



MIRALOMA PARK IMPROVEMENT CLUB

October 13, 2020

Joel Koppel, President and Commissioners
Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

Re: Proposed development at 148-166 Kensington Way [Permit Application 2019-019963ENV]

Dear President Koppel and Commissioners:

On behalf of the Miraloma Park Improvement Club, I am writing to urge you to deny approval of the proposed development at 148, 152, 156, 160, and 166 Kensington Way on the grounds 1) that the geologic instability of Edgehill Mountain makes excavation into the steep Kensington Way Franciscan chert hillside a grave safety concern and 2) that the Project is disruptive of and incompatible with its built environment and with the character of Kensington Way.

We comment on this Project, which is grossly out of scale with its built environment, because we are mindful of the potential of Planning Department decisions affecting other neighborhoods to establish precedents for future decisions affecting Miraloma Park. Kensington Way is a narrow 1-lane street at the western base of Edgehill Mountain with single-family 1-2 story over garage homes built along the west side of the street; the east side of Kensington Way is the exposed base of Edgehill Mountain, a portion of which is City-owned open space. The Project, by contrast, consists of 4 buildings with 3 stories over 2 basement levels, 1 building with 4 stories over 1 basement level; and 10 garage spaces with 5 driveways. (Please refer to *Guidelines IV. Building Scale and Form.*)

The San Francisco *Residential Design Guidelines* are “intended to promote design *that will protect neighborhood character, enhancing the attractiveness and quality of life in the City...* A single building out of context with its surroundings can be disruptive to the neighborhood character and, if repeated often enough, to the image of the City as a whole.”

Sincerely,

Joan van Rijn

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President

Cc. District 7 Supervisor Norman Yee; Elizabeth Mayer, President, C.A.R.E.; Mark Scardino, President, West of Twin Peaks Central Council