

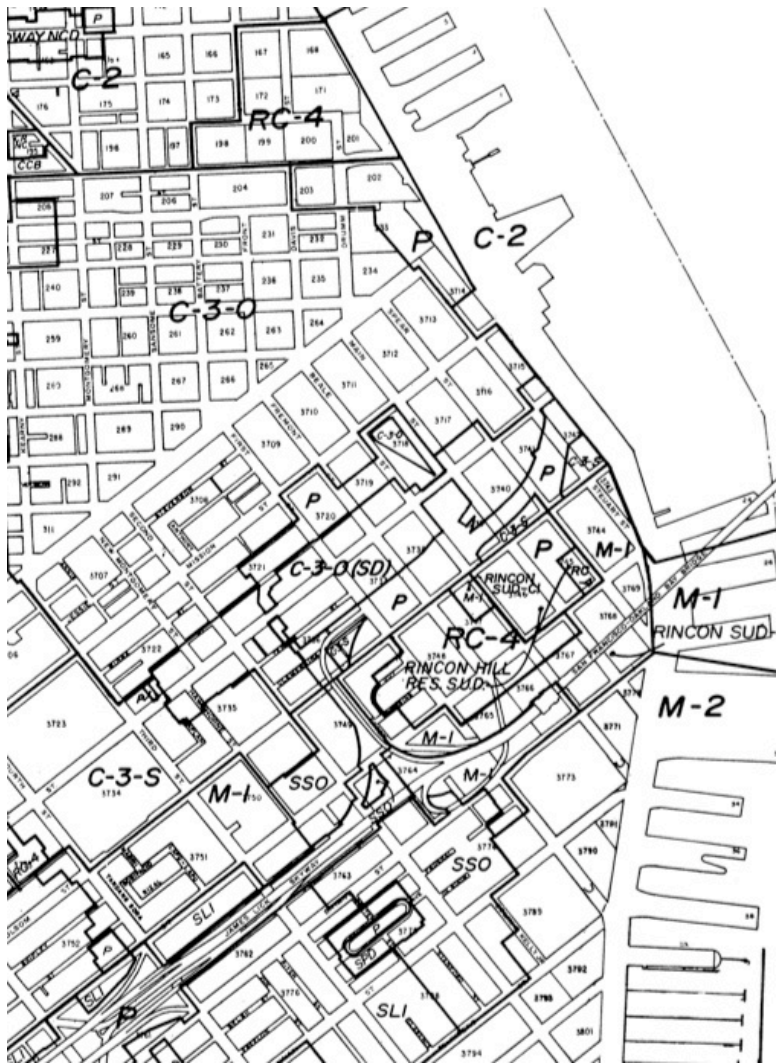
Zoning changes in the Balboa Park Station Area

December 15, 2015

Balboa Park Station Community Advisory Committee



Livable City works to create a San Francisco of great streets and complete neighborhoods, where walking, bicycling, and transit are the best choices for most trips, where public spaces are beautiful, well-designed, and well-maintained, and where housing is more plentiful and more affordable.



Euclidean Zoning

- 1916 Zoning Resolution, New York City
- Standard State Zoning Enabling Act, 1921
- Village of Euclid v. Ambler Realty Co., 1926

Elements

- Height, setback, and bulk limits
- Use restrictions
- Density controls
- Parcel size
- Parking and loading requirements
- Conditional uses and variances

Residential Districts

- Permits 1, 2, or 3 family houses (RH districts) or a mix of houses and apartments (RM and RTO districts)
- Dwelling units allowed in all districts R districts.
- Certain other uses (Group Housing, Residential Care, Churches, community facilities, etc.) may also be permitted.
- Density regulated by lot (1, 2, or 3 units maximum in RH-1, RH-2, and RH-3 districts) or by lot area in RM districts (1 unit per 200-800 square feet of lot area, depending on district. No Density limits for RTO districts.
- Retail uses generally not permitted, but pre-1960 nonconforming retail may continue. Small corner commercial permitted in RTO, RM-3, and RM-4 districts.
- Parking generally required (1 space/unit), with exceptions permitted in RM districts, and none required in RTO districts.

Neighborhood Commercial Districts

- Permits residential uses (dwellings and group housing) on all floors.
- Permits commercial uses on the ground floor, and some non-residential uses on upper floors.
- Commercial uses principally, conditionally, or non-permitted varies between NC Districts.
- Parking not required for any use in NCT and some other NC districts.
- Parking is required (1 space/unit) in other NC districts. Exceptions permitted
- No residential density limits in NCT Districts.
- Density limited by lot area (1 unit per 400-800 square feet of lot area) in other NC Districts.



Generators of Diversity

- Primary mixed uses
 - Small blocks
 - Buildings of different ages
 - concentration
- Jane Jacobs, *Death and Life of Great American Cities*, 1962



Uses of Sidewalks

- safety
- contact
- assimilating children

– Jane Jacobs, *Death and Life of Great American Cities*, 1962

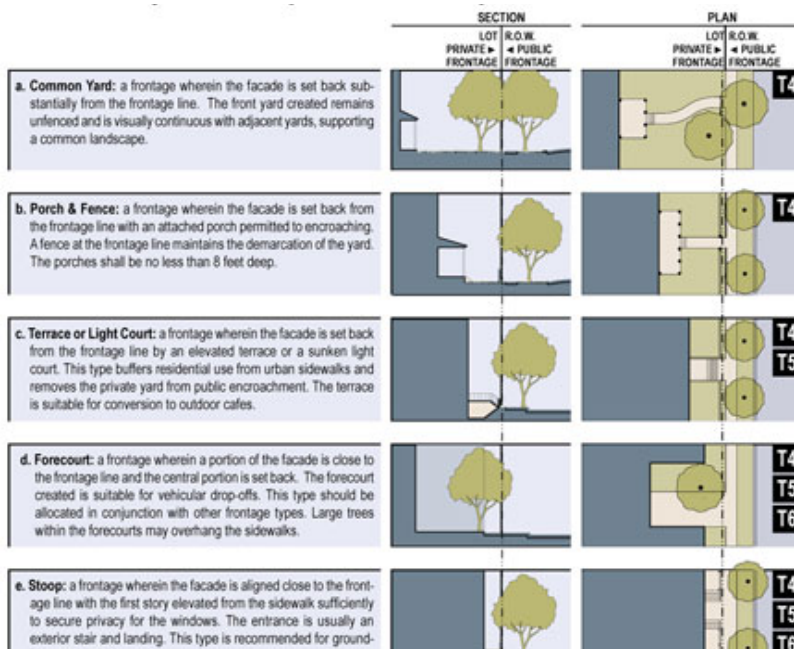


Form-Based Codes

- Regulating Plan
- Public Space Standards
- Building Form Standards
- Administration
- Definitions

may include

- Architectural Standards
- Design Standards
- Signage Standards
- Environmental Resource Standards
- Annotation





Balboa Park Area Plan – zoning map



Street Frontage requirements

- Planning Code Section 145.1
- Applies to new construction, major additions, and some major changes of use
- Created for NC-T and Eastern Neighborhoods Mixed Use Districts (2008)
- Extended to all NC, C, RC, and Mixed-Use districts (2010)

- Active street-fronting ground floor use (no storage of goods or vehicles or utility installations).
- Tall ground floors (14-18 feet) except in 40' and 50' height districts.
- Driveways limited to the lesser of 20' or 1/3 of street frontage.
- Ground-level spaces must be close to sidewalk level at principal entrances.
- 60% transparent windows and doors along the ground floor for non-residential and non-PDR uses.
- Gates, railings, and grillework over windows must be 75% open to perpendicular view.
- Exceptions permitted for historic buildings.



A - Attractive

Small units, many doors (15-20 units per 100 m)
Diversity of functions
No closed or passive units
Interesting relief in facades
Quality materials and refined details



B - Pleasant

Relatively small units (10-14 units per 100 m)
Some diversity of functions
Only a few closed or passive units
Some relief in the facades
Relatively good detailing



C - Somewhere-in-between

Mixture of small and larger units (6-10 units per 100 m)
Some diversity of functions
Only a few closed or passive units
Uninteresting facade design
Somewhat poor detailing



D - Dull

Larger units with few doors (2-5 units per 100 m)
Little diversity of functions
Many closed units
Predominantly unattractive facades
Few or no details

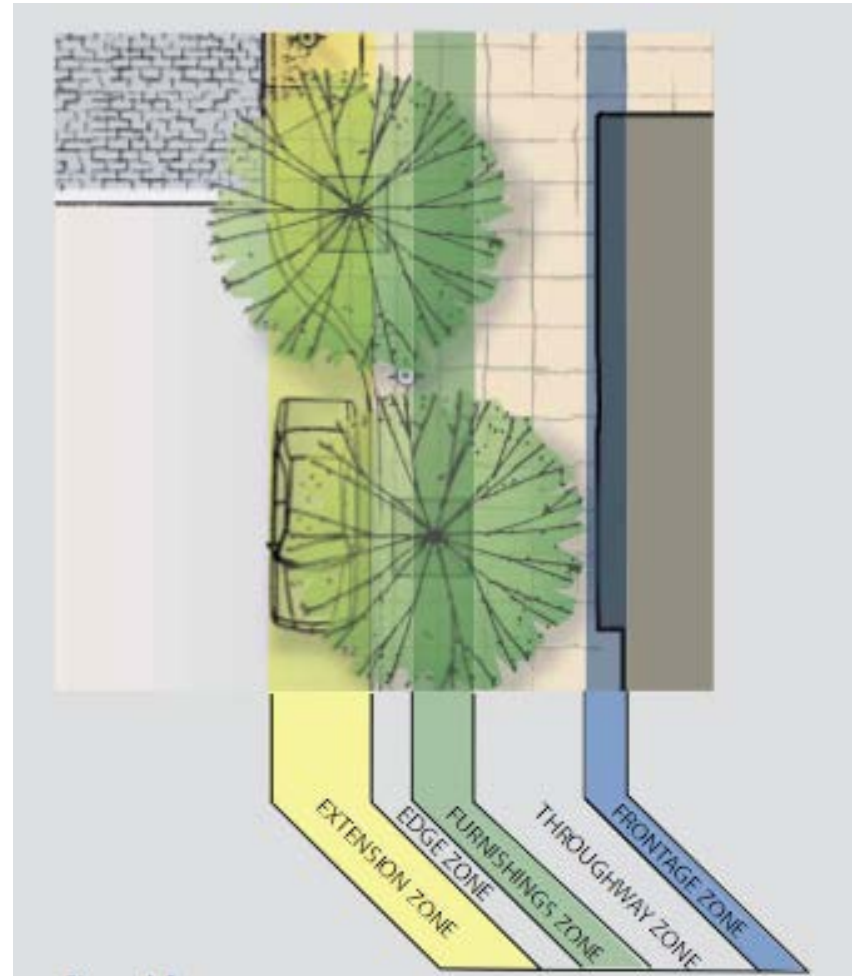


E - Unattractive

Large units with few or no doors
No visible variation of function
Closed and passive facades
Monotonous facades
No details, nothing interesting to look at

City Quality at Eye Level - The ground floor facade

The quality of the building frontages facing the footway is an extremely important factor for the quality of an urban area. Good ground floor facades are rich in detail and exciting to walk by, interesting to look at, to touch and to stand beside. Activities inside the buildings and those occurring on the street enrich each other. In the evening, friendly light shines out through the windows of shops and other ground floor activities and contributes to both a feeling of security as well as genuine safety. Interesting ground floor facades also provide good reasons for walking around in the city in the evenings and on Sundays, engaging in the age-old pastime: window shopping. Blank walls, on the contrary, underline the futility of visiting the city outside working hours.



GUITARRERÍA
CALLE PRINCIPAL 23 1º Bº

Conde Hermanos







Excelsior – Outer Mission NCD

- Established November 2013
- Replaced NC-3, NC-2, and NC-1 zoning.
- Controls on uses are basically those of an NC-3 district.
- Includes prior restrictions on new Liquor Stores and Bars that were formerly in a separate special use district overlay.
- Includes 5' height bonus for tall ground floors from prior zoning.
- No minimum parking requirements for any use. Up to one parking space per unit permitted.
- Includes additional restrictions on Medical Cannabis Dispensaries.



Excelsior NCD, prior zoning

STREET VIEW

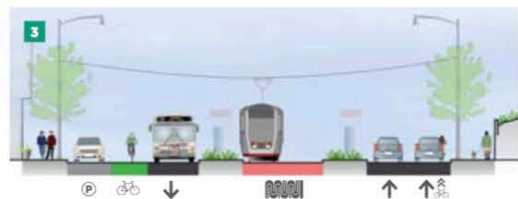
4080-4084 18th St
San Francisco, CA 94114 – approximate address



4080 18th Street, before



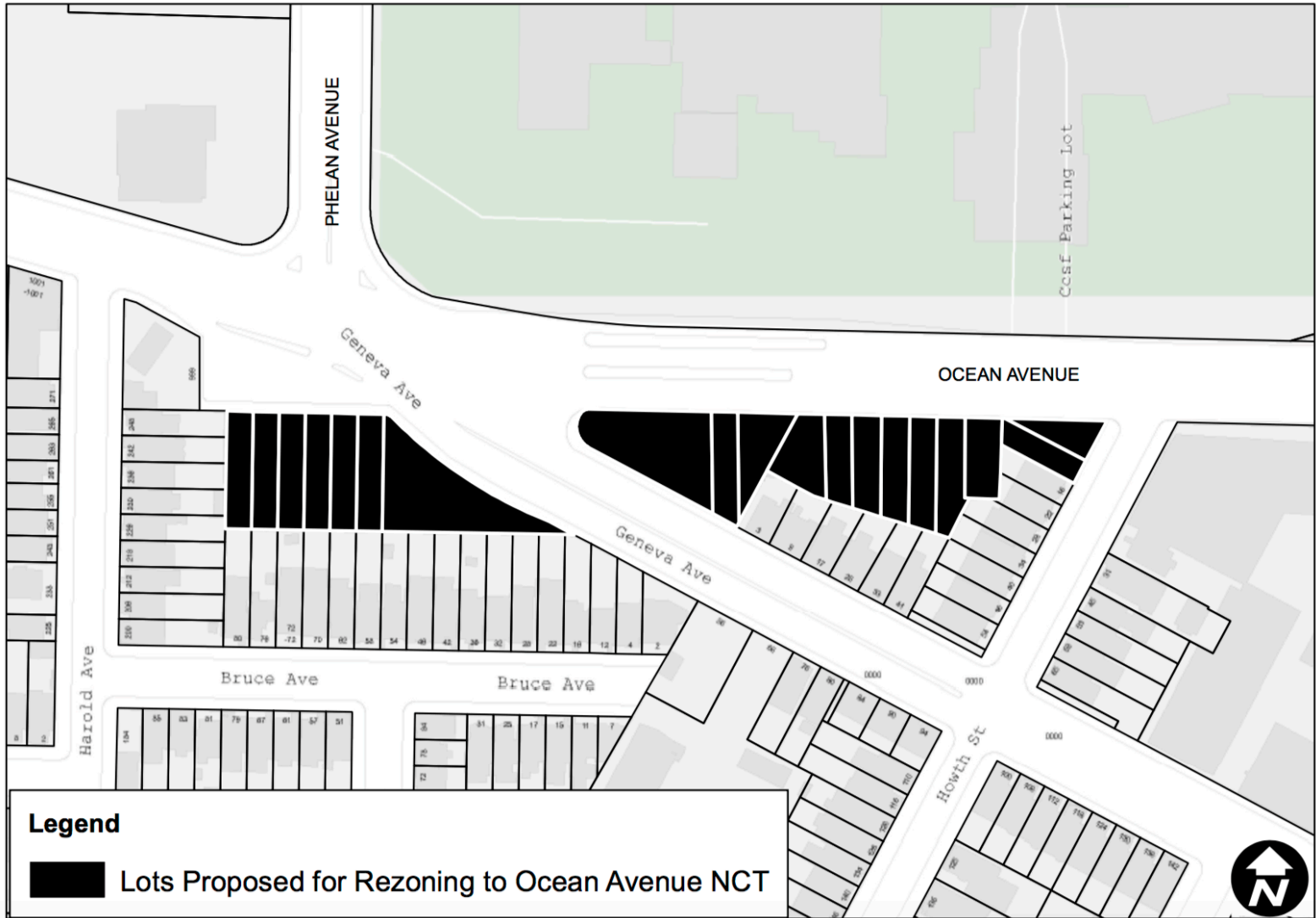
4080 18th Street, after



1. Plan View
2. Proposed Section at Ocean and Phelan
3. Proposed Section at Ocean midblock between Geneva and Howth
4. Balboa Park edge condition
5. Contra flow bike lane



Ocean-Geneva Corridor Design, 2015



Ocean Avenue NCT extension, 2015



Ocean-Phelan-Geneva



Ocean Avenue

Thank you

www.livablecity.org