

BHESDRB Establishing Resolution, NO. 10854

SAN FRANCISCO

CITY PLANNING COMMISSION

RESOLUTION NO. 10854

WHEREAS, The Master Plan states design and development principles which call for orderly development that ensures the public health and safety; and

WHEREAS, The Urban Design Element of the Master Plan provides guidance to potential developers and city agencies in order to assure that new development is compatible with the scale and character of the existing residential areas; and

WHEREAS, The East Slope of Bernal Heights is a hillside neighborhood, characterized by steep slopes, an irregular street pattern, cohesive clusters of older housing, numerous vacant lots and informal open spaces; and

WHEREAS, The City Planning Commission has already declared the East Slope of Bernal Heights to be a special study area, as was recommended in the 1968 Bernal Heights Neighborhood Improvement Plan; and

WHEREAS, The City Planning Commission, recognizing the need of planning prior to development through Resolution No. 7979, authorized the preparation of a plan for the East Slope of Bernal Heights; and

WHEREAS, The City Planning Commission, through Resolution No. 8566, received and accepted the Bernal Heights East Slope Study of 1979; and

WHEREAS, The Board of Supervisors in April 1986, instituted interim controls to generally prohibit new construction on the East Slope of Bernal Heights pending the development of permanent implementation measures to guide design and development in that area, and

WHEREAS, The East Slope Preservation Committee has prepared building guidelines and implementation procedures for the East Slope of Bernal Heights and has presented them to the Department of City Planning and the City Planning Commission; and

WHEREAS, Department staff have reviewed the East Slope Building Guidelines and the procedures for a Neighborhood Building Review Board and have found them to be generally consistent with the objectives and policies of the Master Plan for San Francisco; and

WHEREAS, The Building Guidelines and the Neighborhood Building Review Board procedures generated extensive citizen participation, and reflect the wishes and community aspirations of many of the residents of the East Slope of Bernal Heights; and

WHEREAS, The East Slope Preservation Committee has expressed the desire to implement the East Slope Building Guidelines through use of a Neighborhood Building Review Board; and

WHEREAS, A set procedure for review of plans and development proposals may prove to be a benefit to both builders and the community and in the long run result in the more expeditious approval of projects. Builders would benefit from the opportunity for a consistent forum on preliminary review of plans while the community would benefit from the opportunity for early input and better understanding of what is proposed;

NOW THEREFORE BE IT RESOLVED, That the City Planning Commission does hereby receive and accept the Bernal Heights East Slope Building Guidelines as a neighborhood study which expresses the wishes and desires of many of the residents of the area; and hereby states that it intends to take into consideration the recommendations contained therein when reviewing proposals for construction of new housing and for significant horizontal or vertical expansion of existing housing in the area, and hereby advises affected owners of vacant land and prospective developers to refer to the guidelines when preparing development plans; and

BE IT FURTHER RESOLVED, That the City Planning Commission accepts the Building Guidelines as desirable for developing buildings that are compatible with existing design patterns, and urges builders of new homes to incorporate, to the greatest extent practical and economically feasible, elements covered in the Building Guidelines; and

BE IT FURTHER RESOLVED, That the City Planning Commission accepts the boundaries set forth in the East Slope Building Guidelines as those applicable to review procedures stated below, said boundaries to be Army Street on the north, the James Lick Freeway on the east, Ogden Street on the south, and an irregular line on the west composed of Putnam, Tompkins, Bronte, Cortland, Nebraska, Powhattan, Gates, Bernal Heights Blvd., Folsom, a line running eastward from Folsom to the south end of Treat, Treat, a line running eastward to the west end of Norwich, Norwich, and Alabama Streets; and

BE IT FURTHER RESOLVED, That the City Planning Commission finds that the goal of obtaining appropriate development of the private residentially zoned land on the East Slope of Bernal Heights requires implementation of a special procedure for processing of building permit applications for all new dwellings and for all significant horizontal or vertical expansion of existing dwellings, and that said review procedure shall consist of the following:

- A. With regard to recommendations for neighborhood involvement in planning and development, the Department of City Planning shall work with the seven member Neighborhood Building Review Board (NBRB), which has been created by the East Slope Preservation Committee with responsibilities and procedures as follows:
 - a) The Department of City Planning will notify the NBRB in writing upon receipt of any building permit application for new construction or for significant horizontal or vertical expansion prior to any consideration of the permit application by the Department; and
 - b) The Department of City Planning will notify the project developer in writing of the NBRB procedure upon receipt of any building permit application for new construction or for significant expansion; and
 - c) The Department will defer action on applications for a period not to exceed sixty calendar days from the date it notifies the NBRB to enable the NBRB and developer to agree on a design that meets the spirit and intent of the Guidelines, provided however that said time period shall be reduced by the amount of time the developer and the NBRB have been working together in good faith prior to the filing of the permit (said time to be measured from the first NBRB meeting at which the developer presented the project); and
 - d) The NBRB pledges to make itself available to developers and agrees to meet as frequently as every two weeks if the developer requests that the NBRB do so; and
 - e) The NBRB shall submit to the Department of City Planning a report of findings and recommendations within five days following completion of review or lapse of the review period; and
 - f) Once the time intervals in (c) above have lapsed, or upon receipt of the NBRB report whichever first occurs, the Department of City Planning will review permit applications forthwith in light of the findings and recommendations submitted by the NBRB and will determine whether Discretionary Review is warranted based upon the policies and guidelines endorsed by this resolution, and report said determination to the City Planning Commission; and

- B. Developers are encouraged to contact the NBRB while developing preliminary plans, well in advance of filing for permits to minimize redesign costs if any, and to allow for maximum flexibility for community input; and
- C. The Department shall monitor and evaluate the activities of the NBRB for a period of up to one year, and report to the City Planning Commission on the relative success and/or failure of such Board on the development of housing on the East Slope of Bernal Heights, including such factors as quality, cost and the speed-up or delay in development.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of November 13, 1986.

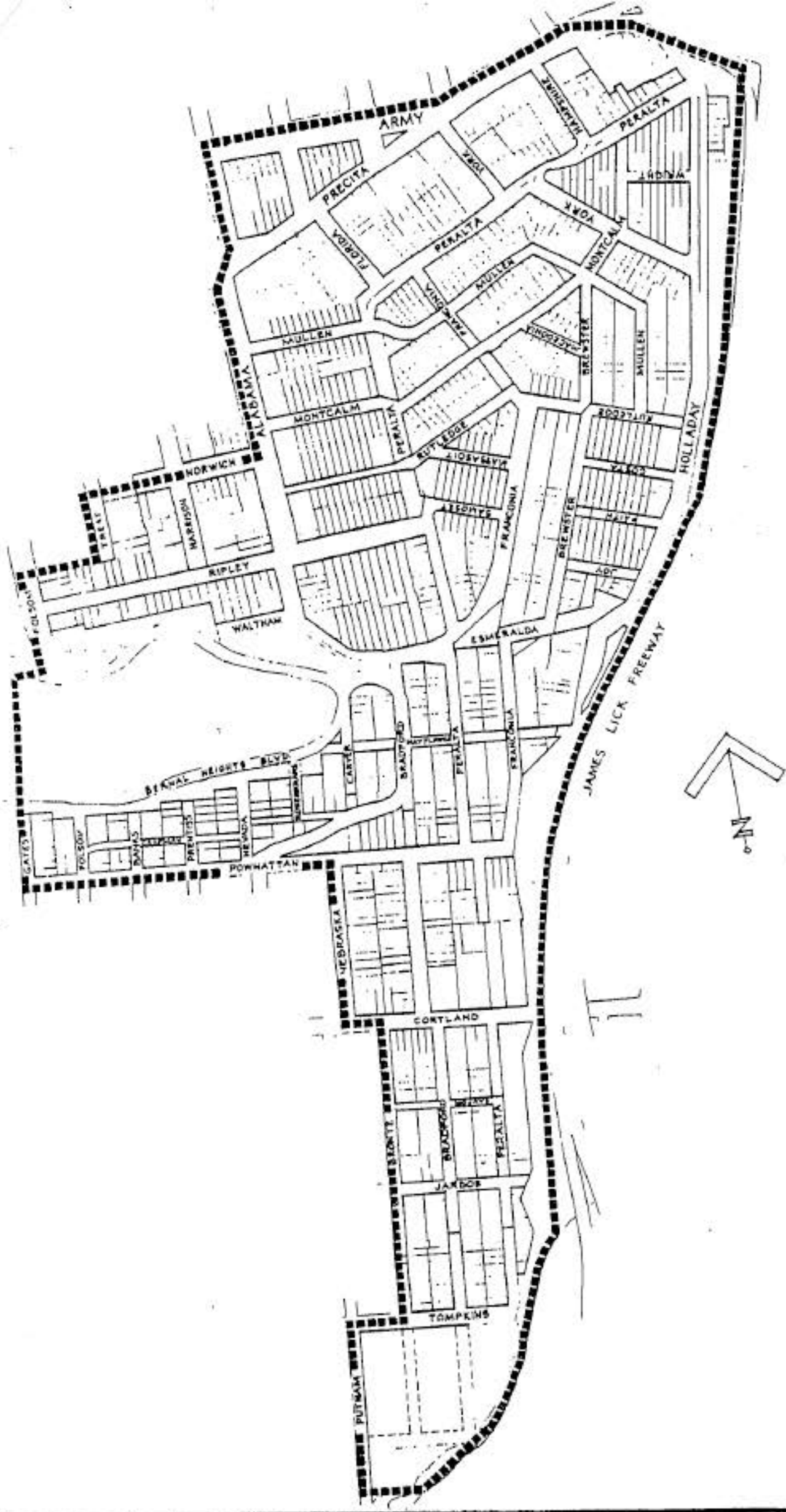
Lori Yamauchi
Secretary

AYES: Commissioners Bierman, Hemphill, Nakashima, Wright

NOES: Commissioner Karasick

ABSENT: Commissioners Allen, Rosenblatt

PASSED: November 13, 1986



October 1986

BERNAL HEIGHTS EAST SLOPE