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12 December 2016

RE: 3516 / 26 Folsom Street

To whom it may concern,

The rendering (Exhibit A) depicting the North side of 3516 Folsom Street (view looking South) was prepared in an appropriate manner. Fixed-length story poles were used to establish the proposed building height in a photograph (Exhibit B) and then a sketch of the proposed project was overlaid to provide an accurate rendition of the project as it would be seen from Bernal Heights Blvd. The story poles were placed by measuring off known property corners. All dimensions were taken from the Project Sponsors drawings.

The proposed design will block a public viewshed from a public street and over City- owned property- one of the last panoramic views of the Bay and valley from the South side of Bernal Heights Blvd.

It is interesting to note that the Project's grading / topography and building height elevation data points coincide with a Department of Public Works topographic map (Exhibit C) for the area. The elevation of Bernal Heights Blvd. adjacent to the proposed project aligns with or is below the top of the new building - thus blocking the view from a vantage point on Bernal Heights Blvd. adjacent to the new building.

Also, from my review of the drawings, the driveway design will not be maneuverable for most cars across this area w/o bottoming out. The uphill side of the driveway slopes down at a 38% grade - the City's DPW recommends (or may limit) that to 25%. This would also need transition ramps of about 10%. If they were to raise the building out of the ground they may be better able to accomplish getting cars into the garage. This of course will make the building even higher. Being auto access is so limited by the steep slopes and extreme warping, the project ostensibly is not providing parking. The Folsom Street extension itself calcs out to about a 36% grade - one of the steepest in San Francisco.

Sincerely,

Michael Garavaglia, A.I.A., LEED AP BD+C
President, Garavaglia Architecture, Inc.

MICHAEL GARAVAGLIA, AIA, LEED AP BD+C

PRINCIPAL-IN-CHARGE, PRESERVATION ARCHITECT (LIC. C14833)

Exceeds Secretary of the Interior Professional Qualifications Standards – Historic Architecture

With more than 30 years of experience in the architectural profession and as principal, Mr. Garavaglia leads the firm with preservation architectural services that respond to the specific needs of cultural resources and their environment. He believes strongly in the role of sustainability in historical rehabilitation, its merit in economic development, and the significance of retaining cultural resources for local communities. He seeks opportunities for creative teaming in his staff and consultants to create the most responsive team for each unique project and client. He directs his firm to constantly evolve its preservation services and work products to maintain the relevance and quality control of the firm's work. As such, a preservation project delivery methodology integrating historical knowledge in the design process is key. His work with the preservation community, primarily through involvement with the California Preservation Foundation, focuses on organizational involvement, educational programs, and stewardship development.

Mr. Garavaglia received his professional Bachelor of Architecture degree from California State Polytechnic University at San Luis Obispo, which included a special study program in Historic Preservation. He is a LEED Accredited Professional with specialization in Building Design and Construction, a Conservation Assessment Program (CAP) Assessor, and he is listed in the Heritage Preservation database maintained by the National Institute for Conservation. Mr. Garavaglia is licensed to practice architecture in California, is a qualified Historic Architect with the California Historical Resources Information System (CHRIS) and Nevada SHPO, and is a member of the American Institute of Architects (AIA). Mr. Garavaglia has been included in several publications including *Northern California Home & Garden*, *Architectural Record*, and the *San Francisco Chronicle*.

Select projects with his major technical and management involvement for historic building rehabilitation projects and reports include:

- State of California Department of Parks and Recreation, Multiple Projects for the Northern District Service Center, CA
- Angel Island Immigration Station Rehabilitation, Angel Island State Historic Park, CA
- As-Needed Preservation Services for San Francisco City Hall and Civic Center Campus, San Francisco, CA
- Hangar One Conditions Assessment and Rehabilitation Plan, U.S. Naval Air Station, Moffett Field, Mountain View, CA
- Lorenz Hotel, Redding, CA
- Columbia State Historic Park: Cultural Landscape Report and Burns Cottage Condition Assessment Report, Columbia State Historic Park and National Historic Landmark District
- Palo Alto History Museum, Palo Alto, CA
- Bodie Benton Depot, Bodie State Historic Park, CA
- Presidio Post Chapel Feasibility Study, Presidio of San Francisco, CA
- Doyle Drive Building Relocation Study and Historic Structures Reports, Presidio of San Francisco National Landmark District Buildings 201, 204 and 228, San Francisco, CA
- 450 McAllister Street Window Assessment, San Francisco, CA

Exhibit A

BLOCKED PUBLIC VIEW

FROM SIDEWALK SERVING BERNAL HEIGHTS PARK

ELEVATION: 325'6"

PARAPET: 328'

ELEVATION: 325.6"

"OVERLOOKS AND OTHER VIEWPOINTS FOR APPRECIATION OF THE CITY AND ITS ENVIRONS SHOULD BE PROTECTED AND SUPPLEMENTED, BY LIMITATIONS OF BUILDINGS AND OTHER OBSTRUCTIONS..."
SF GENERAL PLAN, URBAN DESIGN ELEMENT, POLICY 1.1, 2nd Paragraph

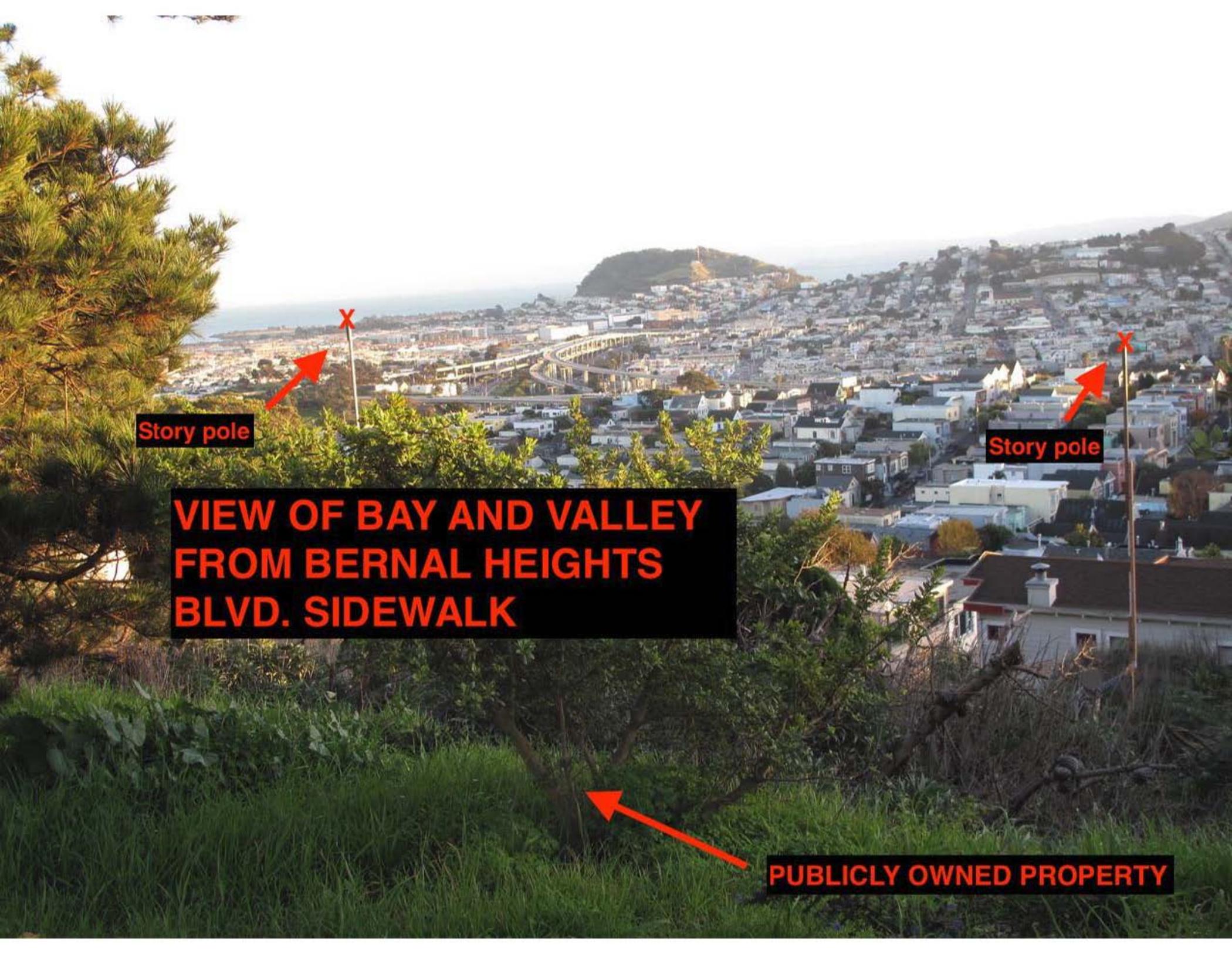
Bernal Heights Community Garden

"THE PROPOSED ROOFS OF THE TWO BUILDINGS WOULD SIT BELOW THE ELEVATION OF BERNAL HEIGHTS BLVD."
SF PLANNING DEPT. CatEX, 7/8/2016

ELEVATION OF SIDEWALK AREA ABOVE PROPERTY SITE: 320' - 325'

PUBLIC LAND

Exhibit B



Story pole

**VIEW OF BAY AND VALLEY
FROM BERNAL HEIGHTS
BLVD. SIDEWALK**

Story pole

PUBLICLY OWNED PROPERTY

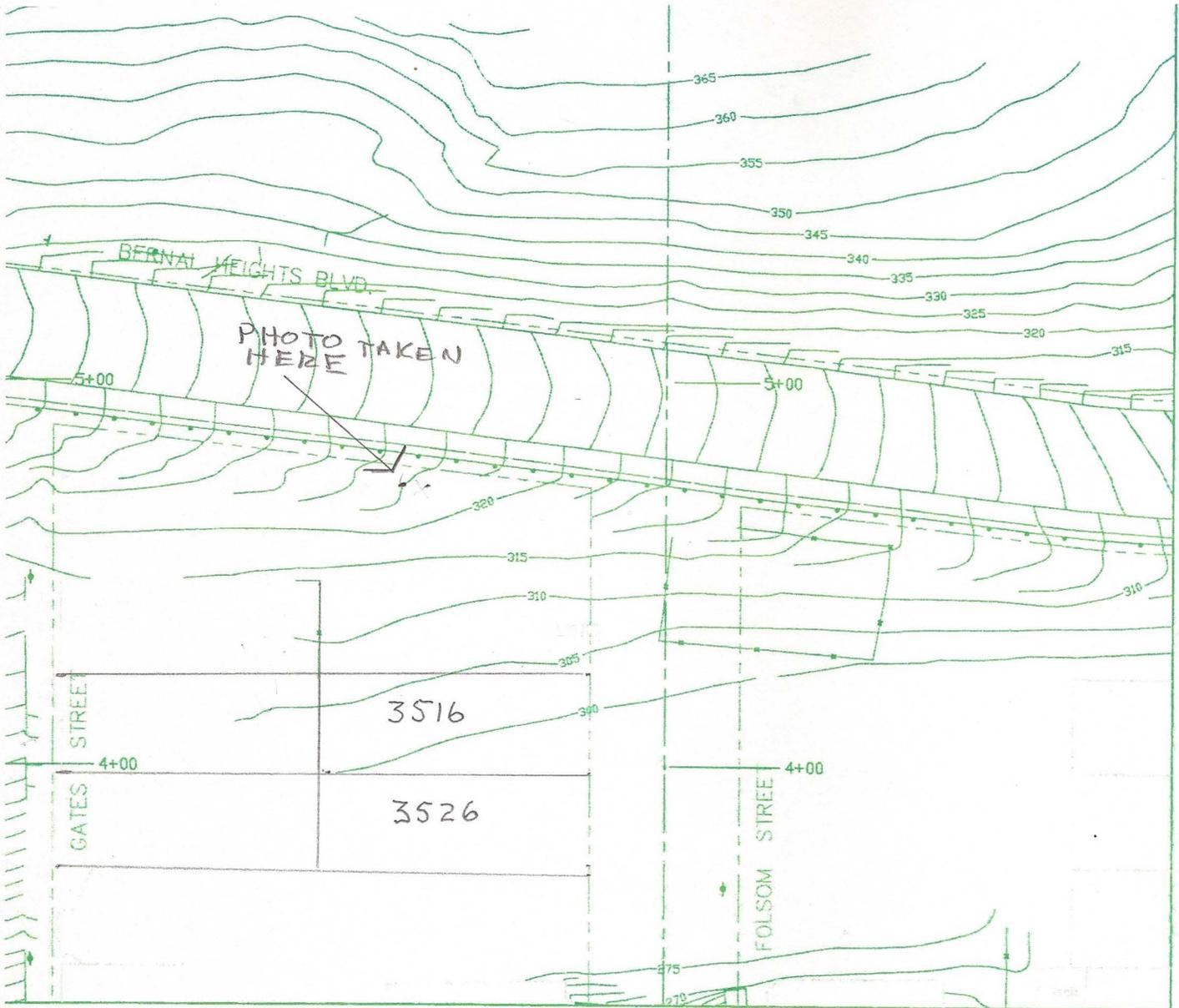
Exhibit C

ELEVATIONS

BERNAL HEIGHTS BLVD

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FOLSOM STREET



MATCH LINE "B" SEE SHEET R-5

MATCH LINE "A" SEE SHEET R-4

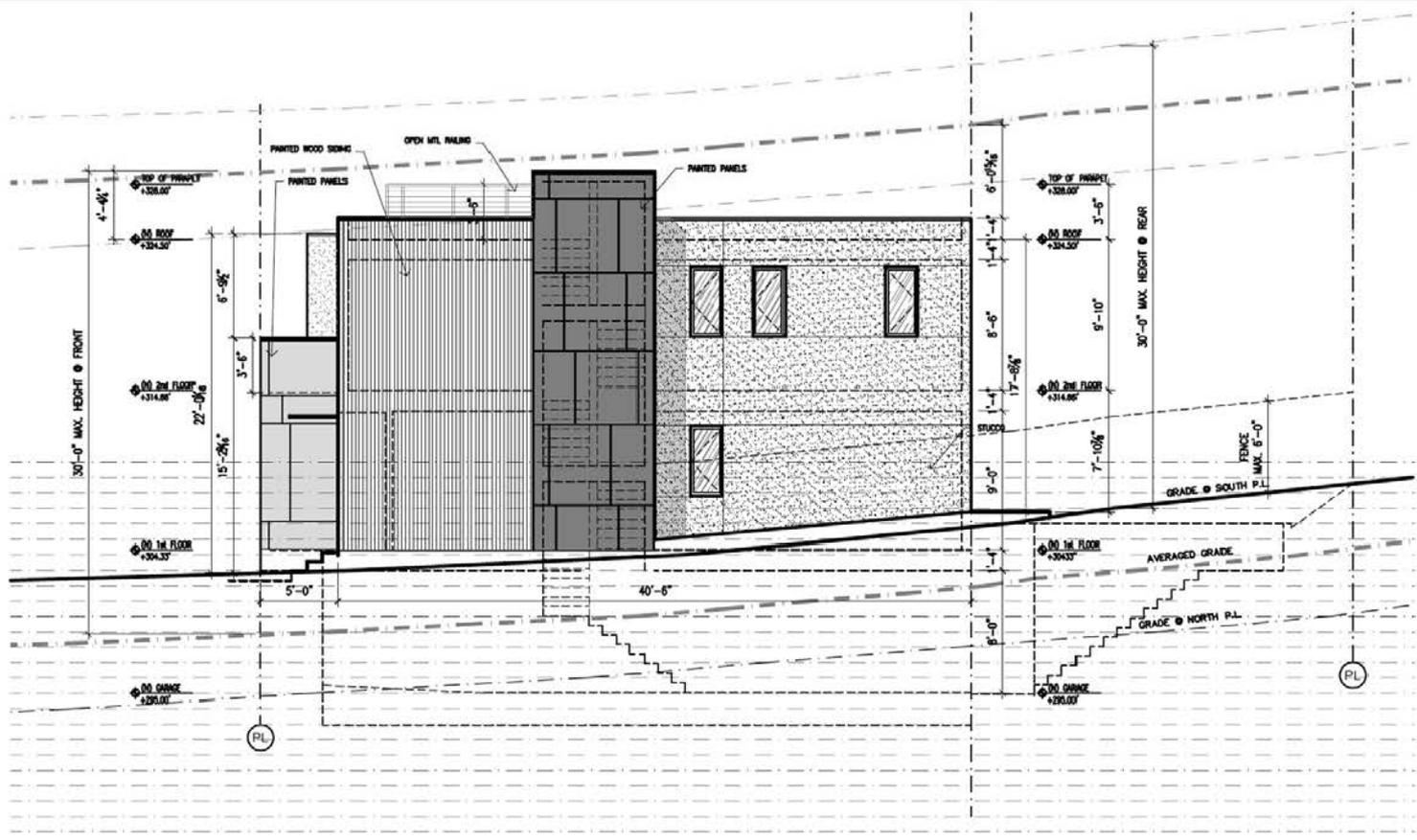


Exhibit D

METHODOLOGY FOR USING STORY POLES ON 3516 NORTH ELEVATION
by Marilyn Waterman

- 1) I REFERRED TO SUBMITTED BLUEPRINTS AND HAD TWO PEOPLE DOUBLE CHECK MEASUREMENTS.
- 2) EASTERN CORNER OF HOUSE OF NORTH ELEVATION WAS MEASURED AT 23'4".
- 3) WESTERN CORNER OF HOUSE OF NORTH ELEVATION WAS MEASURED AT 19.1"
- 4) WE DID NOT INCLUDE ANY OTHER ASPECT OF HOUSE IN MEASUREMENT EXCEPT NORTH ELEVATION CORNERS AND MADE EVERY ATTEMPT TO BE ACCURATE.
- 5) WE MEASURED 24'6" FROM BACK FENCE AND SET FIRST STORY POLE. WE USED FENCE PROPERTY LINE OF ABUTTING HOUSE AS GUIDE FOR NORTH PROPERTY LINE.
- 6) FIRST STORY POLE WAS HELD APROXIMATELY FIVE FEET INSIDE PROPERTY LINE TO ACCOUNT FOR BLUE PRINT DESIGN SET BACK - WHILE TRYING NOT TO STEP ON PROPERTY.
- 7) USING FENCE LINE OF ABUTTING HOUSE AS GUIDE, 40'6' WAS MEASURED FROM WESTERN STORY POLE TO EASTERN STORY POLE.
- 8) PICTURE WAS TAKEN WITH STORY POLES.
- 9) GRAPHIC ARTIST USED DEVELOPER'S RENDITION OF NORTH ELEVATION AND SUPERIMPOSED IT OVER PICTURE, USING STORY POLES AS A GUIDE.

Dec. 11, 2016



LSOM Street - Side (North) ELEVATION

3516 and Site Perr 09/30/20

17.00 x 11.00 in

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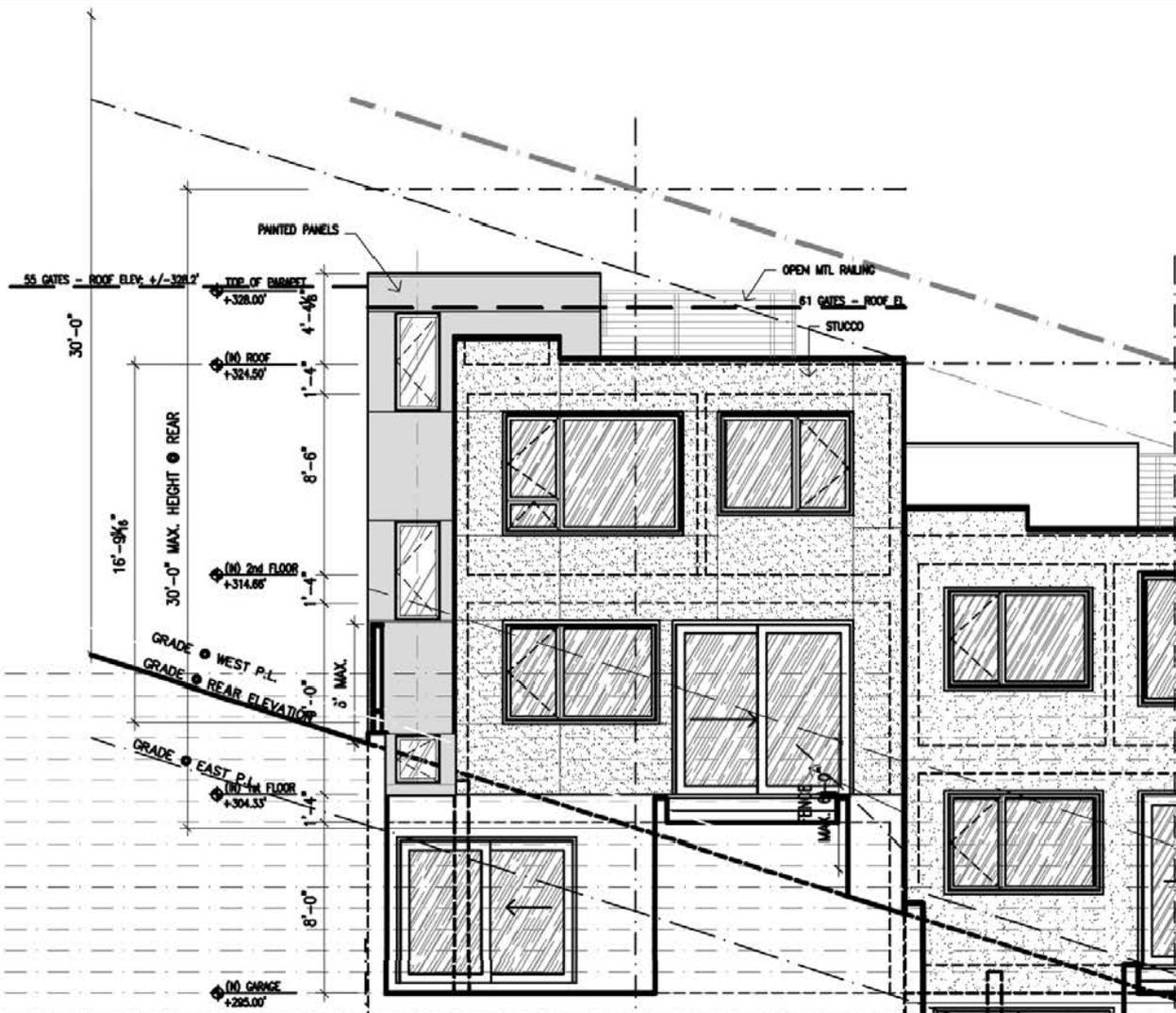
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