



## East Slope Design Review Board

[www.bhesdrb.org](http://www.bhesdrb.org)

[bhesdrb@gmail.com](mailto:bhesdrb@gmail.com)

January 26, 2024

Sanders Li  
Hunt Hale Jones Architects  
444 Spear Street, Suite 105  
San Francisco CA 94105  
[sli@hhja.com](mailto:sli@hhja.com)

RE: 1820 Alabama Street  
Block/Lot #5549/002  
CC: Ella Samonsky, SF Planning  
[ella.samonsky@sfgov.org](mailto:ella.samonsky@sfgov.org)

Dear Sanders,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on January 18, 2024 to review drawings dated December 13, 2023 for the proposed design of a new home at 1820 Alabama, a currently undeveloped lot. The meeting was held over Zoom and attended by approximately five neighbors.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. The proposed home is modest in height and reasonable in size given the large lot area. Visual interest is created through three-dimensional variation (projections and recesses), material changes, and thoughtful fenestration.

Neighbors were generally supportive of the project. A neighbor on Waltham Street particularly supported adding a sidewalk in front of the project, enabling easier and safer access to the bus stop at the corner of Alabama and Ripley. Continuing the sidewalk to Waltham, in front of the uphill property at 1838 Alabama, may not be required at this time, but hopefully will be done in the future.

The Guidelines call for front landscaping and street tree(s). Two existing trees will be removed from the approximately 15 feet wide right of way in front of the property. Please ensure that the design for the property's setback and the sidewalk includes street tree(s) and attractive landscaping, as well as a basic idea for how this would continue up to Waltham in the future.

The downhill neighbor at 196 Ripley requested a sun study to understand the impact of the project on his rooftop solar panels and backyard garden. Please provide that to him.

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