

## CHAPTER 2 – BLOCK FACE

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### BACKGROUND

At the February 27, 2008 meeting SunPAC members requested additional clarification for the following:

- ✓ Provide copies of the Cow Hollow Neighborhood Design Guidelines (enclosed)
- ✓ Provide photos of Summerland Blocks (enclosed)
- ✓ Provide additional information regarding the establishment of a “Core Area” and its implications

### COW HOLLOW DESIGN GUIDELINES

The City and County of San Francisco adopted its “Residential Design Guidelines” in 1989. The adopted guidelines noted that specific neighborhood guidelines may be appropriate due to unique characteristics such as topography and architecture. The local community group in Cow Hollow, The Cow Hollow Association, developed their own guidelines based on the 1989 Residential Guidelines with additional material added to address the unique topography and architecture of the area. There are some very important points to note when considering the Cow Hollow Design Guidelines.

- ✓ The City of San Francisco is a densely populated area. To accommodate the population, buildings have been built with zero side setbacks.
- ✓ Each block face is comprised on a series of building facades that encompass the entire block.
- ✓ Visual open space is minimal to nonexistent due to the dense development.
- ✓ Open space is provided in the middle of the block. This area is referred to as the “Mid-Block Open Space”. Encroachment into these areas is limited and based on the adjacent buildings to ensure that open space remains.
- ✓ Figures 1 and 2 illustrate these points.

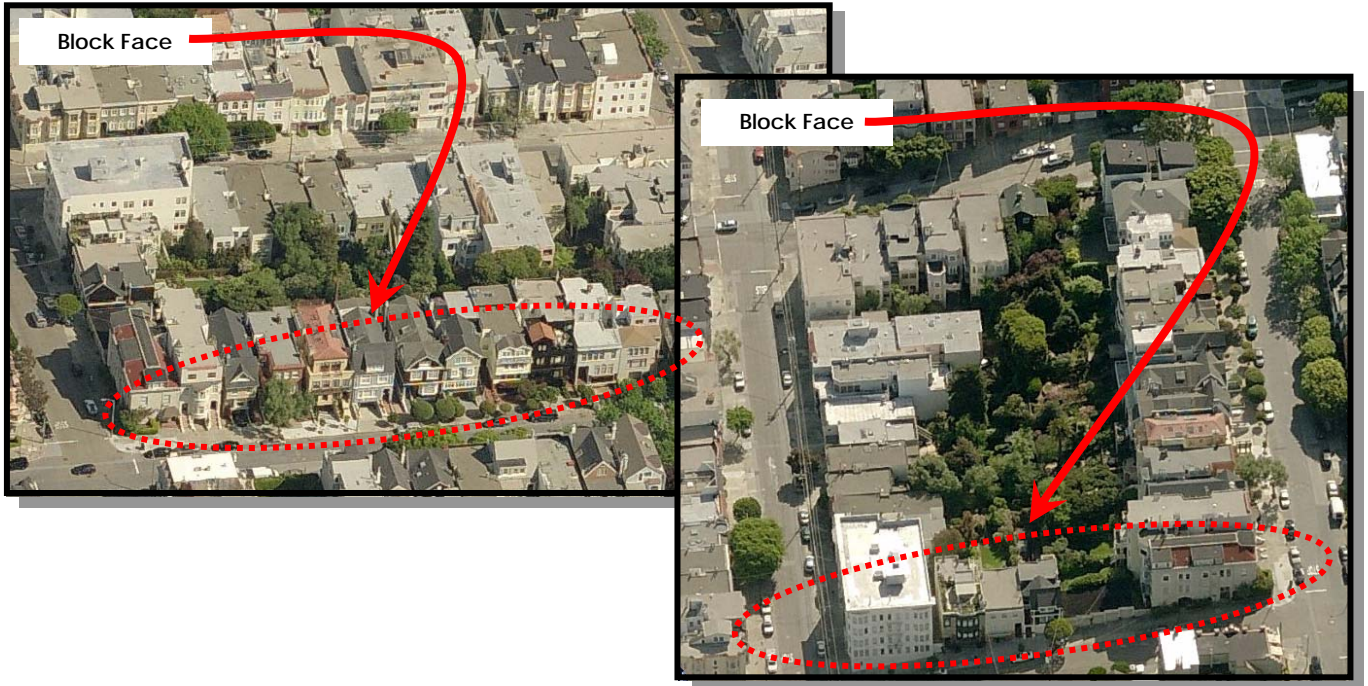
The Cow Hollow Design Guidelines are designed to address the block face and Mid-Block Open Space due to existing topography and visibility. The application of the Neighborhood Character Chapter of the Cow Hollow Design Guidelines results in the recognition of the following patterns:

- ✓ Setbacks
- ✓ Building Height
- ✓ Plate Heights
- ✓ Roof Forms
- ✓ Windows
- ✓ Entries
- ✓ Garages

FIGURE 1 – BLOCK ELEMENTS



FIGURE 2 - BLOCK FACE

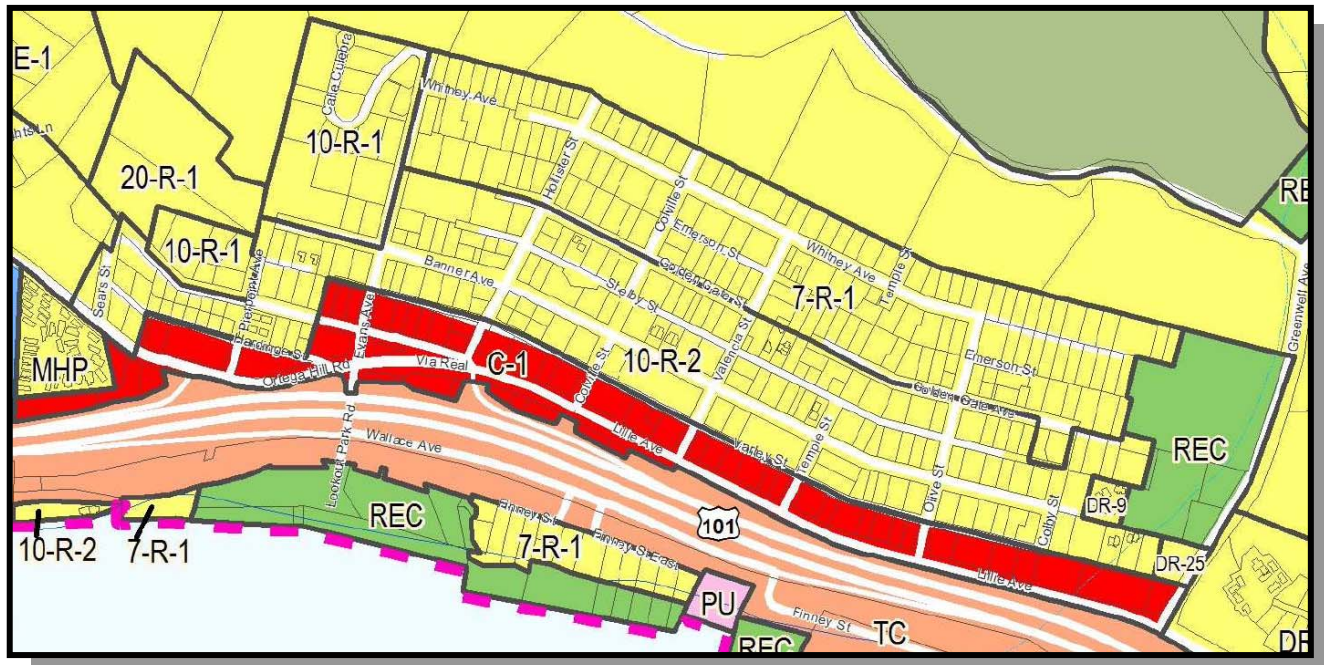


Figures 1 and 2 indicate the density of the area and the need for design to acknowledge existing patterns within the area. It also important to note design guidelines in San Francisco have been developed for residential areas only. Commercial design is reviewed based on specific findings based on the San Francisco's General Plan and Voter Initiatives. They are general in nature; however, the application is similar to the consideration used in the residential area (i.e., context, character, setbacks, architecture, etc.).

### A CORE AREA AND IT'S IMPLICATIONS

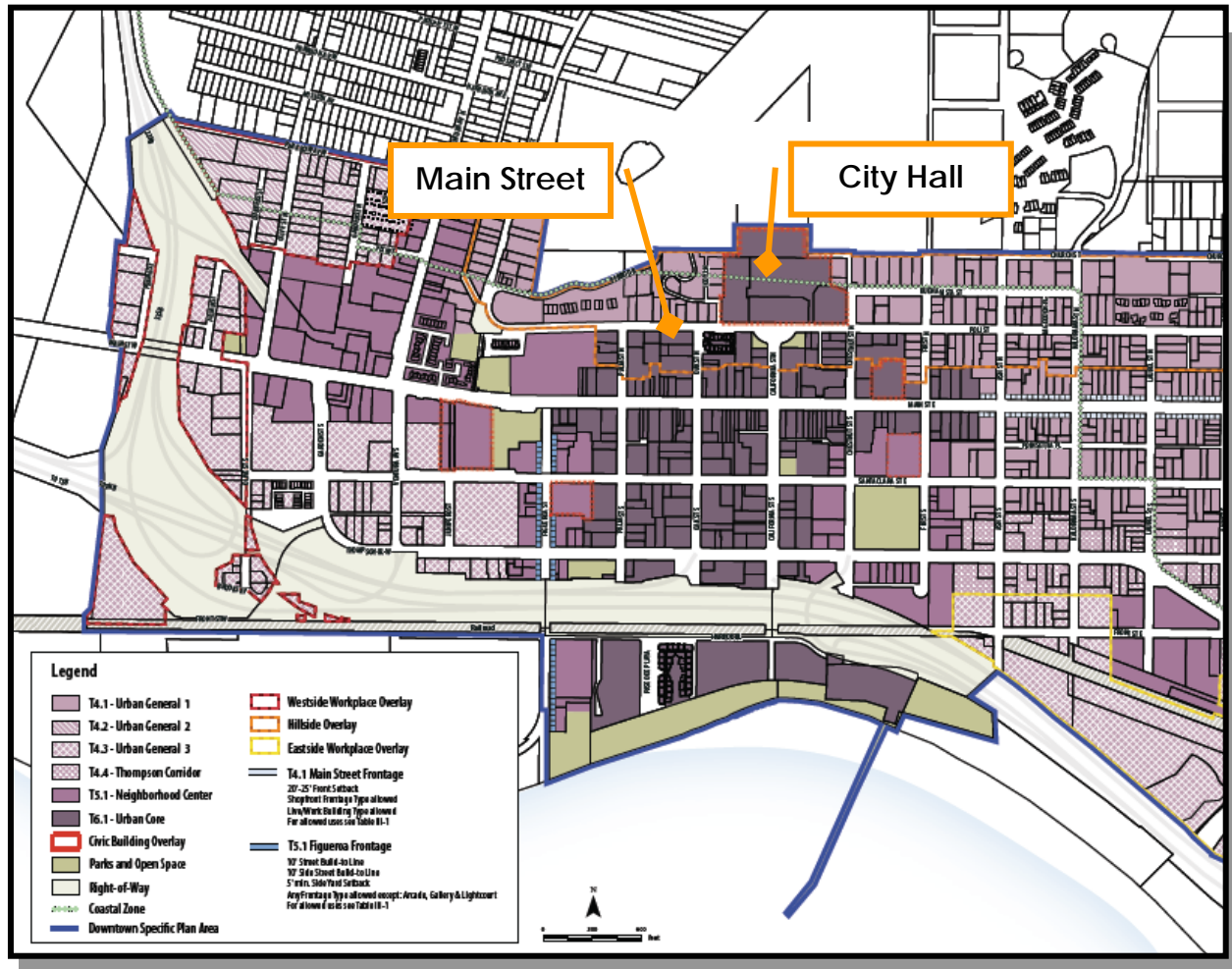
A Core Area can help to define commercial areas that have a higher concentration of commercial space or commercially designated area. Establishment of a Core Area allows for the acknowledgement of a defined area and the development of guidelines that enhance the desired needs for the community. Generally, Core Areas are used in commercial areas that comprise several blocks. This allow for denser development and design criteria for setbacks, architecture, building detail and signage in certain areas defined by a community. Summerland's commercial area is linear in nature and runs along Ortega Hill Road and Lillie Avenue. The extent of the Commercial area varies from the northwest end to the southeast end. Staff has also provided block face photos that are from 2004. Generally, the pictures still pertain except for the Just Folk Building site. Figure 3 illustrates the extent of the commercial area in red.

FIGURE 3 - COMMERCIAL AREA



The area in red in Figure 3 indicates the existing commercial area in Summerland. As noted above, Core Areas are often used to establish specific guidelines, based on the needs of the community, for a specific area. Often these areas are located within areas of more than one block in depth and near a community or public center. The City of Ventura prepared a specific plan for its downtown area. The following figure illustrates the City of Ventura Downtown Area that established a Urban Core indicated with a dark purple color.

FIGURE 3 – DOWNTOWN SPECIFIC PLAN FOR THE CITY OF VENTURA



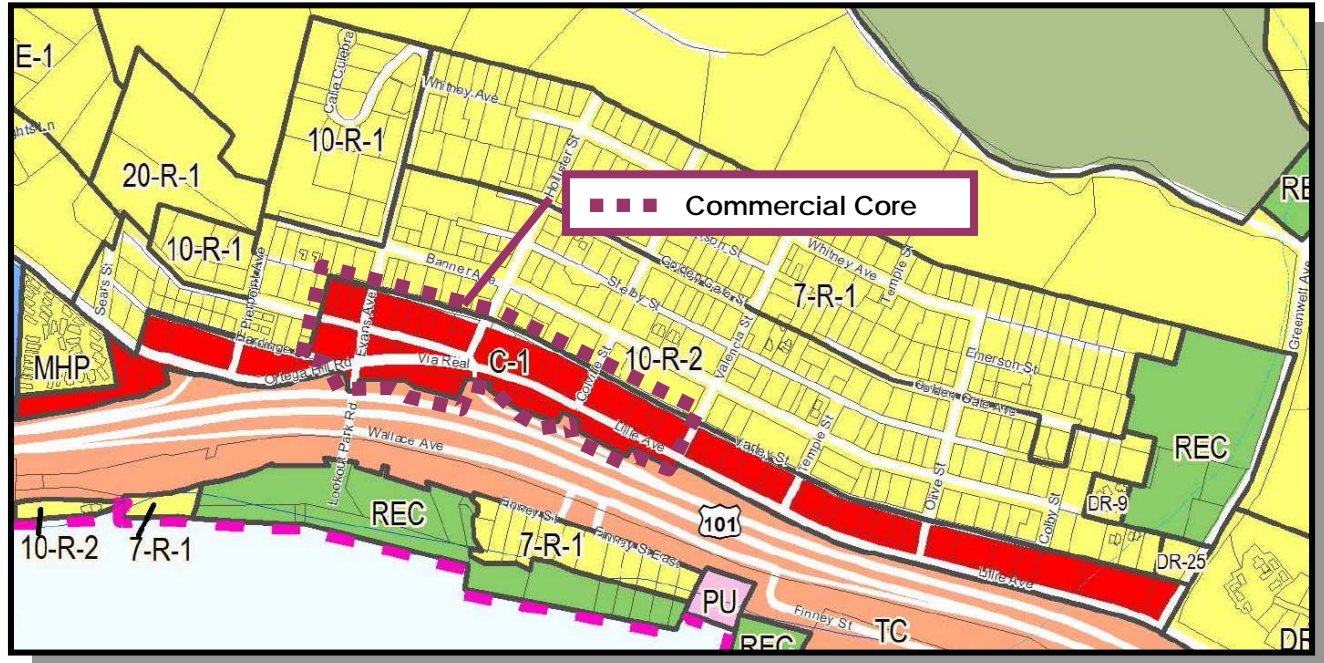
### APPLICATION IN SUMMERLAND

The commercial area in Summerland is linear and generally comprised of one main street frontage. At the February 27, 2008 meeting, staff recommended that defining a Core Area may not be appropriate due to the layout and nature of the existing commercial area and considering the new tenant in the grocery store site near Greenwell. However, the SunPAC requested additional information and that staff propose a Core Area and possible guidelines. Based on the information noted above, Summerland may contain a Core Area. The establishment of this Core Area is based on block character, pedestrian realm and use by the community. These considerations identify the following:

- ✓ Multi-block area
- ✓ Commercial space on both sides of the block
- ✓ Streetscape improvements
- ✓ Public Space or Areas
  - Post Office acts as community meeting place,
  - Fire Station and park acts as a public center

These elements define a Core for Summerland. Generally, this area is defined by those commercial parcels adjacent to the northwest side of Evans Avenue to Valencia Street. Figure 4 illustrates the proposed Core Area.

FIGURE 4 – SUMMERLAND COMMERCIAL CORE AREA (PROPOSED)



**PROPOSED CORE AREA GUIDELINES**

Generally, Core Areas located within larger commercial areas are defined by taller buildings, prominent architectural features, reduced setbacks (often 0’ front and side setbacks) and centralized parking. Design guidelines that ensure commercial space relates to the pedestrian are often adopted. As noted above the development of the proposed Draft Summerland Commercial Design Guidelines are based on the SunPAC comments and community input. In early January, an informal survey was conducted and included business and property owners. The survey gathered input public sentiment for each phase that the SunPAC will be working. The Summerland community and business owners were in general agreement about the specific areas of priority for the commercial area.

<b>COMMERCIAL AREAS OF PRIORITY</b>	
<b>BUSINESS OWNERS</b>	<b>COMMUNITY</b>
<ul style="list-style-type: none"> <li>✓ Allowing encroachments into the public right-of-way for outdoor seating and dining as long as adequate space remains for pedestrians</li> <li>✓ Allowing greater architectural design flexibility</li> <li>✓ Allowing for varied architectural styles consistent with the community character</li> <li>✓ Clearer expectations regarding building design and the development review process</li> <li>✓ Encouraging a broader mix of retail activity and business types</li> <li>✓ Encouraging design-related improvements to existing buildings</li> </ul>	<ul style="list-style-type: none"> <li>✓ Allowing encroachments into the public right-of-way for outdoor seating and dining as long as adequate space remains for pedestrians</li> <li>✓ Allowing for varied architectural styles consistent with the community character</li> <li>✓ Development that enhances pedestrian activity and current streetscape improvements</li> <li>✓ Encouraging a broader mix of retail activity and business types</li> <li>✓ Encouraging mixed-use development (i.e. residential and commercial uses in the same building or area)</li> <li>✓ Encouraging new development and</li> </ul>

<b>COMMERCIAL AREAS OF PRIORITY</b>	
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<ul style="list-style-type: none"> <li>✓ Encouraging mixed-use development (i.e. residential and commercial uses in the same building or area)</li> <li>✓ Encouraging new development and building renovations consistent with the community character</li> <li>✓ Increasing pedestrian amenities (e.g. crosswalks, benches, covered/protected bus stops)</li> <li>✓ Increasing pedestrian safety and access to businesses along Lillie Avenue</li> <li>✓ Increasing street and building lighting</li> <li>✓ Increasing street trees and landscaping</li> <li>✓ Increasing tourist-oriented businesses</li> <li>✓ Preservation of scenic views</li> <li>✓ Preservation of Summerland's historic character</li> </ul>	<ul style="list-style-type: none"> <li>building renovations consistent with the community character</li> <li>✓ Encouraging redevelopment of vacant or underutilized properties</li> <li>✓ Encouraging structures at intersections that provide architectural interest and point of reference</li> <li>✓ Increasing intersection visibility for vehicles and pedestrians</li> <li>✓ Increasing pedestrian safety and access to businesses along Lillie Avenue</li> <li>✓ Increasing standards for location and style of business signs</li> <li>✓ Increasing street trees and landscaping</li> <li>✓ Preservation of Summerland's historic character</li> </ul>

Many of these elements have been incorporated into the Draft Commercial Design Guidelines, applying to the entire commercial area. Therefore, guidelines have been general in nature. Guidelines proposed for the Core Area should accomplish the following:

- Strengthen the pedestrian realm
- Increase pedestrian amenities
- Increase pedestrian safety
- Allow architectural variety
- Encourage infill and redevelopment
- Preserve scenic views
- Preserve Summerland historic character

#### **PROPOSED CORE AREA DESIGN GUIDELINES**

The following proposed design guidelines would apply only to those sites within the defined Core Area as illustrated in Figure 3.

- Site Design
  - Building facades should provide a front setback of not less than 5 feet and not more than 10 feet.
  - New development should increase the width of the sidewalk by 2 feet when possible.
  - Landscaping elements or pedestrian amenities should be provided to soften the hardscape. This may be accomplished through the use of potted plants, water features, public art and benches.
- Building Scale and Form
  - The first floor should provide a minimum height of 12 feet.

*NOTE: This guideline is included in the Draft Guidelines (page 96 of the 2/27/08 packet) and as proposed applies to all properties. However, it may be appropriate to apply this to the Core Area only.*

- Architectural Features
  - 75% of the first floor building façade adjacent to a public right of way should consist of windows and doors.  
*NOTE: This guideline is included in the Draft Guidelines (page 103 of the 2/27/08 packet) and as proposed applies to all properties as a rule of thumb. The guideline noted above would become a requirement in the Core Area.*
- Building Details
  - Building materials should be of a high quality and durable.
    - Wood, stucco and high quality stucco must be used within the corridor area.
    - Windows with divided light must be true divided light windows.
    - Lighting must be fully shielded.

The proposed guidelines noted above are intended to emphasize the pedestrian scale and to further establish the Core Area. As redevelopment occurs, pedestrian amenities will increase and the architectural scale of the Core Area will develop a pedestrian scale. This will result in increased area for pedestrians and slow traffic.

The Draft Guidelines include numerous guidelines that allow for architectural variety and preserve scenic views through scale and massing. In addition, the acknowledgement of the character of the block and community will guide design in a manner that respects the history and architecture of the community.

The SunPAC may consider additional or alternative measures to encourage redevelopment within the Core Area. These may range from floor area ratio allowances, ability for modifications to height, floor area and parking. Staff has not proposed these types of measures at this time. The SunPAC may direct staff to develop specific measures that will encourage redevelopment of underutilized sites.

## SECTION 2 NEIGHBORHOOD CHARACTER

### TOPOGRAPHY AND TERRAIN: RELATION TO ARCHITECTURAL DESIGN

The boundary of Cow Hollow has been previously defined in “Where the Guidelines Apply.” Cow Hollow homes take advantage of the picturesque setting afforded by its hillside site, located on the north facing slope descending from Pacific Heights to the Marina.

The open, picturesque atmosphere of the Cow Hollow neighborhood is created by the unique hillside setting and views to the north, and by large mid-block open spaces. The Golden Gate Bridge, Presidio, Marina District, Palace of Fine Arts, San Francisco Bay, and Marin County communities are all visible from different parts of the Cow Hollow Neighborhood. Neighborhood architecture affords urban density at a pleasant scale that preserves natural light and views for most residents. The traditional grid street layout provides ease of neighborhood circulation, and block dimensions are characteristic of many older San Francisco residential neighborhoods. The fact that this street and block arrangement is preserved even on the steeper blocks in the neighborhood creates a reasonable uniformity of building lot coverage, building height, views, mid-block open space, and lot setbacks. These are the attributes of individual lots and structures that largely define the Cow Hollow neighborhood character.

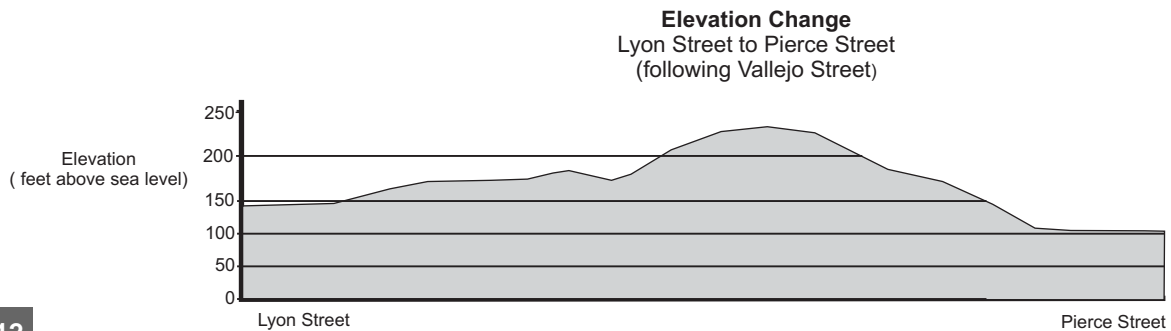
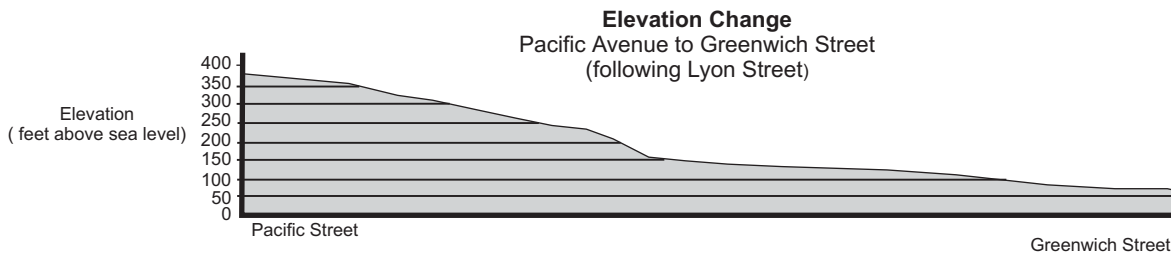
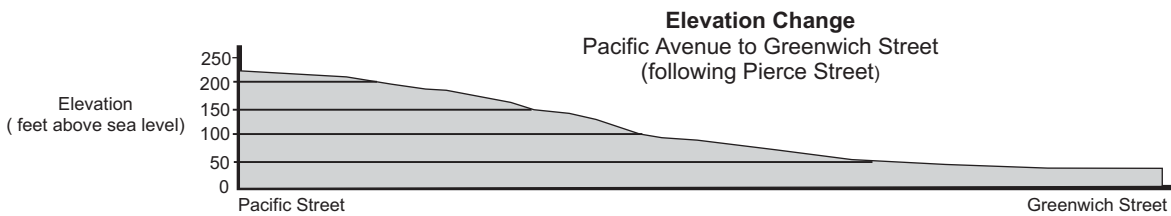
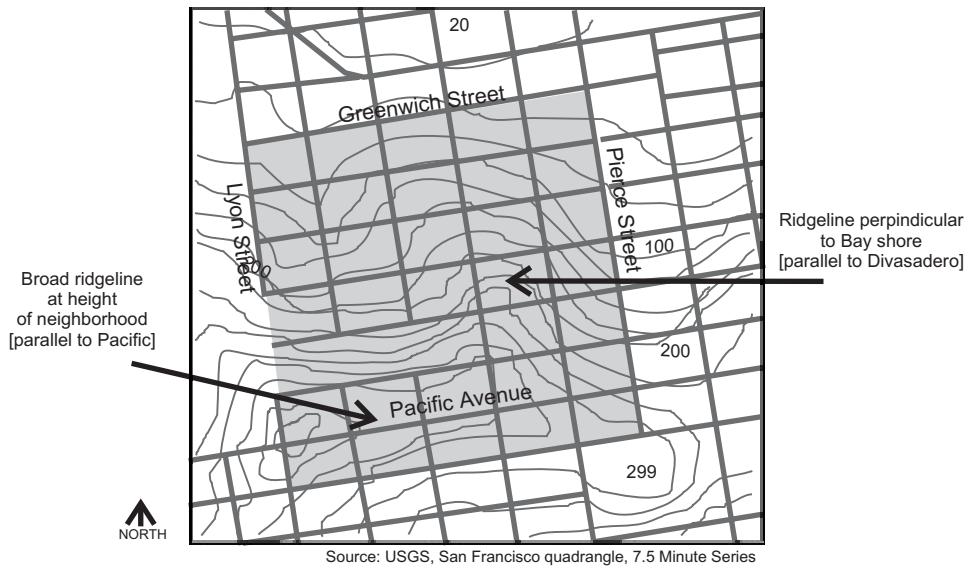
Cow Hollow includes a diversity of building types: larger single family detached residences in the higher elevation areas of the neighborhood; one and two family attached residences on smaller lots throughout much of the neighborhood; and, multi-family structures located on corner lots and in the lower elevation areas of the neighborhood. Despite this diversity of building types, the neighborhood is predominately two and three stories.

#### **Topographic Features of Cow Hollow**

The level east-west ridge along Pacific Avenue serves as the southern boundary of Cow Hollow and generally slopes downward toward the San Francisco Bay. The western boundary of the neighborhood drops from an elevation of 250 feet at intersection of Pacific and Lyon Streets to an elevation of approximately 50 feet in the vicinity of Greenwich and Lyon Streets. The eastern edge of the neighborhood slopes downward from roughly 210 feet from the intersection of Pacific Avenue and Pierce Streets to roughly 35 feet at Greenwich and Pierce Streets. The neighborhood also has considerable variations in elevation from west to east. The third elevation profile below demonstrates the considerable rise and fall along Vallejo Street from west to east. This is a result of the prominent ridge that runs perpendicular to the Bay shore, defined roughly by Divisadero Street.

These topographic features exert a defining effect on the architectural features of the homes and block faces in Cow Hollow. In addition, the topography influences the micro-climate in Cow Hollow, specifically the solar lighting, fog, and wind (Appendix E.) Design techniques for preserving these architectural characteristics and resultant environmental quality in the neighborhood are included in Section 3 of this document.

### Cow Hollow Neighborhood Topography



## ORIGINS OF COW HOLLOW

Once home to a brewery and Chinese vegetable gardens, and bordered by a soap factory, tannery, streetcar factory, and laundries, Cow Hollow is today one of the finest residential neighborhoods in San Francisco. (John L. Levinsohn, *Cow Hollow: Early Days of a San Francisco Neighborhood from 1776*). The neighborhood is a unique microcosm of the full range of architectural styles popular for single family residences in San Francisco before 1925.

Stark sand hills originally stood as background to pastures used first for dairy cows and then cattle. Natural springs abounded in Cow Hollow, running down to Washerwoman's Lagoon, somewhat north of our present Filbert Street. Businesses were established there using the water for laundering and for tannery processing. Fertile and well-watered adjacent lands were a source of much produce for consumption in San Francisco beginning in the 1850s. Land north of Lombard between Scott and Steiner, as well as up the hill at Pierce and Green Streets was cultivated for produce by Chinese laborers. By the 1870s there were about 30 dairies in the vicinity, the largest with about 200 cows. Residents complained of unsanitary conditions attributable to the dairies, and the tannery was equally unpopular because it polluted the spring-fed waters of the lagoon. By the 1880s both cows and tannery were gone, and a few significant residences had been constructed in the neighborhood.

The first grand home in Cow Hollow was built in 1865-66 by Henry Casebolt at 2727 Pierce Street across from the Chinese gardens. Henry Casebolt, a Virginia blacksmith, made a fortune during the Gold Rush era and established a factory in 1871 at Union and Laguna to manufacture cars for his Sutter Street Railway. Designated as Landmark Number 51 by San Francisco's Landmarks Preservation Advisory Board, the house today is considered a masterpiece of the Italianate style. Set back in the center of the block, its most prominent feature is the centrally located porch, flanked by double stairways. Salvaged ship timbers were used for much of the structure. The white wood exterior was once speckled with dark tones to mimic stone.

The Casebolt house graced the cover of the popular book *Here Today* published by the Junior League of San Francisco in 1968. *Here Today* is credited with influencing the formation of the Landmarks Board, as well as the city's nonprofit Foundation for San Francisco's Architectural Heritage.

Some of the oldest houses in San Francisco still stand today in Cow Hollow because they were subsequently moved here from other neighborhoods, many of which burned in 1906. This is a highly specialized form of historic preservation which relies on either clairvoyance or extremely good luck! (William Kostura, "Itinerant Houses: a History of San Francisco's House Moving Industry", *The Argonaut Journal of the San Francisco Historical Society*, Spring 1999). A reporter in 1901 warned that Cow Hollow "bids, fair to become a wholly

unique neighborhood of second-hand houses and out of date architecture.” (“Tramp Houses of San Francisco”, San Francisco Chronicle, November 17, 1901. Sunday Supplement, p.2) Today we appreciate our wholly unique neighborhood, which retains particularly fine examples like 2828 Vallejo, on the northeast end of the block between Broderick and Baker. Built In 1880 or 1881 and located at that time at 2120 Broadway, the house may be the oldest Queen-Anne style residence in San Francisco. It was moved in 1895, when the original site was purchased by James L. Flood for his new mansion, which is now the home of Hamlin School. The house at 2828 Vallejo retains a now unusually deep setback and is pictured on page 23 of Here Today.

New home construction in Cow Hollow was concentrated after 1890 and in the first two decades of the century, in a variety of Victorian styles including Stick-Eastlake, Queen Anne and Edwardian. The pace of construction increased significantly after the earthquake and fire of 1906, and in about 1911 in anticipation of the Panama-Pacific International Exposition of 1915. In the 1920s houses were built in Mediterranean, Mission, Romanesque Revival, Tudor, and California Craftsman styles. There was little new construction in the 1930s, however Victorian houses were frequently remodeled from 1900 on in these newer styles. Home-owners also sought to reduce their fire insurance premiums by removing the flammable Victorian decoration and covering their houses with stucco.

By the 1940s some of the large single family homes in the neighborhood had been converted, often illegally, to boarding houses and apartments. Among other factors were the changing economy and the need to house families of soldiers newly stationed in the Presidio. In October of 1946 the Board of Supervisors defeated a resolution which would have rezoned to single family houses (RH-1) ten lots on the west side of Broderick Street between Green and Union Streets. The argument went to the board after a property owner sought a building permit to allow the construction of apartments in a house at 2700 Green Street.

These actions angered resident Elizabeth C. Lawrey, who was told by the Zoning Division of the Planning Department that the whole neighborhood was a lost cause because it was made up of large old houses whose only future lay in their conversion to boarding houses and apartments. Under the auspices of the Planning Department, Ms. Lawrey herself surveyed 45 blocks to show that Cow Hollow was in fact a solid neighborhood of single family homes, and the Planning Commission admitted their error. With four other neighbors Lawrey formed the Cow Hollow Improvement Club, which grew to 360 families. This organization exists today as the Cow Hollow Association which actively participates in planning related activities concerning the neighborhood and acts as a clearinghouse for information from various city departments to members. During Ms. Lawrey’s 20 year tenure as Zoning Chairman, illegal uses were cleaned up and 20 to 25 blocks were rezoned from apartments and flats to single family and single family detached homes. The already established apartments and flats were grandfathered in (Marina Union, February 1990.)

Thanks to the early efforts of the Improvement Club, residents today continue to enjoy the first and only park in the neighborhood, Cow Hollow Playground, which is hidden in the center of the block bounded by Filbert, Greenwich, Baker and Broderick streets. With only a handful of grandfathered commercial establishments Cow Hollow remains today an exclusively residential and historic neighborhood.

## **DEFINING NEIGHBORHOOD CHARACTER**

Ultimately, the concern to preserve neighborhood character extends beyond individual neighborhoods to the well-being of the City as a whole. As the San Francisco Residential Design Guidelines point out, "...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."

Concern for the visual quality of the neighborhoods gave rise, in part, to the November 1986 voter initiative known as Proposition M, which...established as a priority policy, "that existing neighborhood character be conserved and protected." With respect to specific neighborhoods, the San Francisco Residential Design Guidelines define particular criteria and guidelines that will be described and made specific to Cow Hollow in this and the next section. Neighborhood character is first defined, as follows.

### **What is the Neighborhood?**

In assessing whether the physical characteristics and visual appearance of a building expansion or construction of a new one conserves the existing neighborhood character, neighborhood is considered at two levels:

*The broader context.* Here the concern is how the building relates to the 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.

*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.

### **What is the Block Face?**

The Block Face is defined as the row of facades for the length of one block. The topography of Cow Hollow shows a significant drop from a ridge running along Pacific Avenue; as a result of this the public perception of buildings is not limited to their front facades, but includes the

rear facades when visible from lower streets or from public areas. In consideration to this, the Block Face consists of two facets: a) the Exterior Block Face, defined by the row of front facades facing the street, and b) the Interior Block Face, defined by the row of rear facades facing the mid-block open space.

### **What is the Mid-Block Open Space?**

The Mid-Block Open Space is the open area in the center of a block, formed by the sum of the rear yards of the properties within the block. The Mid-Block Open Space in the Cow Hollow neighborhood, contributes to the broader cityscape of San Francisco, particularly when seen from the adjacent neighborhoods, the shoreline, the Bay, and the Presidio. Due to the inclined slopes of the upper parts of the neighborhoods, the rear facades of buildings play a very important role because they contribute to the image of the City, while the vegetation in the Mid-Block Open Space, in general, softens the building edges and creates a balance between nature and the built environment. The Mid-Block Open Space adds to the quality of life for the immediate residents .

## **RESPECT OR IMPROVE UPON THE CONTEXT: FLEXIBILITY IN DESIGN**

In certain neighborhoods, the visual character will be so clearly defined that there is relatively little flexibility to deviate from established patterns. However, in the majority of cases there will be greater leeway in design options.

Building patterns and rhythms which help define the visual character should be respected. A street may have a pattern and a rhythm which unify the rows of buildings on either side. A sudden change in this pattern, an over-sized bay window or a blank facade among more detailed ones, for example, can appear disruptive and visually jarring.

In many areas, architectural styles are mixed or significant demolition and redevelopment have already occurred. Other areas show little visual character and seem to be awaiting better definitions. Here, design should go beyond compatibility with the existing context; it should take the opportunity to help define a more desirable future neighborhood character.

The following discussion is intended to help clarify the restrictions and opportunities presented by a particular neighborhood context and to understand the degree of design flexibility that exists.

### **Clearly Defined Visual Character**

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 in the following drawing.



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, as shown below.



*ABOVE FIGURE – SIMULATION FOR ILLUSTRATIVE PURPOSES*

## Complex Situations

In other situations, building forms and structures are more varied, yet the row still ‘works’ and the buildings share a strong, unified sense of character. Patterns in building siting, form, proportion, texture, detail, and image are strong but more subtle than in the previous example. Consider the following example.



This situation is typical of Cow Hollow. While there are many groups of buildings with similar design, it is rare to encounter an entire block face of uniform visual character in the Cow Hollow Neighborhood. The complex situations in Cow Hollow often involve three or more primary building types per block face.



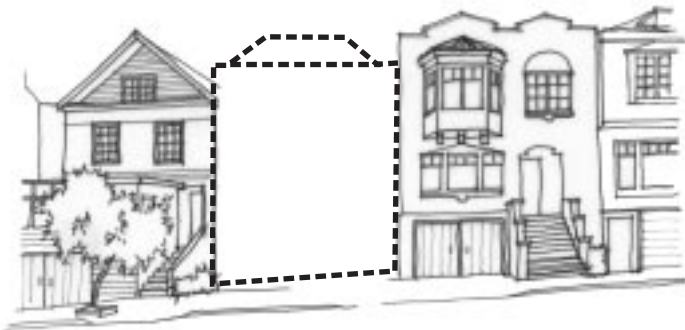
### **Undefined Visual Character**

In many block faces, an overriding visual character may not be apparent, or the character may be mixed or changing.



When no clear pattern or style is evident on a block face, a designer has both greater flexibility in design and a greater opportunity (as well as responsibility) to help define, unify, and contribute positively to the existing visual context. Existing incompatible or poorly designed buildings in the project's area, however, do not free the project sponsor from the obligation to enhance the area through sensitive development.

The following examples show the great flexibility of design solutions when the neighborhood character is undefined. Each response, however, is derived from existing visual patterns and each attempts to unify the block face.



### **New Visual Character**

When the existing visual character offers little interest, new construction or extensive remodeling should seek to improve the context. When a row of new residential buildings or single building on a wide lot is proposed on a block where the existing housing has poor visual character, a unique opportunity to define a more desirable future visual character of the area is presented. The new building or buildings then become the context with which later construc-

tion must be compatible. In these cases, the facades of individual buildings or vertical facade dimensions, in the case of a very wide building, should not be either uniform or entirely different from each other.

## NEIGHBORHOOD CHARACTER OF COW HOLLOW

Cow Hollow has evolved to contain a mix of architectural styles. Often, there will be three or more different styles on one block face, but a unifying rhythm is still maintained. Thus, Cow Hollow can be considered a **complex situation**, as described above, in which building forms and structures are varied, yet the row still ‘works.’ Sketches illustrating the variety of structures found in Cow Hollow are included.

### Cow Hollow Neighborhood Character: Building Types



Single Family Attached Homes  
on Hillside Slope



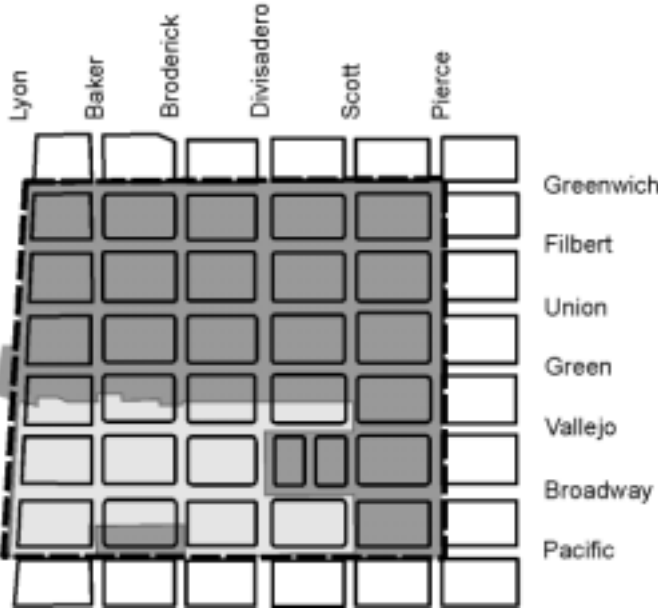
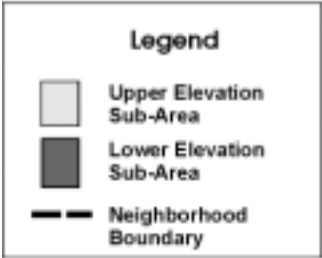
Corner Multi-Family Attached Units  
on Level Slope



Single Family Detached Homes  
on Level Slope

**Neighborhood Character Sub-Areas**

**COW HOLLOW  
NEIGHBORHOOD DESIGN GUIDELINES  
SUB-AREAS**



Building types contribute significantly to the neighborhood character of Cow Hollow, and define two sub-areas characterized by similarity of building uses and building dimensions. They are considered under the subsection titles “Scale” in Section 3 of this document. These scale dimensions include **Height, Width** and **Depth**, and are considered in the context of the neighborhood sub-areas. For each of the dimensions, specific neighborhood design guidelines are provided for the two neighborhood subareas in the “Scale” subsection.

The two distinct subareas include the **Upper Elevation Sub-Area** consisting of lots zoned for single family detached homes, and the **Lower Elevation Sub-Area**, consisting of predominately lots zoned for single and two-family dwellings.

The Upper Elevation Sub-Area of Cow Hollow includes the general area bounded by Pacific, Lyon, Vallejo, and Scott. This Upper Elevation Sub-Area is characterized by larger homes on larger lots. There are, however, some blocks within the Upper Elevation Sub-Area that are not zoned for single family detached homes. These exceptions include the block of single family homes bounded by Broadway, Divisadero, Vallejo, and Scott, and the southern half of the Pacific, Baker, Broadway, and Broderick block. These two areas are therefore not included in the Upper Elevation Sub-Area.

The Lower Elevation Sub-Area of the Cow Hollow Neighborhood consists primarily of single and two-family homes. The Lower Elevation Sub-Area includes the general area bounded by Green, Lyon, Greenwich, and Pierce. The need for consistency of scale in this lower elevation sub-area is a primary focus of these Neighborhood Design Guidelines. The fact that single and two-family residences are interspersed throughout the majority of the neighborhood demonstrates the need for a consistent scale and building dimensions across zones.