



August 1, 2012

Dear Neighbors,

I hope everyone is having a good summer. I wanted to follow up on some of the comments we heard regarding our Draft Environmental Impact Report as it has become clear to me that our team has not done a good enough job of explaining the *ongoing* rigorous hillside stability review process San Francisco Overlook will be subject to after our EIR is complete. It is important to us and I'm sure to many of you that everyone in the neighborhood be educated about the rigorous and transparent review process in place to manage the construction process and to ensure a safe hillside over the long term.

As you know the voluminous geotechnical report and DEIR prepared under the auspices of the city's Planning Department concluded that the hillside will be more stable than it is currently following construction of San Francisco Overlook. Nevertheless, several years back Supervisor Sean Elsbernd authored legislation establishing the **Northwest Mt. Sutro Slope Protection Area**, which is specifically geared to our neighborhood and establishes a substantially elevated review process and standards by which all projects within the area's bounds must abide. The final design, engineering and construction means and methods for San Francisco Overlook must be reviewed by a Structural Advisory Committee (SAC) of independently-selected structural, geological, geotechnical and architectural experts. I feel it is important for you to know that we have no control over this city-run review process or its members but are 100% bound by its ruling. The SAC will specifically review:

1. The validity and appropriateness of the structural design concepts and criteria.
2. The structural design of the building or structure to determine its capability to perform satisfactorily beyond the elastic stresses stipulated by the code, with sufficient redundancy to accommodate overloads or failures of specific structural components.
3. The constructability of proposed structural details and erection methods.
4. The sufficiency of the proposed inspection, testing and monitoring to be provided prior to and during construction.



If the SAC finds any aspect of our design or construction plan deficient, we will be required to modify our project to satisfy their comments as NO building permit will be issued for our project without their written approval.

I am attaching the actual language of these slope protection measures for your reference and I hope this explanation of the elevated scrutiny required of projects in our area will help everyone to better understand the safeguards in place, and to have greater confidence that our project will have ample oversight to protect our common interest in the stability of our hillside.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary D. Testa".

Gary D. Testa
Managing Partner, San Francisco Overlook Development, LLC