



Bernal Heights

East Slope Design Review Board

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

March 1, 2021

Eric Staten
DOES Architecture
22 Montezuma Street
San Francisco CA 94110
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RE: 317 Rutledge Street
Block/Lot #5541/026
CC: Kimberly Durandet, SF Planning
kimberly.durandet@sfgov.org

Dear Eric,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on February 4, 2021 to review drawings dated February 4, 2021 for the proposed remodel and addition to an existing home at 317 Rutledge. The meeting was held over Zoom and attended by a group of approximately ten neighbors. This was a follow up meeting to an initial presentation of this project 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, and in tandem with the design changes already proposed for the new construction at 315 Rutledge, also by your office, the design of the new construction has been simplified and the geometries have been regularized; the renovations to the existing facade are modest and distinctive, creating an interesting contrast between historic elements and contemporary refinements; the addition is set back from the street, respecting and maintaining the scale of the existing home and the narrow street; and sideyards are provided, as recommended by the Guidelines. The project appears to comply with height limits and mass reduction requirements.

Neighbors noted concerns about the possibility that excavation could uncover lead contamination that would need to be addressed. Lead contamination and remediation is a substantially regulated issue that is beyond the Board's purview. We trust that the project sponsor and neighbors will continue to be in dialog to address this and other issues that may arise during construction.

Neighbors requested story poles, to better understand the scale of the proposed project and supplement the renderings presented at the meeting. The project sponsor offered to meet individually with any neighbor who wanted to discuss the potential impact of the project on their home, and provide additional renderings that could help them envision the view of the project from their home. Neighbors at 261 Ripley, directly behind and uphill from 315 Rutledge, also discussed in this series of meetings, had this sort of meeting and it seemed to be productive.

Neighbors noted that the very narrow configuration of this street and its sidewalks would not accommodate a street tree, though this is normally required by the Guidelines. It does not seem appropriate in this case, though we note that the removal of the existing entry stair provides the opportunity for new landscaping or a planter within the front setback, as is proposed.

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