



# DENSITY WITH CHARACTER

## GLEN PARK PILOT

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Glen Park Association Winter Meeting  
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# INTRODUCTION: WHY ARE WE HERE?

## PROBLEMS: Housing Crisis, Monster Homes

- **Housing shortage:** The City, the broader Bay Area region and the State of California are experiencing a housing crisis, and every community should do its fair share.
- **Monster Homes:** Major expansion of existing Residential Units, when not accompanied by any increase in the number of Residential Units, only makes the problem worse.
- **Housing the Billionaire Class:** There is no public purpose served by allowing the wholesale conversion of middle class homes (okay, upper middle class homes) into luxury mansions.



# PROBLEM: MONSTER HOMES

## EXAMPLE: 1783 Noe Street



(2015)  
875 Square Feet  
2 stories  
1-car garage  
\$1.7 million

(2018)  
5,100 Square Feet  
3 stories  
2-car garage  
\$7.4 million

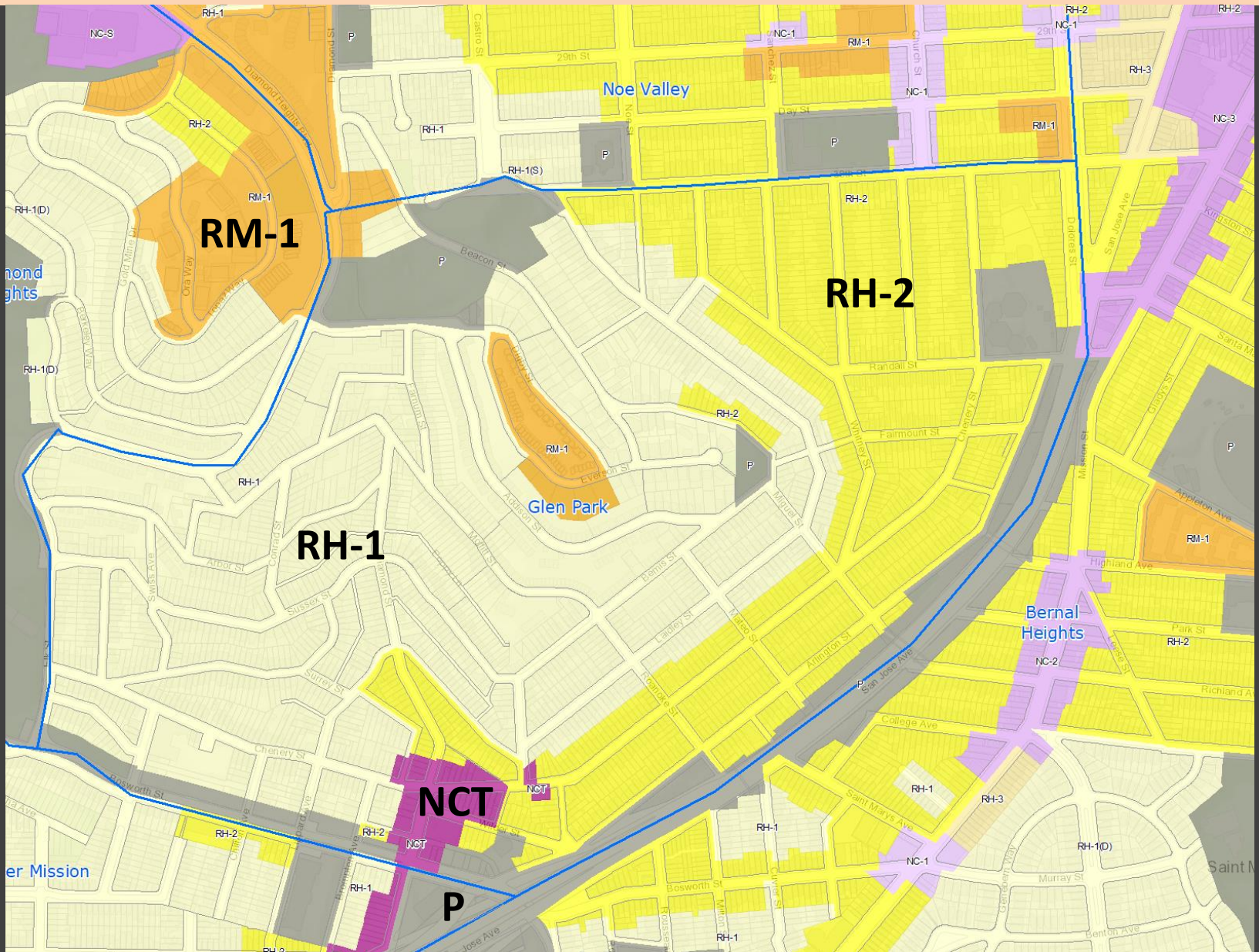
# GOAL: LIMIT MONSTER HOMES, PROMOTE DENSITY

## WANTED: HOUSING FOR THE 99%

- **Density:** Add density near transit
- **Neighborhood Character:** Heights and setbacks should maintain character
- **Monster Homes:** Encourage increased density in new buildings, prevent monster homes
- **SB 50:** Adopt a local option to SB 50 “one size fits all”



# EXISTING CONDITIONS: *GLEN PARK ZONING* DISTRICTS





## EXISTING CONDITIONS: GLEN PARK *HEIGHT* DISTRICTS



# CHANGING CONDITIONS: SB 50

- ❖ Pending in State Senate; if passed would take effect 2021
- ❖ Zoning changes (by request):
  - Removes *density* limits  
Near high-quality bus stops and “jobs rich” areas
  - Minimum *height* limits  
Near rail and ferry stations
    - ½-mile radius: 45 feet minimum
    - ¼-mile radius: 55 feet minimum
- ❖ Cannot be used where existing rental housing in past 7 years
- ❖ New: local flexibility program  
Cities have 2 years to meet SB 50 targets via local plans



# SB50: GLEN PARK IMPACTS






## Transit Rich Areas of San Francisco (Under SB 50 - March 2019)

- Blocks
- Neighborhoods
- Heavy Rail and Muni Metro subway stations
- High Frequency Muni Routes
- Parks and Open Space
- 1/4 mile from rail or ferry station
- 1/2 mile from rail or ferry station
- 1/4 mile from HQ bus stop





# COMPARISON: SB 50 vs LOCAL GOALS

	SB 50 REQUIREMENTS	LOCAL GOALS
<b>Density decontrol</b> remove density <i>maximums</i>		
<b>Density increase</b> encourage added density <i>not</i> “monster homes”		
<b>Height changes</b>		

# ZONING TOOLS: HEIGHT

## ❖ Existing heights:

- 40 feet max overall
- 30 feet max at Chenery and Diamond
- SB 50: up to 45 and 55 feet
- ***Proposal:*** No change?





# ZONING TOOLS: DENSITY LIMITS

## ❖ Density Limits

- **RH-1, RH-2:** 1 unit, or 2 units maximum per lot
- **RM-1:** 3 units per lot *or* 1 unit per 800 sq. ft. of lot area
- **NCT:** No density limit (can build what height allows)

\*Accessory Dwelling Units (ADUs) allowed *in addition*  
(up to 1 additional for RH sites)

### ***Proposal:***

- Eliminate current density limits, but with monster home controls...
- Maximum 4 units by right (to address State Density Bonus)

# ZONING TOOLS: LIMITING MONSTER HOMES, PROMOTING DENSITY

- ❖ Option: Maximum size for new single-family home:
  - *Example:* 1,500 sq. ft. maximum per lot
  - *Downside:* doesn't allow for different lot sizes
  - *Downside:* doesn't encourage added density
  
- ❖ Option: Maximum size for new single-family, with additional area for additional units:
  - *Example:* 1,500 sq. ft maximum per lot for one unit, goes to 2,500 sq. ft. maximum per lot for two units
  - *Downside:* doesn't account for different lot sizes
  
- ❖ Floor Area Ratio (FAR) caps
  - Limits building size based on lot size
  - Can be used to encourage added density



# ZONING TOOLS: FLOOR AREA RATIO (FAR)

## ❖ What is FAR?

- 0.6 FAR on a 2,500 sq. ft. lot = maximum 1,500 sq. ft. building

## ❖ **Proposal:** Floor Area Ratio Caps

- Building can be no bigger than 0.6 FAR, for 1 unit
- Building can be no bigger than 1.2 FAR, for 2 units
- *Based on current FARs in Glen Park*

## ❖ **Proposal:** Minimum and Maximum unit sizes

- Minimum unit size of *either* 1/3 of the building area *or* 3,000 sq. ft. *whichever is lower*
- Maximum unit size = total building area – all units at minimum size

# FLOOR AREA RATIO CAPS

## FAR CAPS (ex: 2,500 sq. ft. lot)

1 UNIT	0.6 of lot area covered (= 1,500 sq. ft.)
2 UNITS	1.2 of lot area covered (= 3,000 sq. ft.)
3 UNITS	1.8 of lot area covered (= 4,500 sq. ft.)
4+ UNITS	2.4 of lot area covered (= 6,000 sq. ft.)

## UNIT SIZES (ex: 2,500sqft lot)

	Max Building	Min Unit Size	Max Unit Size
1 UNIT	1,500 sq. ft.	n/a	1,500 sq. ft.
2 UNITS	3,000 sq. ft.	1,000 sq. ft.	2,000 sq. ft.
3 UNITS	4,500 sq. ft.	1,000 sq. ft. x 2	2,500 sq. ft.
4+ UNITS	6,000 sq. ft.	1,000 sq. ft. x 3	3,000 sq. ft.



# GLEN PARK PILOT: PROPOSAL

<b>Density decontrol</b> remove density <i>maximums</i>	Remove RH-1, RH-2, RM-1 density limits <b>but only</b> with monster home protections to promote density
<b>Density increases</b> encourage added density <i>not</i> “monster homes”	<ul style="list-style-type: none"><li>- FAR caps, based on lot size</li><li>- Minimum unit sizes</li><li>- Encourage ADUs in new construction</li></ul>
<b>Height changes</b>	Not considering height changes now; open to ideas
<b>Neighborhood Character</b>	<ul style="list-style-type: none"><li>- Maintain existing setbacks and open space reqs.</li><li>- Maintain current heights overall</li></ul>

# GLEN PARK PILOT: BENEFITS

- ✓ Respond to housing crisis, with density near transit
- ✓ Local option vs. SB 50
- ✓ Monster home controls, by encouraging density in new building
- ✓ Maintain neighborhood character



# GLEN PARK PILOT: **NEXT STEPS**

- **Community buy-in:** Keep talking and listening about what we want to see in Glen Park
- **Draft legislation:** Request City Attorney to draft ordinance establishing Glen Park pilot program
- **SB 50 Local Flexibility:** Track the bill's progress and prepare to submit a local flexibility plan
- **Environmental Review:** Work with Planning and City Attorney to understand CEQA requirements for the pilot



# LET'S DISCUSS!

- ❖ **Heights:** any changes?
- ❖ **Monster homes:** reasonable maximum size?
- ❖ **Density:** ending density limits? Up to 4 units by right?
- ❖ **Density:** incentives for more?
- ❖ **Neighborhood Character:** what else to watch for?

THANK YOU



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