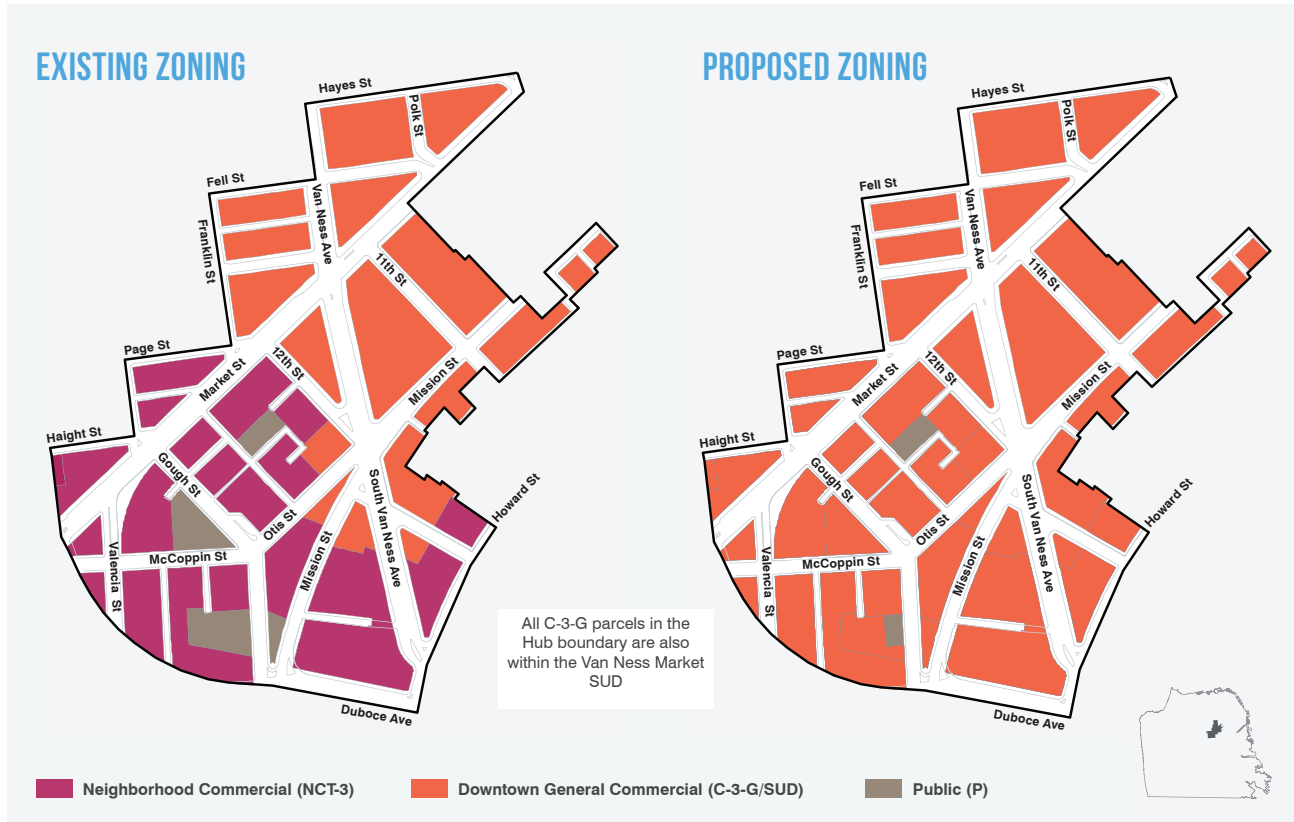


LAND USE RECOMMENDATIONS



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. The Planning Department is proposing to modify the zoning within the Hub boundary and create one zoning district with consistent land use controls across the area. Below is a map of the existing and proposed zoning, and a summary of the proposed Planning Code changes that support the policy recommendations.



Under existing zoning, most parcels are zoned C-3-G/SUD or 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 mixed use district that allows for primarily residential uses and some commercial and retail uses to support the neighborhood.

SUMMARY OF PROPOSED PLANNING CODE CHANGES

LAND USE CONTROL	POLICY GOAL	PROPOSED ZONING
Parking	Create consistent and lower parking requirements	<ul style="list-style-type: none"> <i>Residential:</i> Permitted up to one car for each four Dwelling Units; Not Permitted above one car for each four dwelling units <i>Non-residential:</i> Not to exceed 7% of gross floor area of such uses
Non-residential Uses	Allow flexibility for non-residential uses	<ul style="list-style-type: none"> At least three 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. Allow non-residential uses above the 4th floor
Privately-Owned Public Open Space (POPOS)	Integrate new development into Van Ness Station	<ul style="list-style-type: none"> Required for non-residential uses Allow new MUNI station entrances to count towards POPOS requirement.
Maximum Floor Area Ratio (FAR)	Support arts uses	<ul style="list-style-type: none"> No limit Allow for FAR exemptions for arts uses
Use Size	Support local, affordable, community-serving retail	<ul style="list-style-type: none"> 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.
Public Art	Support arts uses	<ul style="list-style-type: none"> 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 full or partial public art fee and instead provide reduced rent for arts uses via a development agreement
Bulk	Recent changes to the fire code and building code require larger floorplates	<ul style="list-style-type: none"> 12,000 sq/ft floor plate for buildings taller than 350' 10,000 sq/ft floor plate for buildings shorter than 350'