



East Slope Design Review Board

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December 7, 2022

Annette Diniz
1905 5th Avenue #8
Oakland CA 94606
dinizannette@gmail.com

RE: 1454 Cortland Avenue
Block/Lot #5689/041
CC: Ella Samonsky, SF Planning
ella.samonsky@sfgov.org
Rogelio Baeza, SF Planning
rogelio.baeza@sfgov.org

Dear Annette,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on December 1, 2022 to review drawings dated December 1, 2022 for the proposed remodel and addition to 1454 Cortland Avenue. The meeting was held over Zoom and attended by no neighbors.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. The vertical addition is set back from the primary facade and will have limited visibility from Cortland Avenue, and the changes to the existing facade appear to be minimal. We appreciate the interest in restoring some of the original character of the house, for example removing the vinyl siding.

However a number of aspects of the design appear to be in flux or underdeveloped, and we would appreciate your providing updated drawings for our review when the issues have been resolved. This includes the following, which the Board could not evaluate based on the information provided:

1. Detailing of guardrail: this is a significant component of the facade and historic character of the house; we would like to see the proposed design
2. Roofline at vertical addition: the owners noted that they were considering revising this; we would like to see any substantive change proposed
3. Trash, recycling and compost bin storage: options for storage out of sight, as required by the city, were discussed; we would like to see how this is resolved
4. Street tree: our Guidelines recommend providing a street tree if feasible; please let us know if this can be accommodated
5. Rear yard setback, maximum allowable height, variances required (if any): we understand that you are working with Planning to address these questions; we would like to see how they are resolved
6. Mass reduction calculations: these were not provided as they are dependent on Planning addressing some questions; we would like to review these once resolved

The Board thanks you for presenting the plans to the neighborhood and requests that you provide updated drawings so we can review refinements in response to the points enumerated here. 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 East Slope Design Review Board