

The Hub Land Use Recommendations

The Planning Department is analyzing the potential for zoning and policy refinements to better ensure that the area’s growth supports the City’s goals for housing, transportation, the public realm, and the arts. At the first workshop, we asked for public feedback on the existing land use controls. The major themes that emerged from the workshop were to have consistent requirements, flexibility for non-residential uses, more community serving uses, lower parking requirements and more affordable housing. Based on this feedback, we are proposing to modify the zoning within the Hub boundary and create one zoning district with consistent land use controls across the area.

SUMMARY OF KEY LAND USE RECOMMENDATIONS

Allow flexibility for non-residential uses

- Exempt institutions, arts uses, public uses, and replacement of existing commercial uses from the required ratio of residential and non-residential uses
- Allow non-residential uses above the 4th floor

Support local, affordable, community-serving retail

- Require micro retail units

Support arts uses

- Require public art for projects involving new buildings or the addition of 25,000 square feet
- Allow projects to waive public art fee and instead provide reduced rent for arts uses with a development agreement
- Allow floor area ratio (FAR) exemptions for developments that provide reduced rent for arts uses with a development agreement

Create consistent and lower parking requirements

- Parking is not required, a project can have up to .25 spaces per dwelling unit
- Do not allow conditional use for additional parking

Affordable Housing

- Inclusionary requirements for the Hub will be determined by the outcome of the citywide requirements



Under existing zoning, there are two zoning districts (C-3-G/SUD and NCT-3):

Downtown General Commercial (C-3-G/SUD) is a mixed-use district found in the Downtown. This district is flexible and allows for a wide variety of land uses. All parcels in the C-3-G district are also within the Van Ness & Market Downtown Residential Special Use District (SUD). The SUD was created to encourage the development of a transit-oriented, high-density, mixed-use residential around the intersections of Market Street and Van Ness Avenue and Mission Street and Van Ness. The SUD adds land use restrictions to the underlying zoning (C-3-G) to emphasize housing as the primary land use, strictly limiting non-residential uses.

Neighborhood Commercial (NCT-3) is a mized use district that allows for primarily residential uses and some commercial and retail uses to support the neighborhood.

SUMMARY TABLE: EXISTING & PROPOSED ZONING

LAND USE CONTROL	EXISTING ZONING		PROPOSED ZONING
	C-3-G/Van Ness & Market Downtown Residential SUD	NCT-3	C-3-G/Van Ness & Market Downtown Residential SUD
Parking	Residential: Permitted up to one car for each four Dwelling Units; Conditional up to 0.5 cars for each Dwelling Unit; Not Permitted above two cars for each four Dwelling Units	Residential: Permitted up to one car for each two Dwelling or SRO Units; Conditional up to 0.75 cars for each Dwelling Unit, Not Permitted above 0.75 cars for each Dwelling Unit.	Residential: Permitted up to one car for each four Dwelling Units; Not Permitted above one car for each four dwelling units
	Non-residential: Not to exceed 7% of gross floor area of such uses	Non-residential: P up to 1 space per 1,500 square feet of occupied floor area	Non-residential: Not to exceed 7% of gross floor area of such uses
Residential Density	none	none	none
Non-residential Uses	Non-residential uses are not permitted above the fourth story, and at least two occupied square feet of residential use shall be provided for each occupied square foot of non-residential use	Generally P	At least two occupied square feet of residential use shall be provided for each occupied square foot of non-residential use. Institutions, arts uses, public uses, replacement of existing commercial uses are exempt.
Open Space	Residential: At least 36 sq. ft. if private, and 48 sq. ft. per dwelling unit if common.	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common	Residential: At least 36 sq. ft. if private, and 48 sq. ft. per dwelling unit if common.
	Non-residential: 1:50 (Ratio of sq. ft. of open space to gross floor area with open space requirement)		Non-residential: 1:50 (Ratio of sq. ft. of open space to gross floor area with open space requirement)
Privately-Owned Public Open Space (POPOS)	Required	Not required	Required Allow new MUNI station entrances to count towards POPOS requirement.

LAND USE CONTROL	EXISTING ZONING		PROPOSED ZONING
	C-3-G/Van Ness & Market Downtown Residential SUD	NCT-3	C-3-G/Van Ness & Market Downtown Residential SUD
Downtown Streetscape Plan	Required	Not required	Required
Off-Site Provision of Required Open Space	Up to 40% of open space requirements can be provided off-site within the SUD or 900' of the project site	NA	Up to 40% of open space requirements can be provided off-site within the SUD or 900' of the project site
Maximum Floor Area Ratio (FAR)	No limit	Residential, no limit Non-residential, 3.6: 1	No limit Allow for FAR exemptions for arts uses that have a development agreement
Use Size	C required for single retail use over 90,000 gross sq. ft.	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above	C required for single retail use over 90,000 gross sq. ft. On lots greater than 20,000 square feet, require one micro retail unit (1,000 sq. ft. or less) for every 20,000 sq. ft. of lot area.
Lot Coverage	rear yard requirements (Section 134) do not apply	NA	Rear yard requirements (Section 134) do not apply
Public Art	Projects involving new building, or the addition of 25,000 sq. ft. or more, provide public art equal to at least 1% of the total construction cost	NA	Projects involving new building, or the addition of 25,000 sq. ft. or more, provide public art equal to at least 1% of the total construction cost Allow projects to waive public art fee and instead provide reduced rent for arts uses with a development agreement