



Bernal Heights

East Slope Design Review Board

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

January 1, 2021

Eric Staten
DOES Architecture
22 Montezuma Street
San Francisco CA 94110
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RE: 315 Rutledge Street
Block/Lot #5541/043
CC: Kimberly Durandet, SF Planning
kimberly.durandet@sfgov.org

Dear Eric,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on December 3, 2020 to review drawings dated November 24, 2020 for the proposed design of a new home at 315 Rutledge, a currently undeveloped lot. The meeting was held over Zoom and attended by a group of approximately eight neighbors. This was a follow up meeting to an initial presentation held in September 2020.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. In response to comments from the Board and neighbors at the first meeting, the design has been simplified and the geometries have been regularized; decorative screening material has been used effectively to reduce the amount of clear glazing and address potential privacy concerns; building height and relationships to neighboring buildings have been clarified; and the design successfully evokes the proportions of neighboring Victorians while being distinctly modern. The project appears to comply with height limits and mass reduction requirements. A few neighbors noted their appreciation for design changes that they felt made the project more compatible with the neighborhood.

A neighbor at 251 Ripley requested story poles, to better understand the scale of the proposed project and supplement the renderings presented at the meeting.

Neighbors at 261 Ripley, directly behind and uphill from the subject property, expressed concern that their bungalow will be boxed in by the new project, as it adds to the existing collection of multi-story buildings around them. We understand that you subsequently met individually with these neighbors, and reviewed renderings showing the potential impact to the view from their home.

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 permit application.

Cordially,



Wendy Cowles, Chair
On Behalf of the Bernal Heights ESDRB