

Draft Zoning - Part 1



Today's Agenda

- Presentation (45 mins)
- Questions, Discussion (75 mins)

Zoning Regulations

- Parking
- Residential Usable Open Space
- Activities and Facilities
- Design Standards
- Intensity (Floor Area Ratio)
- Residential Density (Units per Sqft of Lot)
- Height Limits
- Tower Massing

Handouts

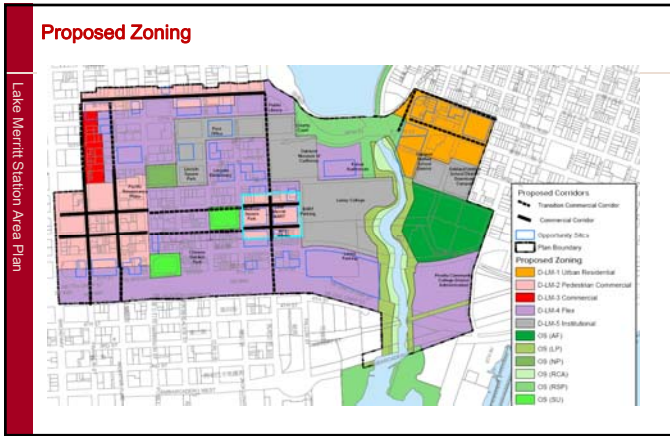
- Attachment F (proposed zoning map)
- Attachment H (open space, design standards)
- Attachment I (activities, facilities)
- Attachment J (parking)

Zoning Framework

- Zoning Districts
 - D-LM-1 (Urban Residential)
 - D-LM-2 (Pedestrian Commercial Core)
 - D-LM-3 (Commercial)
 - D-LM-4 (Flex)
 - D-LM-5 (Institutional)
- Height Areas
 - *To be discussed on July 29*

Zoning Framework

- Corridor Types (street frontages)
 - **Commercial**
existing pattern of continuous ground floor commercial, maintain and promote that pattern.
 - **Transition Commercial**
some ground floor commercial, expand the amount of ground floor commercial space where feasible



Zoning Regulations

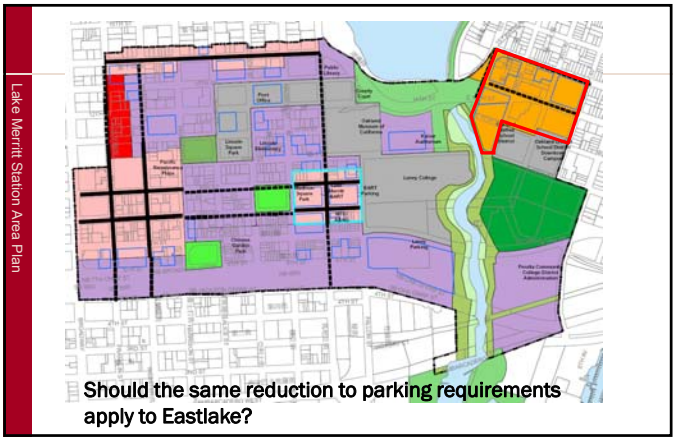
- Parking Requirements**

Number of Spaces

Location of Parking

PROPOSAL - Parking

Activity	Existing	PROPOSED
Residential	1 space per unit	Reductions for: <ul style="list-style-type: none"> Affordable Housing Historic Resources NEW! Market Rate Housing – <i>only</i> upon provision of Community Benefits



PROPOSAL - Parking

Activity	Existing	PROPOSED
Commercial	CBD-X, P, C: None CBD-R, S-2, other: if greater than 3000-5000sf, then 1 space per 200-1000sf	LM zones: None (<i>no change</i>), EXCEPT LM-Urban Residential (same as existing CBD-R, S-2, other requirements)

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PROPOSAL - Parking

Activity	Existing	PROPOSED
Civic	Varies, none to prescribed by Director	Same, with some reductions in ratios for desired uses, such as Community Education/Recreational Assembly

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Zoning Regulations

- Residential Usable Open Space Requirements



Amount of Open Space



Specifications for Open Space

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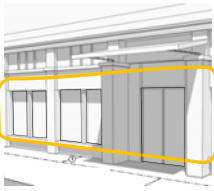
PROPOSAL – Open Space

Topic	Existing	PROPOSED
Definition	Only includes outdoor space	Expand to include <ul style="list-style-type: none"> Community Room Space that is publicly available (can't require it to be public)
Amount of Space	75sf per unit	Reductions for: <ul style="list-style-type: none"> Affordable Housing Historic Resources NEW! Market Rate Housing – <i>only</i> upon provision of Community Benefits

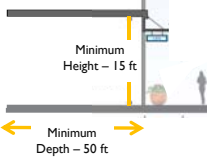
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Zoning Regulations


- Design Regulations



Minimum ground floor transparency



Minimum Height – 15 ft
Minimum Depth – 50 ft



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Zoning Regulations

- Activities and Facilities

SCALE OF USE




GROUND FLOOR USES

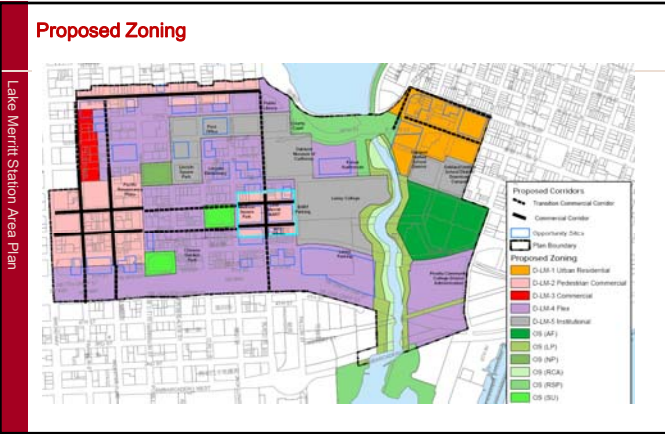




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New Ground Floor FACILITIES

Existing	PROPOSED
CBD-R, RU: Commercial only allowed in some cases	Incorporate at least 750sf ground floor commercial space if frontage is on a: <ul style="list-style-type: none"> Commercial Transition Corridor: more than 25ft wide AND is (either within an opportunity site OR on a corner lot) Commercial Corridor: more than 25ft wide
CBD-X: No restrictions	
CBD-P, C Residential not allowed within first 30ft of building	

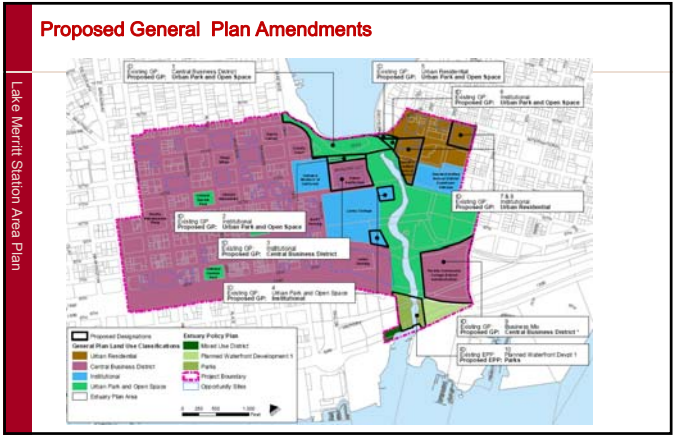


Ground Floor Activity Restrictions

Civic - office, medical clinic, school, library
Commercial - yoga studio, bank, office, doctor, acupuncturist, lawyer, real estate, photocopier

Existing	PROPOSED
CBD-P : Require a Conditional Use Permit if within first 30ft of building CBD-X, CBD-C, RU, other: No restriction	D-LM-P: Civic: Allowed by right if frontage is less than 25 ft. Otherwise, requires a CUP. Commercial: Allowed by right Other: No restrictions

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Next Steps

Lake Merritt Station Area Plan

- Feedback on Zoning Part 1 – July 29
Please provide comments in writing

Next Steps

Lake Merritt Station Area Plan

Date	Public Hearing	Subject
July 29 2013	CSG/TAC	Draft Zoning – Part 2 (design standards, height limits, tower massing)
Sept 2013	Landmarks Board Planning Commission	Draft EIR, Zoning, General Plan Amendments, Design Guidelines
Winter 2013/2014	Planning Commission, City Council	Refinements to Plan, Final EIR, Draft Development Incentive Program

Questions or Comments?

Land Use Character



Active Ground Floors



Planning Boundary



Vision

- Create an active, vibrant and safe district;
- Encourage services and retail;
- Encourage equitable, sustainable and healthy development;
- Encourage non-automobile transportation;
- Increase and diversify housing;
- Encourage job creation and access;
- Identify additional open space and recreation opportunities;
- Celebrate and enhance Chinatown as an asset and a destination;
- Maximize opportunities for preservation and re-use of historic buildings;
- Model progressive innovations (i.e., economic, environmental, social).