



East Slope Design Review Board

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January 20, 2022

Mr. Amir Afifi
SIA Consulting
4653 Mission Street
San Francisco CA 94112
amir@siaconsult.com

RE: 0 Peralta Avenue
Block/Lot #5657/009+009A
CC: Michael Christensen, SF Planning
michael.christensen@sfgov.org
Kimberly Durandet, SF Planning
kimberly.durandet@sfgov.org

Dear Amir,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on January 6, 2022 to review a presentation based on drawings dated December 15, 2021 for the proposed design of four new homes at 0 Peralta Avenue. The site is a steeply sloped undeveloped lot at the termination of a residential dead end. The meeting was held over Zoom and attended by two neighbors.

We understand that the primary purpose of the meeting was to solicit Board and neighbor feedback on the idea of rezoning the project site so it could be developed for residential use. The Board and attending neighbors agree that residential use is more appropriate than the current PDR-1-G zoning. The Board further agrees that this site could support four dwelling units.

The project sponsor did not request this meeting as a forum for reviewing the project in relation to the Bernal Heights East Slope Building Guidelines, noting that the design is preliminary.

Nonetheless, the Board would like to note that the preliminary design does not comply with the Guidelines in multiple ways. Rather, it seems to be a test fit for maxing out the development potential of the site. Substantial refinements would be necessary to bring the project into conformance with the Guidelines. We note that the Guidelines have been successfully applied to other multi-unit projects within our area of jurisdiction, most recently 1513 York. We look forward to reviewing the project again at the appropriate time, after the design has been considered and refined in light of the Guidelines.

One specific suggestion we would like to make addresses the neighborhood experience and expression on Peralta Street. The current scheme presents four identical one-story garages off a narrow driveway. The designer could instead consider a two-story expression with individualized architectural character at each of the dwellings. The driveway could be designed as a quirky alley lined with individual homes and including landscaping. This would be more in keeping with the character of Bernal Heights, which the Guidelines were developed to preserve and promote.

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