



Bernal Heights

East Slope Design Review Board

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September 26, 2023

Troy Kashanipour
Troy Kashanipour Architecture
2325 3rd Street, Suite 401
San Francisco CA 94107
tk@tkworkshop.com

RE: 1149 Esmeralda Avenue
Block/Lot #5577/008
CC: Ella Samonsky, SF Planning
ella.samonsky@sfgov.org

Dear Troy,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on September 21, 2023 to review drawings dated August 1, 2019 for the proposed design of a new home at 1149 Esmeralda Avenue, a currently undeveloped lot. The meeting was held over Zoom and attended by one neighbor.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. We appreciate that the design thoughtfully addresses the challenges of a very small, steep and unusually-shaped site. The home appears modestly scaled from Bradford, and uses material, volume and fenestration strategies to create interesting facades at the front and side of this "corner" lot.

We understand that a variance may be required since the project does not comply with SF Planning's mass reduction requirements. As the architect stated in our meeting, the mass reduction proposed is proportional to the site size, thus meeting the intent of the mass reduction requirements. We agree, and would support this variance if required.

Likewise, the project does not comply with the side yard recommendations included in our Guidelines, but we believe that the project adequately meets their intent, given the size and configuration of the site.

SF Planning will confirm compliance with their requirements for building height and rear yard setbacks, which are difficult to evaluate for this site, and are beyond the scope of our review.

Please ensure that an area for interior storage of trash, recycling and composting bins is designated, and that a street tree is provided if feasible.

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