



# Bernal Heights

## East Slope Design Review Board

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Dear Mr. Kashanipour,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on January 20, 2022 to review a presentation based on drawings dated November 20, 2021 for the proposed design of two new homes to be built at 38 and 40 Nevada Street. The sites are currently undeveloped. The meeting was held over Zoom and attended by a group of approximately seven neighbors and interested parties. This was a follow up to an initial presentation held in early March 2020.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. Several refinements to the design have been made in response to comments by the Board and the neighbor next door at 42 Nevada. Entries to the homes have been made more special with the addition of wood canopies; required sideyard zones have been identified and effectively used to break up bulk and massing; colors and materials have been employed to create interest and variety. We particularly appreciate that the two homes are designed to be clearly distinct from one another, while working together harmoniously.

Neighbors at the meeting expressed an interest in retaining the undeveloped character of Nevada Street and its extension parallel to Bernal Heights Boulevard, to the extent possible. They asked that the project sponsor and their eventual contractor take care to address matters relating to access, utilities, site drainage, possible street/sidewalk changes, etc. as the project progresses. A neighbor expressed particular concern for the eucalyptus trees along the extension parallel to Bernal Heights Boulevard, and requested that construction traffic there be avoided, to minimize impact to the trees and their root systems. Please continue to coordinate and share information with neighbors.

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