

# Ocean Avenue NCT Expansion

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OFFICE OF SUPERVISOR NORMAN YEE

SAN FRANCISCO PLANNING DEPARTMENT

# What Does the Legislation Change?

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## EXISTING ZONING

The Ocean Avenue Neighborhood Commercial Transit (NCT) District extends on Ocean Avenue, **from Phelan Avenue to Manor Drive.**

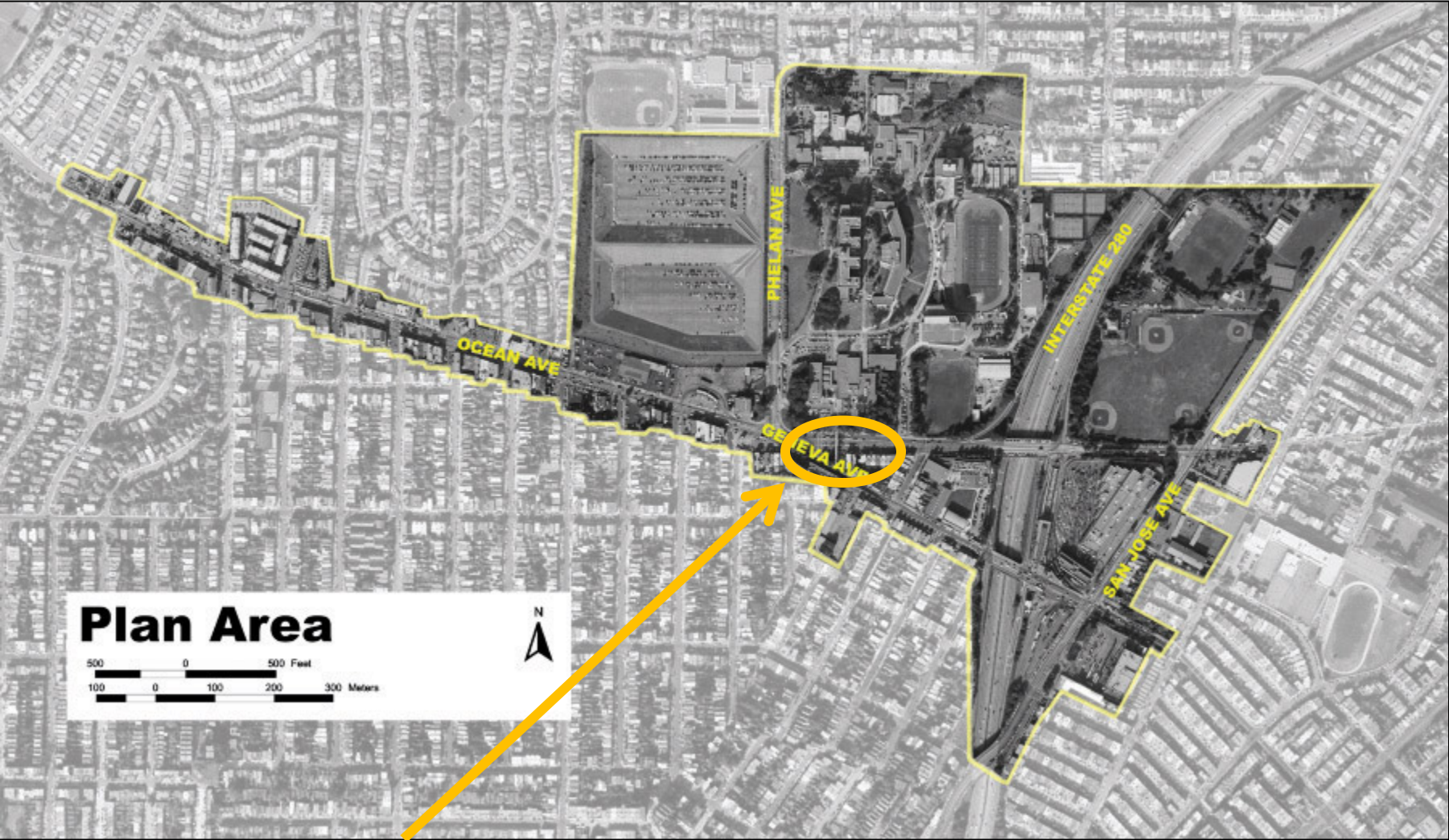
The NCT is a mixed use area, “transitioning from a predominantly one- and two-story retail district to include neighborhood-serving commercial uses on lower floors and housing above

## AMENDMENTS TO ZONING

This Ordinance would amend the Ocean Avenue Neighborhood Commercial Transit District to add properties on Ocean Avenue, **from Phelan Avenue and Howth Street.**

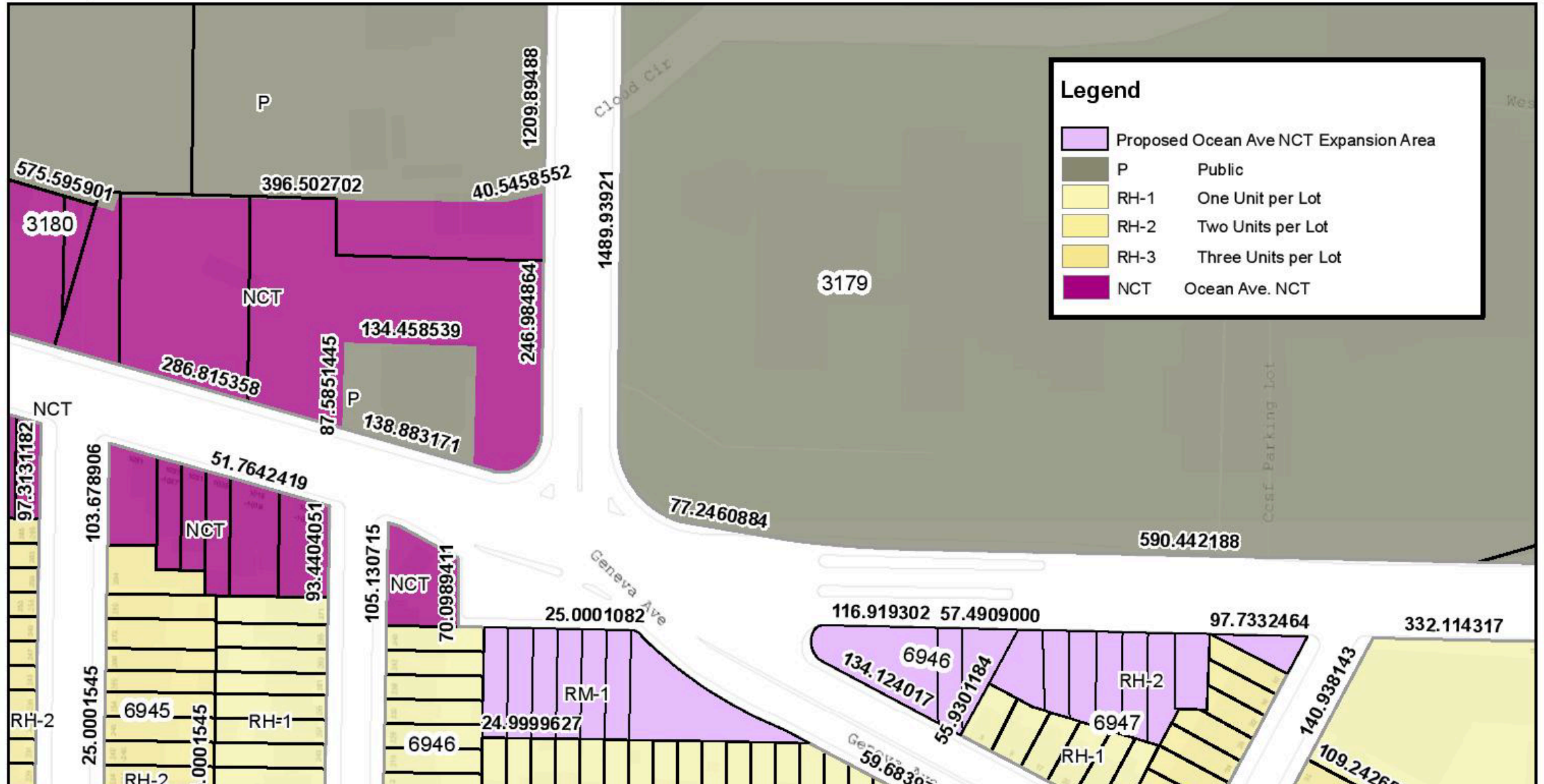
These properties are in close proximity to the City College site, and are currently zoned residential and residential, mixed, low density (specifically, RH-2 and RM-1.)

# Balboa Park Station Area Plan Map: Properties to be Rezoned



PROPERTIES TO BE REZONED

# Proposed Ocean Ave NCT Expansion



# Proposed Expansion by Lots

Blocks	Current Zoning	Proposed Zoning
Block 6946, lots 032, 033, 034, 035, 036, 037, and 057	RM-1	Ocean Avenue Neighborhood Commercial – Transit District
Block 6946, lots 001, 051, and 061	RH-2	Ocean Avenue Neighborhood Commercial – Transit District
Block 6947, lots 001, 001A, 001B, 001C, 001D, 001E, 002, 002D, and 002E	RH-2	Ocean Avenue Neighborhood Commercial – Transit District

## Comparing Existing Zoning and the Ocean Avenue NCT

	RH-2 & RM-1	OCEAN AVE NCT
Residential Uses	Allowed	Allowed
Rear Yards	45% of lot area (reduction to 25% possible)	25% of lot area (at 2 <sup>nd</sup> story and at 1 <sup>st</sup> if it is residential)
Residential Open Space	100 sq. ft. to 125 sq. ft. per residential unit	80 sq. ft. per residential unit
Residential Density	Controlled by lot area	Controlled by setbacks, yards, height, open space requirements
Off-Street Parking	Minimum requirement	Maximum allowed
Retail Uses	Generally not allowed	Generally allowed on First Floor
Institutional Use	Either Conditional Use authorization or not allowed	Some allowed on First Floor

# Benefits of Expanding the NCT

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- New land use flexibility can better serve the users of this area
- Integrate this stretch of Ocean Avenue into the rest of Ocean Avenue
- Existing Planning goals support the Zoning Change to Ocean Avenue NCT
- Allows for additional residential and retail uses in a transit rich area

# Policies Supporting the Zoning Changes to Ocean Avenue NCT

## BALBOA PARK STATION AREA PLAN

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**Objective 1.1:** Integrate the Diverse Uses in the Plan Area around the Commercial Spine and Transit Node

**Policy 1.1.1:** Strengthen the link between transportation and land use

**Objective 1.2:** Strengthen the Ocean Avenue Neighborhood Commercial Transit District

**Policy 1.2.2:** Encourage mixed-use residential and commercial infill within the commercial district

**Objective 3.1:** Establish parking standards and controls that promote quality of place, affordable housing and transit-oriented development

**Policy 3.1.1:** Provide Flexibility for new residential development by eliminating minimum off-street parking requirements and establishing reasonable parking caps.



# Timeline of Legislation

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- **Ordinance Introduced – 6/2/2015**
- **Planning Commission Hearing – 6/18/2015**
- **Legislation Heard at Land Use Committee – 11/16/2015**
- **Legislation Passed Unanimously at Full Board – 12/8/2015**

# Support

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- Co-Sponsored by Supervisor John Avalos
- Ocean Avenue Association, CBD
- Small Business Commission
- Positive Recommendation from the Planning Department
- Unanimous Support by the Full Board of Supervisors

# Contact

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