, buildings must be designed to be compatible with the scale, patterns and architectural features of surrounding buildings, drawing from elements that are common to the block.



This block face has a strong visual character because of the uniform width and height of the buildings on the block, compatible building details, and consistent placement of features such as entries and bays.

Neighborhood Character • 9

SEWARD STREET:

50 Seward Street



James Pincow
49 Seward Street, Unit 1
San Francisco, CA 94114

September 12, 2019

SUBMITTED IN PERSON AT THE PLANNING COMMISSION REGULAR HEARING HELD
AT 1:00PM ON SEPTEMBER 12, 2019

Re: 50 Seward Street Continuance Hearing on September 12, 2019
Building Permit Application No. 201704194301

Commissioners:

My name is James Pincow. I live at 49 Seward Street, Unit 1, and I am one of the DR Requesters for 50 Seward Street.

The project architect wants you to believe that the project complies with the Residential Design Guidelines, but here is a bright line comparison of what the Guidelines say, and what Seward Street reveals (see Exhibit 1 attached hereto, showing page 9 of the Guidelines on top and a picture of the north block face of Seward Street on the bottom).

The example given in the Guidelines might as well be our exact block, because 50 Seward Street is part of a row of 6 nearly identical homes. This project would destroy that and set a terrible precedent. Completely mirroring the illustration on page 9 of the Guidelines, the north block face row of 6 Mediterranean-Revival style homes has a strong visual character. How does allowing this project respect the integrity or spirit of the Guidelines, which are meant to preserve the City we all love?

The Historic Resource Evaluation by the Architectural Historian commissioned by the owners states that the subject block is characterized by two story Mediterranean Revival style home just like the subject property. She goes on to say that nearly half of the homes on the block were "constructed in either 1928 or 1929, and share the same general massing and appearance as the subject property". She further points out that these homes, including the subject property, "all have double canted bay windows at the second floor level, surmounted by a red tile element" which, exhibit a "concentration of buildings historically and aesthetically united by plan and physical development" (see "Historic Resource Evaluation, dated July 1, 2017, submitted to the Planning Department by the property owners in connection with their Building Permit Application).

The plans you are considering today would result in a home that objectively defies the Guidelines and destroys the block face visual character.

Furthermore, at the last hearing, Mr. Lum quoted his own sun study and claimed that my property would lose only a small amount of sun. However, the sun study done in the interim at the request

of this Commission shows that the project results in NEW shadowing on my residence of at least 1 hour and 10 minutes, which amounts to a loss of approximately HALF my total direct light (see Exhibit 2 attached hereto, which is taken from Mr. Lum's letter to the Planning Commission, dated September 4, 2019).

My partner and I keep the heat off and allow our home to naturally warm up in the morning in an environmentally friendly way. We also need direct sunlight for the survival of our front balcony garden and indoor plants. The impact of the proposed project's shadow effect on our residence is substantial.

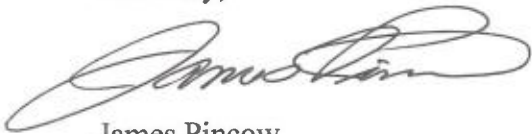
The owners' plans include an additional story. Their desire to amass an absurd amount of additional square footage doesn't justify seizing a valuable resource such as light from neighbors living within their footprint.

I am not opposed to my neighbor improving their home, but the owners' project is unduly costly to their neighbors in a zero sum game and run afoul of the Guidelines in an unignorable way. The project does not enhance or conserve neighborhood character and does not balance the right to develop the property with impacts on near-by properties or occupants.

I believe that the Planning Department has not provided sufficient consideration of these facts, and that Discretionary Review should be granted.

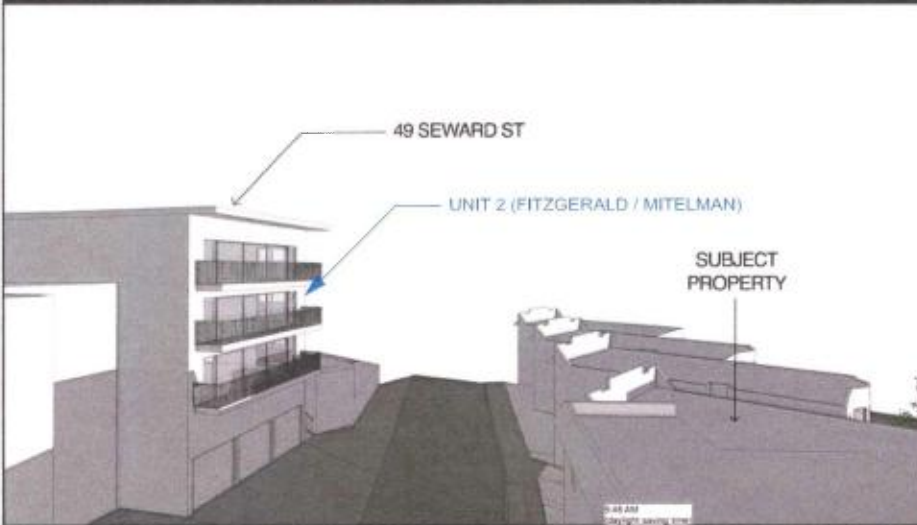
Thank you.

Sincerely,

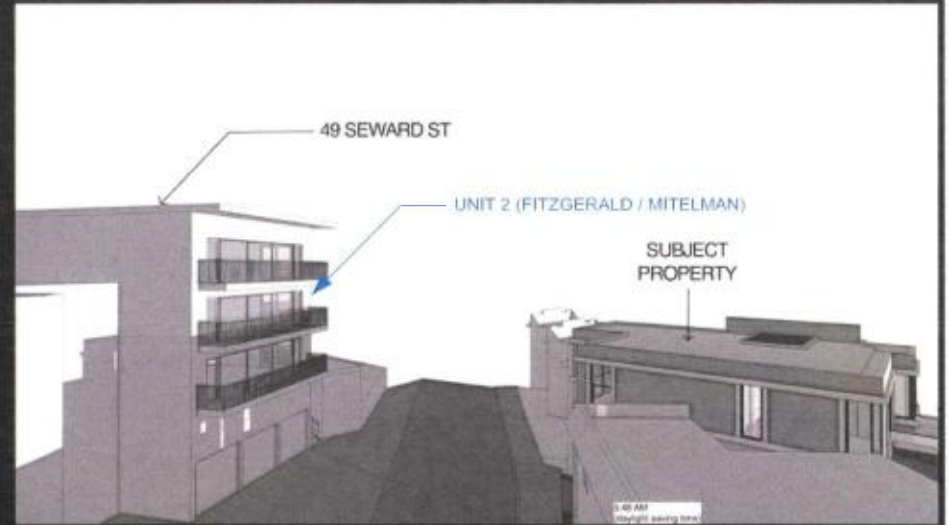
A handwritten signature in dark ink, appearing to read "James Pincow", with a stylized, flowing script.

James Pincow

SUMMER SOLSTICE (JUN 21) 5:48 AM

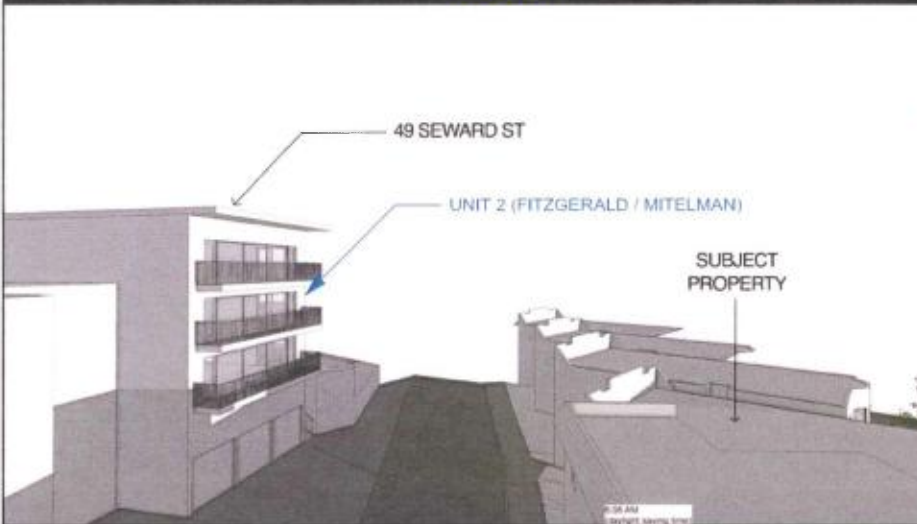


EXISTING

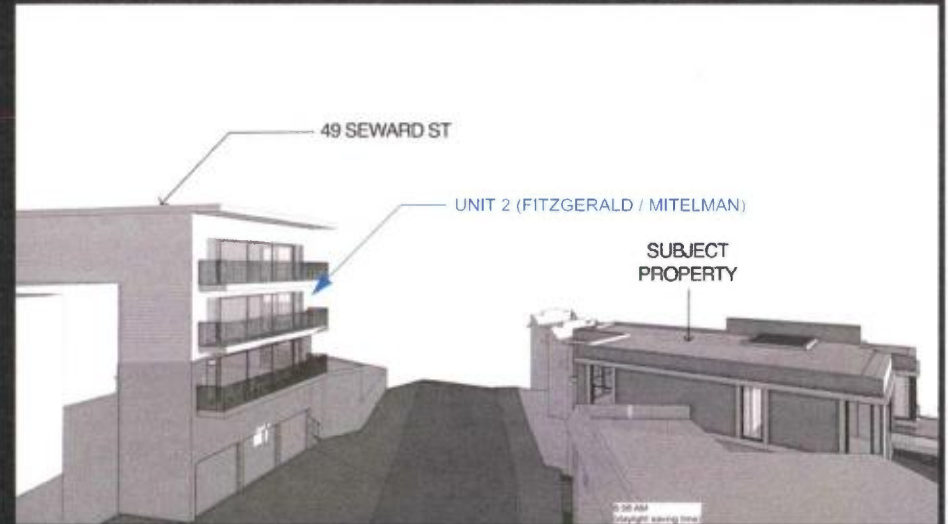


PROPOSED

SUMMER SOLSTICE (JUN 21) 6:08 AM

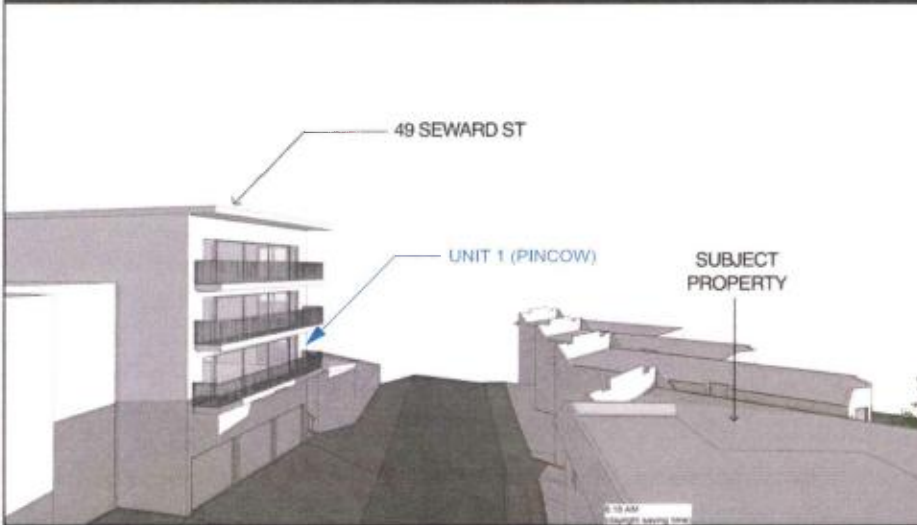


EXISTING

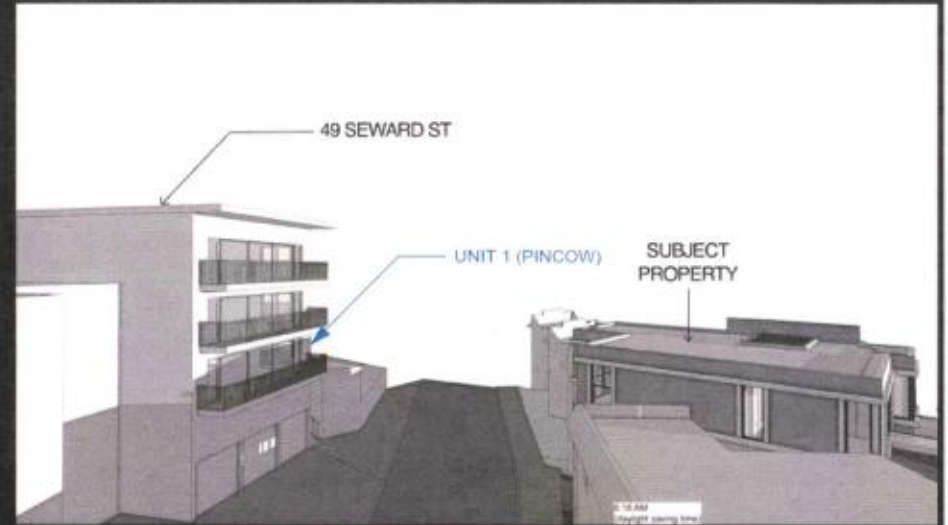


PROPOSED

SUMMER SOLSTICE (JUN 21) 6:18 AM

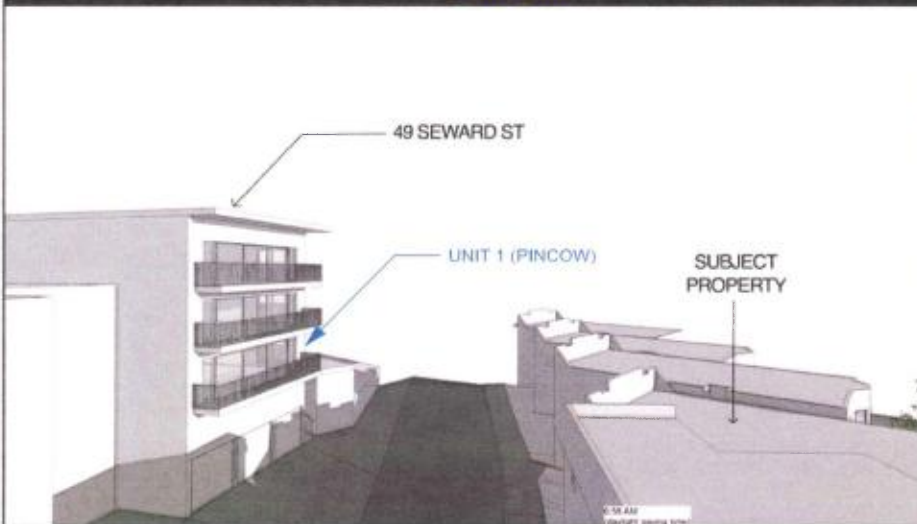


EXISTING

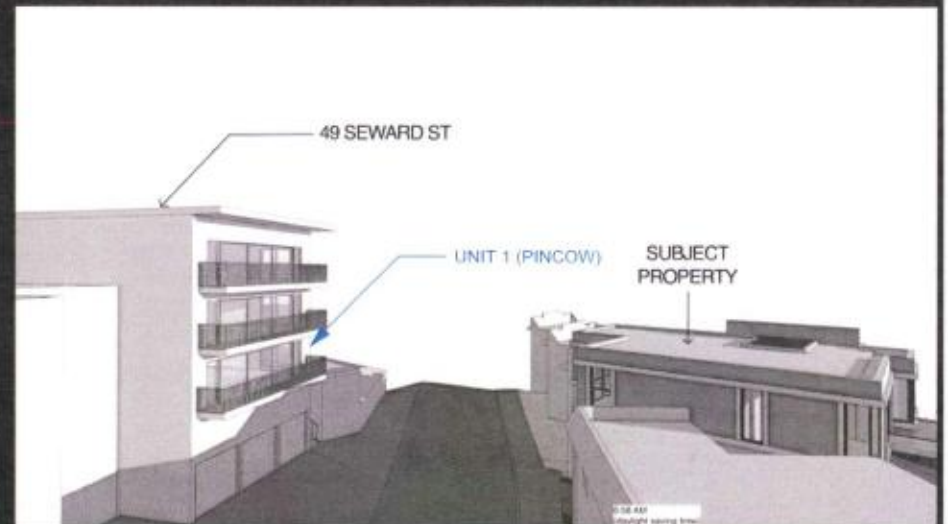


PROPOSED

SUMMER SOLSTICE (JUN 21) 6:58 AM



EXISTING



PROPOSED

Good afternoon Commissioners. My name is Alissa Fitzgerald and I will be speaking on behalf of myself and my husband, Alexander Mitelman. We reside at 49 Seward St., directly across the street from 50 Seward.

We would like to make it clear that we do not oppose renovation. The debate is about the scale and design of the proposed building and its impact to our neighborhood.

50 Seward is already a large building, ~ 3,400 sq.ft. It has a non-conforming, narrow rear setback. The proposed plans add approximately 1,800 sq. ft by moving the front of the building 10 feet closer to our building, adding a fifth story, and switching the garage to the left side. The plans are so extensive that they are a de-facto demolition. However, the owners don't want to demolish the building because new construction would need a proper rear setback and that would cause the building footprint to become smaller than it is now.

The owners claim they need to enlarge the building to get three bedrooms on one floor for the safety of their family, and to restore a second unit. Yet, the adjacent sister building, 54 Seward, is currently undergoing a gut renovation and has achieved those same features within the existing envelope of the building. (Our neighbor will describe his renovation during the public commentary.) The owners' claims that the building must be expanded to meet their family's needs are without merit.

The updated plans include a third unit, a 281 sq. ft. ADU. That's the size of a hotel room and is hard to imagine as a desirable rental unit. The idea of an ADU did not come from the owners, it was first introduced by Mr. Lum during the June 6th hearing. When the Commissioners were asking to reduce the living space size, Mr. Lum offered the ADU as a shot-from-the hip idea. It's a strategy to maintain the proposed square footage while appeasing some of the Commissioners' concerns. Please watch the tape if you doubt my assessment.

The one true goal of these plans is to maximize the square footage of the building, in order to maximize its value. This trend of dramatically upsizing buildings for profit has been consuming our neighborhood. Just in the last few years, we have seen 5 homes on adjacent 19th St. that were similarly developed into large luxury properties and then flipped for \$4-6M (data on overhead).

Allowing the proposed changes to 50 Seward will be a turning-point. It will put the character of our charming street at risk. 16 of the 34 buildings on Seward St. have the same Mediterranean revival style as 50 Seward. If it is allowed to be essentially

Case Number: 2017-006245DRP Project Address: 50 Seward St.
Hearing Date: September 12, 2019

demolished and turned into a giant luxury building, then the Commission will be setting a precedent to allow future developers to eventually consume the rest of our neighborhood.

We respectfully ask the Planning Commission not to approve these plans.

Thank you.

Data from Zillow.com and SF DBI on buildings near 50 Seward **which have been renovated into huge luxury homes** and then sold immediately after final inspection.

Address	Year Purchased	Purchase Price	Final Inspection (DBI)	Year Sold	Sale Price	Increase	Architect
4612 19th St.	2015	\$1.95 M	5/3/2019	2019	\$6.50 M	233%	John Lum Architecture
4443 19th St.	2011	\$470K	5/18/2016	2016	\$3.3M	602%	
4546 19th St.	2011	\$1.05 M	11/18/2016	2017	\$4.95 M	371%	
4540 19th St.	2014	\$1.81 M	10/1/2018	2018	\$4.995 M	176%	
4564 19th St.	2012	\$1.35 M	11/20/2013	2013	\$4.00 M	196%	
553 Elizabeth St.	2012	\$1.575M	6/3/2015	2015	\$7.00 M	344%	John Lum Architecture

