



Bernal Heights

East Slope Design Review Board

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bhesdrb@gmail.com

February 3, 2024

Bonnie Bridges
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RE: 313 + 315 Montcalm Street
Block/Lot #5540/028 + 029
CC: Ella Samonsky, SF Planning
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Kalyani Agnihotri, SF Planning
kalyani.agnihotri@sfgov.org

Dear Bonnie,

The Bernal Heights East Slope Design Review Board held a neighborhood meeting on February 1, 2024 to review drawings dated January 10, 2024 for the proposed remodel and addition to an existing house, plus a new ADU, at 313 + 315 Montcalm Street. The meeting was held over Zoom and attended by two neighbors.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines, *with the exception of two aspects outlined below*. It preserves the historic gabled roof form visible from the street, and uses a similar architectural language for the taller addition tucked behind it; sideyards and mass reduction strategies minimize the bulk of the project and integrate it with the generous garden; the buildings are compatible with the scale and character of neighboring homes; the proposed materials and detailing look to be of high quality.

As discussed at the meeting, the Board recommends the following refinements to bring the project into conformance with the Guidelines:

1. Street Trees: Provide two street trees, one for each lot, as required by the Guidelines.
2. Fence Treatment: Please consider alternative designs for the existing solid fence and gate fronting on Montcalm, which are proposed to remain. We understand that, as an existing condition, modifications may not be required. But given the owners' stated intent to create a demonstration and educational garden, a fence design that is more open and engaging would be more consistent with the spirit of the project and the intent of the Guidelines. In addition, we note that SF Planning has specific design requirements for openness and height of new fences that front the street, which may be useful when thinking about an alternative design.

Neighbors who attended the meeting were supportive of the project, with one noting that "it looks great," and the other expressing support for improving the existing conditions and adding more housing options in the neighborhood.

The Board thanks you for presenting the plans to the neighborhood and invites you to schedule another meeting to review refinements in response to the points enumerated here. Please email us at bhesdrb@gmail.com to schedule once you have revised the drawings.

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