

# YIELD STUDY

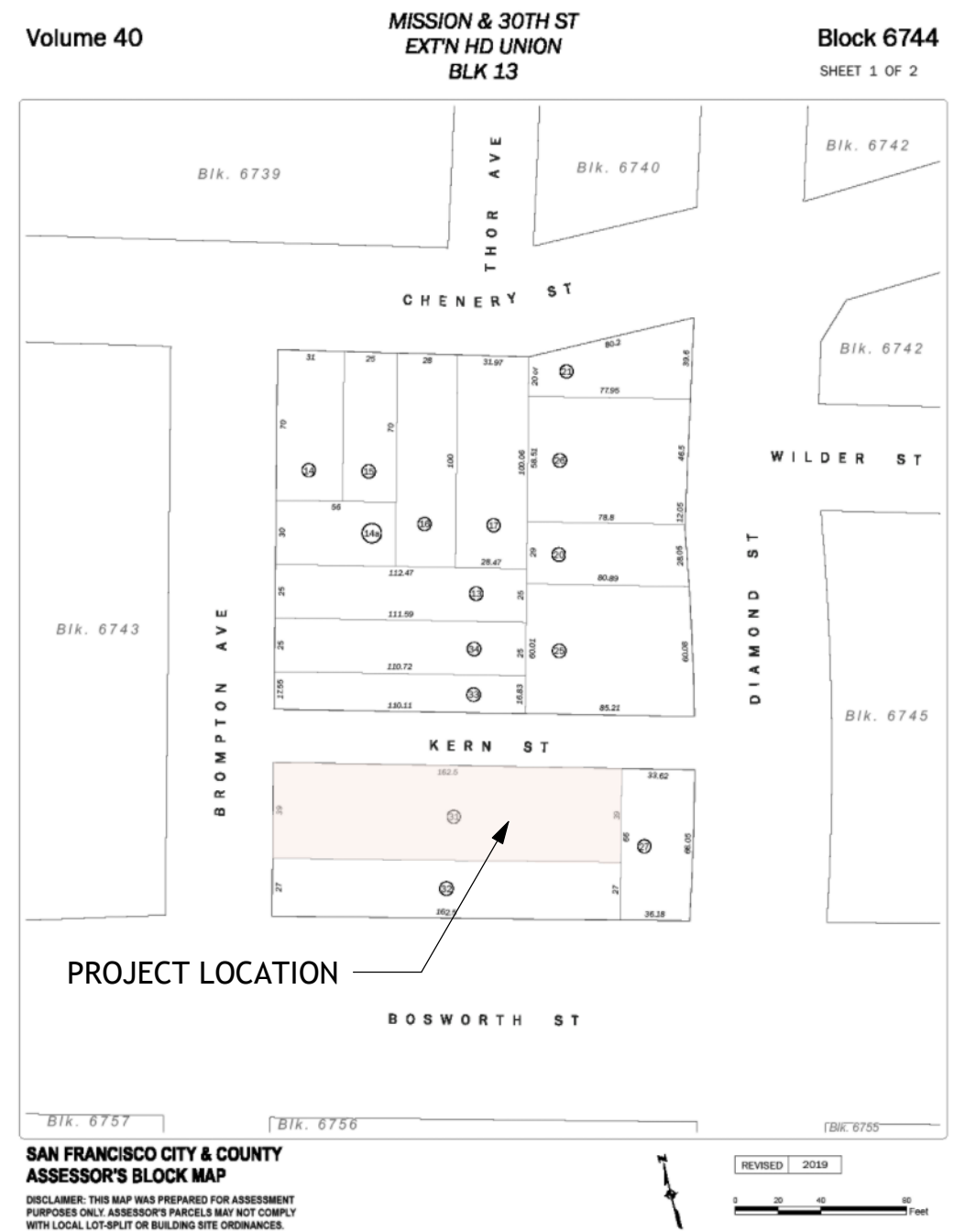
51 Brompton Ave



studio **KDA**

03/19/26

PROJECT LOCATION:



○ PROJECT LOCATION

○ PARCEL MAP

A01

DEVELOPMENT STANDARDS  
YIELD STUDY

51 Brompton Ave

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**51 Brompton Avenue** is located in the Glen Park neighborhood of San Francisco. The 6,338 SF lot falls within the Glen Park Neighborhood Commercial Transit (NCT) district (SF Municipal Code Section 756):

“The Glen Park NCT is designed to protect and enhance the neighborhood’s intimate scale, walkability and “village” atmosphere. . . Buildings may range in height, with height limits allowing up to three and four stories depending on location.” The site is zoned for 50/85 R-4 high density multi-family split-height limit of 50 feet at the street and 85 feet with bulk controls. Kern Street along the northern property line is defined as a “Narrow Street” and subject to additional height limits per SFMC Section 261.1.

Given the area’s location and accessibility to the Bart station and transit network, accessory parking for residential and commercial uses is not required. Any new parking is required to be set back to support a pedestrian friendly landscape.

We reviewed two pathways for site development. SB 684 which allows the sub-division of lots up to 10 parcels. And SB 79, which allows taller building heights but has been superseded by the SF Family Zoning Plan. These are explained in more detail on the following pages.

This Yield Study focuses on a SB 684 Townhouse development option, as we believe it

- Optimizes development value
- It is clearly achievable for the site opportunities and constraints
- It is approvable ministerially (not subject to public hearings)
- We illustrate 8 townhomes with 3 bedrooms plus office, with private outdoor space
- There are 2 optional ground floor plans, 1 with garage/storage and 1 with an ADU
- The ADU option will need to be verified with the SF Planning Department

An apartment or condominium complex model based on the SF Family Zoning Plan offers an alternate development option but has not been studied here due to the code complexities of conflicting design parameters for a 6 to 8 story mid-rise building versus the required additional height limits for a Narrow Street.

### Key Design and Development Parameters for SB 684 in San Francisco:

Senate Bill 684 (SB 684) streamlines the approval process for small-lot, for-sale housing developments in California, including San Francisco. It allows for the subdivision of 10 or fewer units on eligible lots, primarily in multi-family zone districts. The law requires ministerial approval within 60 days, meaning projects that meet objective standards cannot be delayed by public hearings or discretionary reviews.

- **Eligibility & Lot Size:**
  - **Zone Type:** Parcels must be zoned for multifamily residential use.
  - **Lot Size:** Maximum of 5 acres.
  - **Location:** Must be in an urbanized area, with at least 75% of the perimeter adjoining parcels with qualified urban uses.
  - **Water/Sewer:** Must be served by public water and municipal sewer.
- **Density & Unit Count:**
  - **Unit Limit:** Maximum of 10 units/parcels.
  - **Density Minimum:** If not in the Housing Element, projects must meet at least 66% of the maximum allowable density, or 30 dwelling units per acre, whichever is higher.
  - **Minimum Lot Size:** Newly created parcels must be at least 600 square feet.
- **Building Standards:**
  - **Unit Size:** The average total floor space for proposed units cannot exceed 1,750 net habitable square feet.
  - **Setbacks:** Local agencies cannot impose side or rear setbacks greater than 4 feet from the original lot line.
  - **Building Separation:** No, or minimal, setbacks between units may be required, except for those mandated by the California Building Code.
  - **Height Limits:** No new, lower height limits can be imposed on vacant, single-family parcels, though standard zoning height limits may still apply.
- **Parking:**
  - Maximum of 1 space per unit.
  - Zero spaces required if the lot is located within a half-mile walk of a major transit stop or high-quality transit corridor.
  - Parking can be uncovered.
- **Protection of Existing Housing:**
  - Projects cannot require the demolition or alteration of rent-controlled, affordable, or tenant-occupied housing (occupied within the last 5 years).
- **Permitting & Review:**
  - **Ministerial Approval:** Projects are approved via a fast-tracked, non-discretionary process, often bypassing typical planning commission hearings.
  - **Timeframe:** 60-day approval timeline once a complete application is submitted.

## Key Design and Development Parameters for the San Francisco Family Zoning Plan (in lieu of SB 79):

The San Francisco Family Zoning Plan (passed Dec 2025) targets ~96,000 parcels to create family-friendly housing via increased density on transit corridors. Key parameters include: 40% of units being 2+ bedrooms, 6-8 story mid-rise buildings on corridors, 9+ story high-rises at key hubs, and 4-story limits in 95% of existing residential neighborhoods.

- **Unit Mix and Size:** To support families, new projects must include a minimum of 25% to 40% of total units with two or more bedrooms.
- **Building Heights and Density** (as it applies to 51 Brompton):
  - **Transit/Commercial Corridors:** Height limits are increased to allow 6-8 story mid-rise buildings.
- **To Be Resolved:**
  - The site does not meet the 8,000 SF lot size at 6,338 SF.
  - Section 261.1 Additional Height Limits for Narrow Streets impacts building setbacks for the sun angle plane along Kern Street.
  - Breaking the sun angle plane (shadow/light requirements) on narrow streets in San Francisco generally requires a CEQA review, as these impacts are considered significant environmental effects. While some "infill" projects might qualify for exemptions, projects altering street shadows typically require analysis unless deemed ministerial.
- **Form-Based Zoning:** Focuses on building envelope (height/bulk) rather than strict density limits per lot, allowing for more infill development within existing neighborhood contexts.
- **Design Standards:** Projects are subject to SF Planning's Objective Design Standards to ensure building quality and character.
- **Affordability Requirements:** The HOME-SF program requires 20% to 30% of units to be affordable to low, middle, and moderate-income families.

## Key Details on Entitlements and Hearings for the San Francisco Family Zoning Plan:

- **Permit Streamlining:** The plan aims to accelerate approvals, with recent reforms eliminating public hearings for minor project modifications to save up to four months in time.
- **Hearings:** While the plan encourages ministerial (administrative) approval to speed up development, projects may still face hearings.
- **Legal Challenges:** The plan has faced lawsuits alleging it does not go far enough to meet state mandates, although supporters argue it complies with state law.
- **Density & Height:** The plan allows for increased height limits (up to 65 feet in residential areas, 85+ feet in commercial corridors) to facilitate denser, family-oriented housing.
- **Process:** For specific projects, the SF Planning Department requires a "HOME-SF Project Authorization" for certain projects, which triggers a hearing within 120 days of a completed application.

ZONING TABULATION (BASED ON SB 684)				
				NOTES
<b>SITE INFORMATION</b>				
ADDRESS	51 BROMPTON AVENUE, SAN FRANCISCO, CA 94131			
APN	6744-31			
ZONING DISTRICT	GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) DISTRICT			
OVERLAY OR SPECIAL DISTRICT	CENTRAL NEIGHBORHOOD LARGE RESIDENTIAL & ADDITIONAL HEIGHT LIMITS FOR NARROW STREETS			SEC 261.1
<b>PROJECT INFORMATION</b>				
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES
<b>BUILDING AND LOT</b>				
LOT AREA (SF)	6,338	8 PARCELS @ 760.5 SF EA	600 SF/PARCEL MIN	SB 684 LIMIT
BUILDING FOOTPRINT (SF)	0	4,615	-	
LOT COVERAGE	0%	73%	75%	TABLE 756
HEIGHT & BULK LIMITS	-	45	SUN ACCESS PLANE ON NARROW STREET (KERN)	SEC 261.1
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES
<b>BUILDING AREA &amp; USE</b>				
GROSS BUILDING FLOOR AREA (SF)	0	18,395 SF		
GROSS RESIDENTIAL AREA (SF)	0	14,000 SF	1,750 SF / UNIT AVERAGE	SB 684 LIMIT
USABLE OPEN SPACE	0	98 SF/ADU & 180 SF/UNIT	100 SF PRIVATE, 133 SF COMMON	SEC 135, 136
FAR	0	2.9	N/A	
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES
<b>HEIGHT</b>				
STORIES	0	4	VARIES	
MAX HT (FT)	0	45	50/85 R-4	SEE ALSO SEC 261.1
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES
<b>SETBACKS</b>				
FRONT (NORTH)	0'-0"	0'-0"	0'-0"	
SIDE (EAST)	0'-0"	6'-6"	0'-0"	
SIDE (WEST)	0'-0"	0'-0"	0'-0"	
REAR (SOUTH)	0'-0"	5'-0"	VARIES	4 FT MIN FOR SB 684; 25% LOT DEPTH OR 15 FT MIN. PER TABLE 756
	EXISTING	PROPOSED	PERMITTED / REQUIRED	NOTES
<b>PARKING</b>				
CAR	17	4	0 REQUIRED	TABLE 756
BICYCLE	0	8	1/UNIT	



VIEW WEST ALONG KERN STREET



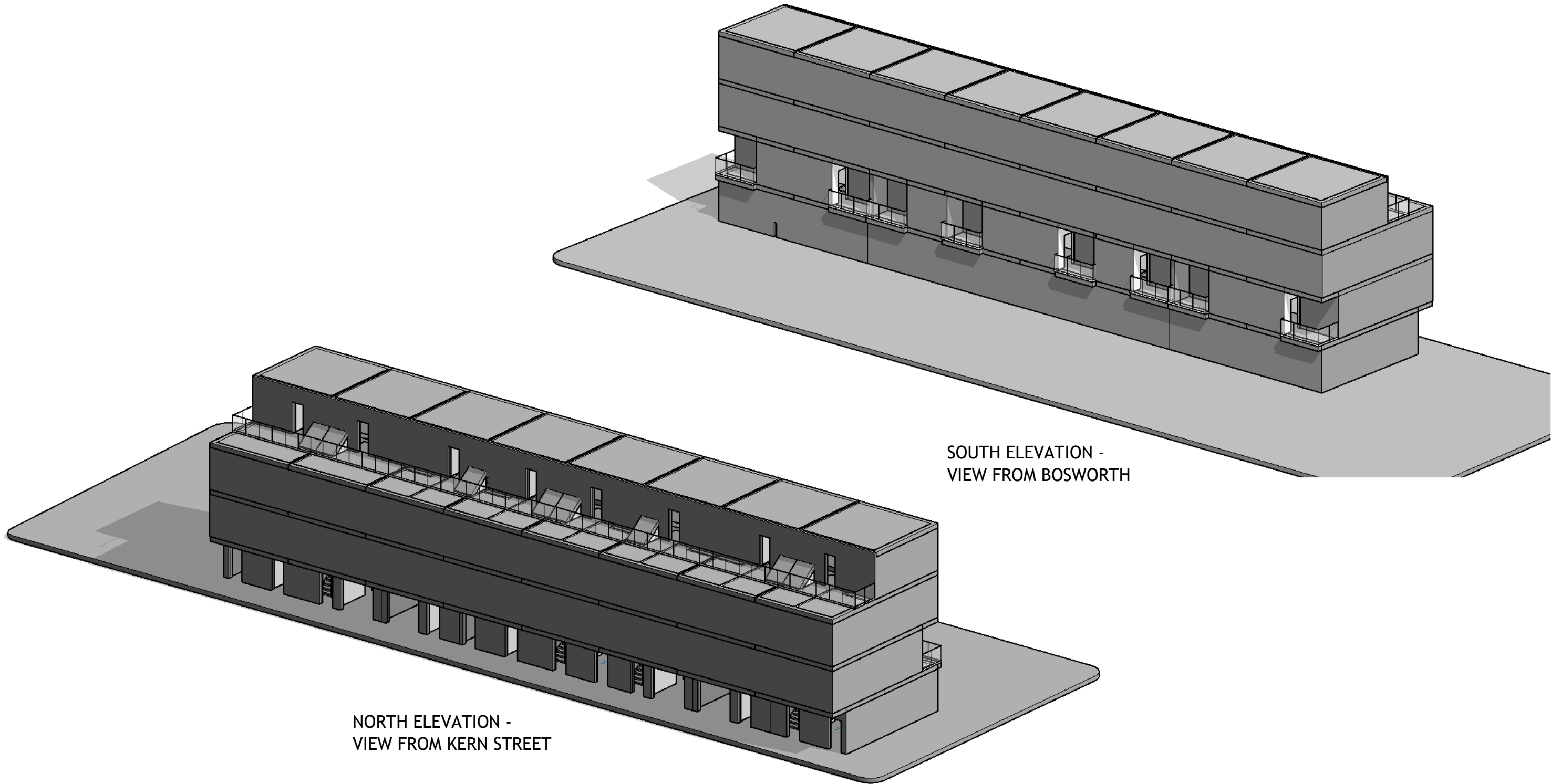
VIEW EAST ALONG KERN STREET



VIEW NORTH FROM BOSWORTH AND BROMPTON



VIEW FROM BART AT BOSWORTH AND DIAMOND



SOUTH ELEVATION -  
VIEW FROM BOSWORTH

NORTH ELEVATION -  
VIEW FROM KERN STREET

1 AXONOMETRIC VIEWS

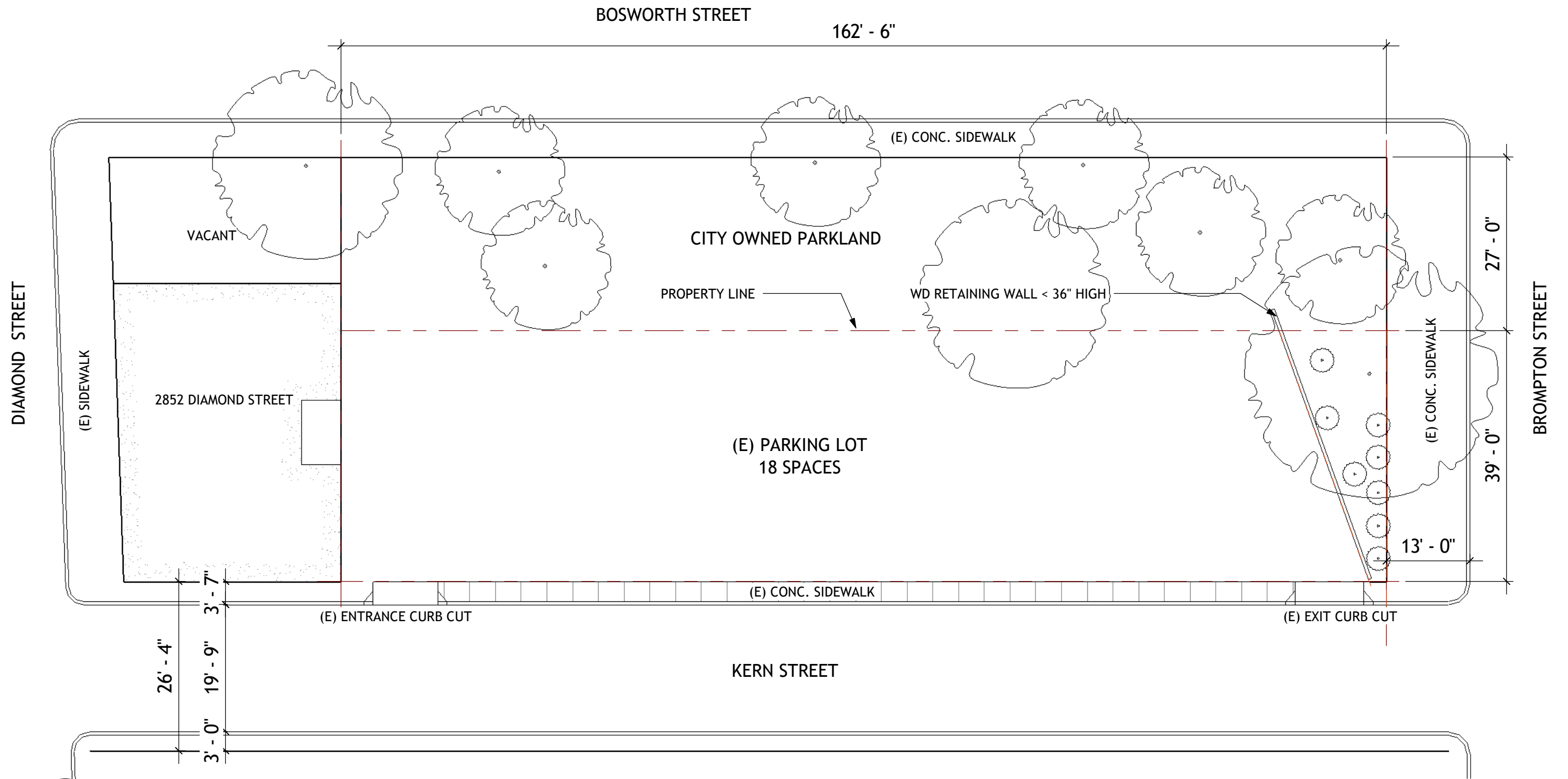
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MASSING ENVELOPE STUDY  
YIELD STUDY

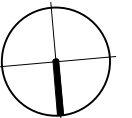
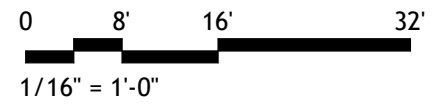
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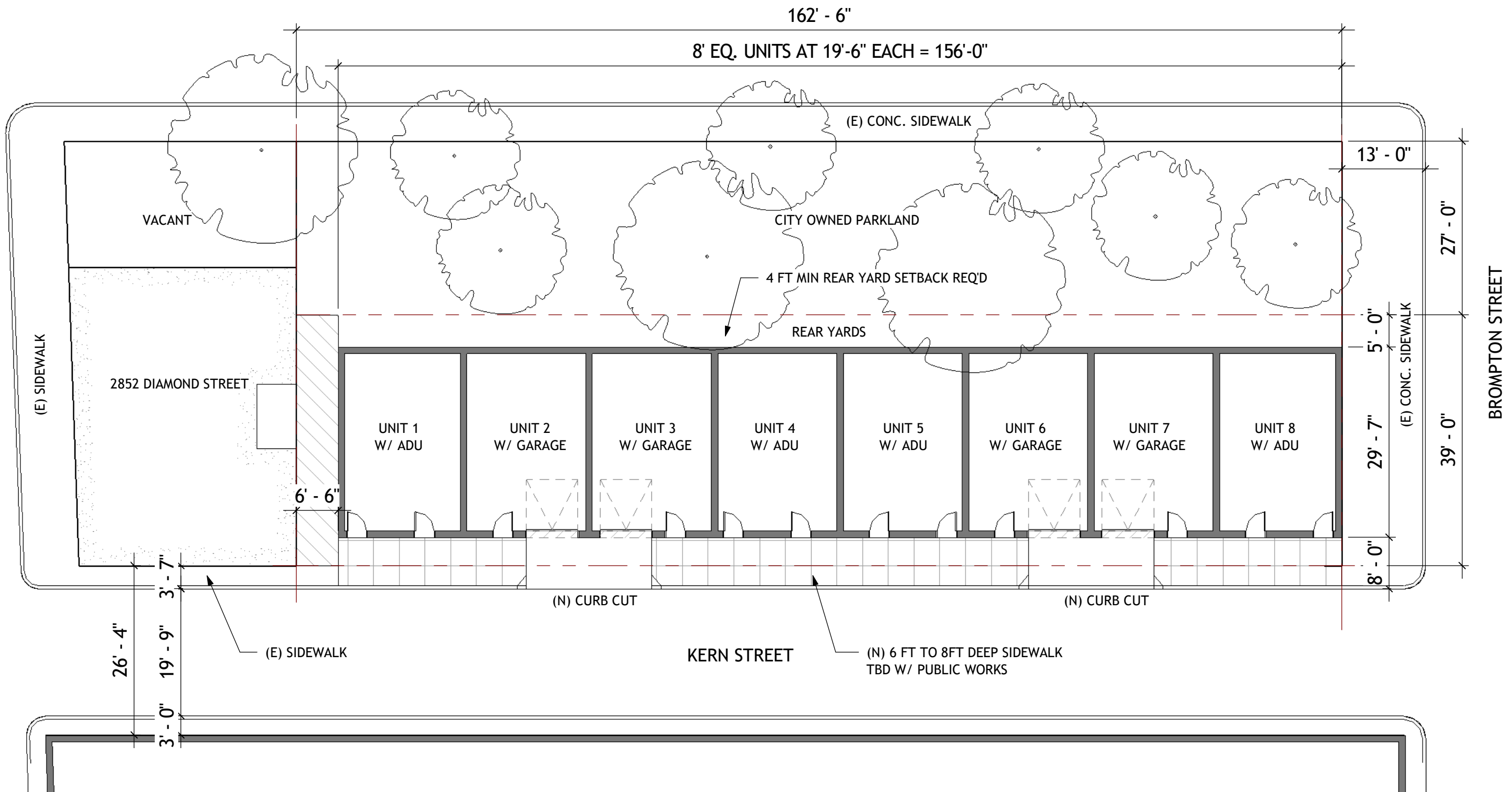
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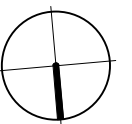
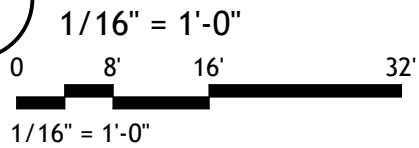


**1** SITE PLAN  
1/16" = 1'-0"





**1** PROPOSED SITE PLAN



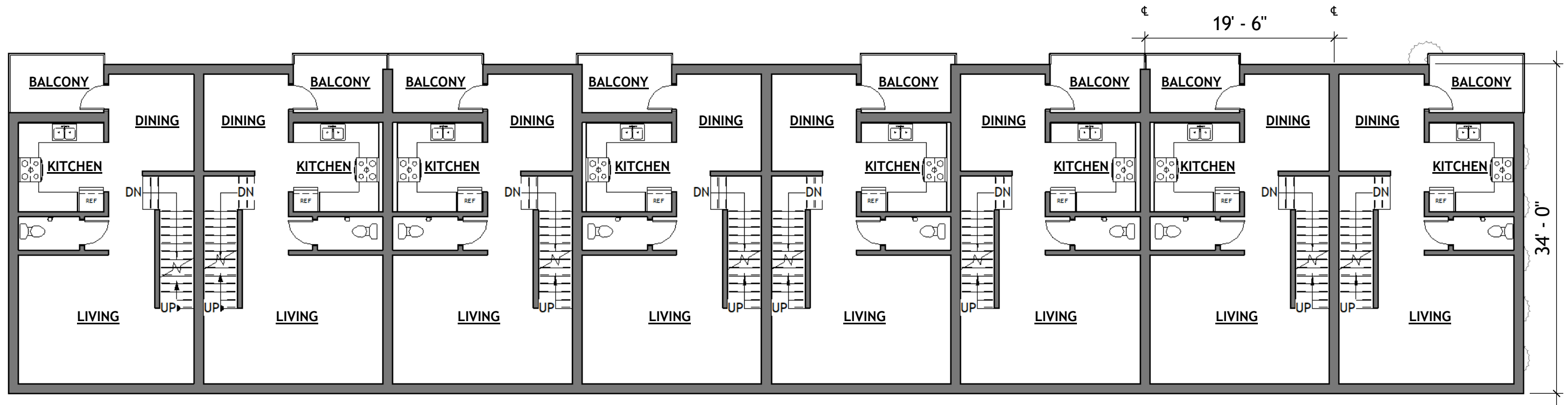
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PROPOSED SITE PLAN  
YIELD STUDY

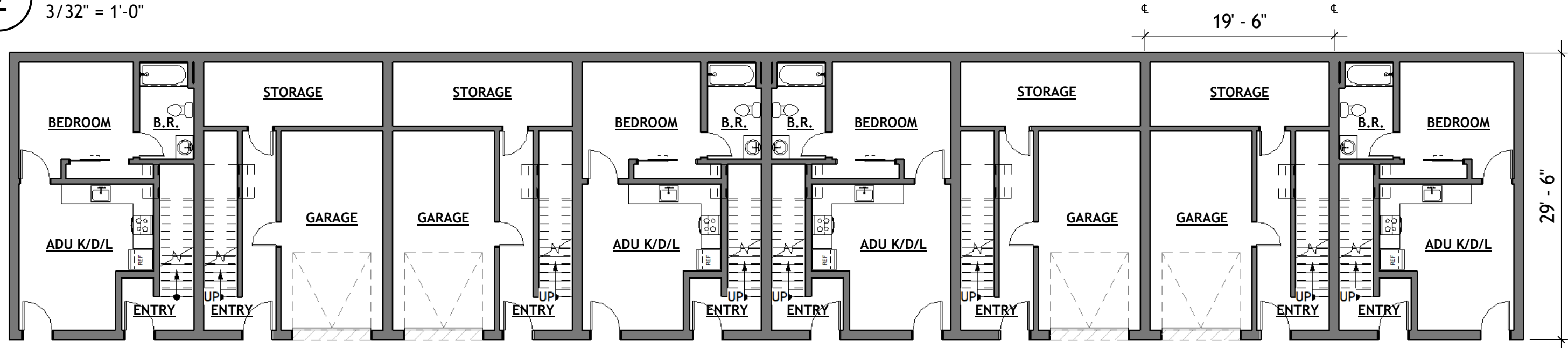
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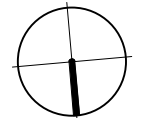
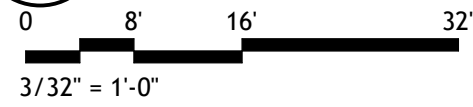
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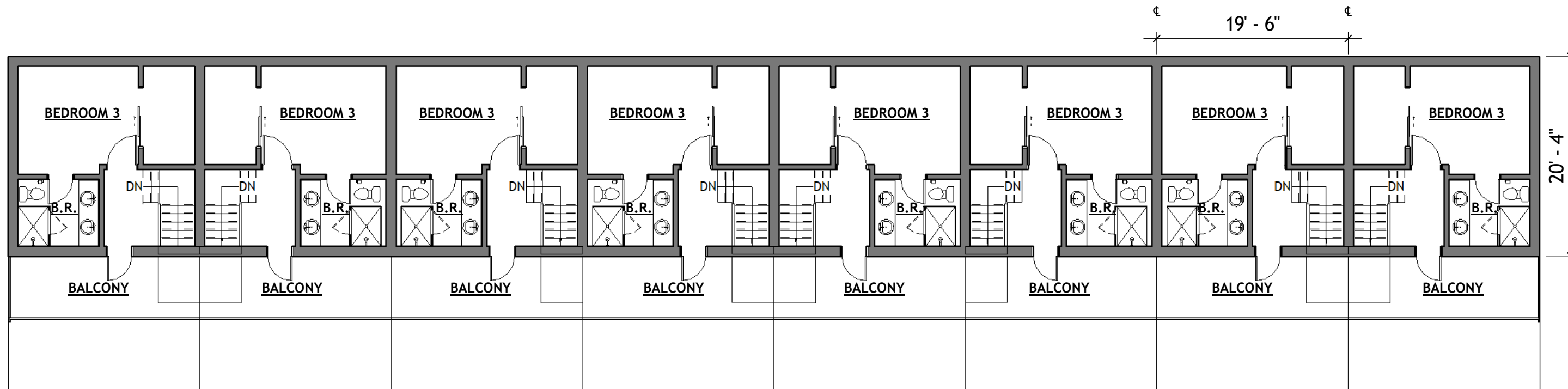


**2** 2ND FLOOR PLAN  
 3/32" = 1'-0"

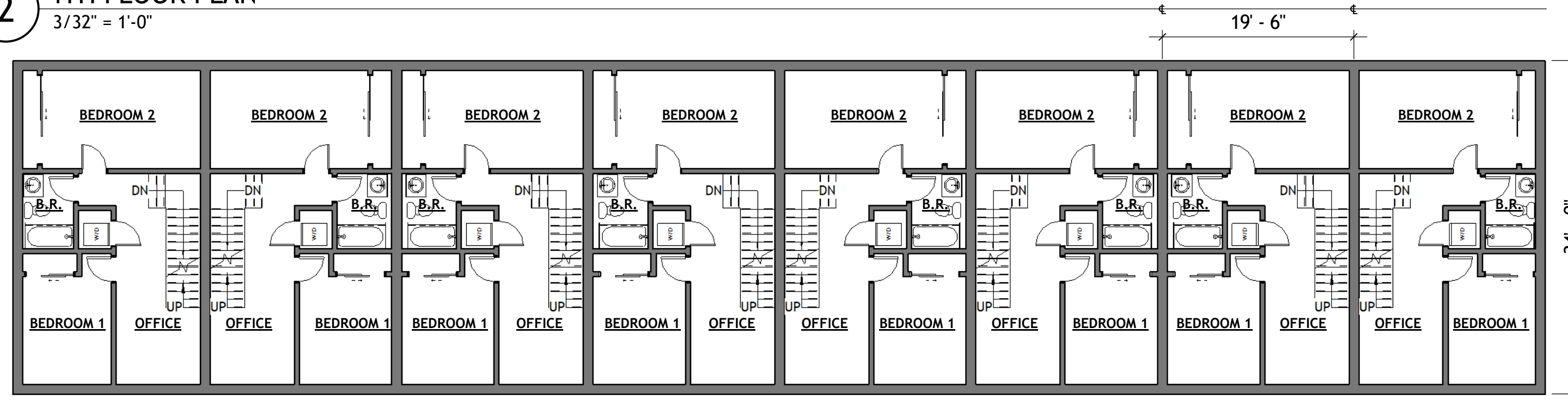


**1** 1ST FLOOR PLAN  
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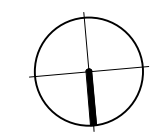
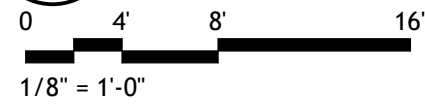


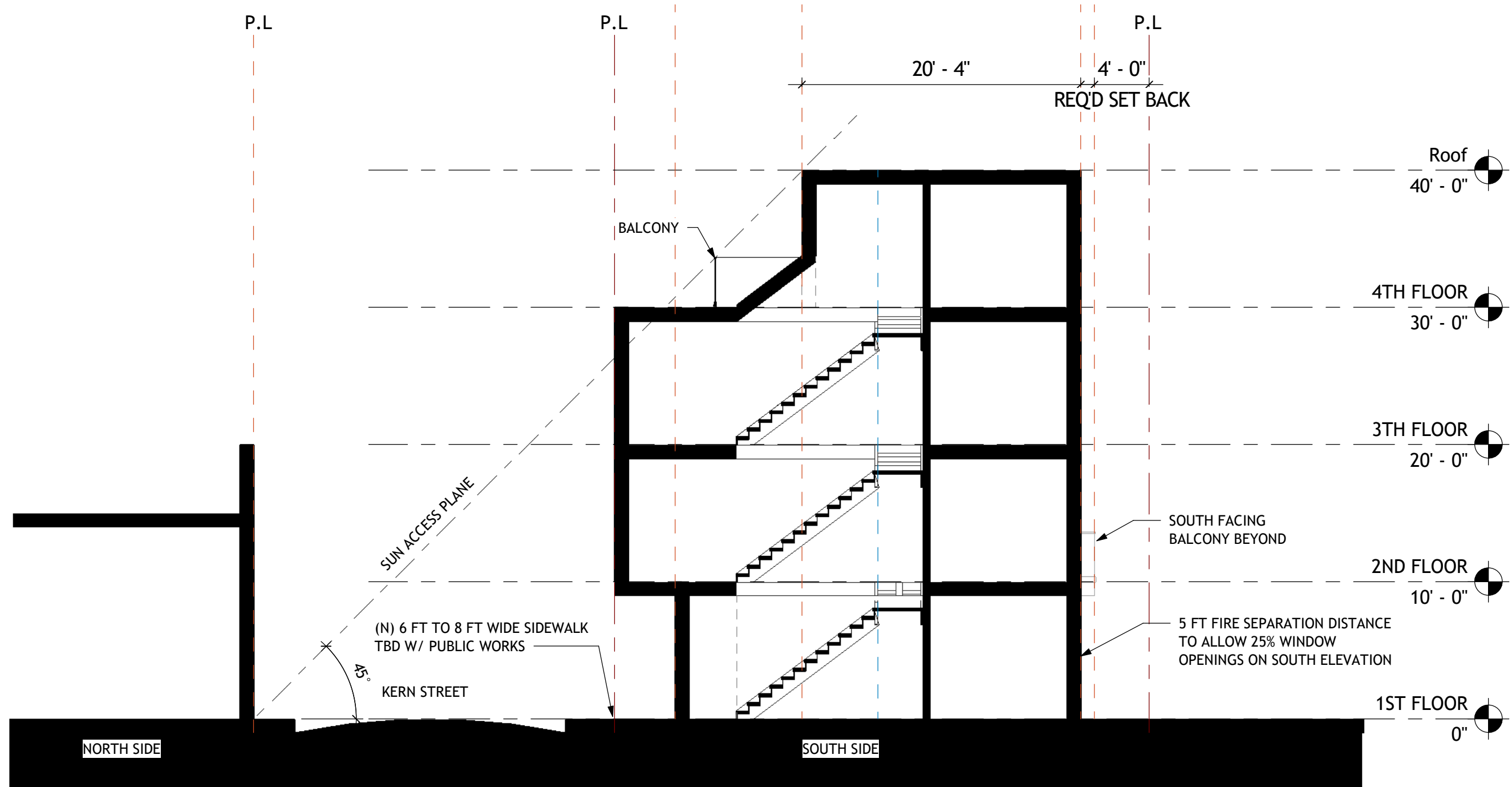


**2** 4TH FLOOR PLAN  
3/32" = 1'-0"



**1** 3RD FLOOR PLAN  
3/32" = 1'-0"





**1** NORTH - SOUTH SECTION  
 1/8" = 1'-0"

