



## East Slope Design Review Board

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April 8, 2023

Jane Cee  
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RE: 95 Banks Street  
Block/Lot #5628/025  
CC: Gabriela Pantoja, SF Planning  
gabriela.pantoja@sfgov.org  
Ella Samonsky, SF Planning  
ella.samonsky@sfgov.org

Dear Jane,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on April 6, 2023 to review revised drawings dated March 1, 2023 for the proposed design of a new home at 95 Banks Street, a currently undeveloped lot. The meeting was held over Zoom and attended by approximately 10 neighbors. We reviewed design changes made in response to comments from the Board, neighbors and SF Planning.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines, and appreciates refinements made to the design in response to comments from the Board and neighbors.

While some neighbors expressed dismay at the height of the project on narrow Chapman Street, it was generally understood that the project complied with SF Planning height guidelines. By lowering parapet heights, reducing overhangs, and holding parts of the facade farther back from Chapman Street, the revised design addresses the top-heaviness and bulk of the previous scheme and will provide a less imposing presence on the street. The proposed landscaping should further soften the project edges.

Neighbors at adjacent properties asked that existing trees be protected and preserved as much as possible to preserve privacy between the homes. They would also like to coordinate directly with the project team on the design of fencing and retaining walls between adjoining properties as the project progresses.

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 East Slope Design Review Board