

SAN FRANCISCO  
PLANNING COMMISSION  
RESOLUTION NO. 16147

**ENDORISING THE COW HOLLOW NEIGHBORHOOD DESIGN GUIDELINES**

WHEREAS the Residence Element of the City's General Plan establishes policies for preserving existing housing and neighborhood character while encouraging new "in-fill" housing construction; and

WHEREAS, Cow Hollow is one of San Francisco's urbane residential neighborhoods, built incrementally over the past one hundred years with a rich mix of architectural styles and building types. The area is characterized by sweeping views of San Francisco Bay, tree lined streets, gracious and comfortable residences and some apartment buildings located mainly on the northern portion of the neighborhood; and

WHEREAS, Topographically, Cow Hollow slopes down and northward from Pacific Heights, the Cow Hollow neighborhood being defined and organized by the City's traditional grid street pattern, with streets running both parallel and perpendicular to the land slope. The land slope of the Cow Hollow, combined with the proximity of this neighborhood to the Presidio National Park, and to San Francisco Bay, provides a background for public views, characterized by rows of homes, separated by bands of vegetation, that ascend towards a ridge that runs East West, and that forms what constitutes San Francisco's northern facade; and

WHEREAS, As the City's housing stock ages, it becomes increasingly important to maintain it, to bring it to current safety and sanitary standards and to adapt it to the needs of their occupants, while conserving and protecting neighborhood character in order to preserve the cultural and economic diversity of our neighborhoods; and

WHEREAS, As a means to accommodate the needs for enlargement, replacement and new housing construction, while conserving and protecting neighborhood character, the Planning Commission enacted in January of 1996 Section 311 of the Planning Code, the Residential Review Procedures, which require that construction of new residential buildings and alteration of existing residential buildings in residential districts, to be consistent with the design policies and guidelines of the General Plan and with the "Residential Design Guidelines" as adopted and periodically amended for specific areas or conditions by the Planning Commission; and

WHEREAS, the Cow Hollow Association, with the guidance of the Planning Department undertook the elaboration of specific guidelines that address the topographic and climatic constraints and the character of buildings of their neighborhood; and,

WHEREAS, On March 22, 2001, after an informational presentation of the Neighborhood Design Guidelines to the Planning Commission, the Cow Hollow Association was instructed to work with Planning Department staff to finalize the propose guidelines; and

WHEREAS, The Cow Hollow Association has successfully concluded the refinement of the

Neighborhood Design Guidelines and completed the graphic materials that adequately support the "Cow Hollow Neighborhood Design Guidelines".

THEREFORE BE IT RESOLVED, that the Planning Commission hereby endorses the "Cow Hollow Neighborhood Design Guidelines" which advance policies contained in the Residence, and Urban Design Elements of the General Plan and which require no changes to existing city codes; and

BE IT FURTHER RESOLVED, that the Planning Commission and Planning Department staff will consider the Cow Hollow Neighborhood Design Guidelines" in their evaluation of development proposals within Cow Hollow, pursuant to Section 311 of the Planning Code and relevant policies of the City's General Plan, and will encourage their use by project sponsors and their designers in the project design process, and by neighbors and community groups in their review of projects; and

BE IT FURTHER RESOLVED, That the "Cow Hollow Neighborhood Design Guidelines" will be made available for purchase at the Planning Department for prospective purchasers and/or developers of property, residents and owners within Cow Hollow, and the general public.

I hereby certify that the foregoing Resolution was adopted by the Planning Commission on April 26, 2001

Linda Avery  
Secretary

AYES: Theoharis, Baltimore, Chinchilla, Fay, Joe, Salinas  
NOES: None  
ABSENT: None  
ADOPTED: April 26, 2001

cowhires