



Bernal Heights
East Slope Design Review Board
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February 3, 2021

Mr. Erevan O'Neill
One Design
2845 California Street
San Francisco CA 94115
erevan@onedesignsf.com

RE: 520 Precita Avenue
Block/Lot #5515/029c
CC: Kimberly Durandet, SF Planning
kimberly.durandet@sfgov.org

Dear Erevan,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on January 21, 2021 to review drawings dated January 7, 2021 for the proposed remodel and addition to 520 Precita Avenue. The meeting was held over Zoom and was not attended by any neighbors.

We understand that though the site is zoned as RH-2, the Planning Department has previously worked with the owner to accept the three existing units. The project proposes a substantial increase in the habitable area of this already sizable 3-unit building. According to the updated area calculations provided after the meeting, the existing area of the units would be increased from 2,066 sf to 3,091 sf, a 50% increase in habitable area. The total area of the proposed project would be 4,598 sf.

The increased area would be achieved by extending the rear of the building beyond the required 45% rear yard setback; the extension varies between approximately five feet and nearly 11 feet into the setback, and matches the full three-story height of the building, without any step-down. We understand that this extension into the rear yard setback would require a variance.

Neighbors who would be affected by the proposed addition were not present at the meeting. In particular, the Board observes that the neighbor at 526 Precita, whose home is between the subject property and the Precita Valley Community Center, would be significantly boxed in if the variance is approved. The Board also notes that the proposed roof deck does not comply with Planning's recommendations to set deck guardrails back 5 feet from roof edges at side property lines, to provide a measure of privacy for neighbors. We encourage Planning to take both of these issues into consideration when evaluating the project.

There are minor changes to the primary facade that bring the project into compliance with one aspect of the Bernal Heights East Slope Building Guidelines, by revising to a single garage door which may provide additional room for street parking.

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