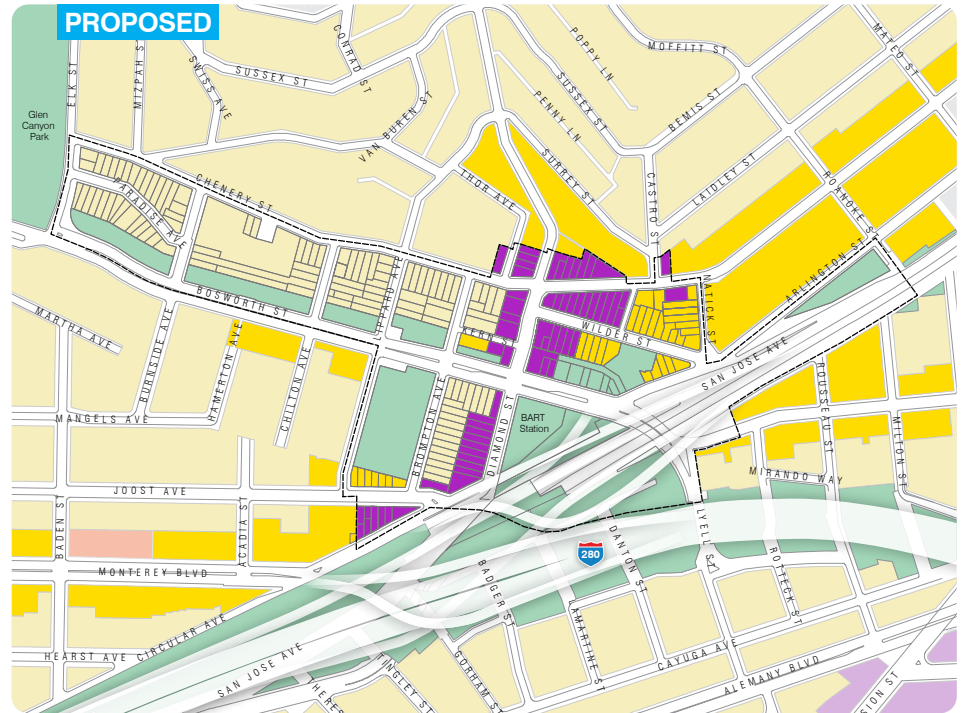
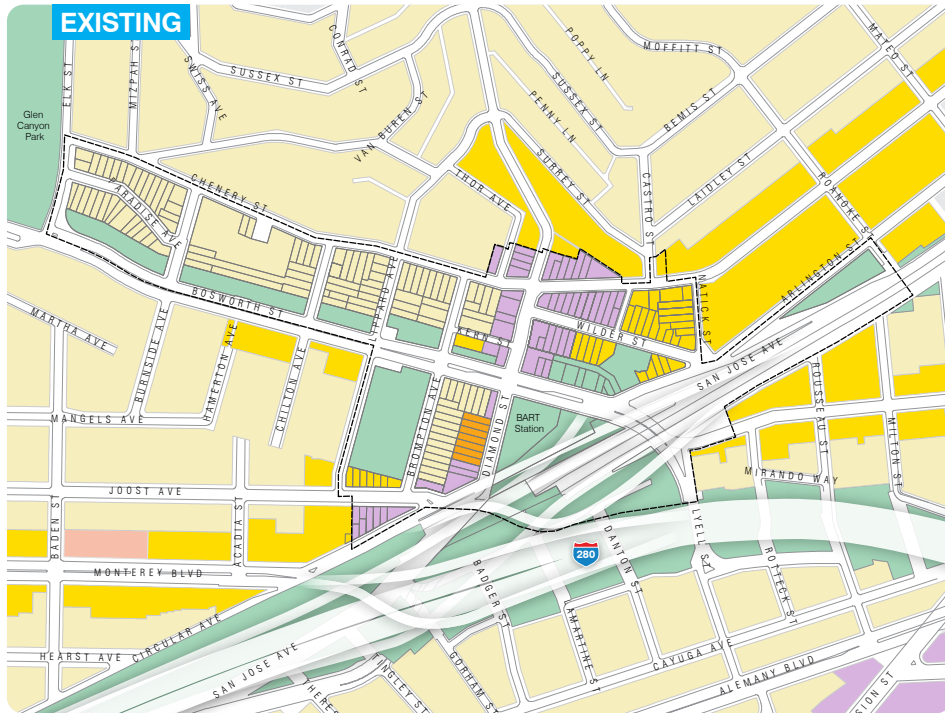


Glen Park Community Plan Zoning Proposal

DRAFT (SEPT 2011)



LAND USE DISTRICTS

	RH-1	Residential, one unit per lot
	RH-2	Residential, two units per lot
	RH-3	Residential, three units per lot
	RM-1	Low Density Residential
	NC-2	Small-Scale Neighborhood Commercial
	GP NCT	Glen Park N'hood Commercial Transit
	P	Public
	Glen Park Community Plan Boundary	

What is proposed to change?

The Plan recommends updating the existing neighborhood commercial district (NC-2) with a Glen Park Neighborhood Commercial Transit District (Glen Park NCT). This new zoning district recognizes Glen Park's unique identity, reflects the historic building pattern and supports an inviting pedestrian environment. It includes the following components:

- Height bonus (5') to allow taller ground floor storefronts but not another story of development.
- Flexibility in housing density and parking limits.
- Street frontage requirements: ground floor active uses, curb cut restrictions and setbacks for off-street parking.

What is not changing?

No changes are proposed for the publicly zoned (P) properties including the Glen Park Elementary School, BART properties, and parcels along Bosworth Street. Residential zoning will also predominantly remain intact except for changes described in box at right.

Additions to Glen Park's commercial district

The Department proposes adding three residentially zoned properties with LCUs (limited commercial uses) to the Glen Park NCT district. Given their historic commercial use and character, they represent a natural fit with neighborhood commercial zoning. This zoning change would formally recognize these properties as part of Glen Park's commercial district.



Osha Thai 2922-24 Diamond St	Destinations Bakery 3121-3125 Castro St	East-West Medicine 605 Chenery St
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Located across from the BART station, this row of residential (RH-3) apartment buildings forms a gap in the commercial district. Rezoning these properties to Glen Park NCT allows flexibility for possible ground floor commercial uses at some future time. This zoning change also would allow the buildings to remain as they are.

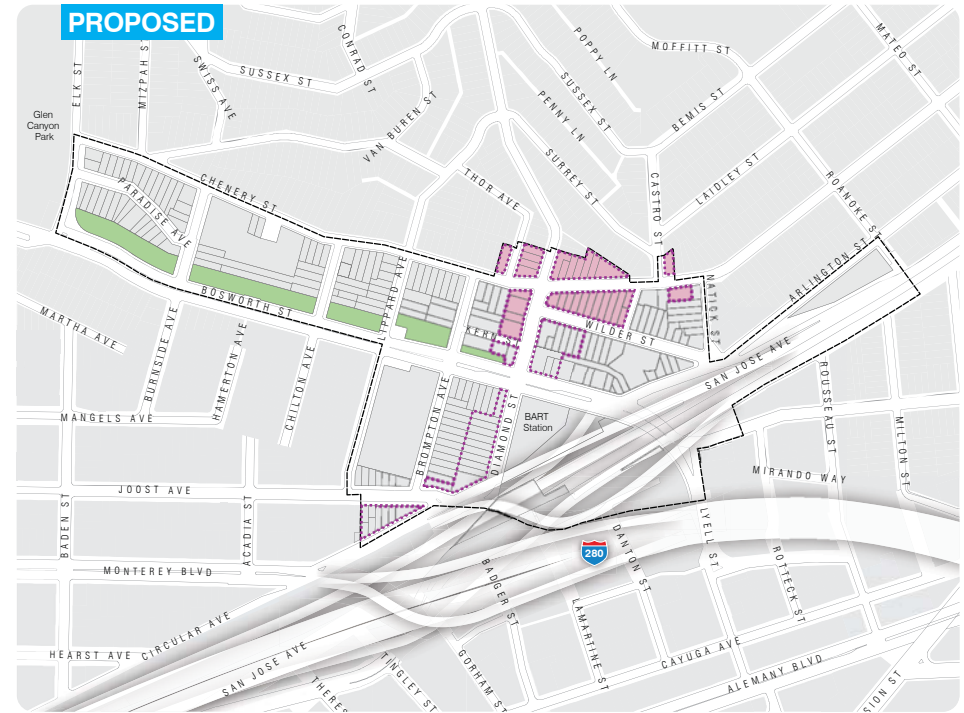
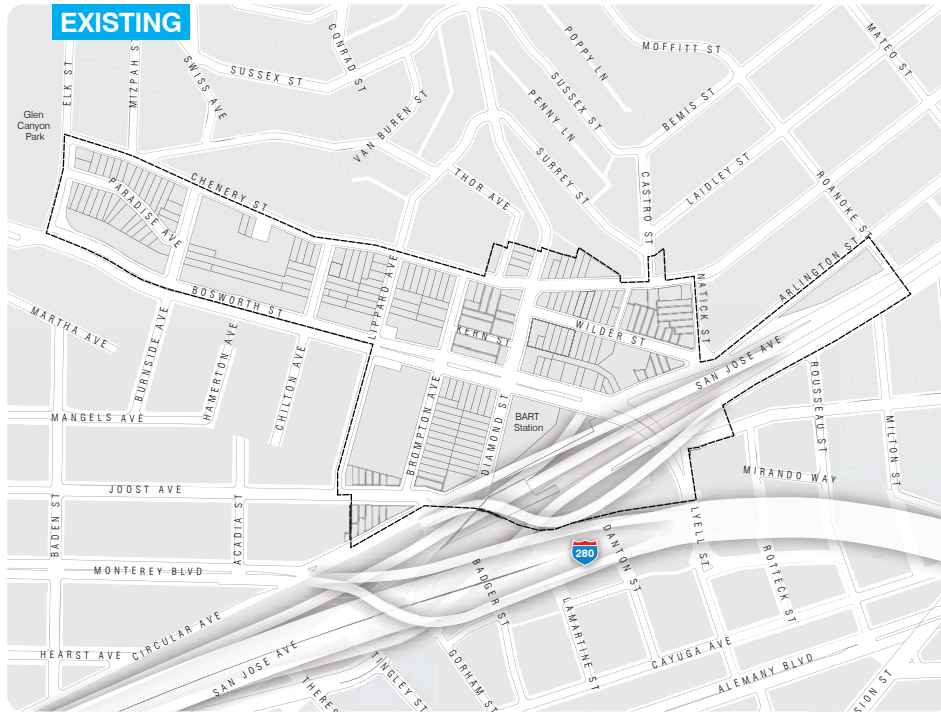


2928-2958 Diamond Street



Glen Park Community Plan Heights Proposal

DRAFT (SEPT 2011)



HEIGHT DISTRICTS

- 30-X
- 40-X
- OS (Open Space)
- Proposed Glen Park NCT District (additional 5' height bonus for active ground floor uses up to 35-X & 45-X respectively)
- Plan Boundary

Existing Heights

Currently, all of Glen Park and its surrounding area are located within a 40' height district. This typically allows up to four stories of development.

Proposed Height Adjustments

The fine-grained interior of Glen Park village is characterized by two and three-story buildings. These help create a comfortable pedestrian environment and define the street.

The Planning Department proposes reducing the maximum height of new construction within the interior of the "village" from 40' to 30' in acknowledgement of this pattern.

Taller ground floor storefronts are also encouraged by allowing a 5' height bonus for active uses throughout the Glen Park NCT District. This would permit maximum building heights of 35' and 45' depending on location.



Diamond & Chenery Streets

