



Bernal Heights

East Slope Design Review Board

Terry Milne, external secretary • 321 Rutledge • San Francisco 94110 • [285•8978]

January 1, 2021

Morgan Kwong
PO Box 117122
Burlingame CA 94011
kwong.morgan@gmail.com

RE: 226 Rutledge Street
Block/Lot #5539/031
CC: Kimberly Durandet, SF Planning
kimberly.durandet@sfgov.org

Dear Morgan,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on December 17, 2020 to review drawings dated October 10, 2020 for the proposed remodel of 226 Rutledge Street. The meeting was held over Zoom and was attended by no neighbors.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. We look forward to the improvement of the existing uninspired and somewhat derelict facade. We appreciate the variation in higher quality exterior materials, the fenestration improvements, and the overall reorganization of the facade to engage more with the street and create visual interest.

At the meeting, we discussed opportunities for creating a landscaped buffer zone between the sidewalk and the front of the house, which is deeply set back from the street. We hope this will be pursued. We would also like to suggest recessing the entry door further if possible (acknowledging that there is not much roof for this), and/or creating an awning or other overhang above the entry. This would provide some helpful weather protection for those entering the building, as well as create an opportunity for more visual interest at the entry.

The Board thanks you for presenting the plans to the neighborhood. Since the Board is not a City agency, it does not have the power to either approve or disapprove the application.

Cordially,



Wendy Cowles, Chair
On Behalf of the Bernal Heights ESDRB