1513 YORK STREET
CONCEPT PLAN - SETBACKS FROM PROPERTY EDGES AND EXISTING CLIFF

BUILDINGS AWAY FROM CLIFF

FACE OF EXISTING CLIFF TO BE SET BACK TO 1/1
CONCEPT PLAN - MOVING GROCERIES / HOUSEHOLD GOODS AROUND SITE

1513 YORK STREET
NOTE
PROPOSED HILLSIDE DEVELOPMENT IS STEPPED TO PRESERVE VIEWS TO NORTH / DOWNTOWN

1513 YORK STREET

CONCEPT PLAN - STEPPED DEVELOPMENT FOR VIEW PRESERVATION
EXPLANATION

- Water
- Qaf: Artificial fill
- Qd: Dune Sand
- Qsr: Slope Debris and Ravine Fill
- Qc: Colma Formation
- KJs: Sandstone and Shale
- KJc: Chert
- KJg: Greenstone
- KJm: Metamorphic Rocks
- sp: Serpentine
- Contact, approximately located
- Historic stream or shoreline

PORTION OF "CLIFF" TO BE REMOVED
SET BACK CLIFF TO 45 DEGREE SLOPE AND REPLANT
SITE PANORAMA: LOOKING NORTH / DOWN HILL
ELEVATIONS ARE BASED ON CITY DATAMs

- Rainwater collected off of (4) interior block structure roof
- Collected rainwater directed to cistern for irrigation of landscaping
- Excess water discharged to city storm system

View Garden (planted slope)
Face off existing cliff set back to 1/1

1513 York Street

Technical Plan - Stormwater Management
**FIRE DEPARTMENT ACCESS AND INFRASTRUCTURE**

- **SIGNAGE AT GATE**
- **5'-0" WIDE WALKWAYS**
- **FIRE DEPARTMENT CONNECTION AT FACADE**
- **UPGRADE WATER MAIN TO 6" IN STREET AND PLACE NEW FIRE HYDRANT IN FRONT OF 1515 YORK STREET**
- **STANDPIPES IN THE INNER SITE PLACED SUCH THAT ALL PARTS OF INTERIOR AND EXTERIOR OF EVERY HOME IS ACCESSIBLE WITH A STANDARD 100' SFFD HOSE**
- **TYPE II-A CONSTRUCTION FOR BETTER FIRE RESILIENCY AND TO NEGATE THE NEED FOR RESCUE WINDOWS**
- **HIGH HAZARD SPRINKLER COVERAGE IN THE CAR STACKER AREA**
- **FULLY SPRINKLERING ALL HOMES TO HIGHER STANDARD (NFPA 13 STANDARD)**
- **RED NO PARKING ZONE IN FRONT OF PROPERTY**
- **10'-0" TALL FIREWALL PROTECTING PEDESTRIAN WALKWAY**
- **INCORPORATION OF SAFE DISPERSAL AREA IN THE INNER BLOCK**

**SAFE DISPERSAL AREA CALCULATIONS BASED ON OCCUPANTS OF BUILDING B, C, D & E:**
- **76 OCC X 5 SF PER OCC = 380 SF**

**TECHNICAL PLAN - FIRE DEPARTMENT ACCESS AND INFRASTRUCTURE**
BUILDING A

COMMON ENTRY WALKWAY/ACCESS

ADJACENT BUILDING:
1511 YORK STREET

ADJACENT BUILDING:
1515 YORK STREET

RENDERING - YORK STREET VIEW
**MATERIALS**

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- **12/3/2019 12:06:21 PM**

- **1513 YORK STREET**

- **HORIZONTAL WOOD SIDING, STAINED**

- **STANDING SEAM METAL ROOF**

- **VERTICAL WOOD SIDING, STAINED**

- **WOOD SIDING WITH VERTICAL BATTENS**
July 24, 2019

Toby Morris
Kerman Morris Architects
139 Noe Street
San Francisco CA 94114
toby@kermanmorris.com

Dear Toby,

Members of the Bernal Heights East Slope Design Review Board attended a neighborhood meeting on July 9, 2019, to learn about updates to the design for ten new homes at 1513 York Street and adjoining lots at the interior of the block. The meeting was attended by approximately 12 - 15 neighbors. This was the latest in a series of meetings about the subject property that have been held over many years with the Board and neighbors, and the second meeting with Kerman Morris Architects.

The Board believes that the project is in general conformance with the Bernal Heights East Slope Building Guidelines. The scale and architectural expression of individual residences is consistent with the neighborhood. Issues raised by neighbors at previous meetings relating to open space/landscaping, vehicular access, views to and from adjacent buildings, fire department access, and other concerns have been substantially addressed. The participation of the project’s geotechnical engineer and landscape architect gave neighbors the opportunity to better understand how some of their concerns would be addressed from a technical standpoint.

Attendees at the meeting appeared to support the landscape proposal that cut back the “cliff” behind the Cesar Chavez neighbors at a 1:1 slope, and we agree. This allows more opportunity to landscape this interface within the subject property. A Cesar Chavez neighbor in attendance requested that the project sponsor provide a green wall at the rear of his property which backs up to the York Street duplex, similar to that being provided for his next-door-neighbor.

Some neighbors requested more detailed information about views from and shadow impacts to their properties, and we understand that you will update the SketchUp model to more accurately reflect the proposed grading, landscape, and geolocation, so you can provide them with this information.

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 permit application.

Cordially,

Wendy Cowles, Chair
On Behalf of the Bernal Heights ESDRB
GOOD NEIGHBOR GESTURES

- **Setback of Rear Wall** to open view for neighbor at 1515 York as negotiated.
- **Green Wall** proposed as requested by neighbors at 2889 Cesar Chavez & 2897 Cesar Chavez.
- **Kitchen Property Line Window** at 1515 York.
- **Green Roof** proposed.
- **Rear Pop Out** kept low to preserve view from 1515 York Kitchen Window.
1. HORIZONTAL WOOD SIDING, STAINED
2. VERTICAL WOOD SIDING, STAINED
3. WOOD SIDING WITH VERTICAL BATTENS
4. STANDING SEAM METAL ROOF

1513 YORK STREET