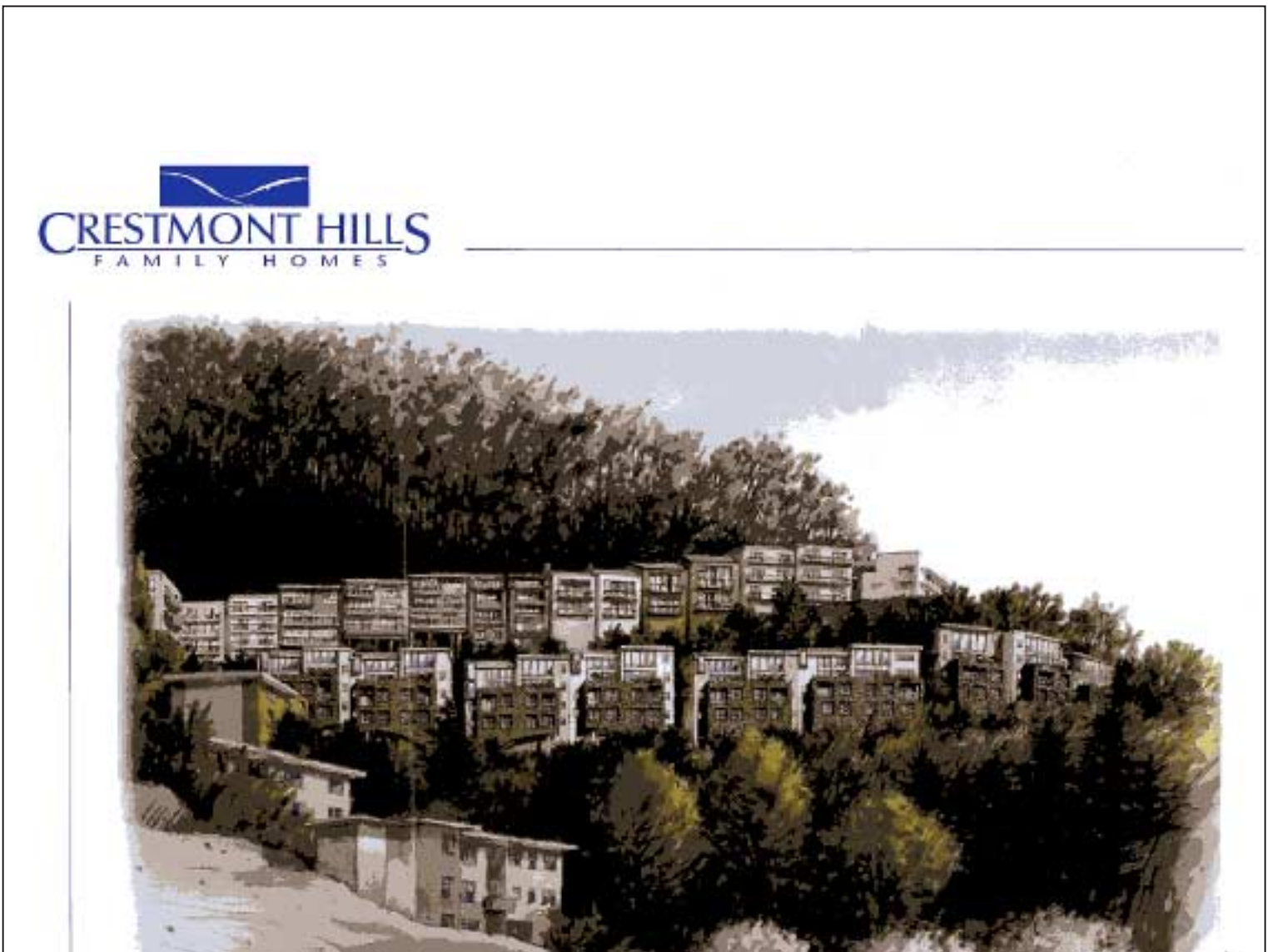


Proposed new 34 unit condo development on
pristine steep Mt. Sutro hillside
between Crestmont Drive single and duplex homes
and Kirkham Heights apartments

Developer's Plan

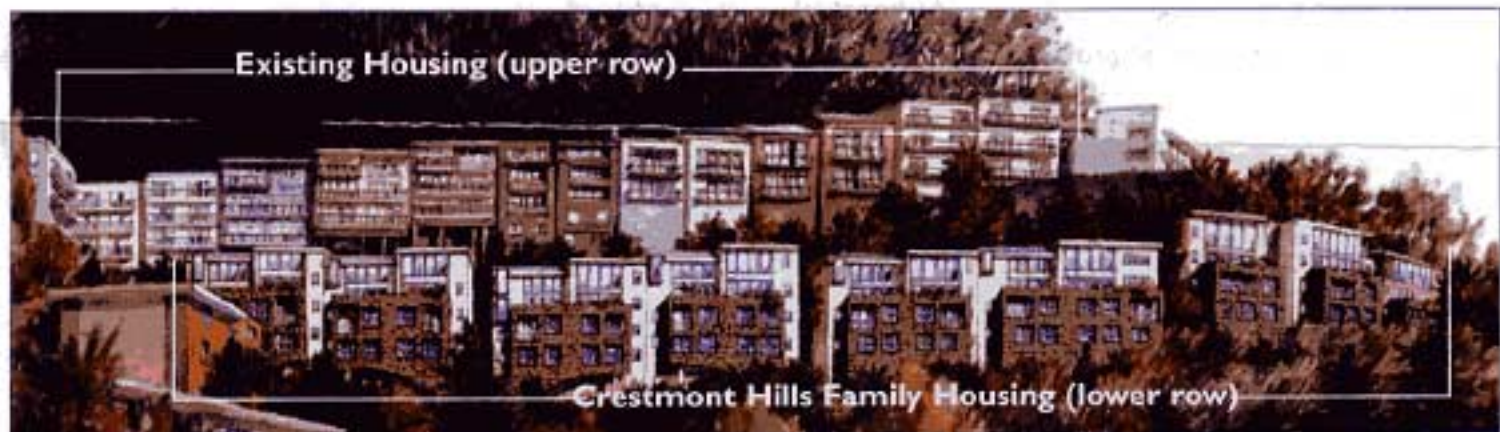


Contact the Developer
to voice your opposition to this large development

Bruce Balshone
415-564-5950
crestmonthills@yahoo.com

HOMEOWNERSHIP OPPORTUNITIES

Crestmont Hills Family Homes, located at the end of Crestmont Drive, is designed to provide homeownership opportunities for families. Crestmont Hills Family Homes will continue Mt. Sutro Woods' pattern of homeownership, with additional bedrooms designed to give multi-generational and expanding families room to grow while staying in the neighborhood.



LOWER DENSITY THAT'S CONSISTENT WITH NEIGHBORHOOD CHARACTER

Design Protects Views: Many Mt. Sutro Woods homes enjoy panoramic views of Golden Gate Park, surrounding neighborhoods and the Golden Gate. Crestmont Hills Family Homes have been specifically designed to respect the views of existing homeowners on the hill above. Although the law allows new buildings to be built up to 40 feet high at street level, all Crestmont Hills homes will be 7 to 17 feet shorter than the planning code allows.

Smaller Development: Crestmont Hills will feature 34 family homes – 59% fewer housing units than allowed under the San Francisco Planning Code, which allows construction of up to 83 rental apartments on the property.

COMPARISON: CRESTMONT HILLS VS. PERMITTED USE

ISSUE	REQUIREMENT	PERMITTED	PROPOSED
Height	40 feet at street level	40' Maximum Building Height at street level	23'-33' Maximum Building Heights at street level
Number of Units	Residential use not to exceed one dwelling unit for each 800 sf of lot area.	61 units; or 83 units with a Planned Unit Development (PUD)	34 units
Square Footage of Units	Residential use not to exceed one dwelling unit for each 800 sf of lot area.	812 square feet with 61 units; or 598 square feet with 83 units as a PUD	1,458 sf with 34 units
Off-Street Parking	One parking space provided for each dwelling unit.	34 spaces; up to 150% permitted as accessory, or 51 spaces	49 spaces, of which 15 are off-street guest parking spaces provided in lieu of on-street parking to provide additional fire engine clearance as requested by SFFD.
Open Space	100 sf designated private open space per unit	Not less than 100 sf designated private open space per unit	100-240 sf of private open space provided by decks for each unit.
Rear Yard	45% minimum lot depth for rear yard with exception for PUD	45% minimum lot depth for rear yard; (55% maximum lot coverage)	Rear lots range from 34-53% of lot depth, but only 55% total lot coverage



CRESTMONT HILLS FAMILY HOMES

Located in the Mt. Sutro Woods neighborhood, Crestmont Hills Family Homes will offer San Francisco 34 new quality three- and four-bedroom homes. Although the site could be developed with up to 83 rental apartments, Crestmont Hills will instead provide homeownership opportunities with high quality homes and more open space. Crestmont homes will be suitable for family living and a worthy addition to the neighborhood.

CRESTMONT HILLS FAMILY HOMES: LOWER DENSITY FAMILY LIVING IN REAL HOMES

Family Living in Real Homes, Not Tiny Apartments: Mt. Sutro Woods is a family neighborhood, and Crestmont Hills will provide 34 three- and four-bedroom homes designed to accommodate families who appreciate the hillside setting.

Low Density, More Open Space: Crestmont Hills will feature only 34 family homes – 59% less development than allowed, since the San Francisco Planning Code permits construction of up to 83 rental apartments on the property with a Planned Unit Development. Crestmont Hills Family Homes will also include more than 150 percent of the amount of private open space required by Code.

A Natural Part of the Neighborhood: The Mt. Sutro Woods neighborhood features a strong rhythmic pattern of modern homes with large windows and panoramic views. Crestmont Hills Family Homes step down with the hill, and are designed to respect views and seamlessly maintain the neighborhoods' unique design characteristics.

Family and Guest Parking: Crestmont Hills Family Homes will provide 49 parking spaces, one space for each unit plus an additional 15 off-street guest spaces.

Improved Neighborhood Safety: Crestmont Hills Family Homes will enhance neighborhood safety through the addition of a fire truck turnaround at the end of Crestmont Drive and new fire hydrants. These measures will also improve fire protection for the hillside and surrounding properties. Increased pedestrian activity will also improve security and reduce unregulated activities on the site. Crestmont Hills also will protect the hillside from erosion and shore up the entire area with drainage and retention walls.



If you have any comments about Crestmont Hills Family Homes, please feel free to call Bruce at 415.564.5950 or send us an email to crestmonthills@yahoo.com or your thoughts to 397 Cortland Street, # 71, San Francisco, CA 94110

Contact the Developer
to voice your opposition to this large development

Bruce Balshone

415-564-5950

crestmonthills@yahoo.com