DENSITY WITH CHARACTER
GLEN PARK PILOT

Supervisor Rafael Mandelman
Glen Park Association Winter Meeting
January 23, 2020
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
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

- RH-1
- RM-1
- RH-2
- NCT
EXISTING CONDITIONS: **GLEN PARK HEIGHT DISTRICTS**

- Glen Park Height districts
  - 40 ft
  - 30 ft
  - OS
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
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

SB50: GLEN PARK IMPACTS
## Comparison: SB 50 vs Local Goals

<table>
<thead>
<tr>
<th></th>
<th>SB 50 Requirements</th>
<th>Local Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density decontrol</strong></td>
<td>✓ (remove density <em>maximums</em>)</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Density increase</strong></td>
<td>✗ (encourage added density <em>not</em> &quot;monster homes&quot;)</td>
<td>✓</td>
</tr>
<tr>
<td><strong>Height changes</strong></td>
<td>✓</td>
<td>?</td>
</tr>
</tbody>
</table>
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?
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)
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
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)

<table>
<thead>
<tr>
<th>Units</th>
<th>Max Building Area Covered</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 UNIT</td>
<td>0.6 of lot area (= 1,500 sq. ft.)</td>
</tr>
<tr>
<td>2 UNITS</td>
<td>1.2 of lot area (= 3,000 sq. ft.)</td>
</tr>
<tr>
<td>3 UNITS</td>
<td>1.8 of lot area (= 4,500 sq. ft.)</td>
</tr>
<tr>
<td>4+ UNITS</td>
<td>2.4 of lot area (= 6,000 sq. ft.)</td>
</tr>
</tbody>
</table>

## Unit Sizes (ex: 2,500 sqft lot)

<table>
<thead>
<tr>
<th>Units</th>
<th>Max Building Size</th>
<th>Min Unit Size</th>
<th>Max Unit Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 UNIT</td>
<td>1,500 sq.ft.</td>
<td>n/a</td>
<td>1,500 sq.ft.</td>
</tr>
<tr>
<td>2 UNITS</td>
<td>3,000 sq.ft.</td>
<td>1,000 sq.ft.</td>
<td>2,000 sq.ft.</td>
</tr>
<tr>
<td>3 UNITS</td>
<td>4,500 sq.ft.</td>
<td>1,000 sq.ft. x 2</td>
<td>2,500 sq.ft.</td>
</tr>
<tr>
<td>4+ UNITS</td>
<td>6,000 sq.ft.</td>
<td>1,000 sq.ft. x 3</td>
<td>3,000 sq.ft.</td>
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### GLEN PARK PILOT: PROPOSAL

<table>
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<tr>
<th>Density decontrol</th>
<th>Remove RH-1, RH-2, RM-1 density limits <em>but only</em> with monster home protections to promote density</th>
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</table>
| Density increases  | - FAR caps, based on lot size  
- Minimum unit sizes  
- Encourage ADUs in new construction |
| encourage added density *not* “monster homes” |                                                                                                   |
| Height changes     | Not considering height changes now; open to ideas                                               |
| Neighborhood Character | - Maintain existing setbacks and open space reqs.  
- Maintain current heights overall |

*SB50* falls short in density decontrol by removing density maximums but only with monster home protections to promote density. Density increases encourage added density *not* “monster homes”. Height changes are not currently under consideration, but the proposal is open to ideas. Neighborhood Character includes maintaining existing setbacks and open space requirements and maintaining current heights overall.
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?