

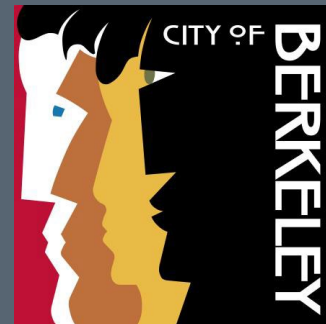


Zoning Text and Map Revisions

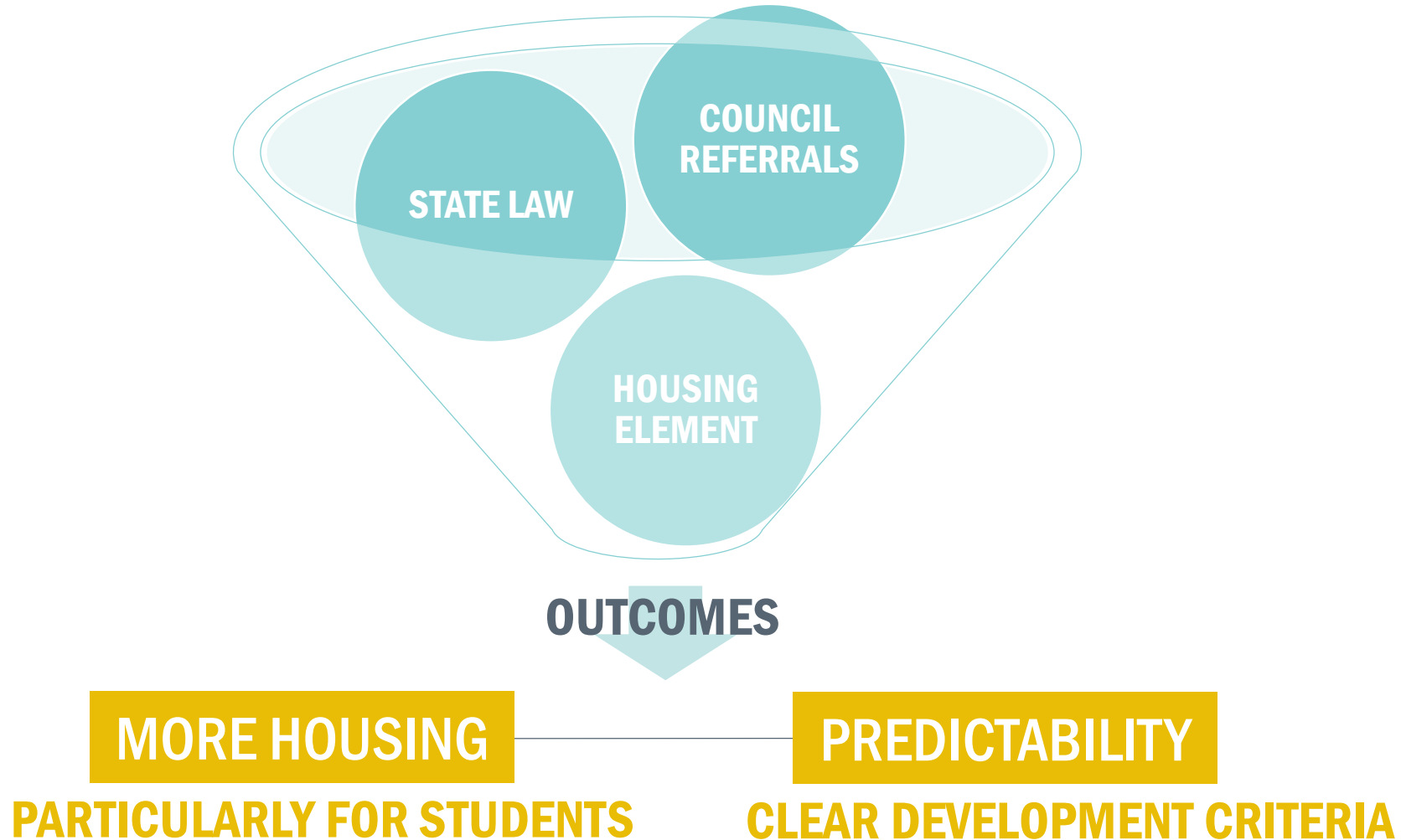
SOUTHSIDE AREA

May 18, 2023

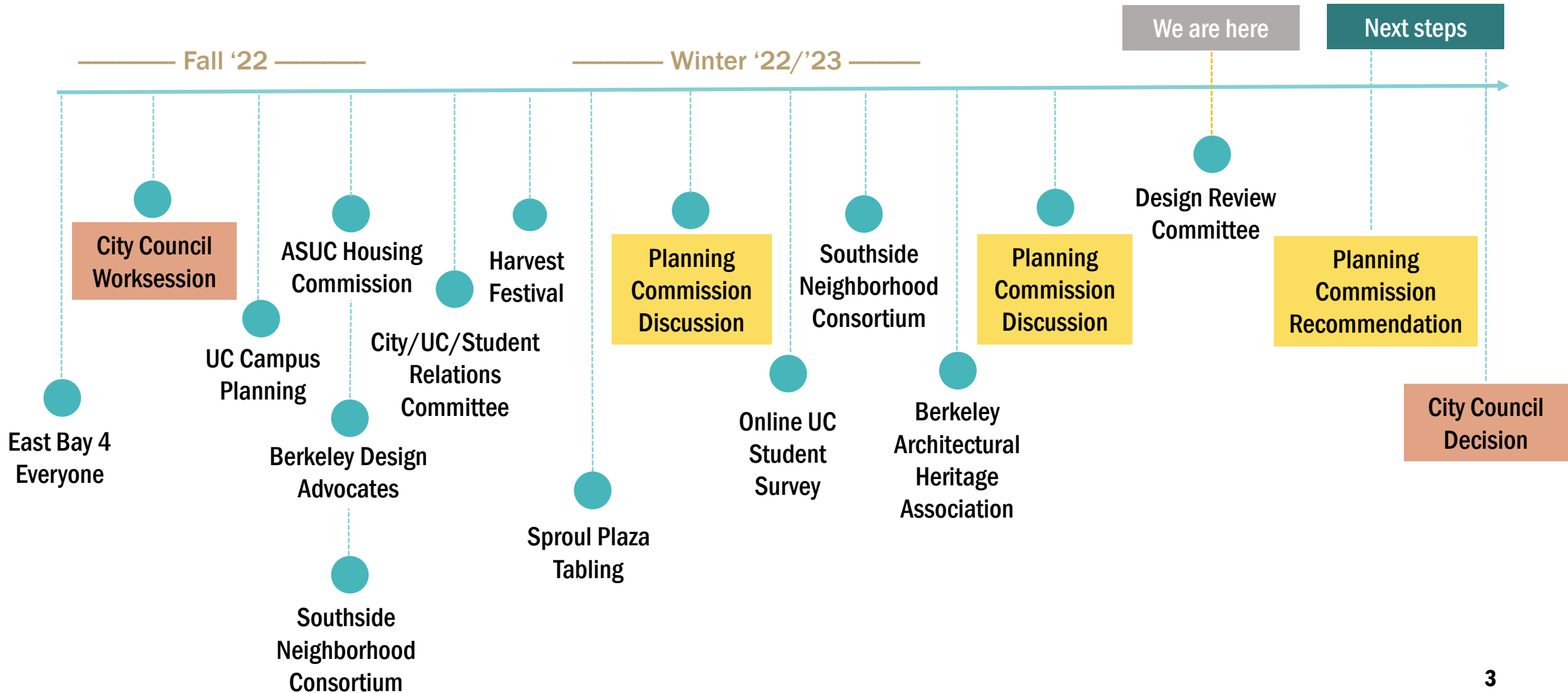
Design Review Committee



What is the goal of the project?



Outreach & Engagement



Purpose of Tonight's Meeting

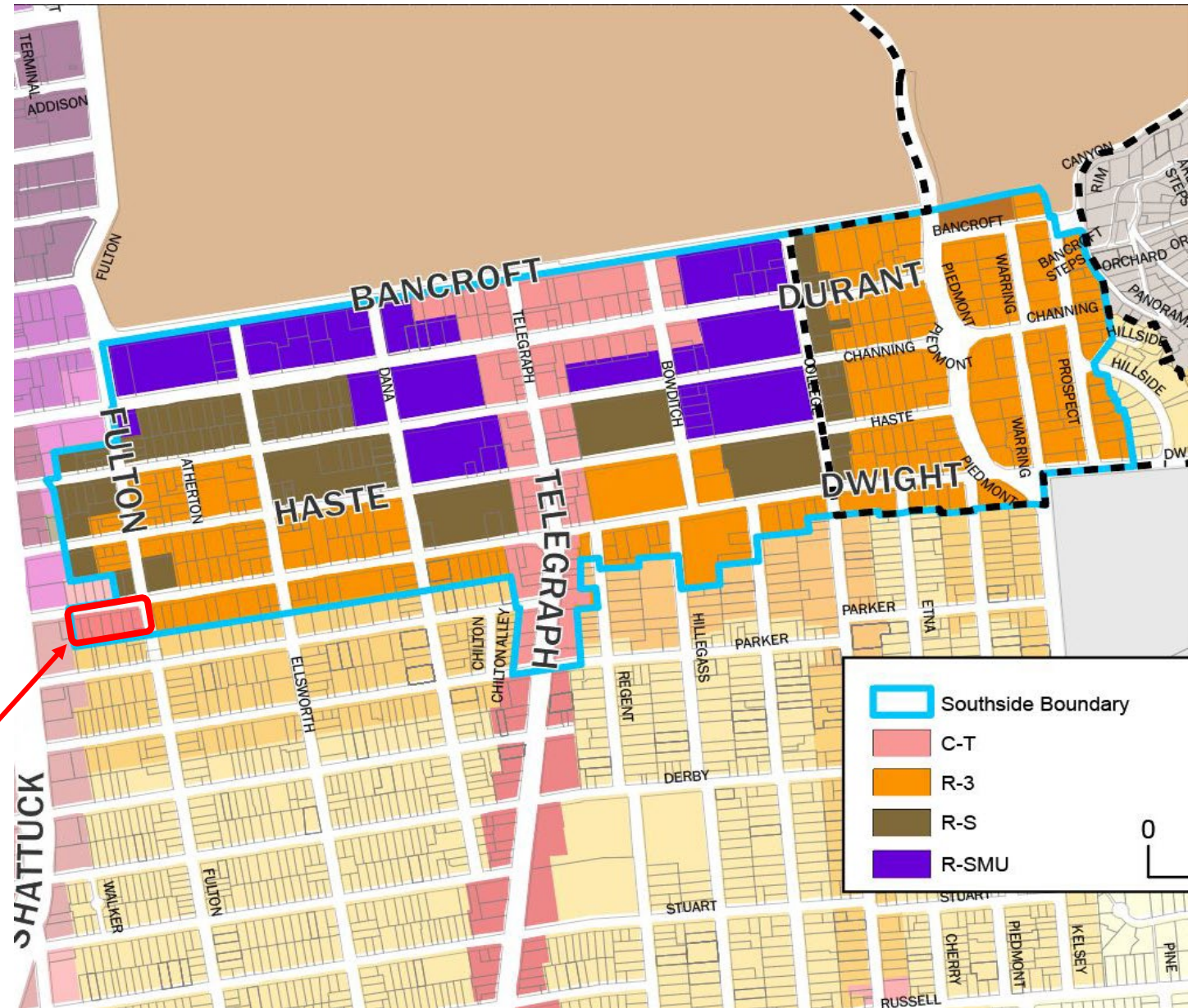
Get feedback from the Design Review Committee & public – especially:

- Open Space
- Ground-Floor Residential Use in C-T district
- Maximum Height
- Minimum Setbacks in R-3 district

SOUTHSIDE PLAN AREA

R-3, R-3H, R-S, R-SH,
R-SMU, and C-T
Zoning Districts

No changes to C-SA

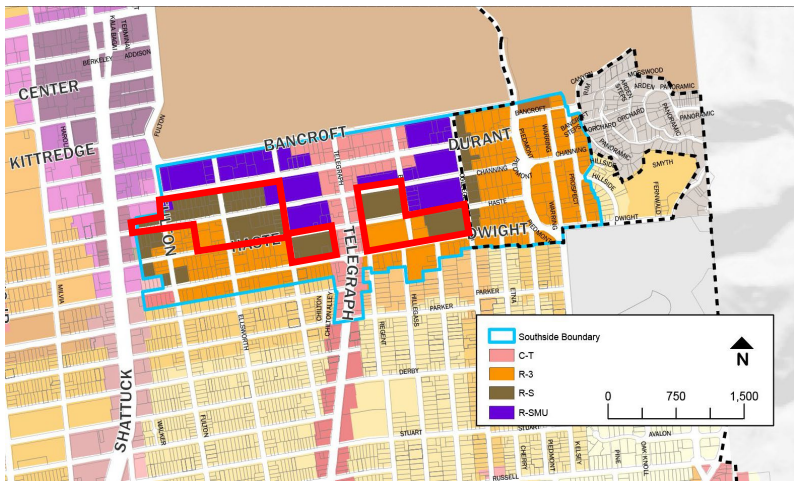


SOUTHSIDE DEVELOPMENT STANDARDS

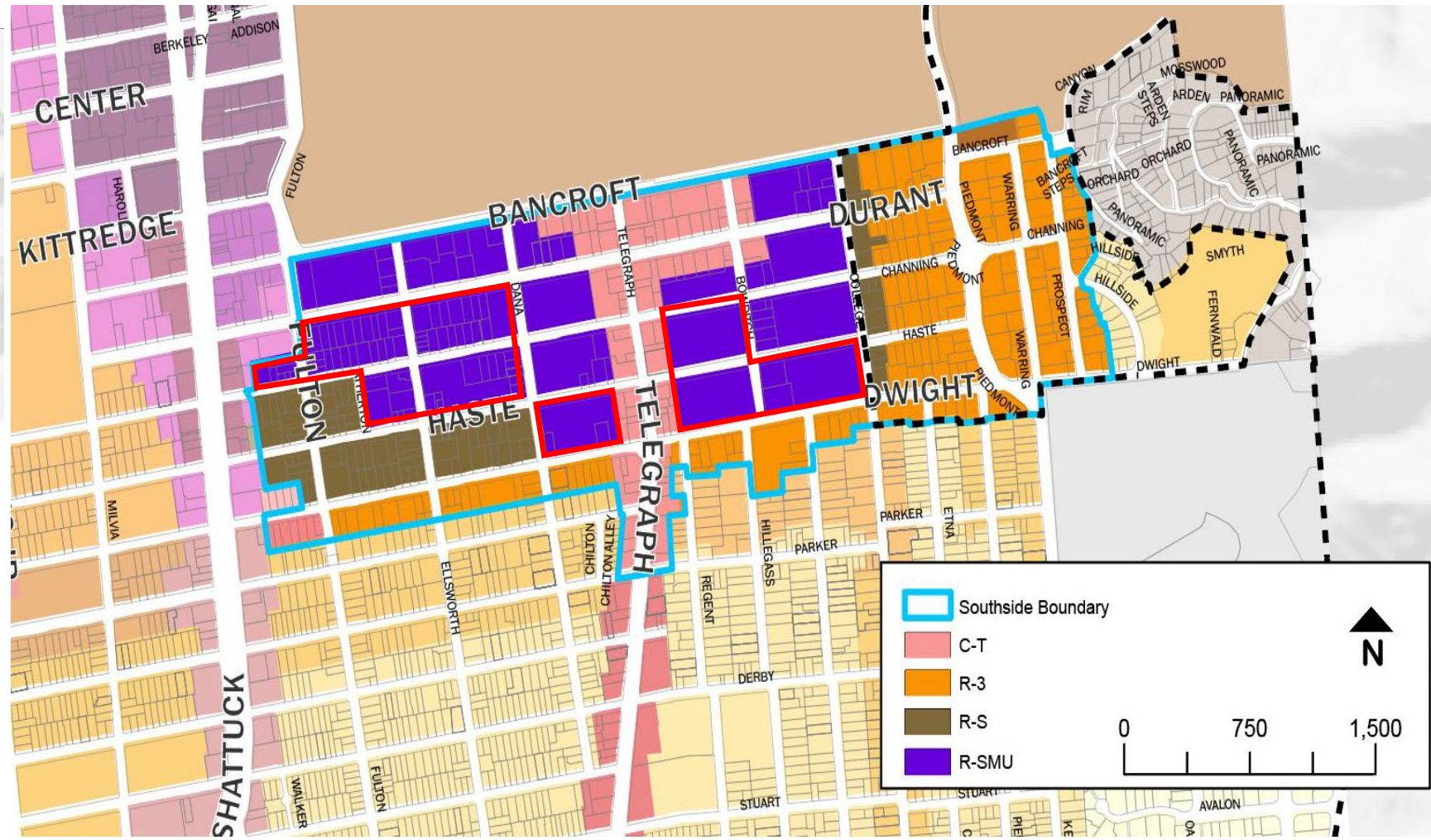
1. Zoning District Boundary Adjustments
2. Allowed Uses in C-T District
3. Development Standards



Southside Map Amendments – Expand R-SMU

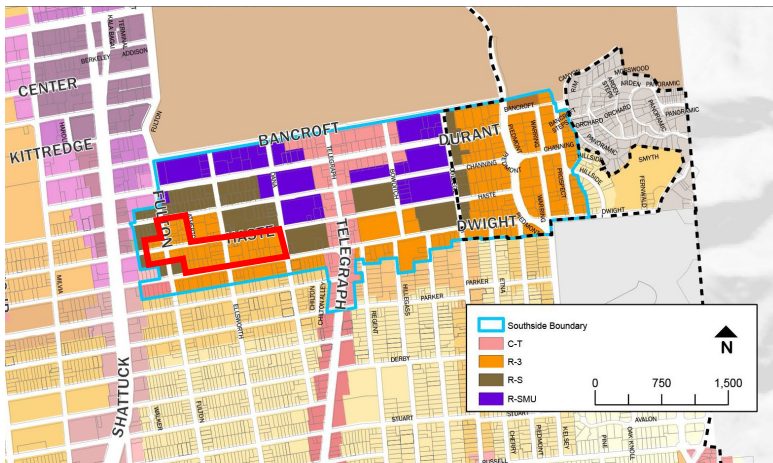


Current

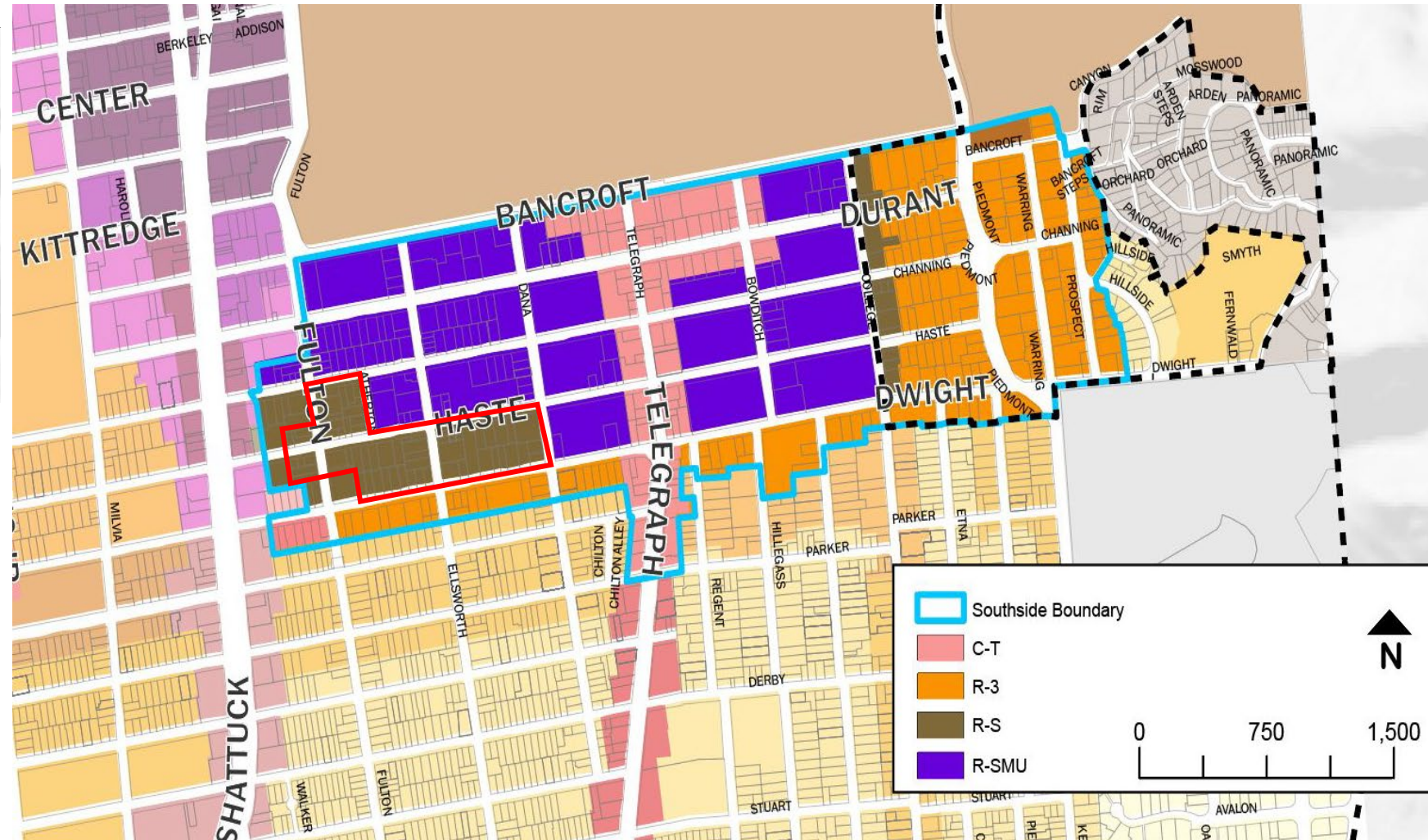


Proposed

Southside Map Amendments – R-3 to R-S



Current



Proposed

Allowed Land Uses– Ground Floor Residential in C-T



1



2



3



4

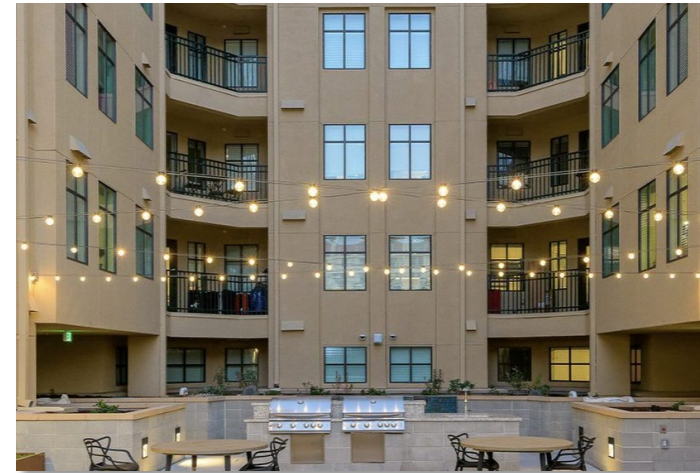


Proposed Development Standards

Zoning District	Maximum Lot Coverage	Minimum Building Separation	Minimum Setbacks	Maximum Height	Maximum Floor Area Ratio	Minimum Open Space <i>(per 1,000 sf gross floor area)</i>	Minimum Density <i>(units per acre)</i>
R-3 <i>(Southside only)</i>	70%	None	Front: 15 ft Rear: 4 ft Interior Side: 4 ft Street Side: 4 ft	45 feet	3.0	150 sf	60
R-S	75%	None	Front: None Rear: 4 ft Interior Side: 4 ft Street Side: None	55 feet	4.0	50 sf	100
R-SMU	85%	None	Front : None Rear: 4 ft Interior Side: None Street Side: None	85 feet	7.0	40 sf	150
C-T	100%	None	None	85 feet	8.0	40 sf	200

Minimum Open Space

Zoning District	Current		Proposed
	Dwelling unit	GLA Resident	Per 1,000 sf gross floor area
R-3 <i>(Southside only)</i>	200 sf	90 sf	150 sf min
R-S	50 sf	20 sf	50 sf min
R-SMU	40 sf	20 sf	40 sf min
C-T <i>(south of Dwight)</i>	40 sf	No min.	
C-T <i>(north of Dwight)</i>	40 sf	No min.	



Courtyard - 2580 Bancroft



Balconies - 2640 Dwight



Roof deck - 2631 Durant

Indoor Common Space



Fitness Center



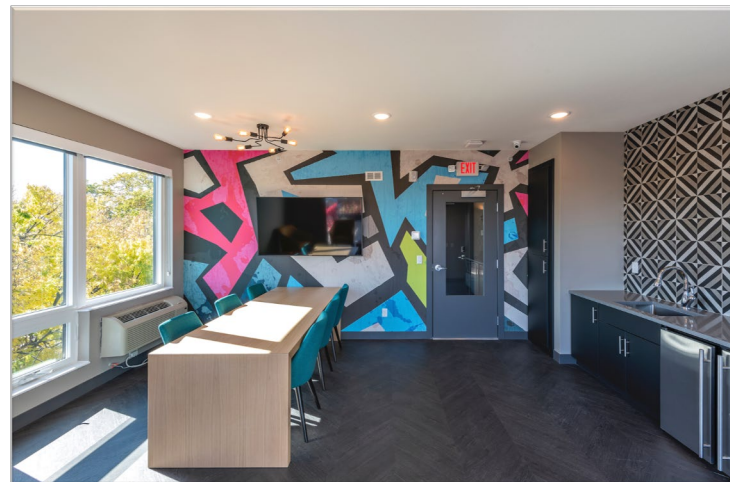
Study Room/Library



Pet Washing Area



Multi-use Recreation Room



Conference Room

Minimum/Maximum Density

Zoning District	Min. or Max. Units per Acre	Max. SF Per GLA Resident	Proposed Minimum Units per Acre	Proposed Maximum Units per Acre
R-3 <i>(Southside only)</i>	None	350	60	None
R-S			100	
R-SMU		175		
C-T <i>(south of Dwight)</i>		350	200	
C-T <i>(north of Dwight)</i>				



400 sq.ft. studio



800 sq.ft. two-bed



1,385 sq.ft. four-bed



1,885 sq.ft. five-bed

Questions for Discussion

1. Open Space
2. Ground-Floor Residential in the C-T District
3. Max Height
4. Min Setbacks



What is the right amount of common open space that should be allowed indoors?



Fitness Center



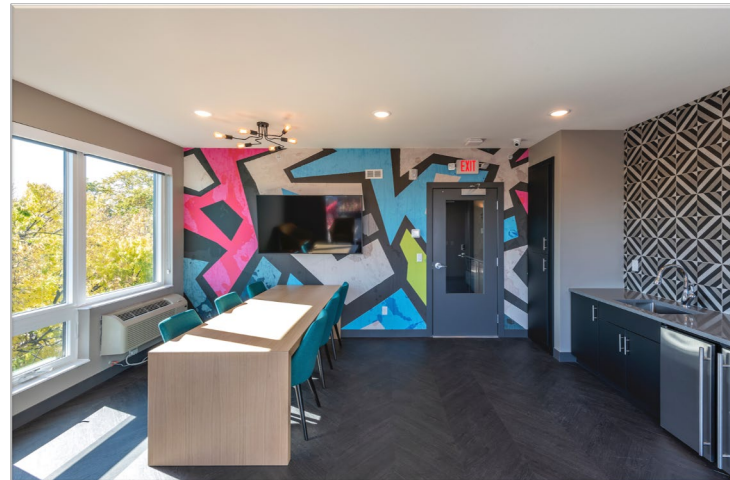
Study Room/Library



Pet Washing Area



Multi-use Recreation Room

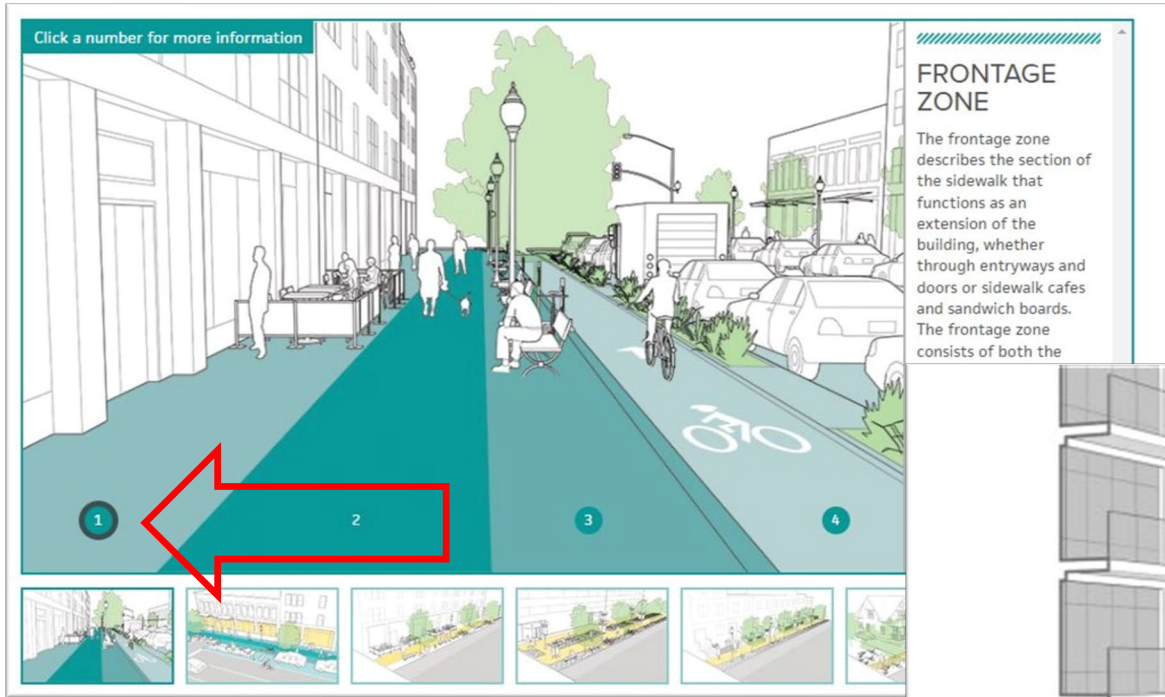


Conference Room

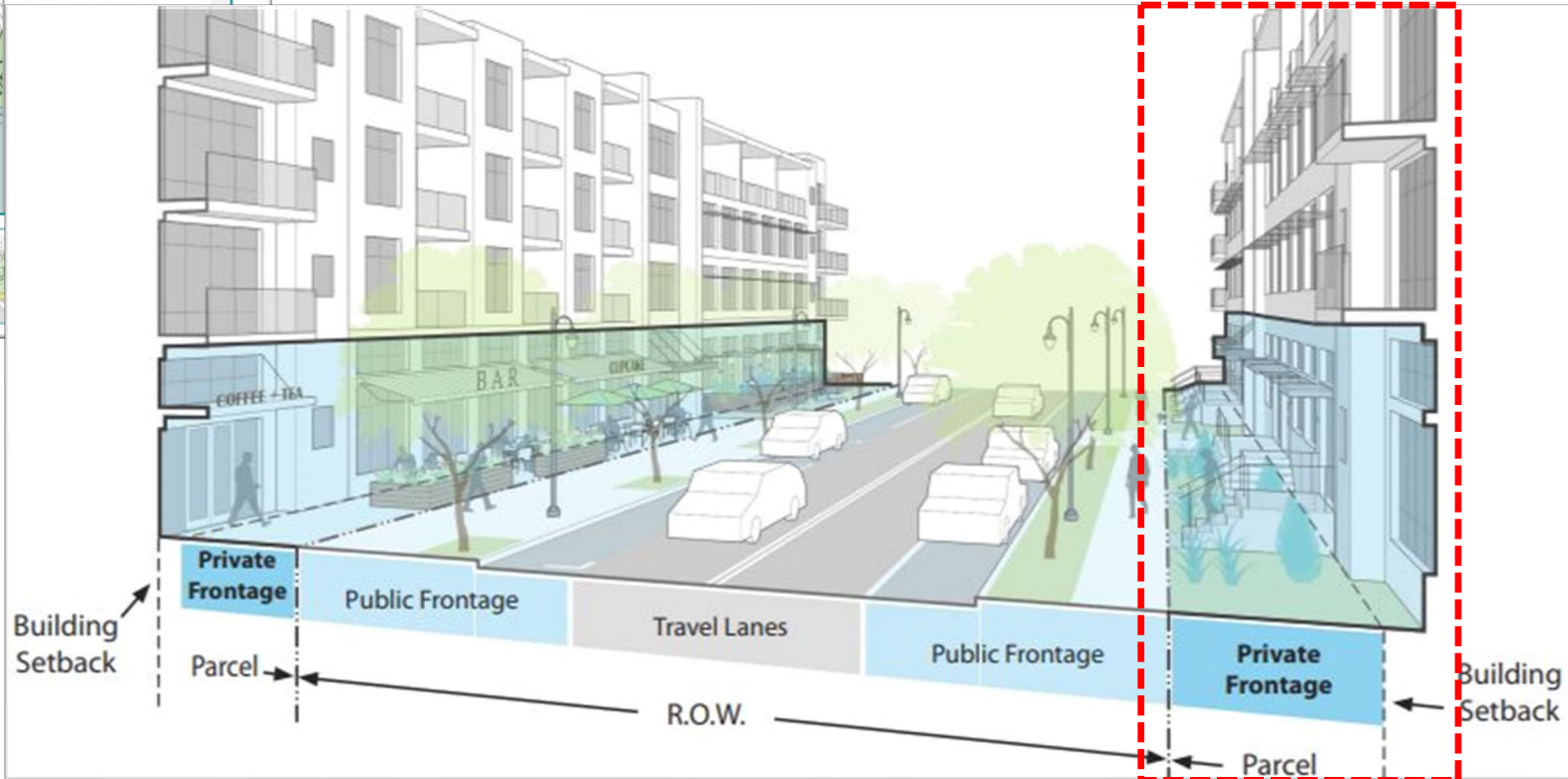
Which zoning standards would incentivize open space in the private frontage zone to enhance the pedestrian experience?



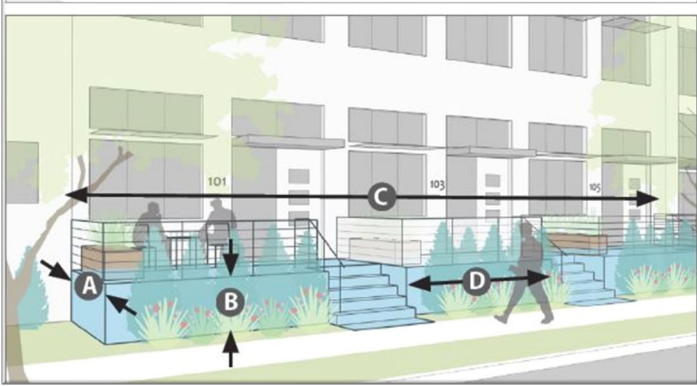
Which zoning standards would incentivize open space in the private frontage zone to enhance the pedestrian experience?



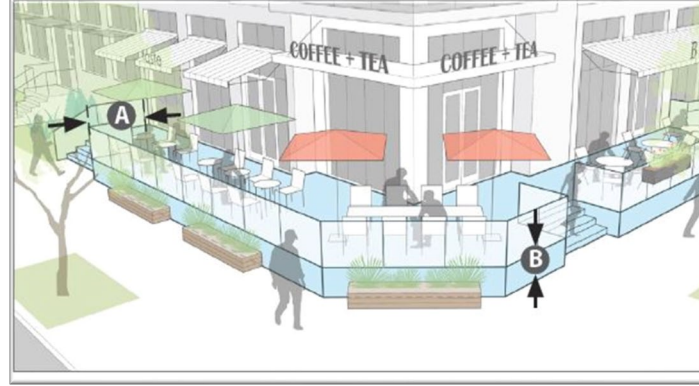
**Proposed Front Yard Setback
(R-S, R-SMU, C-T) – 0 feet**



Which zoning standards would incentivize open space in the private frontage zone to enhance the pedestrian experience?



Porch



Terrace



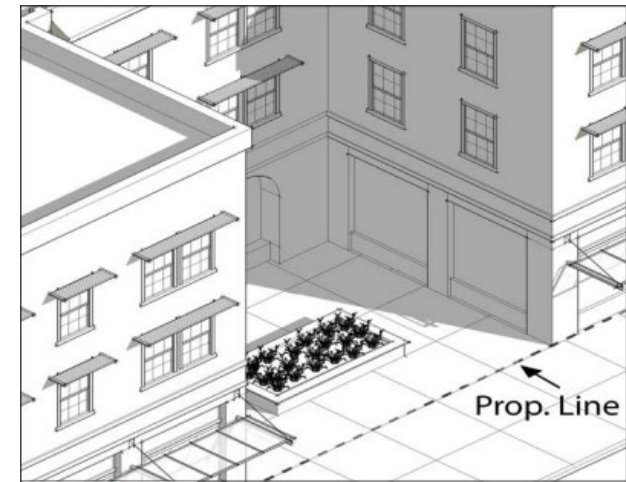
Gallery



Porch



Arcade

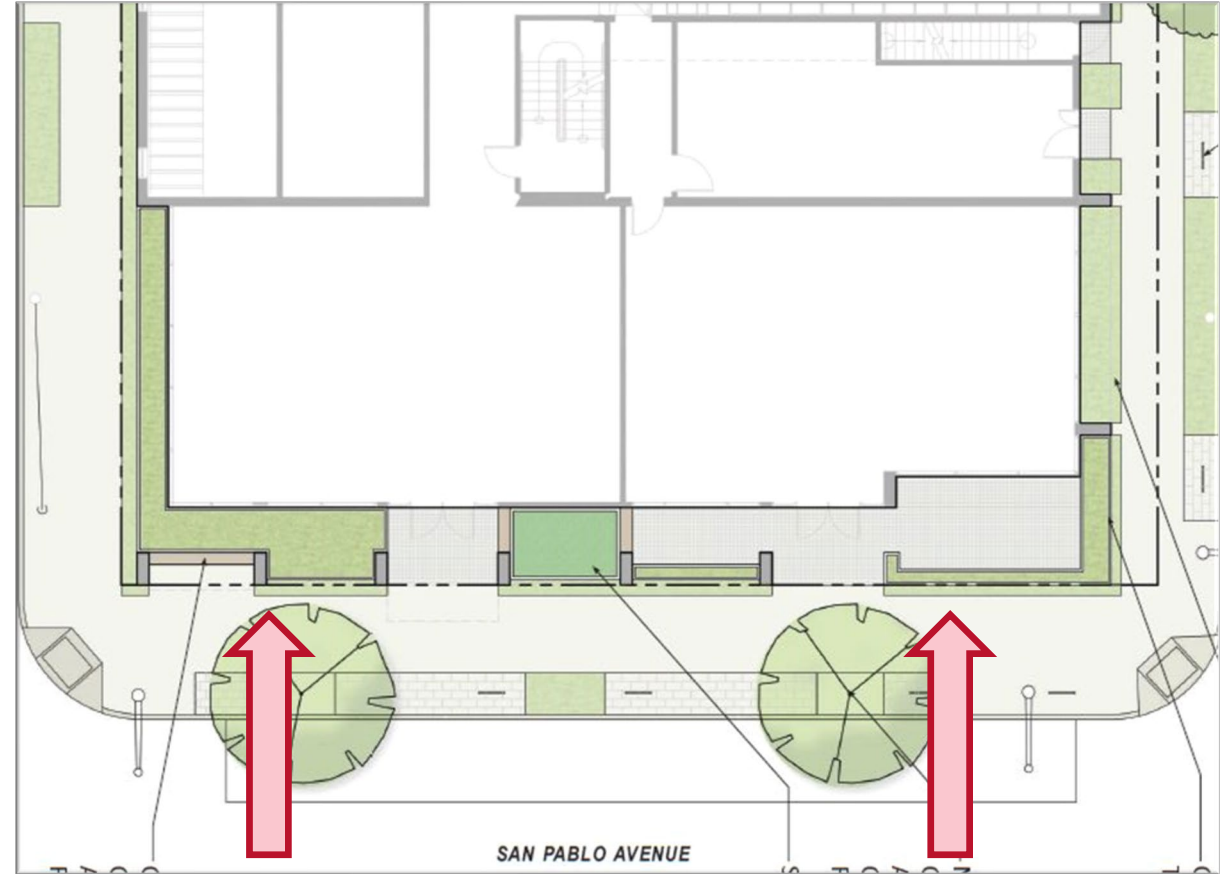


Forecourt

Which zoning standards would incentivize open space in the private frontage zone to enhance the pedestrian experience?



3000 San Pablo (at Ashby)



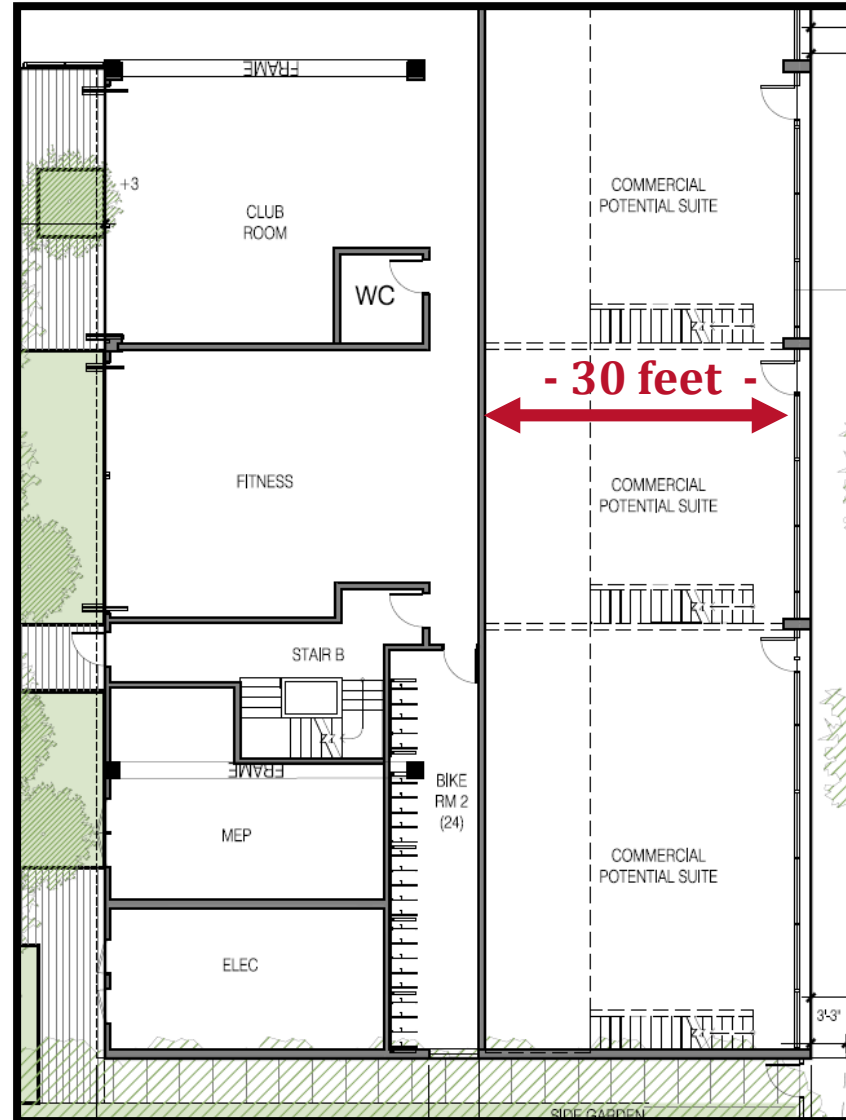
7 feet, 6 inches

10 feet, 4 inches

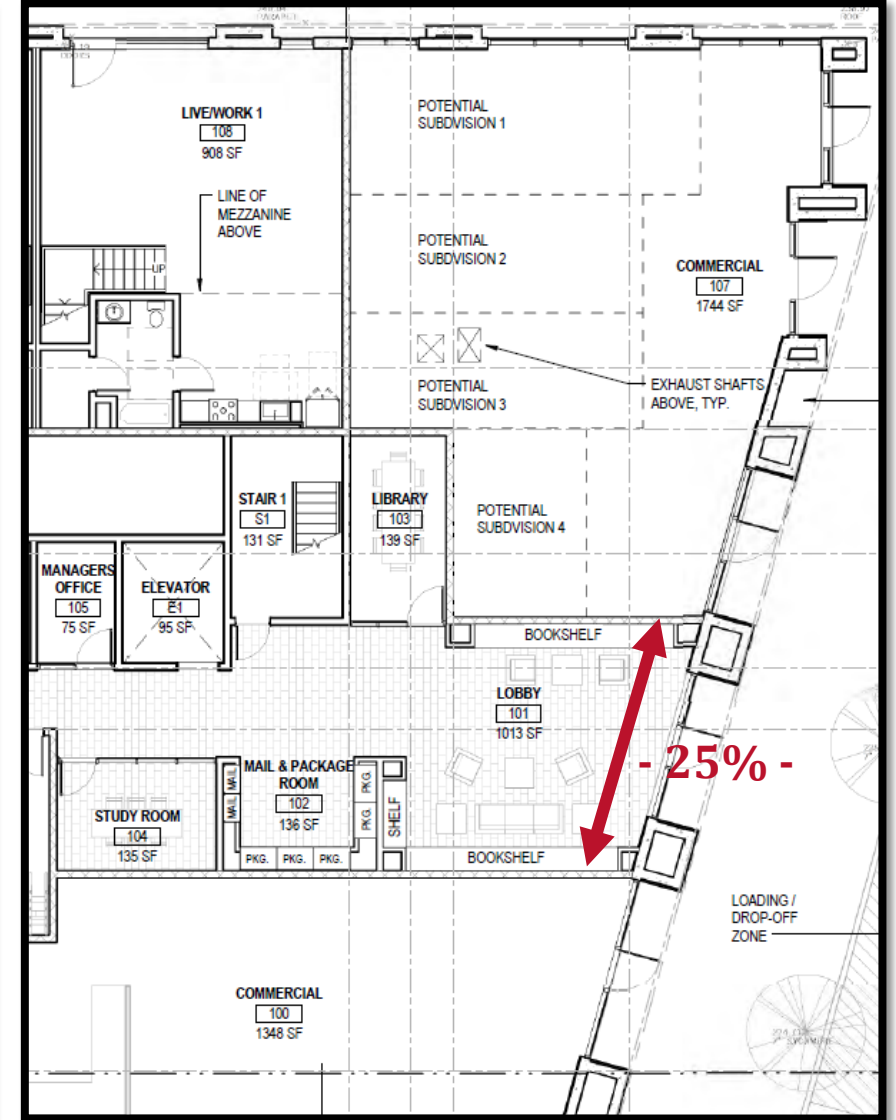
Which zoning standards would support a vibrant commercial area and pedestrian experience in the C-T?



C-T District



1598 University



2556 Telegraph

Do the proposed height limits adequately facilitate construction of new housing?

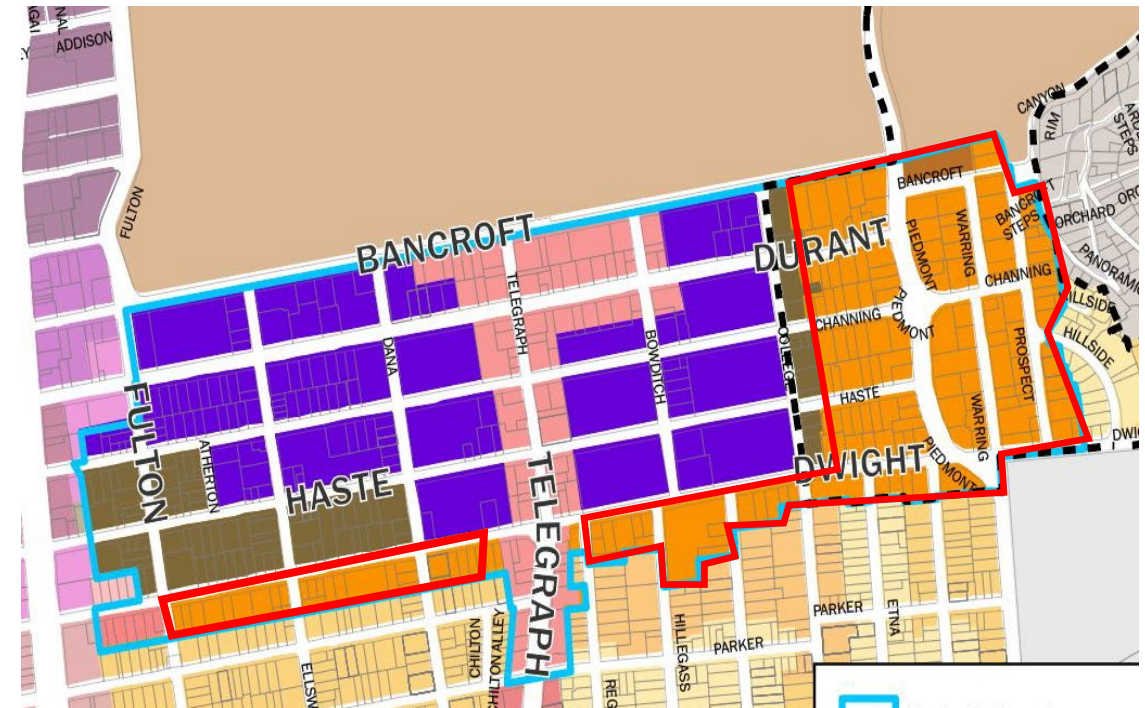
Zoning District	Current		Proposed
R-3 <i>(Southside only)</i>	35'	3 stories	45 feet
R-S	35' (45' with UP)	3 stories (4 with UP)	55 feet
R-SMU	60', (65-75' with UP)	4 stories (5 with UP)	85 feet
C-T <i>(south of Dwight)</i>	50' (65' with UP)	5 stories	85 feet
C-T <i>(north of Dwight)</i>	65', (75' with UP)	6 stories	



55' 2301 Durant

Would adjusting the setbacks in the R-3 district help provide more open space in this transitional area?

Zoning District	Current	Proposed
R-3 <i>(Southside only)</i>	Front and Rear: 15 ft Interior Side: 4 ft to 6 ft* Street Side: 6 ft to 10 ft*	Front : 10 ft. Rear: 15 ft. Interior Side: 4 ft Street Side: 4 ft.
R-S	Front : 10 ft Rear: 10 ft to 17 ft* Interior Side: 4 ft to 8 ft* Street Side: 6 ft to 10 ft*	Front : None Rear: 4 ft Interior Side: 4 ft Street Side: None
R-SMU	Front : 10 ft** Rear: 10 ft to 19 ft* Interior Side: 4 ft to 10 ft* Street Side: 6 ft to 10 ft*	Front : None Rear: 4 ft Interior Side: None Street Side: None
C-T	None	No Change



*Varies by # of stories, interior vs. corner lot *Can be modified with an AUP or UP*

Purpose of Tonight's Meeting

Get feedback from the Design Review Committee & public – especially:

- Open Space
- Ground-floor Residential Use in C-T district
- Maximum Height
- Minimum Setbacks in R-3 district