

Dear Ms. Samonsky,

I live in the neighborhood and am against the proposed project at 43 Everson. I have several serious concerns about loud noise and privacy intrusions if the project is built as planned. The project would result in a building whose scale is inconsistent and incompatible with surrounding homes on the block. It is visually discordant and raises serious privacy and noise concerns. It disrupts the strong design pattern on the street of mid-century homes that have front entrances which are recessed from the street and an extremely consistent pattern of green space use in the rear of each property.

The planned basketball gymnasium with a 40' wide, two-story roll up garage door shown on the plans will clearly be a source of loud noise and a nuisance broadcast widely throughout the neighborhood, especially down-slope from the property. Nighttime use will create a large, brightly lit billboard-sized 800-square foot rectangle blazing out from the hilltop in addition to the noise.

The remodel seeks to convert a 6-bedroom family home previously occupied by a multi-generational family into a 1-bedroom party pad complete with a basketball court, gym, locker room, lounge & wet bar and 800 sq.ft. deck. There is also a separate plan already approved for a pool in backyard as well.

Massing of the planned extension as a full, three-story box that runs the full 40-foot width of the house with a rooftop deck fails to provide articulations that preserve light, air and privacy of neighboring homes.

A rooftop deck in the plan raises many privacy concerns because of the many bedrooms located at the rear of the neighboring homes. The three-story, 20-foot extension into the yard intrudes onto downhill neighbors by moving the subject property much closer to their bedrooms. The 20-foot extension at that height negatively impacts privacy rights for several neighboring properties on either side to the east and west by providing a vantage point to look back into their bedrooms.

The planned project moves the front wall of the building forward; 5 feet closer to the sidewalk. It also calls to make that wall four feet taller. This makes the building feel more like a fortress than a home and is strongly out of character of single-family homes in the rest of the block. It effectively narrows the sidewalk and provides none of the landscaped transition buffer area that other homes have between the street and the front door. This street is a main corridor for many neighbors on the way to and from the

Village in Glen Park and BART so the project and the harsh nature of the design will be experienced by far more than the immediate neighbors.

From the outset of this project the sponsor has steadfastly refused to entertain proposals for any modifications to address the neighbors' concerns. The only avenue left is to file for Discretionary Review and to present these same concerns and requests for modifications.

I respectfully ask that the Planning Department and Planning Commission:

- Approve the basketball court with all the following modifications to address the neighborhood concerns regarding noise and light pollution:
 - **Relocate** the basketball court to a more interior location, i.e. ***tucked deeper into the hillside*** to minimize the impact of the high ceiling required for it
 - **Reduce** the extent of south wall glazing and replace with more soundproof materials
 - **Reduce** the size of the window/door articulation that opens on the exterior, south wall of the basketball
 - **Require** noise abatement through solid walls and proper use of sound absorbent materials and methods
- Employ setbacks and articulations to reduce the massing of the very large rear addition
- Approve a roof deck on any extension that does not extend more than 10' from exterior south wall
- Deny moving the front wall of the building 5' closer to the street. This requires a separate variance that has not been approved yet
- Approve a raised roof height with 10' setback from the front, north edge of the roof

I appreciate the work of the Commission and as neighbors we seek to work towards accommodating not only the rights of the sponsor to enjoy his property rights but also the rights of the many neighboring families. The benefit of one should not outweigh the interests of the rest of the neighborhood.

Respectfully,