



March 21, 2022

Serina Calhoun
Syncopated Architecture
657 Fillmore Street
San Francisco CA 94117
serina@sync-arch.com

RE: 94 Bernal Heights Boulevard
Block/Lot #5639/033
CC: Elton Wu, SF Planning
elton-wu@sfgov.org

Dear Serina,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on March 17, 2022, to review drawings dated March 3, 2021, for the proposed remodel of and addition to 94 Bernal Heights Boulevard. The meeting was held over Zoom and attended by three neighbors.

The meeting was requested by your office at the behest of the Planning Department.

Regarding the proposal to fill in the front entrance, the Board points out that the existing recessed entrance better conforms to the Bernal Heights East Slope Building Guidelines, which recommend providing a transition between the street and the doorway, and avoiding an entry that is a "hole-in-the-wall." Transitions that "celebrate" the front entrance can take various forms, allowing for articulation of a facade, creating a special identity for a home, and providing shelter from the rain. The proposed scheme further flattens an already flat facade.

Other than that, the Board believes that the project is in general conformance with the Guidelines. The rear addition is minor, consisting of removing an existing exterior stairway and infilling the area below the third floor to the grade.

At the meeting, you noted that you are seeking clarification from Planning regarding how to calculate the required mass reduction and the required rear yard setback. Both matters are included in San Francisco Planning Code Section 242 Bernal Heights Special Use District, not the Guidelines.

As such, it is up to Planning, not the Board, to advise you on how to interpret these requirements. Should Planning determine that a variance is required, the Board does not have an objection to a variance. Neighbors present indicated that they support the project.

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,

A handwritten signature in blue ink that reads "Wendy Cowles".

Wendy Cowles, Chair
On Behalf of the Bernal Heights ESDRB