

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO**

**DOCUMENTS RECEIVED FROM
PUBLIC DURING
11/05/15 SPECIAL MEETING**

AND

**EMAILS RECEIVED FROM
PUBLIC VIA BRCAC@SFGOV.ORG**

Period: 11/02/15 – 11/05/15

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO**

**DOCUMENTS RECEIVED FROM
PUBLIC DURING
11/05/15 SPECIAL MEETING**

**Lick Wilmerding High School, Cafeteria
755 Ocean Avenue, San Francisco, CA 94112**

Monday, October 19, 2015

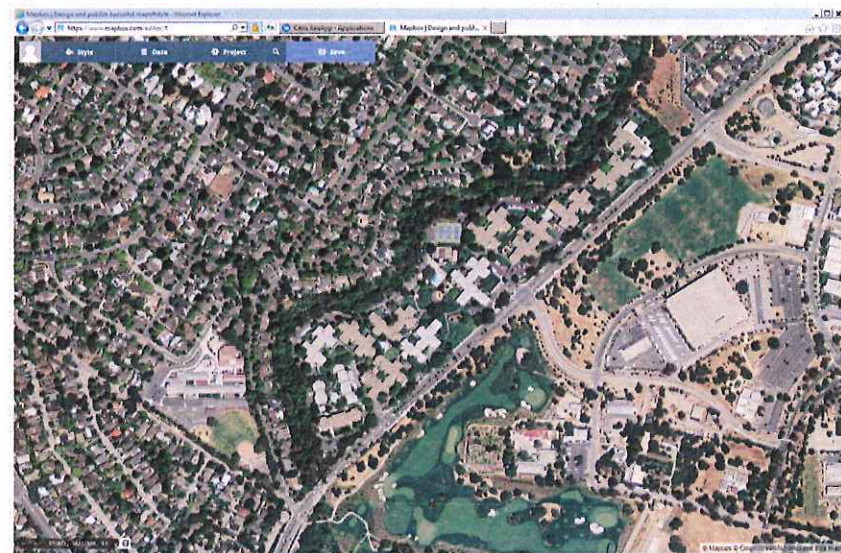
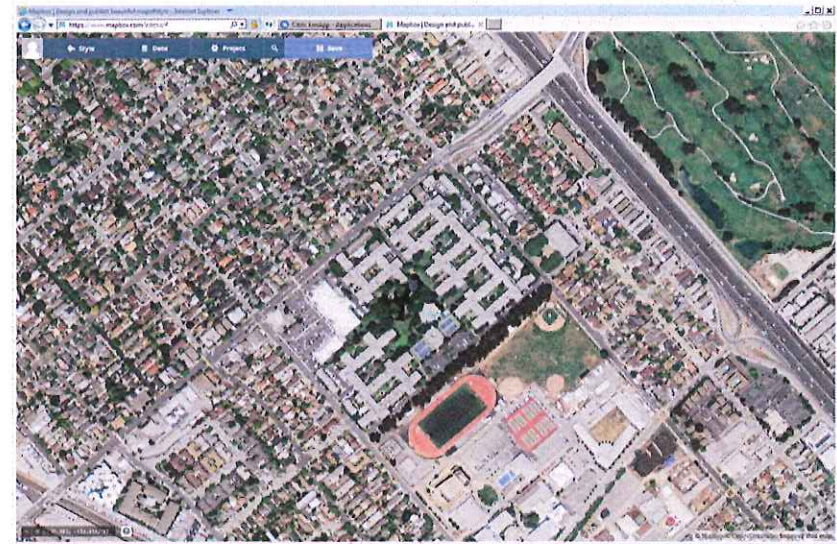
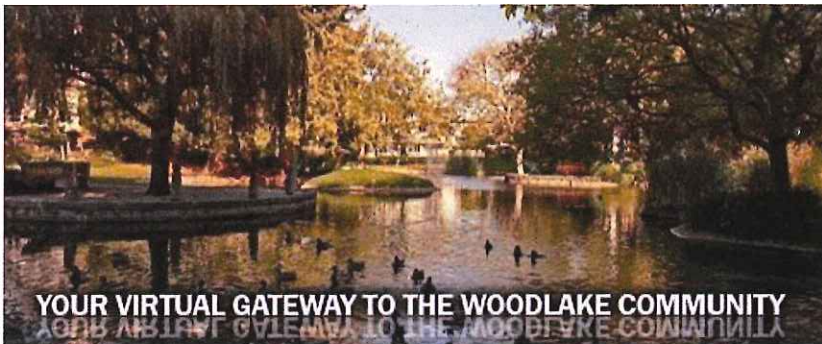
6:30 PM

Regular Meeting

Historical Context for a Scaled Housing Project around a “lake” park setting – concept for Balboa Park Reservoir



Woodlake Apartments (66) 2-story townhouses on perimeter and larger block housing surrounding a lake setting. Stock Cooperative owners have 1/990 ownership of common areas. Palo Alto Housing is sim. adjacent to low housing and creek.



Woodlake Apartments, San Mateo California
Apartment Complex in Palo Alto on Sand Hill Road

Phipps Garden Apartments – Precedent for Garden “hoff” styled blocks with central green-scape. High Density



PHIPPS GARDEN APARTMENTS LONG ISLAND CITY

PHIPPS HOUSES, INC. has had many years' experience in housing of different types, and tenants will enjoy unusually well planned and well built homes with all modern advantages. Under owner-management, tenants' interests are always of first importance.

Attractive, livable homes in a park-like setting.

Choice of apartments of 1½ rooms to 5½ rooms in 6-story elevator and 4-story non-elevator buildings.

The interior Garden Park covers 60,000 square feet—three-quarters the size of Gramercy Park.

Opposite the 50th (FITTING) Street front is another park and playground, maintained by the Community Association, available to tenants at moderate rates.

All rooms face wide, open exposures. A majority of the living and bedrooms overlook the garden. Plans are arranged to give maximum cross-ventilation.

Some suites have open porches with concrete floors, others have enclosed porches with radiator and large window area. Still others in top floor non-elevator units have

open balconies. All porches and balconies are located on the interior garden.

Kitchens are equipped with latest modern convenience devices.

Ample dining space, dining foyers, or dining alcoves are provided.

All rooms are unusually large and planned for proper furniture arrangement.

Radio aerial outlets are provided in living-rooms.

Sound insulation is provided between apartments. Roof is cork insulated.

Perambulator rooms are conveniently distributed at several places in the apartment group.

There is a large nursery room facing the interior garden, with a paved outdoor terrace adjoining.

Social room is available for various club or social activities of tenants.



OCCUPANCY

September 1st, 1931

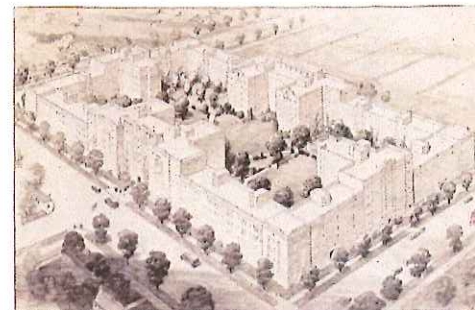
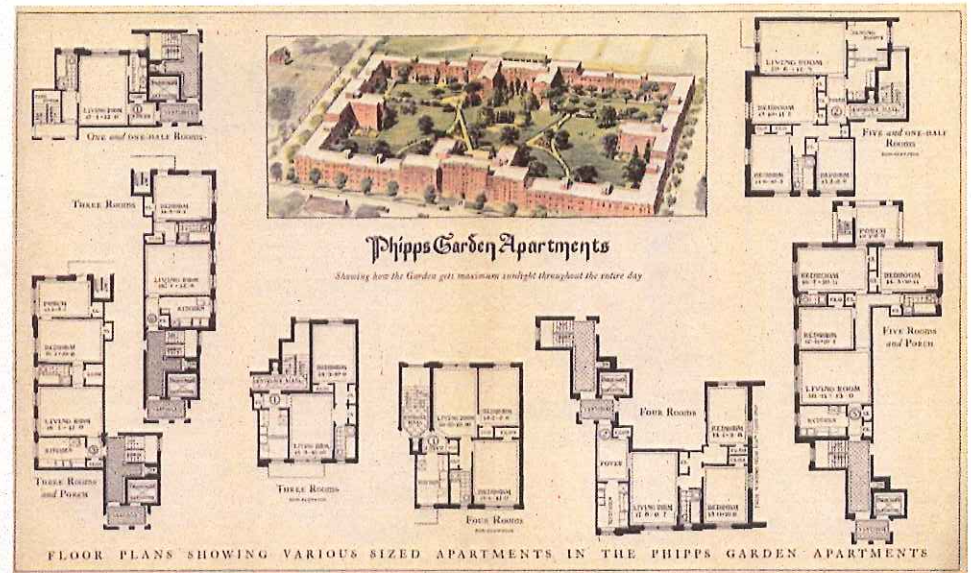
For Renting Information and Plans
Apply to

PHIPPS HOUSES, INC.

Owners

Renting Office on Premises

TELEPHONE: NEWTOWN 9-5101



Water retention ponds, farm-planter boxes, and trees, and accessible central green scape sim. to Woodlake would be ideal.

The Community mentioned park spaces, housing, walkable areas, inclusive of housing, of moderate size and density respectful of neighborhood. Garden City Block Housing proto-types should be reviewed for the density and scale of buildings.



Submitted to the SF Planning Department at the Balboa Park Reservoir Meeting May 6th 2015
Aaron Goodman D11 Resident, Architect, BPSCAC Seat 8, SF Tomorrow Board
C: 415.786.6929 E: amgodman@yahoo.com

LAGUNA Honda BLVD NEXT TO
FOREST HILL STATION



Good evening.

Anita Theoharis Westwood Park Association

Westwood Park is a 1917 planned unit development of 669 unique California bungalows.

<http://www.nems.org/>

In 1995, the City determined that the unique architectural and neighborhood character of Westwood Park as a whole was worthy of protection and enacted legislation designating Westwood Park the first and still only Residential Character District in San Francisco.

That law also incorporated the Westwood Park Residential Design Guidelines that we have already submitted

Before you is a chart showing the footprint and story height of the 669 homes contained on page 38 of the

Guidelines. The properties shown in blue are one story over garage and comprise 91.6% - a total of 613 of the homes.

This clearly demonstrates that the low height and placement of the Park's homes are a large component of our unique neighborhood character.

Because of this, the city also lowered the Park's mapped height limit from 40' to 28 feet.

What does this mean for the design of a project on the Balboa reservoir?

Any proposed project on the reservoir is immediately adjacent to Westwood Park.

As a former ^{SP} Planning Commissioner, I would have _R viewed Westwood Park's unique neighborhood character as a significant factor in evaluating any project proposed for the Balboa reservoir.

It is fundamental to good planning that an innovative project be designed with a view towards **compatibility** with the surrounding neighborhoods and structures.

And if you are designing a project that is adjacent to the only Residential Character District in SF, **compatibility** with that neighborhood is essential - if not **mandated** - under the law and planning policies of SF.

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO**

**EMAILS RECEIVED FROM
PUBLIC VIA BRCAC@SFGOV.ORG**

Period: 11/02/15 – 11/05/15

Wong, Phillip (ECN)

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Monday, November 02, 2015 8:46 AM
To: BRCAC (ECN)
Subject: BRCAC - AHBP last week at Sunset meeting Supe. Katy Tang / MOH / Tim Colen SFHAC and Peter Cohen (Choo-Choo)

BRCAC - critical info. on the AHBP legislation, and TIDF item to be heard at SFBOS on Tuesday...

Please forward the below discussion and info. to the BRCAC as a whole, on the AHBP (Accessory Housing Bonus Program) and concerns on infrastructure in regards to the proposed build-out and density throughout SF. Worth listening to all three clips, and the discussion on the proposed legislation which will be CITYWIDE.....

Part 1. <https://www.youtube.com/watch?v=oyIzNBQScX0>

Part 2 <https://www.youtube.com/watch?v=85ic2LVgQdM>

Part 3 <https://www.youtube.com/watch?v=Zz4PIWXsj8o>

SECOND ITEM is related to the TIDF discussion pushed to the SFBOS on Tuesday (election Day) and the impacts on housing development. This issue is critical to funding the traffic/transit and community infrastructure issues we are facing with these developments and building pressures. (*Info. below is per Tim Redmond [48 hills | SF News, Arts, Culture, Life](#))



48 hills | SF News, Arts, Culture, Life
SF's only independent, non-profit, progressive source for local news, opinion, and politics, from the SF Progressive Media Center.
[View on www.48hills.org](http://www.48hills.org) Preview by Yahoo

And while everyone is watching the election, there's a critical vote Tuesday/3 at the Board of Supervisors on a new way of calculating the impacts that office and housing developments have on transit.

We have been following this for months. In essence, the legislation is a billion-dollar handout to developers, a law that allows them to pay only a fraction of the costs of the impacts they create. It will lead to more crowded buses, worse Muni service all around, and high profits for the real-estate industry.

The Planning Commission ducked the real question. The mayor defends his position.

I wonder if anyone at the board will ask why we're charging developers about 20 percent of what we know they cost the city – and whether we ought to keep building if it keeps costing us more money.

Wong, Phillip (ECN)

From: Linda Judge <linda.judge@sbcglobal.net>
Sent: Monday, November 02, 2015 7:49 PM
To: BRCAC (ECN); sunnyside.president@gmail.com; board@westwoodpark.com; bd@brigittedavila.com; 'robert muehlbauer'; 'Howard N. Chung'; tsaiweilee@hotmail.com; 'Christy Godinez'; 'jon winston'
Cc: Yee, Norman (BOS); Rahaim, John (CPC); Lee, Mayor (MYR); board@westwoodpark.com
Subject: Balboa Reservoir CAC: Westwood Park Community Comments to: September 4th Memo provided by Emily Lesk and Jeremy Shaw, specifically, the 'Proposed Parameters related to Urban Design and Neighborhood Characteristics'
Attachments: WPA Board - Residential Character and Urban Design comments.pdf; Westwood Park Residential Design Guidelines light scan.pdf; WP Residential Character District designation SF BOS.pdf

October 28, 2015

To: Members of the Balboa Reservoir Community Advisory Committee

Re: Westwood Park Community Comments to: September 4th Memo provided by Emily Lesk, Office of Economic and Workforce Development and Jeremy Shaw, Planning Department, specifically, the Proposed Parameters related to Urban Design and Neighborhood Characteristics

Dear Balboa Reservoir CAC Members,

We respectfully submit the following comments for your review. Please note, we have provided the September 4th Memo text in black for ease of contextual reference:

WP Community Comment:

We appreciate the proposed parameters provided by the City, and support the voter approved Prop K. mandate. We further appreciate the Public Land for Housing Program's focus on our neighborhood site, as well as three other study sites including the Upper Yard located at Geneva and San Jose, the 4th and Folsom site, and 1950 Mission. At this early juncture, the community wishes to remind the city, reconfirm and restate the results and input from the greater San Francisco community on the City sponsored online survey. The top five choices, as listed in the Public Workshop #2 from May 5th, 2015 are:

1. Large open spaces for multiple uses (24%)
2. Affordable housing for all incomes (13%)
3. Neighborhood character and integrity (12%)
4. Large open spaces for programmed uses (6%)
5. Paths, walkways or routes to go on walks (6%)

Given that these were the top five concerns of the citywide SF Planning survey, neighborhood character deserves its own meeting, with an appropriate lead time to alert neighbors who are not on email. We all want our neighborhood and the new one to be successful in the midst of major change, and a quickly scheduled, poorly attended meeting will not help facilitate this process.

Further, the Westwood Park Association residents would like to restate and confirm the top 5 choices of their neighborhood specific survey, which asked the same questions as the city sponsored survey. The top 5 choices of the WPA of the 113 residents who responded were:

1. Retaining neighborhood character and integrity (30.09%)
2. Large open spaces for multiple uses (25.66)
3. Large open space for programmed use (14.16%)
4. Affordable housing for all incomes (13.27)
5. Housing for local workforce / Paths walkways, or routes to go on walks (11.80% and 11.50%)

As described at the prior CAC meeting, these parameters will inform the selection of a developer partner for the Balboa Reservoir site. This selection will occur through a Request for Proposals (RFP) process in which prospective developers will propose concept-level ideas for development at the site. The proposals will be evaluated on how they adhere to these parameters, and a developer partner will be selected accordingly.

The September 14, 2015 meeting will focus on housing and urban design/neighborhood character parameters, and at subsequent CAC meetings we will seek feedback on additional categories of parameters including parks and open space, transportation, relationship with City College, sustainability, and other desired community amenities.

WP Community Comment:

The WP community respectfully requests that the CAC and City provide more than one CAC meeting in order to address housing, given that this discussion point of the RFP forms a significant portion of the Westwood Park community concerns, and will significantly impact the other components of the CAC guidelines for the RFP (i.e., urban design & neighborhood character, parks and open space, transportation, relationship with CCSF, sustainability, and other desired community amenities).

Please note that the writing of these parameters will not be the only opportunity for the community and the City to impact the development. Once a developer is selected through the RFP process, its winning proposal will be refined with additional feedback from the City, community members, and the CAC.

In our experience, the RFP process is most successful when the development parameters balance (1) setting clear expectations about what is most important to the City and the community and (2) providing enough flexibility to encourage creative proposals and allow for continued, iterative work once the developer has been selected. The proposed parameters below seek to strike that balance by providing high-level guidance on critical issue

WP Community Comment:

We respectfully request more detail around the RFP process. In particular:

1. Before the RFP is put in final form, we ask that a draft be made available to both interested proposers as well as the community, for comment. All of us have an interest in understanding the level of detail requested in the submitted proposals. For example, we would be strongly opposed to an RFP that does not ask the developer to include *specifics* as to how it intends to address the housing goals (number of units) as well as the community interests (maintaining neighborhood integrity, community space, etc.).
2. Does the City have any existing studies around the economic viability of the development? For example, does the City have or intend to do any studies that analyze the *total* number of units that would be required to support a development that also includes both affordable housing and neighborhood amenities?

Memo to Members of the Balboa Reservoir CAC

2 of 6

Background Information

At the September 14 meeting, staff will also present background information that will help inform the discussion of the proposed parameters. For additional background information, we highly recommend consulting these resources:

- The Mayor's Office of Housing and Community Development's "Inclusionary Affordable Housing Program Monitoring and Procedures Manual" can be found online at <http://sfmoh.org/modules/showdocument.aspx?documentid=6983>. The CAC may be especially interested in the monitoring and enforcement procedures that ensure that the housing serves only those in financial need, particularly the information found on pages 26 – 27 (limits to condominium resale prices) and pages 33 – 34 (restrictions for rental units).
- Information on the income levels that qualify for affordable housing is attached to this memorandum as Exhibit A and can also be found on the Balboa Reservoir Study's website, www.sf-planning.org/balboareservoir.
- Proposition K (2014), which was passed by 65% of San Francisco voters in 2014, established affordable housing development goals that have informed our proposed housing parameters. In particular, Proposition K set a goal for 33% of newly developed housing to be affordable to low-income and moderate-income households. The full text of this ballot measure can be found beginning on page 168 of the 2014 election guide, at http://sfpl4.sfpl.org/pdf/main/gic/elections/November4_2014.pdf.
- Applicable guidelines governing building design can be found within the Planning Department's ground floor residential design guidelines, at www.sfplanning.org/ftp/files/publications_reports/guidelines_for_groundfloor_residential_design.pdf; in Section 6 of the Balboa Park Station Area Plan (Built Form), at www.sfplanning.org/index.aspx?page=1748; and within the General Plan's Urban Design Element, at www.sf-planning.org/ftp/general_plan/15_Urban_Design.htm.

Memo to Members of the Balboa Reservoir CAC

4 of 6

Proposed Principles & Parameters: Urban Design & Neighborhood Character

The following draft principles and parameters provide a framework for more detailed parameters and guidelines to be included in the RFP. They are based on existing urban design guidelines in the Planning Department as well as on the specific context of the Balboa Public Site. Planning Department staff is working to further explore and illustrate these principles and draft parameters,

which may lead to a refined set of parameters used to facilitate discussion, feedback and input on urban design and neighborhood character.

WP Community Comment: A copy of the Westwood Park Residential Character Guidelines has been e-mailed to the BRCAC general e-mail address in advance of this meeting for review by the CAC members.

Principle #1: Connect and relate to the surrounding fabric of streets, blocks and open spaces.

Draft parameters:

a. Create a general block scale that respects nearby neighborhoods, provides permeability, and uses a pedestrian network to connect the surrounding fabric of streets and open spaces.

WP Community Comment: Please provide examples of permeability. One of the positive characteristics of the WP neighborhood is that there are very few 'through streets' from WP into other neighborhoods. This provides a sense of a close-knit neighborhood within an urban setting. WP residents purchased and retain high homeownership as a result of this desirable neighborhood characteristic. A new development would benefit from the same concept; reasonable but limited traffic access into and out of the neighborhood so that it is pedestrian oriented, family friendly, bike friendly, safe, and develops its own unique neighborhood character) This would also help with traffic calming within the two neighborhoods.

b. Break the scale of blocks by providing mid-block alleys, pedestrian paths, courtyards, or plazas to better connect networks of public or common spaces

c. Orient the site, blocks, and street and pedestrian connections to maximize pedestrian safety, accessibility and mobility.

Principle #2: Harmonize the relationships between existing buildings, streets and open spaces.

Draft parameters:

a. Design the site and buildings to integrate with, respect and reflect local character, scale, design, and uses.

WP Community Comment: While the roots of the Sunnyside neighborhood go back to the early 1900s, Westwood Park homes were primarily built in the 1920s. The architecture of those neighborhoods reflects a shift from Victorian and Edwardian homes, which predominated before and immediately after the turn of the century. In the case of Westwood Park, it was developed as a "residence park" of bungalow-style homes primarily to offer middle class residents the opportunity to escape the noise, pollution and crowded conditions of downtown San Francisco. Any development on the Balboa Reservoir site should be respectful of the original intent of the development of the area West of Twin Peaks; complementing and highlighting the characteristics of the historic architectural style of the surrounding neighborhoods. Buildings that have recently predominated in new developments within the Mission District (boxy, glass fronts, loft style), are starkly out of character with the surrounding structures, just as six-story glass and steel buildings would be out of character in Cow Hollow, Steiner Street, Nob Hill or in the Inner Richmond district. Any project that follows the current architectural design trend in downtown and some of the adjacent neighborhoods would invoke a significantly negative response from existing residents in Westwood Park.

“Ocean Avenue Historic Preservation Resource Guide” references additional material relevant to the BR site and is available here: http://www.oceanavenueassociation.org/the_cbd/reports

b. Design variation in building height, scale, massing and materials. Maintain visual interest and limit the extent of uniform, unvaried surfaces.

c. Locate taller buildings where adjacent buildings are tallest, with heights tapering down on approach to single-family neighborhoods. Buildings on the west side of site should **generally** be of lower height than the east, and respect the scale, privacy and light of adjacent homes to the west.

d. Building heights should fall within a range of 25’ to **65’ 40’** feet, allowing for heights of up to **85’ 65’** in the eastern portion of the site where, due to economic efficiencies, the additional height allows for additional community benefits.

WP Community Comment:

The current zoning of Westwood Park is 28’. The current zoning of the Balboa reservoir site is 40’ on the west and a small slice on the east which is 65’, as agreed to and implemented within the 2009 Balboa Park Station Area Plan, including the accompanying FEIR (Final EIR). Please describe for the community how an 85’ height maximum was derived, given the **significant community input that resulted in the 40’ height restriction within the 2009 plan**. The community concern is that desired open space will be negotiated for increased height and density. Please address this concern.

Please inform the public how the new Density Bonus (Affordable Housing Bonus Plan) would impact the BR development site. Please indicate and provide examples of current density guidelines compared to potential density guidelines under the new Bonus Plan.

e. Site and design buildings to enhance public spaces, while **minimizing** maintaining **their impact on** existing residential privacy and access to light.

f. Shape the height and bulk of buildings to respect views and vantage points; avoid top-heavy or bulky appearance.

g. Design roofs to enhance and not detract views from above.

Memo to Members of the Balboa Reservoir CAC

5 of 6

Principle #3: Design with and complement the site’s natural context.

Draft Parameters:

a. Maximize exposure to sun and protection from wind, in particular afternoon winds from the West.

b. Design the site, buildings and public realm to accentuate local topography, integrate with local landscape and incorporate natural habitat.

Principle #4: Express neighborhood character, celebrate cultural history and build on neighborhood activities.

Draft Parameters:

a. Design amenities and the public realm to align with neighborhood activities, desires or needs, including current uses of the site for families, dog walking and exercise.

WP Community Comments: Please note, current use does include parking.

b. Express the cultural and historical elements of the community in the site or public realm design. (see Comment re: historical)

c. Design the site and public realm to respect and reflect **Westwood Park** community heritage, the City College campus, and the role of Ocean and Phelan as a “gateway” to the neighborhood.

Meeting Agenda

The following meeting agenda, which has been developed in consultation with the CAC Chairperson, will incorporate discussion of these RFP parameters in addition to the other items discussed at the August 26, 2015 CAC meeting. Once a location for the September 14, 2015 meeting has been confirmed, staff will format a formal agenda document that will be posted on the CAC website and transmitted to the CAC members.

1. Call to Order and Roll Call.

2. Approval of Minutes from Previous Meeting. (Action Item)

3. Scheduling October CAC Meeting. (Action Item)

Discussion and possible action regarding the cancellation of the regular meeting scheduled on October 12 (Columbus Day) and the scheduling of a special meeting in October to replace it.

4. General Public Comment.

5. Communication with the Community. (Discussion Item)

Discussion of strategies that CAC members might employ for outreach to and communication with their respective constituents. *Note: Each CAC member will be asked to briefly share the strategy or strategies that you anticipate employing.*

Memo to Members of the Balboa Reservoir CAC

6 of 6

6. Overview of RFP Format. (Discussion Item)

Presentation by City staff on anticipated RFP content, followed by discussion by the CAC.

7. Housing: Background and Parameters. (Discussion Item)

WP Community Comment:

At the January 21st, 2015 Community meeting, the City indicated 4 pilot sites were being studied in conjunction with the Public Land for Housing Program. Can the City provide an overview of the status of the other three pilot sites? For example, are these sites moving forward, how many units will be developed, how many affordable, cost of land, etc.?

Presentation by City staff on real estate and affordable housing development economics and initial draft housing and housing affordability parameters for the Balboa site, followed by discussion by the CAC.

8. Urban Design & Neighborhood Character: Background and Parameters. (Discussion Item)

Presentation by City staff on urban design and neighborhood character parameters and supporting background information, followed by discussion by the CAC.

9. City College Master Plan Process Update. (Followed by Q&A)

Report on master plan status and, followed by an opportunity for members of the public to ask related questions.

10. Adjournment.

Memo to Members of the Balboa Reservoir CAC

Exhibit A

The following documents are examples of urban design and neighborhood character that have been highly successful within the Westwood Park neighborhood for reference.

1. Enclosed for your review is a copy of the Westwood Park Association Residential Guidelines (“Guidelines”).

These Guidelines were unanimously adopted by the San Francisco Planning Commission on 6 May 1993 and in 1995 the Board of Supervisors passed legislation to incorporate these Guidelines into the San Francisco Planning Code (Section 244.1).

This legislation designated Westwood Park the first – and still only – Residential Character District in the City of San Francisco.

The thrust of the Guidelines and the law was to recognize the unique character and, specifically, that vertical additions would seriously undermine what made Westwood Park special.

In that regard, it must be noted that the Planning Commission took the unprecedented step of reducing the mapped height for all residential properties in Westwood Park from 40’ to 28’.

The same sensitivity to the impact of height on the unique neighborhood character of San Francisco’s only Residential Character District must also be shown in designing a project which is immediately adjacent to the western portion of the development.

2. The residents of Westwood Park enjoy and take great pride in their neighborhood’s **Residential Character District designation**, as recognized by the San Francisco Board of Supervisors on February 26, 1996 (copy attached).

Thank you for your consideration.

Respectfully submitted,

Board of Directors

Kate Favetti, President; Anita Theoharis, Vice President; Caryl Ito, Co-Treasurer; Kathy Beitiks, Secretary; Tim Emert, Ravi Krishnaswamy and Linda Judge, Members-at-Large

By:

Kate Favetti, President
Chair

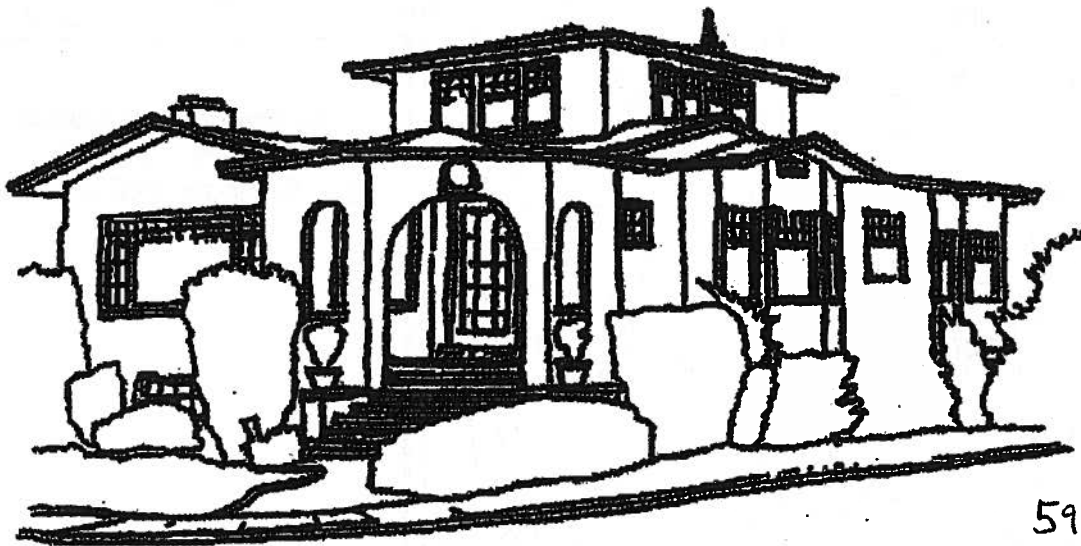
Linda Judge, Balboa Reservoir

Cc: Norman Yee, San Francisco Board of Supervisors, District 7

John Rahaim, San Francisco Planning Director
The Honorable Mayor Edwin Lee, City of San Francisco

WESTWOOD PARK ASSOCIATION

Residential Design Guidelines



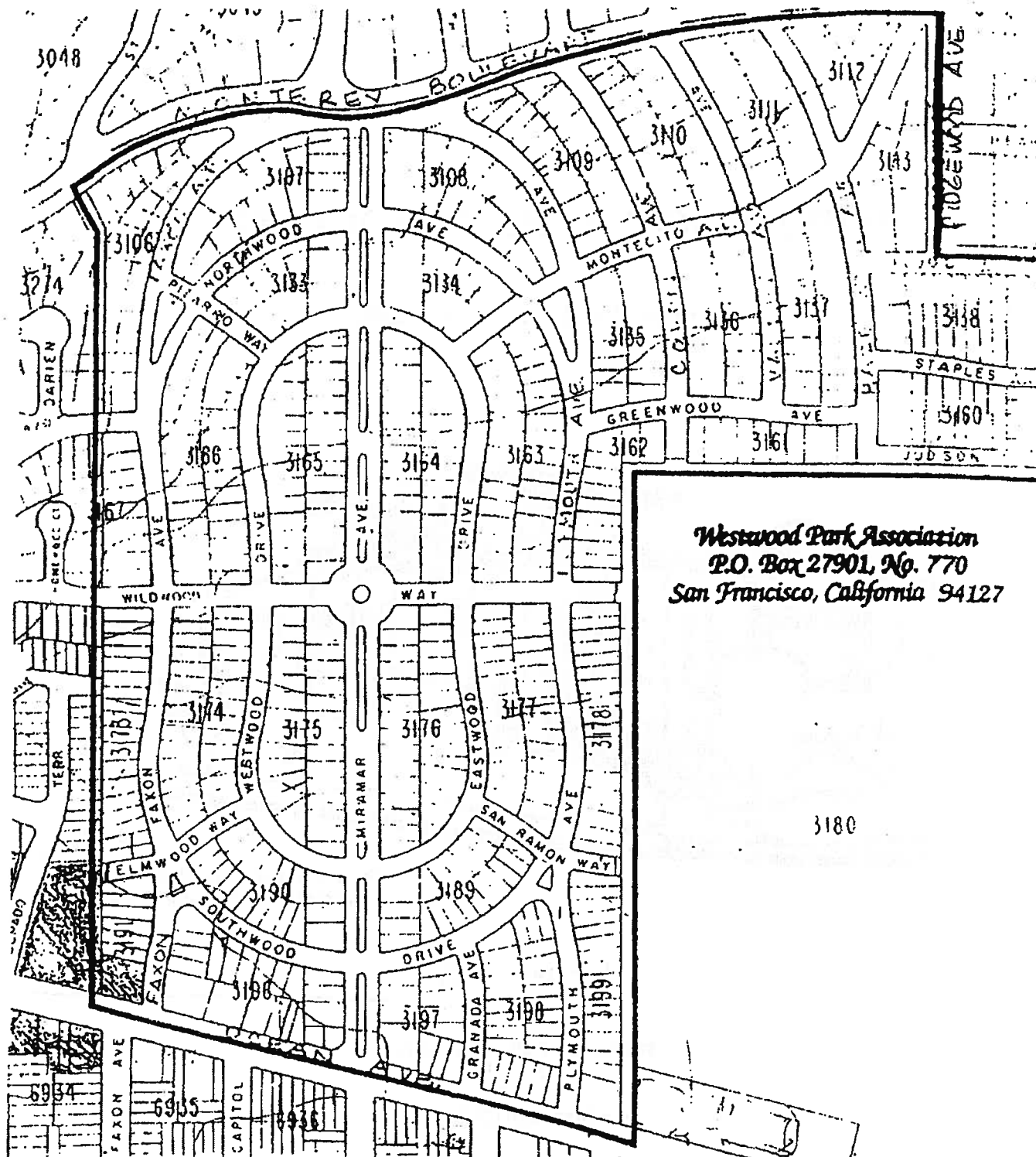
59 PAGES

Buyer has read, understands, approves of
and acknowledges receipt of a copy hereof.

January 1992

Westwood Park Association
P.O. Box 27901
No. 770
San Francisco CA 94127

*First Electronic Version
01 September 2004*



*Westwood Park Association
P.O. Box 27901, Ng. 770
San Francisco, California 94127*

3180

WESTWOOD PARK ASSOCIATION

RESIDENTIAL DESIGN GUIDELINES

Adopted by
City and County of San Francisco Planning Commission
6 May 1993
Resolution Number 135-21

Incorporated into
City of San Francisco City Planning Code
21 September 1995
Section 244.1, Westwood Park Residential Character District

Buyer has read, understands, approves of
and acknowledges receipt of a copy hereof.

Buyer

Authored by
Kurt Meinhardt
for the
The Westwood Park Association

Westwood Park Association
Residential Design Guidelines

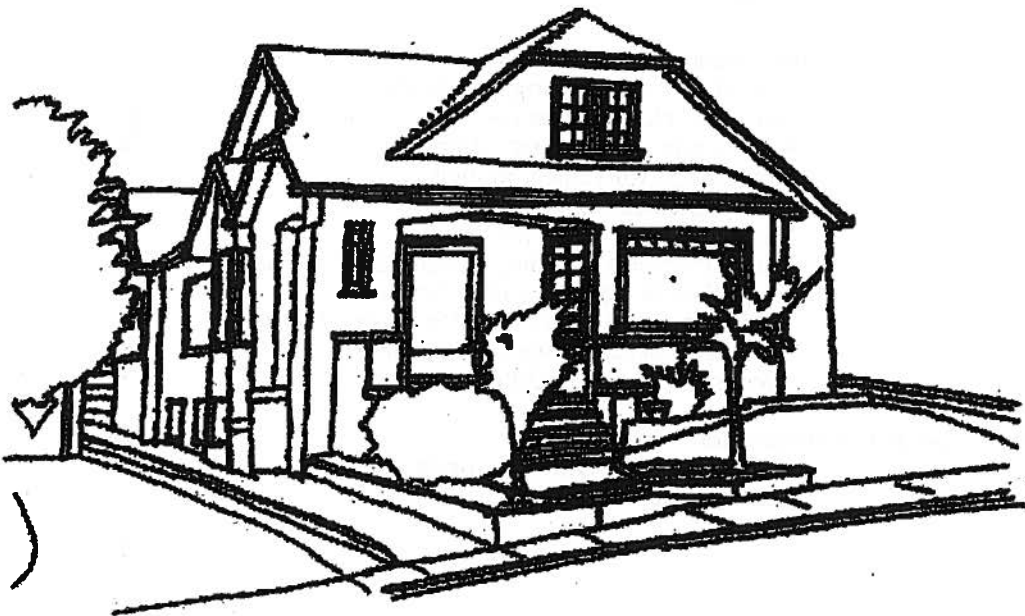
TABLE OF CONTENTS

Section I.	Design Guideline Background	1
	Introduction	1
	Westwood Park Association	3
	Compliance and Enforcement	3
	Purpose and Intent	4
Section II.	Westwood Park	7
	History of Westwood Park	7
	Neighborhood Character	9
	Contemporary Issues	10
Section III.	Design Guidelines	11
	1. Site	11
	Location	12
	Front Setbacks	12
	Rear Yards	13
	Side Yards	13
	2. Building Envelope	14
	Roofline	14
	Volume and Mass	15
	3. Scale	16
	Dimensions	16
	Proportions	17
	4. Texture and Detailing	18
	Exterior Materials	18
	Ornamentation	18
	5. Openings	19
	Entryways	19
	Windows	19
	Garage Doors	20
	6. Landscaping	21
	7. Restrictions	21

Westwood Park Association
Residential Design Guidelines

Section IV. Review and Approval	22
Informal Discussion	22
Neighbor Involvement	23
Story Poles	23
Application	23
Review Process	24
Approval	24
 Appendix A. Procedures and Forms	 26
Neighborhood Meeting Notification	26
Neighbor Notification List	26
Neighborhood Meeting Attendees	26
Application for Project Review	27
Drawing Requirements	27
Design Review Checklist	27
"Neighborhood Meeting Notification" Form	28
"Neighbor Notification List" Form	29
"Neighborhood Meeting Attendance" Form	30
"Application for Project Review" Form	31
"Design Review Checklist" Form	32
 Appendix B. General Information	 36
Building Height Study Summary	36
Historical Documents	39
 Notes	 40

SECTION I - DESIGN GUIDELINE BACKGROUND



INTRODUCTION

The renovation of a residence is a major commitment of time, effort, and money. The reasons behind undertaking such an endeavor are different for each individual. Some people may desire additional space for growing family needs, others may wish to improve on the design of the building they own, while others may perceive a project of this type as a business opportunity and an investment. Each of these reasons is valid. An owner has a right to develop their property provided that the property rights of other homeowners in the neighborhood are taken into account.

Westwood Park Association Residential Design Guidelines

Planning and Zoning Codes have provided a general limit on the development of lots in the past. Until recently, these Codes had adequately guided development in San Francisco's neighborhoods. However, in recent years, the premium on residential property in the city has resulted in an increase in development that, in many cases, has been unsympathetic to the character of the existing built environment.

In an effort to preserve the character of the city's neighborhoods and provide guidelines for growth, the citizens of San Francisco initiated and passed Proposition "M" in November of 1986. The impetus for Proposition "M" was the rapid development that had occurred in areas of the city such as the Richmond District during the 1970's and 1980's. Much of the district had been transformed from a low density neighborhood of quality structures and design integrity into a district of predominantly high density, multi-unit "Richmond Specials" with little character. Proposition "M" provided a methodology for review of projects based on the relationships of buildings to the surrounding neighborhood.

The San Francisco Department of City Planning is charged with the duty of providing for the requirements contained in Proposition "M". Because Neighborhood Associations such as the Westwood Park Association have private Codes, Covenants, and Restrictions (C.C. & R.s.) that require approval of all projects, the City Planning Department has, in the past, deferred much of the responsibility for review and approval of projects to the Neighborhood Associations. The San Francisco Planning Department has neither the obligation nor the facilities to enforce private C.C. & R.s. Therefore, it is required that the individual Neighborhood Association exercise its duty in the review and approval process of proposed renovation and construction.

In an effort to assist our residents in the increasingly complex and potentially difficult process of developing a design, working with the neighboring residents, applying for approval, and, ultimately, securing building permits and completing construction of proposed projects, the Westwood Park Association has developed Design Guidelines based on the guidelines that have been adopted by the San Francisco Department of City Planning.

Westwood Park Association
Residential Design Guidelines

WESTWOOD PARK ASSOCIATION

The Westwood Park Association was originally formed through the filing of the Association's "Articles of Incorporation" on March 21st, 1917. In the "Articles of Incorporation", the purpose of the Association is defined as the following:

"...the purpose for which the said corporation is formed are: ...To promote the collective and individual interests of all persons owning lots in the tract of land situated in the City and County of San Francisco, State of California, and known as 'Westwood Park'..." (1)

The Westwood Park Association's C.C.& R.s are included in the "Declaration of Easements, Restrictions, Conditions, Covenants, Charges and Agreements affecting real property known as Westwood Park", Recorded March 26, 1917 and Revised January, 22, 1941.

Article VIII of the C.C.& R.s of the Westwood Park Association requires review and approval of all construction in Westwood Park.

"Before commencing building operations, plans and specifications for all buildings, including garages and outhouses, must first be submitted to and approved by the duly authorized officer or officers of the Westwood Park Association." (2)

COMPLIANCE AND ENFORCEMENT

Article XV of the C.C.& R.s, "Right to Enforce," states:

"The provisions and conditions of this Declaration shall bind and inure to the benefit of and be enforceable by the ... Westwood Park Association, and by the owner or owners of any property shown on said map of Westwood Park, and by their and each of their legal representatives, heirs, successors and assigns, and the failure by the ... Westwood Park Association or any property owners or their legal representatives, heirs, successors, or assigns to enforce any such restrictions, conditions, covenants and agreements herein contained, shall in no event be deemed a waiver of the right to do so thereafter." (3)

Westwood Park Association Residential Design Guidelines

Article XI of the C.C. & R.s, "Violation of Restrictions" states:

"Violation of any of the restrictions or conditions or breach of any of the covenants or agreements herein contained shall give to the Westwood Park Association the right to enter upon the property upon or as to which said violation or breach exists, and to summarily abate and remove at the expense of the owner thereof any erection, thing or condition that may exist thereon contrary to the intent and meaning of the provisions hereof; and the ... Westwood Park Association shall not thereby be deemed guilty of any manner of trespass for said entry, abatement or removal. The result of every act or omission whereby any restriction, condition, covenant or agreement herein contained is violated in whole or in part is hereby declared to be and constitute a nuisance, and every remedy allowed by law against a nuisance either public or private shall be applicable against every such result and may be exercised by ... Westwood Park Association. Such remedy shall be deemed cumulative and not exclusive." (4)

PURPOSE AND INTENT

The Westwood Park "Residential Design Guidelines" have been developed to be used as a tool for reference during the process of project review as well as to be used as a guide to the design constraints that address the effort of preserving the quality of Westwood Park for all property owners and residents.

The design guidelines that have been developed are based on the San Francisco Department of City Planning's document, "Residential Design Guidelines." According to the introduction to the Planning Department's document, the purpose of the publication is "... to assist in determining whether a new building, or the expansion of an existing one, is visually compatible with the character of its neighborhood." (5)

The necessity for design guidelines in neighborhoods of San Francisco is further explained in the document as follows.

"To a large degree, the character of San Francisco is defined by the visual quality of its neighborhoods. A single building out of context with its surroundings can have a remarkably disruptive effect on the visual character of a place. It affects nearby buildings, the streetscape, and, if repeated often enough, the image of the city as a whole." (6)

Westwood Park Association
Residential Design Guidelines

"The planning and Building Codes establish basic limitations on the size of a building. A building built out to the legal limits established for height and setbacks and rear yards may, however, result in a building which is not compatible with the character of its neighborhood." (7)

The Westwood Park "Residential Design Guidelines" is a working document that has incorporated relevant sections of the San Francisco Planning Department Guidelines. The following statements are from the Planning Department document.

"The guidelines establish minimum criteria for neighborhood compatibility, not the maximum expectations for good design. Meeting the minimum criteria will not alone assure a successful project. That will require a sensitive design, carefully executed, and using quality materials. A thoughtful application of the guidelines will, however, assist in creating a project that is compatible with neighborhood character and will reduce the potential for conflict and the delay and expense of project revisions.

The Residential Design Guidelines do not prescribe specific architectural styles or images, nor do they encourage direct imitation of the past or radical departures from the existing design context. There are many appropriate design responses to a given situation. These Guidelines are most concerned with whether the design respects the project's context, and consciously responds to patterns and rhythms on the block-face with a design that is compatible and that will contribute to the quality of the neighborhood.

The Guidelines are intended to be used by project sponsors and their designers in the project design process, by neighbors and community groups in their review of projects, and by the Department of City Planning staff and the City Planning Commission in their review and approval or disapproval of projects." (8)

"In its review of design proposals, the Department considers both how a design works as a whole within the broader neighborhood context as well as how the components of the building facades relate to one another and to those on adjacent buildings. A relatively minor alteration in one design element of a building can have major impacts on the project's compatibility." (9)

"In order for project sponsors and designers and the project's neighbors to constructively discuss a proposal's implications on the visual quality of a neighborhood, all parties must understand how the individual elements of design work together and affect the whole composition." (10)

Westwood Park Association Residential Design Guidelines

As the Planning Department document states, design guidelines provide a minimum criteria for designers in the development of a project's design. Utilization of the guidelines during the design phase of a project by designers may save residents professional fees in potential redesign. The Association urges all residents to contact the Association prior to commencing design to discuss proposed alterations.

The only efficient method for review of a project is to have documentation that can be utilized in an evaluation of a project in a fair, non-partisan manner. The guidelines are not intended to arbitrarily limit development of particular lots. They have been developed to assist the community in the preservation and enhancement of the unique neighborhood character that the original designers created in Westwood Park.

**Westwood Park Association
Residential Design Guidelines**

SECTION II- WESTWOOD PARK



HISTORY OF WESTWOOD PARK

Westwood Park was originally developed as a planned subdivision during the early 1920's by the Residential Development Company of San Francisco. The curved streets and detached homes of the area were designed in response to the majority of the early development in San Francisco that had consisted of 25-foot-wide lots and straight streets. Such grid type development was considered to be congested and unattractive and to have made no effort to reflect the topography of hills.

Westwood Park Association Residential Design Guidelines

The completion of the Twin Peaks Tunnel made access by streetcar to this area west of Twin Peaks prime for real estate development. The real estate company of Baldwin & Howell was responsible for selling the homes in the Park. Architects selected to design the comfortably sized bungalow homes included Charles F. Strothoff, who was responsible for almost 500 of the homes. Ida McCain, a prominent woman architect of the Bay Area in the 1920's, also designed many homes in Westwood Park. Although somewhat varied in design, the great majority of the homes are mediterranean style bungalows.

In The Home Designer magazine of October, 1923, the writer describes Westwood Park as "...the creation of a modern residence park which was to be a model home community for the family of average means." (11) The following observations were also made:

"If you visit Westwood Park today (and it will pay you to travel many miles to see it), you will note that this beautiful tract, now almost solidly built up with artistic homes, has a gentle but nevertheless decided slope toward the higher ground in its rear at Monterey Boulevard. To secure the best possible street plan for this tract, Baldwin & Howell enlisted the services of the well-known engineer, John M. Punnett. The result of his skill is at once apparent in the wonderful panorama which stretches from the ornamental gates on Ocean Avenue to the equally attractive ones at Monterey Boulevard at the rear and elevated portion of the tract. The feature is the wide esplanade or parked boulevard, Miramar Avenue, which extends straight through the center of Westwood Park, presenting a wonderful vista of flowering shrubs and lawns, with a circular central plot in the heart of the tract.

Outside of this main parked avenue, and its intersecting shorter cross street at the center, Westwood has not a single straight street. Yet so carefully has it been plotted, that little of the confusion that so often makes a tract with winding streets a place to get lost in, exists in Westwood.

Today 'Westwood Park,' with almost every lot occupied by a beautiful bungalow, is justly considered as one of the show places of San Francisco and a model of the modern American home community." (12)

During the 1920's, Westwood Park homes were marketed on the basis of affordability and their unique bungalow style. Architect, Ida McCain, is quoted as saying "Take any bungalow in 'Westwood' on same size lot and you cannot duplicate it at anything like the price for which you can buy at 'Westwood Park'. Compare - and you will buy at 'Westwood.'" (13)

Westwood Park Association Residential Design Guidelines

Since the original tract was developed, Westwood Park has remained relatively untouched by the demolition and external remodeling which impacted other neighborhoods during the 1970's and 1980's. For the past 75 years, the legacy of the original designers has been preserved. The open, low density neighborhood character has been retained as well as the feeling of air, light, privacy and spaciousness that sets Westwood Park apart from other urban neighborhoods.

NEIGHBORHOOD CHARACTER

The Residential Design Guidelines of the San Francisco Planning Department define "Neighborhood" in the following two manners:

"The immediate context. Here the concern is how the building relates to its adjacent buildings (or, in the case of an enlargement, how the addition relates to the existing structure) and how the form of the new or enlarged building impacts the adjacent buildings.

The broader context. Here the concern is how the building relates to the visual character and scale created by the collection of other buildings in the general vicinity. The buildings on both sides of the street in which the project is located are particularly relevant." (14)

Both of these methods of evaluating a neighborhood need to be addressed during the design and review of projects. A building can easily be disruptive to the visual character of the neighborhood if there is incompatibility with any of the parameters addressed within these guidelines.

The Planning Department document describes four types of neighborhood visual character: Clearly defined visual character where there is an obvious repetition of forms and building types, complex visual character where building forms are more varied, undefined visual character where there is no clear pattern, and new visual character where the existing character offers little interest. Because Westwood Park is a planned community and consistent in its design, there exists an obvious clearly defined visual character.

Westwood Park Association Residential Design Guidelines

The Planning Department Guidelines in reference to a disruptive proposed building reads:

"On some block-faces, existing building patterns and architectural styles will strictly define the options for new development. A predominant visual character is clear in the strong repetition of forms and building types...

A small deviation in this neighborhood pattern would draw a great deal of attention to a new structure - attention that is damaging to the existing street character..." (15)

Westwood Park's clearly defined visual character will dictate the direction that proposed construction should take in most situations. Evaluation of the surrounding area and adjacent buildings will clearly define the potential for expansion with respect to the existing context.

CONTEMPORARY ISSUES

The major alteration of existing residences is possibly the most important issue that will effect the future character of Westwood Park. Out of scale additions that may be desired by a particular owner may be inconsistent with the existing neighborhood fabric and problematic for the integrity of the neighborhood's character.

SECTION III- DESIGN GUIDELINES



SITE

"The topography and location of the project lot and the position of the building on that site guide the most basic decisions about design. The Location, Front Setbacks, Rear Yards and Side Spacings will be particularly important to the adjacent neighbors and for maintaining or creating rhythm along the block-face, and maintaining a sense of common open space in the interior of the block." (16)

Westwood Park Association Residential Design Guidelines

The siting of the homes in Westwood Park is one of the most important factors that has defined the neighborhood character. Westwood Park is zoned RH-1(D) by the City Planning Code. Buildings are limited to a single unit per lot and are to be detached from adjacent structures with setbacks on all sides. It is the detached requirement that has resulted in the open, light feeling that we have in the neighborhood.

Location

In the evaluation of the "Location" of a building, the building will be reviewed for its harmonious integration into both the overall topography of the site as well as its relationship to the adjacent built environment of surrounding structures. In order for a building to fully integrate into the neighborhood, the building should not "...disregard or significantly alter the existing topography of a site. The context should guide the manner in which new structures fit into the streetscape, particularly along slopes and on hills." (17)

Because Westwood Park was developed on Mount Davidson, there is continuous slope throughout the neighborhood. This slope has been utilized in the layout of the lots to provide for a terraced rhythm of development. For houses on slopes, the terracing allows each successive residence to gain light, air, private and shared open space, and, in many cases, full or partial views. The advantages of uniform terracing will be substantially negated for numerous adjacent lots if the neighboring building's height and scale are not respected. The surrounding neighborhood's light and air amenities should not be sacrificed due to one property's increase in mass.

Front Setback

The "Front Setback" for a particular lot is the distance between the front property line at the sidewalk to the front building line. In Westwood Park, the front setback line was defined in Article VII(a) of the C.C. & R.s. "No dwelling house or other structure shall be constructed nearer to the front street than the line shown on said map marked 'Building Line.'" (18) This document, was developed to provide for front yards and a transition space for gaining access to the residences. Because of the uniformity of setbacks in Westwood Park, a front setback that does not conform with the overall pattern of development will be seriously disruptive to neighborhood character. This parameter is applicable to all levels of the structure.

Westwood Park Association Residential Design Guidelines

Rear Yards

The space between the rear property line and the rear of the residence is defined as the "Rear Yard" of the lot. Not only do rear yards provide private open space for the specific residence but also, in tandem with the other rear yards in the block, provide a public, visually open, shared space.

The Planning Department guidelines state: "Intrusions into the rear yard, even though permitted by the Planning Code, may not be appropriate if they fail to respect the mid-block open space and reduce adverse impacts on adjacent buildings." (19) In Westwood Park, the rear yards of many lots are minimal at best. Because of the priority placed on the front setback, the rear yard is, in many cases, already less than that required by the San Francisco Planning Code. In cases where a detached garage already exists in the rear yard of a lot as a legal nonconforming structure as defined by the City Planning Code, the remaining minimal rear yard will not provide sufficient space to utilize for additional building area. In these cases, encroachment into this area would be detrimental because of the decrease in open rear yard area for the residence as well as for the block.

Side Yards

Westwood Park is privileged to have side yards where windows can be placed for light and air. This element of the design is a major factor in the quality of the residences of the neighborhood. These side yards are a requirement of the Planning Code, but the Code does not address location of windows and the pattern of spacing on a block. In the development of a design, attention should be paid, not only to the pattern of spacing in the area, but also to the location of windows on the side. Although side yards provide the opportunity to provide windows for light and air, the location of these windows should be such that privacy of neighboring residences is addressed.

The Planning Department Design Guidelines state:

"Often a small set back or notch can prevent blockage of a neighbor's window or light well, or a slight reduction in height can avoid blockage of a view. These kinds of 'good neighbor' gestures should be incorporated into the design." (20)

Westwood Park Association
Residential Design Guidelines

BUILDING ENVELOPE

"The building envelope refers to the exterior elements of a structure - the roof, the front, rear and side facades, and other projecting elements such as bays, overhangs and balconies. The actual envelope of a building, within the maximum envelope established by the Planning and Building Codes, should be compatible with the envelopes of surrounding buildings." (21)

In the alteration of an existing building, the building envelope that is allowable by code is not the only factor in determining the compatibility of a design. The way the building envelope relates to the surrounding buildings is the factor that should be addressed during any preliminary conceptual design. Westwood Park was developed originally as a tract of predominantly uniform buildings in regard to building envelope and, therefore, major deviation from the prevalent envelope is highly disruptive.

As the buildings in Westwood Park terrace down the slope of the hill, a clear pattern of stepped down roof lines occur. A building that attempts to break this pattern would be considered disruptive to the overall pattern of development. In some cases where the pattern may not be as obvious as others, or where there is a mixed pattern of building heights, setting a taller building back from the front of the lot may mitigate some of the disruption created, but in an area of detached houses where upper levels can be seen from the street and surrounding buildings, upper level setbacks may not provide a solution to the break with the pattern.

Roofline

Westwood Park has predominate roofline forms. The majority of roofs consist of flat or slightly sloping roofs for the side and rear of the building and small decorative sloped roofs on the street facades. The other predominate roof form is the steeply sloping roof.

"In general, a strong repetition of consistent rooflines calls for similar design for new construction." (22)

In evaluating the roof form of an alteration or addition, attention must be paid not only to the adjacent structures, but also to the overall forms of the surrounding block on both sides of the street.

**Westwood Park Association
Residential Design Guidelines**

Volume and Mass

The volume of a building relates to the overall size of the perimeter footprint and the height of the building. The massing of a building also relates to the articulation of the facades and the materials used that can emphasize or decrease the perceivable size of the building.

"The volume and mass of a new building or an addition to an existing one should be compatible with that of surrounding buildings." (23)

The evaluation of mass can be difficult to articulate in one dimensional drawings. Shadows and line weight on drawings can be helpful in evaluating the compatibility of the proposed project to the surrounding area. Massing models of the proposed and adjacent structures may also be helpful in evaluating the proposed massing of a project and its relationship to the massing of adjacent structures. The design of the articulation of windows, porches, and doors that are not consistent with neighboring buildings can increase the visual massing of a building. See Appendix B for information on the heights of buildings in Westwood Park.

**Westwood Park Association
Residential Design Guidelines**

SCALE

"The scale of a building is its perceived size relative to the size of its elements and to the size of elements in neighboring buildings. The scale of any new building or building alteration should be compatible with that of neighboring buildings. To assess compatibility, the dimensions and proportions of neighboring building should be examined." (24)

The scale of a building is based on its dimensions in plan and elevation as well as its proportions of design elements. Two buildings of the same dimensions can be very different if differently proportioned. The original Westwood Park designers used the articulation of the facade's proportions to give a sense of grandness in scale to small sized bungalows. A feeling of a solid connection with the ground is made because of the de-emphasis of the height of the buildings. The vertical proportions are minimized and the horizontal proportions are emphasized.

Dimensions

The actual dimensions of a building are the length, width and height of the structure. Westwood Park residences vary little in the overall dimensions of the buildings. This uniformity of the existing fabric of design creates a condition which dictates that a larger structure than the existing buildings in an area will be incompatible with the neighborhood. The visual impact from an increase in height can be counteracted in some cases by incorporating front setbacks as well as side and/or rear setbacks on upper levels. All of the original buildings that were designed with upper levels for the original development of Westwood Park utilize major setbacks from all sides and most of these buildings utilize the sloping roof form to minimize the perceived overall height of the building as well as minimize the perceived massing of the small upper level.

Buildings that "decorate" facades with appropriate articulation and detailing can still be grossly out of character with the surrounding area due to incompatible scale. Large, well proportioned buildings can still be incompatible if the scale of the surrounding buildings is small. Both the dimension scale and the proportions of a project need to be addressed during design and review.

Westwood Park Association Residential Design Guidelines

Proportions

The proportions of a building are the relationships between the dimensions of height, width, and depth of the elements of design as well as the relationship of the building to other surrounding structures. Westwood Park consists predominantly of buildings with horizontal proportions of trim, bay windows, bands of roofing, and articulation of porches and facades.

"Poorly proportioned buildings may seem out of balance, inconsistent or un-harmonious with their surroundings.

The proportions of the basic shapes of a project should be compatible with those of surrounding buildings." (25)

Even small changes to the proportions of such elements of a facade design as the window shape or trim location can have a major effect on the compatibility of the design within the context of the surrounding buildings.

TEXTURE AND DETAILING

"Texture refers to the visual surface characteristics and appearance of the building facade. Detailing refers to the manner in which building parts are put together. The texture and detailing of a building's facade often have the strongest impacts on how people perceive a new structure and, therefore, on their sense of the character of the neighborhood. The use of Materials and the degree of Ornamentation give the building its texture." (26)

Exterior Materials

The designers of Westwood Park's homes utilized many materials in the design of the development but the predominant material is cement plaster (stucco) for walls, spanish style clay tile for decorative roofing, and wood for windows. Unpainted and painted brick is used for the entry porches and steps in many cases. There are also examples of shingle style bungalows and some wood sided buildings as well as flat, parapeted built-up roofs and composition shingled, peaked roofs.

In the design of an addition or renovation, the materials of the existing house as well as the materials of the surrounding buildings need to be addressed. The quality of materials and installation should be comparable to those used in the original buildings.

Ornamentation

Ornamentation is the decorative detailing of a building. Westwood Park homes are not heavily ornamented like those found in the victorian style of design. The concept of simple, well crafted, elegant detailing was an important concept in the bungalow style. Therefore, detailing of the exterior of buildings will be evaluated on simple ornamentation. Examples of ornamentation in Westwood Park are the trellised porches, the raised stucco decorative friezes, the curved lines of porch walls, and the decorative mullion designs in many of the windows. If used with restraint, the ornamentation can be an effective method of mitigating other inconsistencies in design. If used without consideration for the surrounding neighborhood, ornamentation can become tacky and obtrusive.

OPENINGS

"Typically, openings in a building - Doorways, Windows and Garage Doors - make up the largest and most distinctive elements of buildings' facades." (27)

Entryways

The entrance to the house is considered the entryway. Westwood Park homes utilize several methods to articulate entryways. Most houses have decorative doors, often with curved tops. Articulation of the surrounding "portico" is often created with raised stucco "rustication", decorative detailing, or pediment elements of roof forms. Most of the homes also emphasize the entryway with a grand, often curving, stair and entry porch. Doors are oriented directly toward the street.

"Doorways should be designed to be consistent with the surrounding entries. In a neighborhood where the predominant pattern is of stairways located on one side of the building, ignoring this pattern could be disruptive. Where symmetry or asymmetry has become an important ingredient of a building group, the goal is to respect it and respond sensitively to it." (28)

Entryways that are to be altered should respect the level of articulation of the existing entry as well as the predominant level of articulation and design in surrounding buildings.

Windows

In Westwood Park, because of the emphasis on simplicity of design in the bungalows, windows play an important role in the design and proportions of the buildings and are often the major ornamentation element of the facade.

"The proportion, size, and detailing of windows should relate to that of existing adjacent buildings... The proportion of window (void) to wall (solid) area on a facade varies with building type. New windows should approximate ratios of neighboring structures while meeting the building's functional needs." (29)

Westwood Park Association
Residential Design Guidelines

The quality of wood windows and/or wood trim should be utilized in facades for conformity with the quality of the original development. Decorative mullion and muntin design should be utilized when applicable and detailing of trim and reveals should be coordinated for compatibility with the surrounding area as well as the subject building.

Garage Doors

Garage doors are often the most prominent element of the main level of the front facade of a building that incorporates the parking of cars on the ground level. Care must be taken to de-emphasize the garage door in the design. Many homes have the garage setback in plan well away from the street and front facade of the house. Those that do not, recess the door back in order to reduce the visual impact of the door.

Westwood Park Association
Residential Design Guidelines

LANDSCAPING

"Appropriate landscaping can help improve the character of a neighborhood. Front setbacks provide space for the planting of shrubs, flowers and trees." (30)

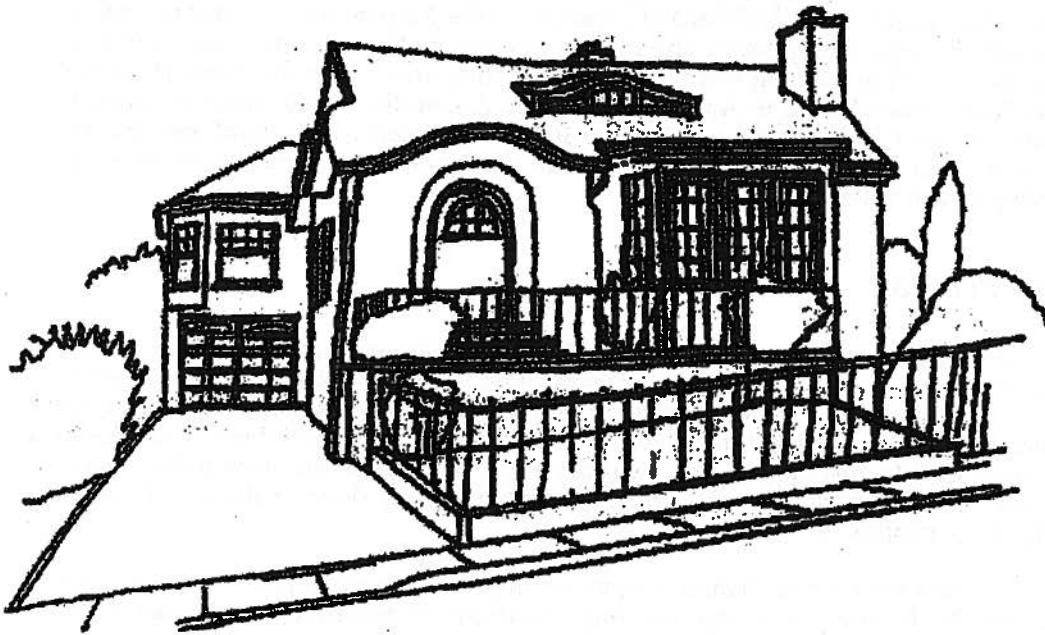
Areas in front setbacks for landscaping were the major focus of the Westwood Park developers in the creation of a garden atmosphere for the area. Every effort should be made to minimize pavement for driveways and walkways so that the maximum area in the front of the residence can be used for planting. Large areas of pavement in the front of buildings is unacceptable.

RESTRICTIONS

The C.C. & R.s of Westwood Park have restrictions on uses in the neighborhood that include manufactory of any kind, repair shop, noxious trade, flats, apartment houses, or more than one residence or dwelling house on any single lot.

Because of the number of cars that are required to be parked on the street and the negative impact that additional parking has on the neighborhood, enclosed parking garages should not be removed from use and converted to living space.

SECTION IV - REVIEW AND APPROVAL



INFORMAL DISCUSSION

It is to the advantage of the project sponsor or owner to discuss the proposed project with the Board of Directors of the Association prior to commencing design. The Board can offer valuable assistance in the process of design review and approval by the Association as well as provide an explanation of some of the procedures involved in gaining approval from the Departments of City Planning and Public Works. Identifying potential problems at the beginning of the project can save an owner valuable revision time and design fees.

Westwood Park Association
Residential Design Guidelines

NEIGHBOR INVOLVEMENT

In an effort to include Westwood Park residents in the process of design review, the Westwood Park Association requires the scheduling of a meeting with surrounding neighbors and members of the Board of Directors of the Association in order to present and discuss the proposed project. The project sponsor shall notify the Westwood Park Association as well as all neighbors in the surrounding area using the "Neighborhood Meeting Notification" form in Appendix "A". (See Appendix "A" for determination of residents required to be notified.) The form is to be received by residents and the Association a minimum of two weeks prior to the meeting in order to provide for scheduling by interested parties.

STORY POLES

In cases where proposed horizontal or vertical additions to homes will increase the existing envelope of a residence, story poles shall be installed to indicate the outermost envelope of the building. Poles shall be placed to mark the perimeter corners of the proposed addition at a height that designates the proposed project's roof. Additional center poles shall be installed to indicate roof peaks. The tops of the story poles shall be connected with colored tape or rope in a manner that clearly denotes the envelope and massing of the proposed building.

The requirement for the installation of story poles provides a method for residents who may not be able to interpret design drawings to effectively ascertain the ultimate height and bulk of a building and make educated decisions regarding a proposed project.

APPLICATION

After the neighborhood meeting, design drawings incorporating neighborhood input should be submitted by the project sponsor to the Westwood Park Association. This application for review should be made prior to preparation of construction documents. The sponsor shall submit a copy of the "Neighborhood Meeting Notification" form, a copy of the "Neighbor Notification List" form and map of notification lots, a copy of the "Neighborhood Meeting Attendees" form, the completed "Application for Project Review" form, and two sets of full size legible drawings of the proposed project. The forms required are included in Appendix "A" of this document.

Westwood Park Association Residential Design Guidelines

Contact the Association for details of when and where to submit the application materials. If the application materials are submitted to the Association at least two weeks before the next scheduled meeting of the Board of Directors, the Planning Committee will review the project and make its recommendations to the full Board of Directors at the following scheduled Board of Directors meeting. If the materials are not received at least two weeks before the next scheduled meeting, the project will be reviewed and presented at the following month's meeting.

If, at the time of application for review, three or more neighboring property owners have legitimate concerns, the Association will not review and approve the project until such time that the concerns are discussed and an attempt to alleviate the problems has taken place.

REVIEW PROCESS

When the application is received, the Planning Committee of the Association will review the project for conformance with the design guidelines by utilizing the "Design Guideline Checklist". A sample of the checklist is enclosed in Appendix A. When the initial review is completed by the Planning Committee, the Association will set a time on the agenda of a scheduled Board of Directors Meeting to review the recommendations of the Planning Committee.

APPROVAL

After review of the project, the Board of Directors will make a decision to either approve the project, deny approval of the project, continue the project to the next meeting, and/or request additional information from the applicant. Every effort will be made to expeditiously review the project and make a determination.

If the project is denied approval, a letter outlining the reasons for the Association's decision will be prepared. The project sponsor may choose to revise the drawings with attention paid to the elements of the design that were found to be problematic and resubmit the revised project for review and approval.

In cases where alternative design schemes are available to meet the programmatic needs of the project sponsor, studies of alternative schemes may be requested by the Association for submittal and review. A potentially detrimental project will be denied approval if there are alternative methods of meeting programmatic needs.

Westwood Park Association Residential Design Guidelines

When approval is made, two sets of the final approved documents are to be filed with the Association. These approved documents will be utilized to ascertain that work during construction is in conformance with the approved design of the project. No revisions can be made to an approved design without repeating the process and gaining approval again for the revisions. If work that has not been approved commences, the work may have to be removed.

Approval will come from a majority vote of the Board of Directors of the Westwood Park Association. Submittal can, subsequently, be made to the San Francisco Building Department for building permit review and approval. Approval by the Association will be valid for a period of two years from the date of the approval letter. If this period expires, the project will need to be resubmitted, reviewed, and approved again.

Approval of the project by the Westwood Park Association does not guarantee approval by the governing agencies in San Francisco. Approval by the Association indicates that the proposed project conforms with the Westwood Park Association "Residential Design Guidelines". Building permits need to be secured from the appropriate government agencies for all work.

APPENDIX A - FORMS AND PROCEDURES

"NEIGHBORHOOD MEETING NOTIFICATION" FORM

This document is required to notify the surrounding neighbors as well as the Westwood Park Association of the opportunity to have input into the proposed design of the project. Compile a list of the neighbors to be notified. Notification lots are described below. Fill out the "Neighborhood Meeting Notification" form with a detailed description of the proposed work and a time and place for the neighbors to attend a presentation and discussion of the project. Deliver or mail the form to all notification lots and the Westwood Park Association so that the notification is received a minimum of two weeks prior to the scheduled meeting.

Notification lots are the 5 adjacent lots in each direction from the subject property on the same block, the lot directly behind the subject lot and the 5 adjacent lots in each direction, and the lot directly across the street and the 5 adjacent lots in each direction on that block. In the case of corner lots, the notification shall be 5 adjacent lots in each direction from the subject property on the same block, and the nearest 15 lots on opposite blocks directly across the street or streets from the subject lot.

"NEIGHBOR NOTIFICATION LIST" FORM

Fill in the name and address of each resident notified as required by the "Neighborhood Notification Meeting" form and attach a copy of a map of the surrounding area with the notification lots highlighted. Provide the addresses of the notification lots on the map. Maps of the surrounding area are available from the Association.

"NEIGHBORHOOD MEETING ATTENDANCE" FORM

When the neighborhood meeting is held, have the attendees fill in their names and addresses on the "Neighborhood Meeting Attendance" form and file a copy of the form with the completed Application.

Westwood Park Association
Residential Design Guidelines

"APPLICATION FOR PROJECT REVIEW" FORM

The "Application for Project Review" must be filled out completely and filed with the Association. Contact the Association for details on when and where to file the required materials.

DRAWING REQUIREMENTS

Site Plan (1/8" / ft) -	Note all paved surfaces.
Floor Plans (1/4" / ft) -	Note dimensions and proposed uses.
Exterior Elevations (1/4" / ft)	Note all exterior materials and existing and proposed building heights.
Building Sections (1/4" / ft)	Provide one section in each direction through the entire building.
Roof Plan (1/4" / ft)	Note sloping and flat roofs.

DESIGN REVIEW CHECKLIST

The checklist is utilized for "in-house" design review of the project and is intended as a tool to formalize the review process for the Planning Committee to present to the full Board of Directors of the Association. Failure in several aspects of the design, or failure to resolve conflicts with neighbors, will force the Association to disapprove the project and request revisions to the design.

Westwood Park Association
Residential Design Guidelines

NEIGHBORHOOD MEETING NOTIFICATION

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

This notice has been sent to you to inform you that (applicant) _____ will be applying for approval of a proposed building alteration or addition at the above address. The project will consist of the following:

(detailed project description)

In accordance with the review process of the Westwood Park Association, this notice is being sent to all residents within the surrounding area of the proposed project as well as the Westwood Park Association. You are under no obligation to take any action. You are being notified so that you are aware of the project's scope and can evaluate whether or not you believe the project could significantly affect you or your property. The applicant will be holding a meeting to present the project and discuss any concerns you may have for incorporation into the design at the time and place described below.

Meeting Date and Time: _____

Meeting Location: _____

Applicant: _____

Applicant's Address: _____

Applicant's Telephone: _____

If you feel that you are unable to resolve your concerns after working with the applicant, please contact the Westwood Park Association.

Westwood Park Association
Residential Design Guidelines

NEIGHBOR NOTIFICATION LIST

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

Date of Meeting: _____

The following residents have been notified of the neighborhood meeting regarding the above project. A copy of a map is attached with the notification lots highlighted. The addressed of the notification lots are shown on the map. (Attach additional sheets if necessary.)

Name	Address
1. <u>WESTWOOD PARK ASSOCIATION</u>	<u>P.O. Box 27901, No. 770 San Francisco, CA 94127</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____
8. _____	_____
9. _____	_____
10. _____	_____

Westwood Park Association
Residential Design Guidelines

NEIGHBORHOOD MEETING ATTENDANCE

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

Date of Meeting: _____

The following residents have attended the neighborhood meeting regarding the above project. (Attach additional sheets if necessary.)

	Name	Address
1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____

Westwood Park Association
Residential Design Guidelines

APPLICATION FOR PROJECT REVIEW

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

Project Description:

(detailed project description)

I am filing the accompanying information for review of the proposed project described above. I understand that I must obtain approval from the Westwood Park Association for the project as required by the C.C. & R.s of the Westwood Park Association.

Applicant: _____

Applicant's Address: _____

Applicant's Telephone: _____

Enclosed Materials:

Forms:

"Neighborhood Meeting Notification" _____
"Neighbor Notification List" _____
"Neighborhood Meeting Attendees" _____
"Application for Project Review" _____

Drawings:

Map of Notification Parcels with Addresses _____
Two Sets Full Size Drawings _____
(See Design Guidelines for Requirements)

Applicant's Signature: _____

Date Signed: _____

Westwood Park Association
Residential Design Guidelines

DESIGN REVIEW CHECKLIST

Date: _____

Assessor's Block: _____

Lot: _____

Project Address: _____

Applicant: _____

Applicant's Address: _____

Applicant's Telephone: _____

SITE:

Location:

- _____ The project must harmoniously integrate into the overall topography of the site.
- _____ The project must harmoniously integrate into the surrounding built environment.
- _____ The project must not block light, air, or views from surrounding structures.

Front Setback:

- _____ The front setback of the project must conform with the overall pattern of the surrounding area at all levels of the structure.

Rear Yards:

- _____ The rear yard must allow for open space of the subject lot.
- _____ The rear yard must allow for the overall open space of the mid-block.

Westwood Park Association
Residential Design Guidelines

Side Yards:

- _____ The side yard must maintain light and air for the subject lot.
- _____ The side yard must maintain light, air, views, and privacy for the adjacent lots.
- _____ The side yard must reflect the overall pattern of development in the surrounding area.

BUILDING ENVELOPE:

Roofline:

- _____ The roofline of the proposed project must follow the pattern of adjacent or surrounding buildings.

Volume and Mass:

- _____ The volume and mass of the proposed project must be compatible with the surrounding buildings.
- _____ The design of the penetrations and articulation of the facade must be consistent with those of the surrounding area.

SCALE:

Dimensions:

- _____ The plan and height dimensions of the project must be compatible with the buildings in the surrounding area.
- _____ The proposed height of the project must be consistent with heights of adjacent or surrounding buildings.

Proportions:

- _____ The proportions of the massing of the project must be compatible with the massing of structures in the surrounding area.

**Westwood Park Association
Residential Design Guidelines**

- _____ Openings and ornamentation proportions must be consistent with those of structures in the surrounding area.

TEXTURE AND DETAILING:

Exterior Materials:

- _____ Materials of the project must reflect the existing materials and/or those of the surrounding area.

Ornamentation:

- _____ The level of ornamentation must be consistent with the design of surrounding houses.

OPENINGS:

Entryways:

- _____ The entryway must be proportioned, articulated, and decorated in a consistent manner with surrounding structures.

Windows:

- _____ Proportion of solid to void must be compatible with that of structure in the surrounding area.
- _____ Window material and design must be compatible with that of the structures in the surrounding area.

Garage Doors:

- _____ The garage door must be recessed or setback from the front facade.

LANDSCAPING:

- _____ There must be sufficient unpaved open area for landscaping in the front setback area of the project.

Westwood Park Association
Residential Design Guidelines

RESTRICTIONS:

_____ The project must be clearly proposed for one unit.

_____ Enclosed parking must be maintained.

NEIGHBORHOOD OPPOSITION:

_____ No substantial neighbor opposition to the project.

APPENDIX B - GENERAL INFORMATION

EXISTING BUILDING HEIGHT STUDY SUMMARY

The following summary outlines a prepared study of building heights in Westwood Park. Information for the study has been gathered from several sources in an effort to collect data that accurately reflects current conditions. The study's major element is a map of Westwood Park with building heights of each home designated. On the map, building heights in stories are numerically shown and shading is used to denote taller buildings.

"Sanborn" maps of San Francisco have been used for the initial basis of the study. These maps are available in the Assessor's office located in City Hall. Because Westwood Park is a uniform planned community and because the neighborhood was largely constructed prior to 1940, the "Sanborn" maps give relatively accurate information on the original buildings in the neighborhood. For purposes of clarity and coordination, descriptions of building types from the "Sanborn" maps have been used in the preparation of the study. A visual survey of the neighborhood was subsequently undertaken in an effort to verify the information obtained from the "Sanborn" maps as well as to gather preliminary information on vertical additions not reflected in the maps.

Once the visual survey was completed, San Francisco Building Department records were reviewed to gather information on all buildings of two stories or more as well as to investigate information of vertical additions that have been added to original buildings subsequent to the preparation of the "Sanborn" maps. The information from the records has been incorporated into the study.

The building height types, a description of each building type, and each building type's percentage of total buildings in Westwood Park has been included in this summary.

Westwood Park Association
Residential Design Guidelines

BUILDING HEIGHT DESCRIPTIONS

- 1 "ONE LEVEL" (13.7% of total residences)**
One story main "living" level on grade with no "basement." Usually with an on-grade detached garage.
- 1B "ONE LEVEL OVER BASEMENT" (77.3% of total residences)**
One story main "living" level over a "basement." The majority of the lots slope with the basement built into the slope of the lot with retaining walls. The basement usually is used for parking and utility with less than the required ceiling height for utilization as living space. Many homes have utilized this "basement" area for living space with excavation to gain ceiling height.
- 1.5 "ONE LEVEL WITH ATTIC" (0.6% of total residences)**
One story main "living" level with partial upper "living" level and no "basement." Upper level is fully within lower level roof form and visual impact is of a one story structure with steeply sloping roof and attic.
- 2 "TWO LEVEL" (4.5% of total residences)**
One story main "living" level with partial upper "living" level and no "basement." Usually with an on-grade detached garage.
- 2B "TWO LEVEL OVER BASEMENT" (3.8% of total residences)**
One story main "living" level with partial upper "living" level over "basement." Upper level usually has been added to an existing one story over basement.
- A** Denotes buildings where upper levels have been added to original buildings through the construction of a vertical addition.

Westwood Park Association
Residential Design Guidelines

SUMMARY OF STUDY

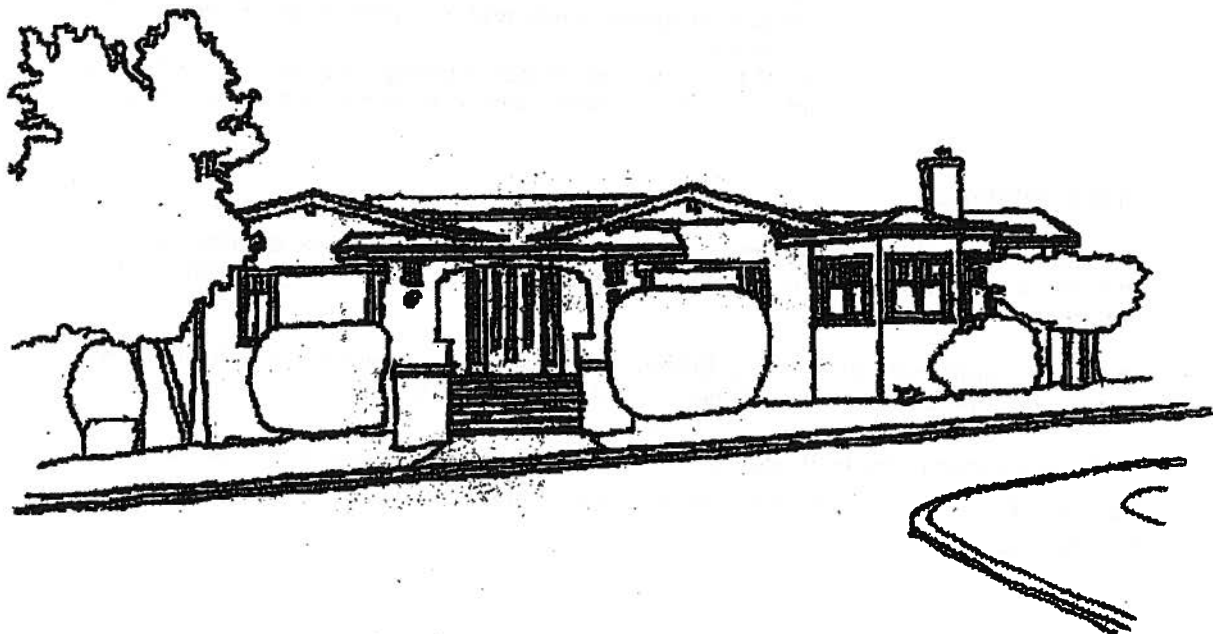
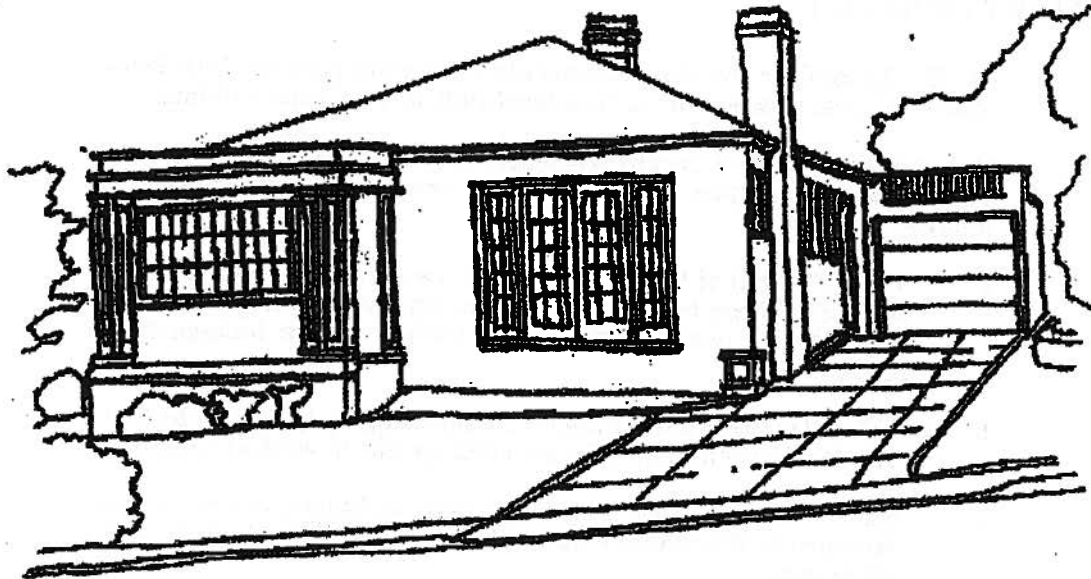
1. 91.6% (613 total) of the 669 residences in Westwood Park are "one level," "one level over a basement," or "one level with an attic" type buildings.
2. Only 8.4% (56 total) of the 669 residences are "two levels" or "two levels over a basement" type buildings. This percentage breaks down as follows:
 - a. 4.1% (27 total) of the 669 homes are "two level" or "two level over basement" type buildings from the original development. The upper levels usually consist of a limited square footage single room.
 - b. 4.3% (29 total) of the 669 homes are buildings that are "two level" or "two level over basement" type buildings due to vertical additions.
 - c. The "two level over a basement" type buildings, the tallest type structure in Westwood Park, make up only 3.8% (26 total) of the 669 homes.
 - i. Only 6 of these 26 homes of this type are from the original development. These homes are buildings with small, well integrated upper levels with setbacks from all sides of the lower level.
 - ii. 20 of the 26 homes of this building type are due to vertical additions to an existing one level over basement structure.

CONCLUSIONS

The conclusions that can be drawn from the study show that the existing fabric of Westwood Park is predominantly of "one level" and "one level over a basement" type buildings.

The great majority of larger size buildings are present because of vertical additions over an existing "one level" or over a "one level with basement" type structure.

Without exception, the buildings that have extremely large upper levels are buildings that have had vertical additions and are not buildings that were originally designed in this manner.



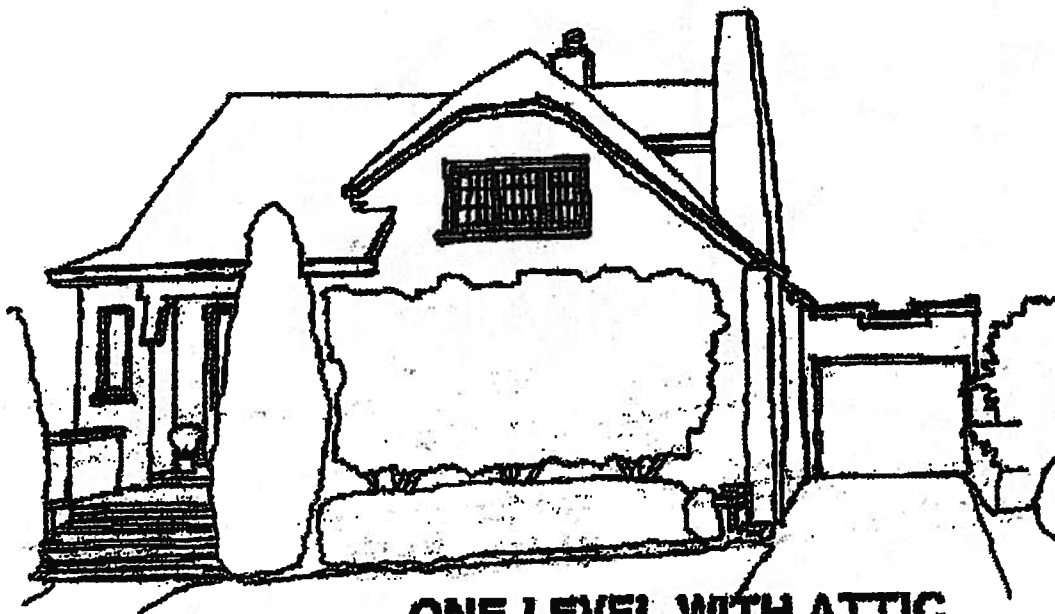
ONE LEVEL



ONE LEVEL OVER BASEMENT



TWO LEVEL



ONE LEVEL WITH ATTIC



TWO LEVEL OVER BASEMENT



BOARD OF SUPERVISORS

Resolution

BE IT KNOWN, That the Board of Supervisors of the City and County of San Francisco hereby issues, and authorizes the execution by the subscribing Supervisor, of the following commendation:

WHEREAS, The residents of the Westwood Park neighborhood have spent the last five years studying their neighborhood in order to develop a special Residential Character District, and;

WHEREAS, The Westwood Park Association and its president, Anita Theoharis, undertook the task of studying the neighborhood's architecture, topography and lot sizes and collected input from the neighbors of the area in order to develop the Residential Character District, and;

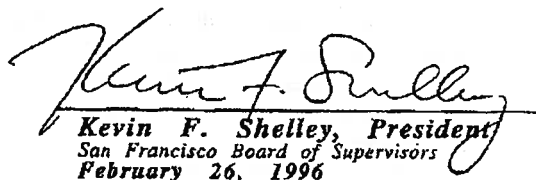
WHEREAS, After years of study, resident input and research, the Association, working with the Planning Department, developed the Westwood Park Residential Design Guidelines to use as the City's first Residential Character District, and;

WHEREAS, Anita Theoharis and members of the Association then advocated and promoted the new guidelines and secured the endorsement of the Planning Commission and the unanimous recommendation of the Housing and Land Use Committee of the Board of Supervisors, and;

WHEREAS, Other neighborhood associations should use the efforts of the Westwood Park Association as a model for developing neighborhood design guidelines and for shepherding the guidelines through the City's legislative process, and;

WHEREAS, City departments should view the efforts of the Westwood Park Association and the Planning Department as a model for developing legislation with the highest level of public participation; now, therefore, be it,

RESOLVED, That the City and County of San Francisco commends Anita Theoharis and the members of the Westwood Park Association for their efforts in developing and advancing the first Residential Character District in San Francisco.


Kevin F. Shelley, President
San Francisco Board of Supervisors
February 26, 1996

(I) **Parking.** Pursuant to Table 151 in Article 1.5 of this Code, the residential parking requirement shall be one space for each dwelling unit; provided, however, that the parking requirement may be reduced to not less than one space for each four dwelling units, if the Zoning Administrator determines that the reduced parking requirement is sufficient to serve the reasonably anticipated auto usage by residents and visitors to the project. The procedures and fee for such review shall be the same as those which are applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2.

(J) **Adult Entertainment Enterprises.** The uses described in Section 221(k) of this Code are not permitted.

(9) Reduction of Ground Level Wind Currents.

(A) New buildings and additions to existing buildings shall be shaped, or other wind baffling measures shall be adopted, so that the development will not cause year-round ground level wind currents to exceed, more than 10 percent of the time, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. When pre-existing ambient wind speeds exceed the comfort levels specified above, the building shall be designed to reduce the ambient wind speeds in efforts to meet the goals of this requirement.

(B) An exception to this requirement may be permitted but only if and to the extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind baffling measures cannot be adopted without unduly restricting the development potential of the building site in question.

(i) The exception may permit the building or addition to increase the time that the comfort level is exceeded, but only to the extent necessary to avoid undue restriction of the development potential of the site.

(ii) Notwithstanding the above, no exception shall be allowed and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 m.p.h. for a single hour of the year.

(C) For the purposes of this Section, the term "equivalent wind speed" shall mean an hourly wind

speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians. (Added by Ord. 537-88, App. 12/16/88; amended by Ord. 79-89, App. 3/24/89; Ord. 312-92, App. 10/9/92; Ord. 161-96, App. 4/24/96; Ord. 327-96, App. 8/21/96)

SEC. 244. RESIDENTIAL CHARACTER DISTRICTS.

In order to provide for certain areas with special building forms and natural characteristics, there shall be residential character districts as designated on Special Use Districts Sectional Maps of the Zoning Map. In these residential character districts, all provisions of the City Planning Code applicable to the underlying R (Residential) District shall continue to apply to residential character districts except as otherwise provided in the sections for the specific districts which follow or as shown on the Zoning Map. A residential character district may include residential design guidelines for that district, to supplement the "1989 Residential Design Guidelines" published by the Department of City Planning, as amended from time to time. (Added by Ord. 32-96, App. 1/11/96)

SEC. 244.1. WESTWOOD PARK RESIDENTIAL CHARACTER DISTRICT.

The following provisions shall apply within the Westwood Park Residential Character District:

(a) **Residential Design Guidelines.** The construction of new residential buildings and alterations of existing residential buildings in the Westwood Park Residential Character District shall be consistent with the design policies and guidelines of the Master Plan and with the previously adopted "Residential Design Guidelines" as amended by portions of "The Westwood Park Association Residential Design Guidelines," adopted by City Planning Commission Resolution Number 13992. The Zoning Administrator may require modifications to the exterior of a proposed new residential building or proposed alteration of an existing residential building in order to bring it into conformity with the Master Plan and with the "Residential Design Guidelines" as amended. These modifications may include, but are not limited to, changes in siting, building envelope, scale, texture and detailing, openings, and landscaping. (Added by Ord. 32-96, App. 1/11/96)



BOARD OF SUPERVISORS

Resolution

BE IT KNOWN, That the Board of Supervisors of the City and County of San Francisco hereby issues, and authorizes the execution by the subscribing Supervisor, of the following commendation:

WHEREAS, The residents of the Westwood Park neighborhood have spent the last five years studying their neighborhood in order to develop a special Residential Character District, and;

WHEREAS, The Westwood Park Association and its president, Anita Theoharis, undertook the task of studying the neighborhood's architecture, topography and lot sizes and collected input from the neighbors of the area in order to develop the Residential Character District, and;

WHEREAS, After years of study, resident input and research, the Association, working with the Planning Department, developed the Westwood Park Residential Design Guidelines to use as the City's first Residential Character District, and;

WHEREAS, Anita Theoharis and members of the Association then advocated and promoted the new guidelines and secured the endorsement of the Planning Commission and the unanimous recommendation of the Housing and Land Use Committee of the Board of Supervisors, and;

WHEREAS, Other neighborhood associations should use the efforts of the Westwood Park Association as a model for developing neighborhood design guidelines and for shepherding the guidelines through the City's legislative process, and;

WHEREAS, City departments should view the efforts of the Westwood Park Association and the Planning Department as a model for developing legislation with the highest level of public participation; now, therefore, be it,

RESOLVED, That the City and County of San Francisco commends Anita Theoharis and the members of the Westwood Park Association for their efforts in developing and advancing the first Residential Character District in San Francisco.


Kevin F. Shelley, President
San Francisco Board of Supervisors
February 26, 1996

(I) **Parking.** Pursuant to Table 151 in Article 1.5 of this Code, the residential parking requirement shall be one space for each dwelling unit; provided, however, that the parking requirement may be reduced to not less than one space for each four dwelling units, if the Zoning Administrator determines that the reduced parking requirement is sufficient to serve the reasonably anticipated auto usage by residents and visitors to the project. The procedures and fee for such review shall be the same as those which are applicable to variances, as set forth in Sections 306.1 through 306.5 and 308.2.

(J) **Adult Entertainment Enterprises.** The uses described in Section 221(k) of this Code are not permitted.

(9) Reduction of Ground Level Wind Currents.

(A) New buildings and additions to existing buildings shall be shaped, or other wind baffling measures shall be adopted, so that the development will not cause year-round ground level wind currents to exceed, more than 10 percent of the time, between 7:00 a.m. and 6:00 p.m., the comfort level of 11 m.p.h. equivalent wind speed in areas of pedestrian use and seven m.p.h. equivalent wind speed in public seating areas. When pre-existing ambient wind speeds exceed the comfort levels specified above, the building shall be designed to reduce the ambient wind speeds in efforts to meet the goals of this requirement.

(B) An exception to this requirement may be permitted but only if and to the extent that the project sponsor demonstrates that the building or addition cannot be shaped or wind baffling measures cannot be adopted without unduly restricting the development potential of the building site in question.

(i) The exception may permit the building or addition to increase the time that the comfort level is exceeded, but only to the extent necessary to avoid undue restriction of the development potential of the site.

(ii) Notwithstanding the above, no exception shall be allowed and no building or addition shall be permitted that causes equivalent wind speeds to reach or exceed the hazard level of 26 m.p.h. for a single hour of the year.

(C) For the purposes of this Section, the term "equivalent wind speed" shall mean an hourly wind

speed adjusted to incorporate the effects of gustiness or turbulence on pedestrians. (Added by Ord. 537-88, App. 12/16/88; amended by Ord. 79-89, App. 3/24/89; Ord. 312-92, App. 10/9/92; Ord. 161-96, App. 4/24/96; Ord. 327-96, App. 8/21/96)

SEC. 244. RESIDENTIAL CHARACTER DISTRICTS.

In order to provide for certain areas with special building forms and natural characteristics, there shall be residential character districts as designated on Special Use Districts Sectional Maps of the Zoning Map. In these residential character districts, all provisions of the City Planning Code applicable to the underlying R (Residential) District shall continue to apply to residential character districts except as otherwise provided in the sections for the specific districts which follow or as shown on the Zoning Map. A residential character district may include residential design guidelines for that district, to supplement the "1989 Residential Design Guidelines" published by the Department of City Planning, as amended from time to time. (Added by Ord. 32-96, App. 1/11/96)

SEC. 244.1. WESTWOOD PARK RESIDENTIAL CHARACTER DISTRICT.

The following provisions shall apply within the Westwood Park Residential Character District:

(a) **Residential Design Guidelines.** The construction of new residential buildings and alterations of existing residential buildings in the Westwood Park Residential Character District shall be consistent with the design policies and guidelines of the Master Plan and with the previously adopted "Residential Design Guidelines" as amended by portions of "The Westwood Park Association Residential Design Guidelines," adopted by City Planning Commission Resolution Number 13992. The Zoning Administrator may require modifications to the exterior of a proposed new residential building or proposed alteration of an existing residential building in order to bring it into conformity with the Master Plan and with the "Residential Design Guidelines" as amended. These modifications may include, but are not limited to, changes in siting, building envelope, scale, texture and detailing, openings, and landscaping. (Added by Ord. 32-96, App. 1/11/96)

WESTWOOD PARK



October 28, 2015

To: Members of the Balboa Reservoir Community Advisory Committee

Re: Westwood Park Community Comments to: September 4th Memo provided by Emily Lesk, Office of Economic and Workforce Development and Jeremy Shaw, Planning Department, specifically, the Proposed Parameters related to Urban Design and Neighborhood Characteristics

Dear Balboa Reservoir CAC Members,

We respectfully submit the following comments for your review. Please note, we have provided the September 4th Memo text in black for ease of contextual reference:

WP Community Comment:

We appreciate the proposed parameters provided by the City, and support the voter approved Prop K. mandate. We further appreciate the Public Land for Housing Program's focus on our neighborhood site, as well as three other study sites including the Upper Yard located at Geneva and San Jose, the 4th and Folsom site, and 1950 Mission. At this early juncture, the community wishes to remind the city, reconfirm and restate the results and input from the greater San Francisco community on the City sponsored online survey. The top five choices, as listed in the Public Workshop #2 from May 5th, 2015 are:

1. Large open spaces for multiple uses (24%)
2. Affordable housing for all incomes (13%)
3. Neighborhood character and integrity (12%)
4. Large open spaces for programmed uses (6%)
5. Paths, walkways or routes to go on walks (6%)

Given that these were the top five concerns of the citywide SF Planning survey, neighborhood character deserves its own meeting, with an appropriate lead time to alert neighbors who are not on email. We all want our neighborhood and the new one to be successful in the midst of major change, and a quickly scheduled, poorly attended meeting will not help facilitate this process.

Further, the Westwood Park Association residents would like to restate and confirm the top 5 choices of their neighborhood specific survey, which asked the same

questions as the city sponsored survey. The top 5 choices of the WPA of the 113 residents who responded were:

1. Retaining neighborhood character and integrity (30.09%)
2. Large open spaces for multiple uses (25.66)
3. Large open space for programmed use (14.16%)
4. Affordable housing for all incomes (13.27)
5. Housing for local workforce / Paths walkways, or routes to go on walks (11.80% and 11.50%)

As described at the prior CAC meeting, these parameters will inform the selection of a developer partner for the Balboa Reservoir site. This selection will occur through a Request for Proposals (RFP) process in which prospective developers will propose concept-level ideas for development at the site. The proposals will be evaluated on how they adhere to these parameters, and a developer partner will be selected accordingly.

The September 14, 2015 meeting will focus on housing and urban design/neighborhood character parameters, and at subsequent CAC meetings we will seek feedback on additional categories of parameters including parks and open space, transportation, relationship with City College, sustainability, and other desired community amenities.

WP Community Comment:

The WP community respectfully requests that the CAC and City provide more than one CAC meeting in order to address housing, given that this discussion point of the RFP forms a significant portion of the Westwood Park community concerns, and will significantly impact the other components of the CAC guidelines for the RFP (i.e., urban design & neighborhood character, parks and open space, transportation, relationship with CCSF, sustainability, and other desired community amenities.

Please note that the writing of these parameters will not be the only opportunity for the community and the City to impact the development. Once a developer is selected through the RFP process, its winning proposal will be refined with additional feedback from the City, community members, and the CAC.

In our experience, the RFP process is most successful when the development parameters balance (1) setting clear expectations about what is most important to the City and the community and (2) providing enough flexibility to encourage creative proposals and allow for continued, iterative work once the developer has been selected. The proposed parameters below seek to strike that balance by providing high-level guidance on critical issue

WP Community Comment:

We respectfully request more detail around the RFP process. In particular:

1. Before the RFP is put in final form, we ask that a draft be made available to both interested proposers as well as the community, for comment. All of us have an interest in understanding the level of detail requested in the submitted proposals. For example, we would be strongly opposed to an RFP that does not ask the developer to include *specifics* as to how it intends to address the housing goals (number of units) as well as the community interests (maintaining neighborhood integrity, community space, etc.).
2. Does the City have any existing studies around the economic viability of the development? For example, does the City have or intend to do any studies that analyze the *total* number of units that would be required to support a development that also includes both affordable housing and neighborhood amenities?

Memo to Members of the Balboa Reservoir CAC

2 of 6

Background Information

At the September 14 meeting, staff will also present background information that will help inform the discussion of the proposed parameters. For additional background information, we highly recommend consulting these resources:

- The Mayor's Office of Housing and Community Development's "Inclusionary Affordable Housing Program Monitoring and Procedures Manual" can be found online at <http://sfmoh.org/modules/showdocument.aspx?documentid=6983>. The CAC may be especially interested in the monitoring and enforcement procedures that ensure that the housing serves only those in financial need, particularly the information found on pages 26 – 27 (limits to condominium resale prices) and pages 33 – 34 (restrictions for rental units).

- Information on the income levels that qualify for affordable housing is attached to this memorandum as Exhibit A and can also be found on the Balboa Reservoir Study's website,

www.sf-planning.org/balboareservoir.

- Proposition K (2014), which was passed by 65% of San Francisco voters in 2014, established affordable housing development goals that have informed our proposed housing parameters. In particular, Proposition K set a goal for 33% of newly developed housing to be affordable to low-income and moderate-income households. The full text of this ballot measure can be found beginning on page 168 of the 2014 election guide, at

http://sfpl4.sfpl.org/pdf/main/gic/elections/November4_2014.pdf.

- Applicable guidelines governing building design can be found within the Planning Department's ground floor residential design guidelines, at www.sfplanning.org/ftp/files/publications_reports/guidelines_for_groundfloor_residential_design.pdf; in Section 6 of the Balboa Park Station Area Plan (Built Form), at www.sfplanning.org/index.aspx?page=1748; and within the General Plan's Urban Design Element, at www.sf-planning.org/ftp/general_plan/15_Urban_Design.htm.

Memo to Members of the Balboa Reservoir CAC

4 of 6

Proposed Principles & Parameters: Urban Design & Neighborhood Character

The following draft principles and parameters provide a framework for more detailed parameters and guidelines to be included in the RFP. They are based on existing urban design guidelines in the Planning Department as well as on the specific context of the Balboa Public Site. Planning Department staff is working to further explore and illustrate these principles and draft parameters, which may lead to a refined set of parameters used to facilitate discussion, feedback and input on urban design and neighborhood character.

WP Community Comment: A copy of the Westwood Park Residential Character Guidelines has been e-mailed to the BRCAC general e-mail address in advance of this meeting for review by the CAC members.

Principle #1: Connect and relate to the surrounding fabric of streets, blocks and open spaces.

Draft parameters:

a. Create a general block scale that respects nearby neighborhoods, provides permeability, and uses a pedestrian network to connect the surrounding fabric of streets and open spaces.

WP Community Comment: Please provide examples of permeability. One of the positive characteristics of the WP neighborhood is that there are very few 'through streets' from WP into other neighborhoods. This provides a sense of a close-knit neighborhood within an urban setting. WP residents purchased and retain high homeownership as a result of this desirable neighborhood characteristic. A new development would benefit from the same concept; reasonable but limited traffic access into and out of the neighborhood so that it is pedestrian oriented, family friendly, bike friendly, safe, and develops its own unique neighborhood character) This would also help with traffic calming within the two neighborhoods.

b. Break the scale of blocks by providing mid-block alleys, pedestrian paths, courtyards, or plazas to better connect networks of public or common spaces

c. Orient the site, blocks, and street and pedestrian connections to maximize pedestrian safety, accessibility and mobility.

Principle #2: Harmonize the relationships between existing buildings, streets and open spaces.

Draft parameters:

a. Design the site and buildings to integrate with, respect and reflect local character, scale, design, and uses.

WP Community Comment: While the roots of the Sunnyside neighborhood go back to the early 1900s, Westwood Park homes were primarily built in the 1920s. The architecture of those neighborhoods reflects a shift from Victorian and Edwardian homes, which predominated before and immediately after the turn of the century. In the case of Westwood Park, it was developed as a “residence park” of bungalow-style homes primarily to offer middle class residents the opportunity to escape the noise, pollution and crowded conditions of downtown San Francisco. Any development on the Balboa Reservoir site should be respectful of the original intent of the development of the area West of Twin Peaks; complementing and highlighting the characteristics of the historic architectural style of the surrounding neighborhoods. Buildings that have recently predominated in new developments within the Mission District (boxy, glass fronts, loft style), are starkly out of character with the surrounding structures, just as six-story glass and steel buildings would be out of character in Cow Hollow, Steiner Street, Nob Hill or in the Inner Richmond district. Any project that follows the current architectural design trend in downtown and some of the adjacent neighborhoods would invoke a significantly negative response from existing residents in Westwood Park.

“Ocean Avenue Historic Preservation Resource Guide” references additional material relevant to the BR site and is available here:

http://www.oceanavenueassociation.org/the_cbd/reports

b. Design variation in building height, scale, massing and materials. Maintain visual interest and limit the extent of uniform, unvaried surfaces.

c. Locate taller buildings where adjacent buildings are tallest, with heights tapering down on approach to single-family neighborhoods. Buildings on the west side of site should **generally** be of lower height than the east, and respect the scale, privacy and light of adjacent homes to the west.

d. Building heights should fall within a range of 25’ to ~~65’~~ 40’ feet, allowing for heights of up to ~~85’~~ 65’ in the eastern portion of the site where, due to economic efficiencies, the additional height allows for additional community benefits.

WP Community Comment:

The current zoning of Westwood Park is 28’. The current zoning of the Balboa reservoir site is 40’ on the west and a small slice on the east which is 65’, as agreed to and implemented within the 2009 Balboa Park Station Area Plan, including the accompanying FEIR (Final EIR). Please describe for the community how an 85’ height maximum was derived, given the **significant community input that resulted in the 40’ height restriction within the 2009 plan**. The community concern is that desired open space will be negotiated for increased height and density. Please address this concern.

Please inform the public how the new Density Bonus (Affordable Housing Bonus Plan) would impact the BR development site. Please indicate and provide examples of current density guidelines compared to potential density guidelines under the new Bonus Plan.

e. Site and design buildings to enhance public spaces, while ~~minimizing~~ maintaining ~~their impact on~~ existing residential privacy and access to light.

f. Shape the height and bulk of buildings to respect views and vantage points; avoid top-heavy or bulky appearance.

g. Design roofs to enhance and not detract views from above.

Memo to Members of the Balboa Reservoir CAC

5 of 6

Principle #3: Design with and complement the site's natural context.

Draft Parameters:

a. Maximize exposure to sun and protection from wind, in particular afternoon winds from the West.

b. Design the site, buildings and public realm to accentuate local topography, integrate with local landscape and incorporate natural habitat.

Principle #4: Express neighborhood character, celebrate cultural history and build on neighborhood activities.

Draft Parameters:

a. Design amenities and the public realm to align with neighborhood activities, desires or needs, including current uses of the site for families, dog walking and exercise.

WP Community Comments: Please note, current use does include parking.

b. Express the cultural and historical elements of the community in the site or public realm design. (see Comment re: historical)

c. Design the site and public realm to respect and reflect **Westwood Park** community heritage, the City College campus, and the role of Ocean and Phelan as a "gateway" to the neighborhood.

Meeting Agenda

The following meeting agenda, which has been developed in consultation with the CAC Chairperson, will incorporate discussion of these RFP parameters in addition to the other items discussed at the August 26, 2015 CAC meeting. Once a location for the September 14, 2015 meeting has been confirmed, staff will format a formal agenda document that will be posted on the CAC website and transmitted to the

CAC members.

1. Call to Order and Roll Call.

2. Approval of Minutes from Previous Meeting. (Action Item)

3. Scheduling October CAC Meeting. (Action Item)

Discussion and possible action regarding the cancellation of the regular meeting scheduled on October 12 (Columbus Day) and the scheduling of a special meeting in October to replace it.

4. General Public Comment.

5. Communication with the Community. (Discussion Item)

Discussion of strategies that CAC members might employ for outreach to and communication with their respective constituents. *Note: Each CAC member will be asked to briefly share the strategy or strategies that you anticipate employing.*

Memo to Members of the Balboa Reservoir CAC

6 of 6

6. Overview of RFP Format. (Discussion Item)

Presentation by City staff on anticipated RFP content, followed by discussion by the CAC.

7. Housing: Background and Parameters. (Discussion Item)

WP Community Comment:

At the January 21st, 2015 Community meeting, the City indicated 4 pilot sites were being studied in conjunction with the Public Land for Housing Program. Can the City provide an overview of the status of the other three pilot sites? For example, are these sites moving forward, how many units will be developed, how many affordable, cost of land, etc.?

Presentation by City staff on real estate and affordable housing development economics and initial draft housing and housing affordability parameters for the Balboa site, followed by discussion by the CAC.

8. Urban Design & Neighborhood Character: Background and Parameters. (Discussion Item)

Presentation by City staff on urban design and neighborhood character parameters and supporting background information, followed by discussion by the CAC.

9. City College Master Plan Process Update. (Followed by Q&A)

Report on master plan status and, followed by an opportunity for members of the public to ask related questions.

10. Adjournment.

Memo to Members of the Balboa Reservoir CAC

Exhibit A

The following documents are examples of urban design and neighborhood character that have been highly successful within the Westwood Park neighborhood for reference.

1. Enclosed for your review is a copy of the Westwood Park Association Residential Guidelines ("Guidelines").

These Guidelines were unanimously adopted by the San Francisco Planning Commission on 6 May 1993 and in 1995 the Board of Supervisors passed legislation to incorporate these Guidelines into the San Francisco Planning Code (Section 244.1).

This legislation designated Westwood Park the first – and still only – Residential Character District in the City of San Francisco.

The thrust of the Guidelines and the law was to recognize the unique character and, specifically, that vertical additions would seriously undermine what made Westwood Park special.

In that regard, it must be noted that the Planning Commission took the unprecedented step of reducing the mapped height for all residential properties in Westwood Park from 40' to 28'.

The same sensitivity to the impact of height on the unique neighborhood character of San Francisco's only Residential Character District must also be shown in designing a project which is immediately adjacent to the western portion of the development.

2. The residents of Westwood Park enjoy and take great pride in their neighborhood's **Residential Character District designation**, as recognized by the San Francisco Board of Supervisors on February 26, 1996 (copy attached).

Thank you for your consideration.


Respectfully submitted,

Board of Directors

Kate Favetti, President; Anita Theoharis, Vice President; Caryl Ito, Co-Treasurer; Kathy Beitiks, Secretary; Tim Emert, Ravi Krishnaswamy and Linda Judge, Members-at-Large

By:


Kate Favetti, President


Linda Judge, Balboa Reservoir Chair

Cc: Norman Yee, San Francisco Board of Supervisors, District 7
John Rahaim, San Francisco Planning Director
The Honorable Mayor Edwin Lee, City of San Francisco

Wong, Phillip (ECN)

From: Carlo Sciammas <carlo@podersf.org>
Sent: Wednesday, November 04, 2015 6:40 AM
To: BRCAC (ECN)
Cc: Lily Wong; Mario de Mira; Kevine Boggess
Subject: Request for Presentation of Community Survey Findings at BRCAC Meeting

Dear members of the Balboa Reservoir CAC,

On behalf of Communities United for Health & Justice, an alliance of five neighborhood based organizations, including PODER, the Filipino Community Center, Chinese for Affirmative Action, the Neighborhood Center, and Coleman Advocates, we would like to thank you for your service.

We would also respectfully request an opportunity to formally share with you the community findings from a door-to-door surveying project that we conducted in Spanish, Tagalog, Chinese, and English to over 300 community members in the Oceanview, Ingleside, Outer Mission, and Excelsior neighborhoods this last summer. The focus of the survey was to learn about the community priorities neighborhood residents would like to see on publicly owned land, such as the Balboa Upper Yard. We feel that this effort is useful to the Balboa Reservoir planning process.

Would it be possible to schedule 10 minutes at an upcoming BRCAC meeting to share with you the key findings? Our preference, if possible would be either December 14th or November 30th.

Thank you kindly,
Charlie Sciammas

_ _ * _ * _ * _ * _ * _ * _ * _ * _ * _ *

Charlie Carlo Sciammas, Community Organizer
¡PODER! (People Organizing to Demand Environmental & Economic Rights)
474 Valencia Street, #125, SF, CA 94103
415.431.4210
Email: carlo@podersf.org Web: www.podersf.org
Facebook: www.facebook.com/pages/PODER-SF

_ _ * _ * _ * _ * _ * _ * _ * _ * _ * _ *

Wong, Phillip (ECN)

From: ajahjah@att.net
Sent: Wednesday, November 04, 2015 12:58 PM
To: Lesk, Emily (ECN); Shaw, Jeremy (CPC); BRCAC (ECN); Martin, Michael (ECN); Lisa Spinali; Westwood Park Association; BRCAC (ECN); bd@brigittedavila.com; rmuehlbauer@live.com; hnchung@yahoo.com; tsaiweilee@hotmail.com; cgodinez@lwhs.org; jon.winston.brcac@outlook.com
Cc: brc.sna@gmail.com; Ray Kutz; Estelle Smith; Ellen Wall; Monica Collins; Rita Evans; Bob Byrne
Subject: additional comment: Priorities in Urban Design and Neighborhood Character

OEWD, Planning, BRCAC--

The Balboa Park area is dominated by several features:

1. Balboa Park Station
- 2...CCSF and other schools (Riordan, Lick-Wilmerding, Balboa HS, Denman).
3. freeway entrances and exits
- 4.. predominantly single-family homes
5. commercial strip on Ocean Ave with multi-unit housing

Balboa Park Station, CCSF Ocean Campus, and freeway access are inherently magnets for people and traffic.

Of these three magnets, CCSF would be most affected by the Reservoir project.

In the immediate area of the Reservoir, CCSF is the dominant feature, with Riordan to a lesser extent.

CCSF is important to, and serves the entire city.

Although there are other campuses, the Ocean Campus is the campus of necessity for students working towards transfer to 4-year universities.

This aspect of the Ocean Campus being a critically important target destination for people from all over the City, as well as from the larger Bay Area, needs to be accepted in any planning.

Because of the broad importance of CCSF to the community, CCSF and other schools' interests should be made primary in any planning for housing and other goals.

--Alvin Ja

Sunnyside resident

Wong, Phillip (ECN)

From: ajahjah@att.net
Sent: Friday, November 06, 2015 6:35 AM
To: Lesk, Emily (ECN); Martin, Michael (ECN); Shaw, Jeremy (CPC); Exline, Susan (CPC); Wong, Phillip (ECN); Lisa Spinali; Westwood Park Association; BRCAC (ECN); Brigitte Davila; Robert Muehlbauer; Howard Chung; Rebecca Lee; Christine Godinez; Jonathan Winston; SNA Brick; WPA.Balboa.Reservoir@westwoodpark.com; Jennifer Heggie; Ray Kutz; Estelle Smith; Ellen Wall; Monica Collins; Bob Byrne
Subject: My take on 11/5 meeting re Urban Design and Neighborhood Character

OEWD, Planning, BRCAC--

I had not intended to go to yesterday evening's meeting because I have been submitting written comments since July 2015. I had made specific comments on the 9/4/2015 Staff Memo regarding Principles and Parameters and would have expected that issues would be addressed at last night's meeting.

However, I finally did decide to show up..

I was disappointed to see and hear last night that identified issues regarding the 9/4/2015 Parameters had not been addressed in the Staff presentation.

The Staff presentation consisted mainly of high-sounding generalities (Principles) to which everyone would agree.

WHERE THE RUBBER HITS THE ROAD

The Staff presentation barely touched on the actual Parameters that were set forth in the 9/4/2015 Memo. The presentation failed to go beyond the generalities and onto where the rubber hits the road.

I had submitted the following comments on Urban Design Parameters in September and again in October:

2d. Building heights should fall within a range of 25' to 65' feet, allowing for heights of up to 85' in the eastern portion of the site where, due to economic efficiencies, the additional height allows for additional community benefits.

Current zoning for PUC lot is 40 ft, 65 ft for CCSF (MUB) lot.

Principle 2d's proposal of 85 ft. would require zoning increase of 45 ft in PUC lot. The proposed 85 ft. is 20 ft. more than what CCSF lot (MUB) allows. This needs thorough open discussion and vetting with community.

- Although the presentation featured some slides showing buildings of different heights at other locations, it did not address the actual current zoning and proposed variances that Staff is, or might be, advocating. The issue of zoning was brought up only during public comment by Westwood Park folks. It should have been brought up by Staff.

4a. Design amenities and the public realm to align with neighborhood activities, desires or needs, including current uses of the site for families, dog walking and exercise

"Current use" for parking seems to have been deliberately excluded.

Principle 4a needs to include parking.

Sufficient parking as a parameter is needed so as not to contribute to illegal parking (blocked driveways) in Sunnyside!!!!

- **Aside from generalities, the presentation did not address the egregious omission of the "current use" of parking.**

Finally, I wish to re-submit my 11/4/2015 Written Comment regarding what I see as the Big Picture (This is similar to my Oral Comment of last night.), I hope this input will not be overlooked.

Sincerely.
Alvin Ja

----- Forwarded Message -----

Sent: Wednesday, November 4, 2015 12:58 PM

Subject: additional comment: Priorities in Urban Design and Neighborhood Character

OEWD, Planning, BRCAC--

The Balboa Park area is dominated by several features:

1. Balboa Park Station
- 2...CCSF and other schools (Riordan, Lick-Wilmerding, Balboa HS, Denman).
3. freeway entrances and exits
- 4.. predominantly single-family homes
5. commercial strip on Ocean Ave with multi-unit housing

Balboa Park Station, CCSF Ocean Campus, and freeway access are inherently magnets for people and traffic.

Of these three magnets, CCSF would be most affected by the Reservoir project.

In the immediate area of the Reservoir, CCSF is the dominant feature, with Riordan to a lesser extent.

CCSF is important to, and serves the entire city.

Although there are other campuses, the Ocean Campus is the campus of necessity for students working towards transfer to 4-year universities.

This aspect of the Ocean Campus being a critically important target destination for people from all over the City, as well as from the larger Bay Area, needs to be accepted in any planning.

Because of the broad importance of CCSF to the community, CCSF and other schools' interests should be made primary in any planning for housing and other goals.

--Alvin Ja

Sunnyside resident

Wong, Phillip (ECN)

From: Theodore R <biggihan@hotmail.com>
Sent: Thursday, November 05, 2015 6:07 PM
To: BRCAC (ECN)
Subject: Urban Design/Neighborhood Character

I wish I could be at the meeting tonight, but I have other activities scheduled.

First, on the minutes for 10/19, 4.k., I don't think I said, "The process already seems longer than it needs to be." I think I said, "The process already seems long to me."

As for the height limits: I support tall buildings, as tall as possible.

To be alive is to change. Just because the neighborhood doesn't currently have any 20-story buildings doesn't mean that it will kill it to have some. In fact, the housing crisis means that refusing to build tall buildings will kill the neighborhood. Rich people will buy normal people's houses, except for the small number reserved as BMR, and turn them into luxury homes. The poor is being squeezed, and the middle class has nowhere to go. We need as much housing as possible.

I keep hearing that San Francisco is landlocked and has nowhere to build. Actually, San Francisco is part of the Bay Area, and the Bay Area has lots of space. Especially up. The entire Bay Area has been laggy at building more housing for the people moving here, and that is what makes prices go up.

I especially like to build high in this neighborhood, because it has good access to transit, and because the expected earthquake intensity in this neighborhood is almost the lowest in the entire city. We can build safely without as much difficulty as places close to the waterfront. We should take advantage of this to build as much as we can.

Theodore from Excelsior