



Public Comment Received for:

2339 Edgewater Way

(PLN2020-00014)

Name of Sender	Distributed prior to hearing	Distributed after the hearing
Alexandra Hack	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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From: [Alexandra Hack](#)
To: [Community Development, SFDB Secretary](#)
Cc: [Tony Boughman](#); [Bradford Hack](#)
Subject: Concerns regarding PLN 2020-00014 (2339 Edgewater Way)
Date: Saturday, June 4, 2022 9:17:56 AM

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EXTERNAL

Dear SFDB,

I am writing to you regarding plans for 2339 Edgewater Way. We reside at 2327 and 2337 Edgewater way. We are the most recent comparable construction in the area as we are completing construction of a new house.

Please be aware that the application under consideration for 2339 Edgewater Way (PLN 2020-00014) assumes that a lot line adjustment, which is currently pending, has been recorded. We are not agreeing to any construction of any structure and/or building within the easement area.

1. Mass. I appreciate that this application is not 5,000 square feet, however **this is considerably larger than what we were told is normal for the area and made to conform to**. We initially were fully approved by the SFDB for about a 3600 square foot house only to have the approval rescinded and told the house was too big to conform to the area of the Mesa. We were finally approved at 3469 square feet even though we have a double lot. In addition, much of the building's square footage that 2339 Edgewater Way proposes, is concentrated on the eastern side of the lot. This, combined with the application for a second story ADU, adds to the massive look of the buildings.

2. Bulk. For consideration of our neighbors, our house was brought down to a plate height of 24 feet. The south facing of 2339 (per the application), the lot is already a foot higher than our lot. Plus it appears there are steps up to the house on an elevated foundation of about 2 feet. This added to the 29 foot house height makes it look like a 32 foot height next to our 24 foot height limit. **This creates the bulk of a 32 foot high fairly monolithic building looking towards the east.**

I hope you are consistent with the application of mass and bulk for the area as that has not changed in the last one and a half years since our approval.

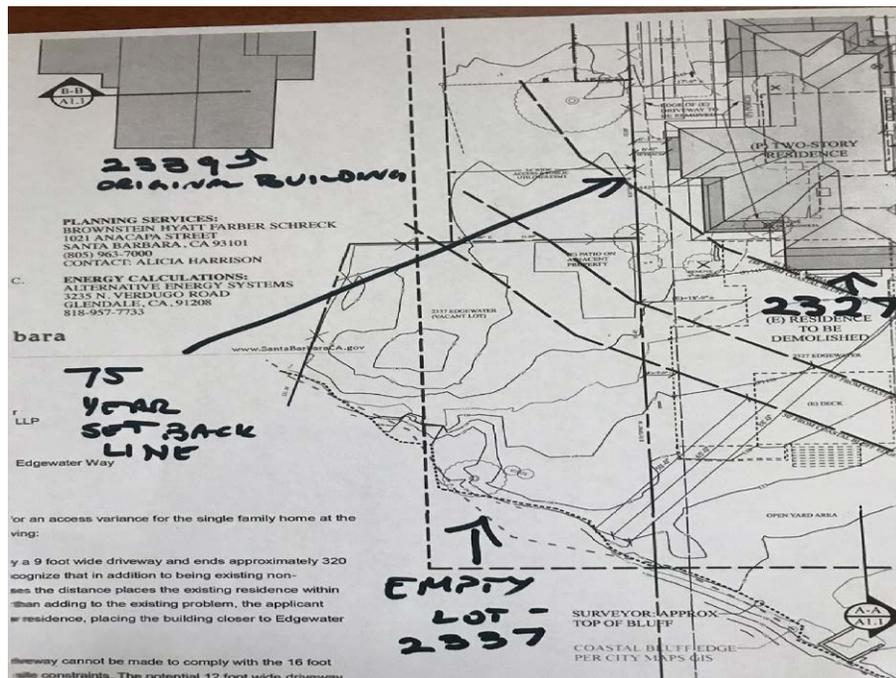
3. Pool, covered deck, spa, pool equipment. Our original house that was torn down was 28 feet from the bluff edge with a wing that could have been taken down to make it 38-40 feet from the bluff edge. This application is supposedly 35 feet from the bluff edge (depending where the landfill is taken out -the straight edge of the existing flagstone walkway used to end on a deck hanging over the edge go to the bluff). We were first approved for an addition to our existing house and then that was rescinded and we had to tear down the house and build it 88 feet from the bluff edge, behind the 75 year set back. Geological studies, aerial studies on bluff erosion pictures over decades, etc., had shown that building in front of the 75 year set back, closer to the bluff, was unsafe to build on over the life of the house. I have been told “ times change,” however physics does not.

I have extreme concerns that the applicant wants to put a pool, a covered deck, pool equipment, all non absorbing materials, with added water run off in the corner of his lot. This is all in front of the 75 year set back, **all draining onto my lot and causing constant and potentially catastrophic erosion of the cliff edge.**

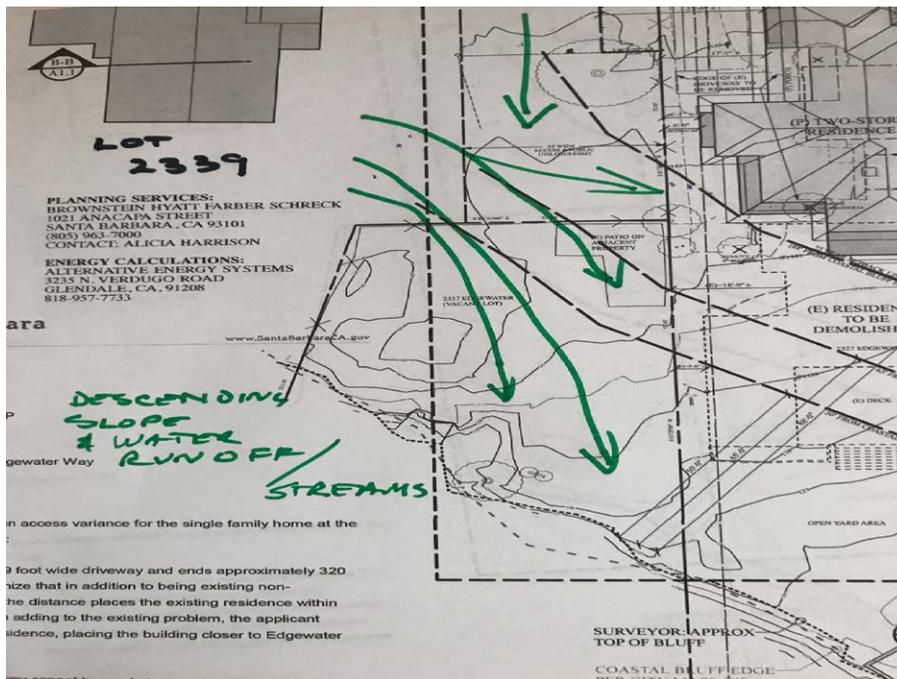
This corner of the Applicant's property, in every rainstorm, creates a stream and run off running down in multiple places across all of my property and over the cliff edge. This project proposes hard surfaces and vast amounts of water on an elevated surface. What happens when the pool overflows, when there is added run off from the deck and roof, when the spa leaks, or when the pool cracks in an earthquake or landslide due to it being built in front of the unstable 75 year set back line? **This will exacerbate erosion of an already environmentally sensitive area.**

Due to the location of the pool, the back flow from the pool equipment drains directly onto our site. This is in addition to the extra run off from the bulk of the house and other hardscape.

Current map:



Topographical runoff image:



All this water flows down hill and onto our property causing more erosion (see geology study pictures above and actual pictures of present overflow below).
Per city letter dated 2018: “Archeologist should be made aware that the project site has a very high erosion and landslide potential”. Their own geotechnical report from Earth systems Pacific revised August 2022 states on page 16: “water should not be allowed to pond anywhere on the pad, nor should water be allowed to flow over the top of adjacent descending slope/ bluff top.”



Personally, I don't care if the applicant puts in a pool, spa and outdoor kitchen, **but not draining onto my property and not causing a potential disastrous land slide and erosion.**

4. Observation balconies. Please be more considerate as to not build balconies sticking out around the master bedroom to purposely look into the yards of 2327 and 2337 Edgewater way. After we had to move our house 88 feet back from the cliff edge , therefore keeping this area open, my privacy does not need to be infringed on. The applicant has plenty of room for views and do not need to look into my yard.

I urge you to consider the aforementioned points during the review. Thank you.

Sincerely,
Carol, Brad, Alex, Nicole Hack