

File No. 111307

Committee Item No. 6

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date January 30, 2012

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Budget Analyst Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Resolution No. 18492</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Planning Commission Resolution No. 18472</u> |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Glen Park Community Plan</u> |
| * <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Draft Environmental Impact Report</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Hearing Notice</u> |
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Completed by: Alisa Miller Date January 27, 2012

Completed by: _____ Date _____

An asterisked item represents the cover sheet to a document that exceeds 25 pages.
The complete document can be found in the file.

***(See File No. 111305 for full documents)**

1 [General Plan Amendments - Glen Park Area Plan]

2
3 **Ordinance amending the San Francisco General Plan by adding the Glen Park Area**
4 **Plan; and making findings, including environmental findings and findings of**
5 **consistency with the General Plan and the Priority Policies of Planning Code Section**
6 **101.1.**

7 NOTE: Additions are single-underline italics Times New Roman;
8 deletions are ~~strike-through italics Times New Roman~~.
9 Board amendment additions are double-underlined;
Board amendment deletions are ~~strikethrough-normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Findings.

12 A. Section 4.105 of the Charter of the City and County of San Francisco provides
13 that the Planning Commission shall periodically recommend to the Board of Supervisors, for
14 approval or rejection, proposed amendments to the General Plan.

15 B. On November 28, 2011, the Board of Supervisors received from the Planning
16 Department the proposed General Plan amendments, including the addition of the "Glen Park
17 Community Plan" or "Glen Park Area Plan," and revisions to other Elements of the General
18 Plan, as well as an update of the Land Use Index. These amendments are on file with the
19 Clerk of the Board of Supervisors in File No. 111307 and are incorporated herein by
20 reference.

21 C. Section 4.105 of the City Charter further provides that if the Board of
22 Supervisors fails to Act within 90 days of receipt of the proposed the Glen Park Area Plan
23 amendments, then the proposed amendments shall be deemed approved.

24 D. San Francisco Planning Code Section 340 provides that the Planning
25 Commission may initiate an amendment to the General Plan by a resolution of intention,

1 which refers to, and incorporates by reference, the proposed General Plan amendments.
2 Section 340 further provides that Planning Commission shall adopt the proposed General
3 Plan amendments after a public hearing if it finds from the facts presented that the public
4 necessity, convenience and general welfare require the proposed amendment or any part
5 thereof. If adopted by the Commission in whole or in part, the proposed amendments shall be
6 presented to the Board of Supervisors, which may approve or reject the amendments by a
7 majority vote.

8 E. After a duly noticed public hearing on October 20, 2011, in Resolution No.
9 18472 the Planning Commission initiated amendments to the General Plan, in the File No.
10 111307. Said resolution is on file with the Clerk of the Board of Supervisors and incorporated
11 herein by reference.

12 F. On November 10, 2011 after a duly noticed public meeting, the Planning
13 Commission certified the Final Environmental Impact Report (EIR) for the proposed Glen Park
14 Community Plan (the Project) by Motion No. 18490 finding the Final EIR reflects the
15 independent judgment and analysis of the City and County of San Francisco, is adequate,
16 accurate and objective, contains no significant revisions to the Draft EIR, and the content of
17 the report and the procedures through which the Final EIR was prepared, publicized and
18 reviewed comply with the provisions of the California Environmental Quality Act (CEQA)
19 (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal.
20 Code Regs. Section 15000 et seq.) and Chapter 31 of the San Francisco Administrative
21 Code. Copies of the Planning Commission Motion and Final EIR are on file with the Clerk of
22 the Board in File No. 111307 and are incorporated herein by reference.

23 G. The Project evaluated in the Final EIR includes amendments to the General
24 Plan, Planning Code and Zoning Map related to the Project that the Planning Department has
25 proposed, as well as an Implementation Program, which outlines projects, actions, funding

1 opportunities and interagency coordination the City must pursue to implement the Glen Park
2 Area Plan. The Glen Park Area Plan amendments is an action proposed by the Planning
3 Department that is within the scope of the Project evaluated in the Final EIR.

4 H. At the same hearing during which the Planning Commission certified the Final
5 EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the
6 proposed Glen Park Area Plan amendments in Resolution No. 18491 and adopted the Glen
7 Park Area Plan amendments in Resolution No. 18492, finding in accordance with Planning
8 Code Section 340 that the public necessity, convenience and general welfare required the
9 proposed amendments. The letter from the Planning Department transmitting the proposed
10 Glen Park Area Plan amendments to the Board of Supervisors, the Final EIR and
11 supplemental material described above, the CEQA Findings adopted by the Planning
12 Commission with respect to the approval of the Glen Park Area Plan amendments, including a
13 mitigation monitoring and reporting program and a statement of overriding considerations, the
14 Glen Park Area Plan amendments and the Resolution approving the Glen Park Area Plan
15 Amendments are on file with the Clerk of the Board in File No. 111307. These and any and
16 all other documents referenced in this Ordinance have been made available to the Board of
17 Supervisors and may be found in either the files of the Planning Department, as the custodian
18 of records, at 1650 Mission Street in San Francisco, or in File No. 111307 with the Clerk of the
19 Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco and are incorporated
20 herein by reference.

21 I. The Board of Supervisors has reviewed and considered the Final EIR and the
22 environmental documents on file referred to herein. The Board of Supervisors has reviewed
23 and considered the CEQA Findings adopted by the Planning Commission in support of the
24 approval of the Glen Park Area Plan amendments, and hereby adopts as its own and
25

1 incorporates the CEQA Findings contained in Planning Commission Resolution No. 18491 by
2 reference as though such findings were fully set forth in this Ordinance.

3 J. The Board of Supervisors endorses the implementation of the mitigation
4 measures identified in the Planning Commission's CEQA Findings including those for
5 implementation by other City Departments and recommends for adoption those mitigation
6 measures that are enforceable by agencies other than City agencies, all as set forth in the
7 CEQA Findings, including the mitigation monitoring and reporting program contained in the
8 referenced CEQA Findings.

9 K. The Board of Supervisors finds that no substantial changes have occurred in the
10 Project proposed for approval under this Ordinance that will require revisions in the Final EIR
11 due to the involvement of new significant environmental effects or a substantial increase in the
12 severity of previously identified significant effects, no substantial changes have occurred with
13 respect to the circumstances under which the Project proposed for approval under the
14 Ordinance are undertaken which will require major revisions to the Final EIR due to the
15 involvement of new environmental effects or a substantial increase in the severity of effects
16 identified in the Final EIR and no new information of substantial importance to the Project as
17 proposed for approval in the Ordinance has become available which indicates that (1) the
18 Project will have significant effects not discussed in the Final EIR, (2) significant
19 environmental effects will be substantially more severe, (3) mitigation measure or alternatives
20 found not feasible which would reduce one or more significant effects have become feasible
21 or (4) mitigation measures or alternatives which are considerably different from those in the
22 Final EIR would substantially reduce one or more significant effects on the environment.

23 M. The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
24 Glen Park Area Plan amendments set forth in the documents on file with the Clerk of the
25 Board in File No. 111307 will serve the public necessity, convenience and

1 general welfare for the reasons set forth in Planning Commission Resolution No. 18492
2 and incorporates those reasons herein by reference.

3 N. The Board of Supervisors finds that the Glen Park Area Plan amendments are,
4 on balance, in conformity with the General Plan, as it is amended by this Ordinance, and the
5 eight priority policies of Planning Code Section 101.1 for the reasons set forth in Planning
6 Commission Resolution No. 18492. The Board hereby adopts the findings set forth in
7 Planning Commission Resolution No. 18492.

8 Section 2. The Board of Supervisors hereby approves the proposed Glen Park Area
9 Plan amendments, an amendment to the General Plan, as recommended to the Board of
10 Supervisors by the Planning Commission in Resolution No. 18492, and directs the
11 Planning Department to update the General Plan's Land Use Index to reflect these
12 amendments. Said amendments, including General Plan map amendments, are on file with
13 the Clerk of the Board of Supervisors in File No. 111307 and are incorporated herein
14 by reference.

15 Section 3. Effective Date. This ordinance shall become effective 30 days from the
16 date of passage.

17
18 APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

19
20 By:


21 ANDREA RUIZ-ESQUIDE
Deputy City Attorney

LEGISLATIVE DIGEST

[General Plan Amendments - Glen Park Area Plan]

Ordinance amending the San Francisco General Plan by adding the Glen Park Area Plan; and making findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

Existing Law

The General Plan of the City and County of San Francisco is a planning document that sets a strategic and long term vision for the City. State law requires that the General Plan address seven issues: land use, circulation, housing, conservation, open space, noise and safety. In addition, a general plan can also contain area plans, which cover specific geographic areas of a city. In San Francisco, area plans have been adopted for Balboa Park Station, Bayview Hunters Point, Central Waterfront, Chinatown, Civic Center, Downtown, East Soma (South of Market), Hunters Point Shipyard, Market and Octavia, Mission, Northeastern Waterfront, Rincon Hill, Showplace Square/Potrero, South of Market, Van Ness Avenue and Western Shoreline. In these area plans the more general policies in the General Plan elements are made more precise as they relate to specific parts of the city.

Amendments to Current Law

This Ordinance adds the new Glen Park Area Plan ("Area Plan") to the General Plan. The Area Plan presents a vision and a set of objectives and policies that recognize Glen Park's unique character and seek to enhance the neighborhood's special quality and function. The policies generally seek to protect and reinforce the character of the neighborhood commercial district, resolve challenges caused by the area's massive vehicle infrastructure, enhance pedestrian and transit movement, improve the area's mix of open spaces, and restore connections to Glen Canyon Park and surrounding neighborhoods. The Area Plan recommends modifications to the neighborhood commercial zoning to support a transit-oriented commercial district (Glen Park NCT District), identifies streetscape and pedestrian amenities, suggests open space opportunities and encourages review of future development for compatibility with the neighborhood's scale and distinctive character.

The Area Plan is bounded generally by Chenery Street to the north; Roanoke Street to the east; San Jose Avenue and Bosworth Street to the south; and Elk Street and Glen Canyon Park to the west. It contains the popular Glen Park neighborhood commercial

district ("village") located on Diamond and Chenery Streets as well as the Glen Park BART Station.

The legislation also makes findings, including environmental findings and findings of consistency with the General Plan, as proposed for amendment, and the Priority Policies of Planning Code Section 101.1.

Background Information

The Area Plan represents the culmination of a community planning process that began in 2002 to create a vision for the Glen Park neighborhood. The Area Plan supports the General Plan's policies of creating walkable, transit-oriented neighborhoods with vibrant neighborhood commercial areas, nearby public open spaces and an engaging public realm.



SAN FRANCISCO PLANNING DEPARTMENT

November 22, 2011

Angela Calvillo, Clerk
Board of Supervisors
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

**RE: Transmittal of the Glen Park Community Plan
Planning Case No. 2005.1004EMTZ**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Calvillo:

I am pleased to transmit the Planning Commission's recommendation for adoption of the Glen Park Community Plan (Case 2005.1004EMTZ) to the Board of Supervisors. Please find here a description of the approval actions and supporting documentation for the Board's consideration.

In 2002, the Planning Department initiated a public planning process to create the Glen Park Community Plan. The Plan presents a set of objectives and policies that recognize Glen Park's unique character and seek to enhance the neighborhood's special quality and function. The Plan recommends modifications to the neighborhood commercial district's zoning to support a transit-oriented commercial district, identifies streetscape and pedestrian amenities, suggests open space opportunities and encourages review of future development for compatibility with the neighborhood's scale and distinctive character.

Adoption of the Plan requires approval of the findings and legislation below by the full Board of Supervisors:

1. Environmental Review CEQA Findings and Mitigation Measures

The Environmental Review findings identify significant unavoidable environmental impacts, compare Project alternatives, describe mitigation measures, and make a Statement of Overriding Considerations recognizing the Project's unique benefits.

2. General Plan Amendments Ordinance

Amendments to the General Plan include the addition of the Glen Park Community Plan as a new Area Plan and updates to various General Plan Elements to include text and map references to the Area Plan.

3. Planning Code Amendments Ordinance

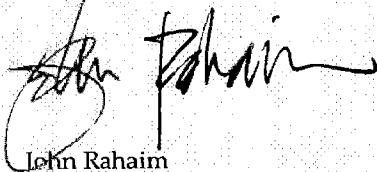
Proposed Planning Code amendments will establish a new zoning district (Sec. 738.1 - Glen Park Neighborhood Commercial Transit District) and make revisions to existing sections of the Planning Code necessary to implement the Glen Park Community Plan. Amendments to the Planning Code include but are not limited to those related to land use, height, density, and parking.

4. Zoning Map Amendments Ordinance

The Zoning Map amendments establish a new Glen Park Neighborhood Commercial Transit District (Glen Park NCT) to replace the existing NC-2 (Small-scale Neighborhood Commercial District). The Glen Park NCT district expands the commercial district boundary slightly by reclassifying nine residentially zoned parcels. Heights are proposed for reduction in a portion of the district's interior from 40 to 30 feet (see maps, I-2).

The Planning Commission recommends Board approval of these ordinances to implement the Glen Park Community Plan. If you have further questions, please contact Jon Swae, the Plan Manager, at (415) 575-9069. We look forward to the Board's consideration of these items and to the implementation of this community supported Plan for Glen Park.

Sincerely,



John Rahaim
Director of Planning

Cc: Honorable Supervisor Wiener
Jason Elliott, Mayor's Office



**Glen Park Community Plan
Adopted by Planning Commission
for transmittal to Board of Supervisors**

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* (See File No. 111305 for documents)



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18492

HEARING DATE NOVEMBER 10, 2011

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: November 10, 2011
Case No.: 2005.1004EMTZ
Project Address: Glen Park Community Plan Area
Zoning: Various
Block/Lot: Various
Project Sponsor: San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
Staff Contact: Jon Swae – (415) 575-9069
jon.swae@sfgov.org

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection of proposed amendments to the General Plan.

In 2002, the Planning Department initiated a public planning process to create the *Glen Park Community Plan*. The Plan presents a vision and a set of objectives and policies that recognize Glen Park's unique character and seek to enhance the neighborhood's special quality and function.

The Plan's policies generally seek to protect and reinforce the character of the neighborhood commercial district, resolve challenges caused by the area's massive vehicle infrastructure, enhance pedestrian and transit movement, improve the area's mix of open spaces, and restore connections to Glen Canyon Park and surrounding neighborhoods. The Plan recommends modifications to the neighborhood commercial zoning to support a transit-oriented commercial district, identifies streetscape and pedestrian amenities, suggests open space opportunities and encourages review of future development for compatibility with the neighborhood's scale and distinctive character. An accompanying Implementation Program outlines projects, actions, funding opportunities and interagency coordination the City must pursue to implement the Area Plan. Further description of the Area Plan's proposals and recommendations is contained in the Plan document.

The Area Plan supports the General Plan's vision of strengthening neighborhood-serving commercial areas; encouraging travel by public transit, walking and bicycling; preserving historic buildings; and providing and improving open space, streets and transportation in the Plan Area. The Plan lays the policy foundation for additional changes that are detailed in the Planning Code and Zoning Map amendments.

The Planning Commission proposes to amend the General Plan, adding the Glen Park Community Plan as a new Area Plan, and making related amendments to the General Plan's Recreation and Open Space Element, Commerce and Industry Element, Urban Design Element and Land Use Index.

Overall, policies envisioned for the Glen Park Community Plan would be consistent with the General Plan. However, amendments to the General Plan, including the addition of the Glen Park Community Plan and revisions to the Recreation and Open Space Element, Commerce and Industry Element, Urban Design Element and Land Use Index are required to achieve the goals of the Glen Park Community Plan (the "General Plan Amendments"). The City Attorney's Office has reviewed the draft ordinance and approved it as to form.

On October 20, 2011, the Planning Commission by Motion No. 18472, initiated the above referenced General Plan Amendments and, pursuant to Planning Code Section 340, authorized the Department to provide appropriate notice for a public hearing to consider these amendments.

On November 10, 2011, by Motion No. 18490 the Commission certified the Environmental Impact Report for the Glen Park Community Plan as accurate, complete, and in compliance with the California Environmental Quality Act ("CEQA"). In Motion No. 18491, the Commission adopted findings that various actions related to the adoption of the proposed Glen Park Community Plan were in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). As part of this Motion, the Commission adopted a Statement of Overriding Considerations and a mitigation monitoring and reporting program. Said findings are on file with the Secretary of the Commission and are incorporated herein by reference. Said findings remain valid for the actions contemplated in this Resolution and are made part of this Resolution by reference herein.

Staff recommends adoption of the draft resolution adopting amendments to the General Plan, which includes adding the Glen Park Community Plan, and making conforming amendments to various elements of the General Plan, and making conforming changes to applicable maps of the General Plan. These amendments are attached in the *Glen Park Community Plan Initiation Package*, dated October 20, 2011 and incorporated for reference.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. The project is consistent with the eight priority policies in that:

- 1. That existing neighborhood serving retail uses be preserved and enhanced and future opportunities for resident employment in or ownership of such businesses enhanced.**

The Plan strengthens Glen Park's existing neighborhood commercial area while expanding opportunities for new retail uses, employment and local business ownership. The Plan protects neighborhood serving retail uses by requiring ground floor commercial uses and limiting curb cuts to preserve continuous retail and pedestrian frontages on Diamond & Chenery Streets. The Plan proposes a new Glen Park Neighborhood Commercial Transit Zoning District that incorporates existing non-conforming commercial uses and reclassifies a small number of residential parcels across from the BART station to allow for future retail opportunities.

2. **That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.**

The Plan's policies and objectives are focused on reinforcing the area's most cherished features – a walkable neighborhood commercial district, human-scaled built environment, strong pedestrian and transit orientation, and connections to Glen Canyon Park. Additionally, the Plan proposes height controls that are consistent with the established development pattern in the area.

3. **That the City's supply of affordable housing be preserved and enhanced.**

The Plan preserves the existing affordable housing supply in the neighborhood. The Plan proposes no demolition or redevelopment of the existing housing stock. Mixed-use infill development on select sites within the neighborhood commercial district that is compatible with the surrounding area and meets the City's inclusionary housing requirement is encouraged. Given the area's rich local and regional transit access (BART and Muni), the Plan's proposed Glen Park NCT District eliminates minimum parking requirements for residential units. Allowing some units to be built without parking will help increase affordability.

4. **That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.**

The Plan would not result in commuter traffic impeding Muni transit service or overburdening the streets or neighborhood parking. A primary objective of the Plan is to sustain Glen Park's role as an intermodal transit center for the city and the region. The Plan supports the design and implementation of transit service improvements to increase Muni's speed, reliability and ridership. New parking requirements are designed to discourage private automobile trips and support transit. In addition, the Plan contains policies and recommendations to reduce congestion by promoting walking, bicycling, and car-sharing. The Plan also proposes traffic calming and street design opportunities to improve circulation in the area.

5. **That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.**

The Plan would not impact the industrial or service sectors. The Plan area is composed primarily of residential, neighborhood commercial and public uses.

6. **That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.**

The Plan would not adversely affect preparedness against injury and loss of life in an earthquake and would comply with applicable safety standards. New residential buildings would be subject to the City's Building Code, Fire Code and other applicable safety standards.

7. That landmarks and historic buildings be preserved.

The Plan supports the preservation of historic buildings by discouraging demolition and adverse alteration. As part of the planning process, a survey of historic resources within the Plan area was conducted and adopted by the Historic Preservation Commission. The Plan recommends the use of the Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties for projects involving historic resources.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The Plan would have a positive effect on parks and open space and would not adversely affect existing open spaces or their access to sunlight and vistas. The Plan supports the creation of a linear greenway connecting downtown Glen Park and Glen Canyon Park. Additionally, the Plan recommends opportunities to create new and improved public open spaces within the neighborhood commercial district.

The Glen Park Community Plan reflects the vision of the City & County of San Francisco's overall General Plan. Review of applicable General Plan Objectives and Policies has determined that the proposed action is, on balance, consistent with the General Plan as it is proposed to be amended. The proposed actions offer a compelling articulation and implementation of many of the concepts outlined in the General Plan, especially the Housing, Commerce and Industry, Recreation and Open Space, Urban Design, and Transportation Elements. Below are specific General Plan policies and objectives that support the Glen Park Community Plan's policy framework and proposed actions.

NOTE: General Plan Objectives are in **CAPITAL, BOLDED ITALICS**

General Plan Policies are in Arial standard font

Staff comments are in *italics*

HOUSING ELEMENT

OBJECTIVE 1

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.4

Ensure community based planning processes are used to generate changes to land use controls.

OBJECTIVE 11

SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.

Policy 11.7

Respect San Francisco's historic fabric, by preserving landmark buildings and ensuring consistency with historic districts.

OBJECTIVE 12

BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.

Policy 12.1

Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.

OBJECTIVE 13

PRIORITIZE SUSTAINABLE DEVELOPMENT IN PLANNING FOR AND CONSTRUCTING NEW HOUSING.

Policy 13.3

Promote sustainable land use patterns that integrate housing with transportation in order to increase transit, pedestrian, and bicycle mode share.

The Area Plan contains policies and proposes land use controls that would retain and enhance existing housing; encourage well-designed mixed use infill development that is compatible with neighborhood character; provide opportunities for housing near transit; and reduce the cost of housing by allowing units to be built without parking requirements.

COMMERCE & INDUSTRY ELEMENT

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.7

Promote high quality urban design on commercial streets.

Policy 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

The Area Plan strongly supports the protection and enhancement of Glen Park's neighborhood commercial district as a focus of local economic activity, neighborhood-serving retail and pedestrian activity. The Glen Park Neighborhood Commercial Transit District proposed by the Plan promotes active ground floor retail and expands opportunities for some additional commercial uses in the district. Historic buildings in the district are protected and new mixed use development that is compatible with the surrounding area is encouraged.

RECREATION & OPEN SPACE ELEMENT

OBJECTIVE 4

PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

Policy 4.7

Provide open space to serve neighborhood commercial districts.

The Plan promotes open space in Glen Park by supporting improvements to existing open spaces and creation of new open space. The Plan proposes serving the needs of Glen Park's busy commercial core with a linear greenway connection to Glen Canyon Park, the redesign of the BART station plazas and enhanced streetscape amenities.

TRANSPORTATION ELEMENT

OBJECTIVE 1

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.1

Involve citizens in planning and developing transportation facilities and services, and in further defining objectives and policies as they relate to district plans and specific projects.

Policy 1.2

Ensure the safety and comfort of pedestrians throughout the city.

Policy 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

Policy 1.5

Coordinate regional and local transportation systems and provide for interline transit transfers.

OBJECTIVE 11

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 15

ENCOURAGE ALTERNATIVES TO THE AUTOMOBILE AND REDUCED TRAFFIC LEVELS ON RESIDENTIAL STREETS THAT SUFFER FROM EXCESSIVE TRAFFIC THROUGH THE MANAGEMENT OF TRANSPORTATION SYSTEMS AND FACILITIES.

Policy 15.1

Discourage excessive automobile traffic on residential streets by incorporating traffic-calming treatments.

OBJECTIVE 20

GIVE FIRST PRIORITY TO IMPROVING TRANSIT SERVICE THROUGHOUT THE CITY, PROVIDING A CONVENIENT AND EFFICIENT SYSTEM AS A PREFERABLE ALTERNATIVE TO AUTOMOBILE USE.

Policy 20.1

Give priority to transit vehicles based on a rational classification system of transit preferential streets.

OBJECTIVE 21

DEVELOP TRANSIT AS THE PRIMARY MODE OF TRAVEL TO AND FROM DOWNTOWN AND ALL MAJOR ACTIVITY CENTERS WITHIN THE REGION.

Policy 21.9

Improve pedestrian and bicycle access to transit facilities.

OBJECTIVE 23

IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

Policy 23.2

Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2

Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3

Install pedestrian-serving street furniture where appropriate.

Policy 24.4

Preserve pedestrian-oriented building frontages.

OBJECTIVE 27

ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.

Policy 27.1

Expand and improve access for bicycles on city streets and develop a well-marked, comprehensive system of bike routes in San Francisco.

OBJECTIVE 34

RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.1

Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

The Plan seeks to capitalize on the area's rich local and regional transit service and walkability to encourage travel by non-auto modes. The Plan supports improvements to the existing transit infrastructure and encourages a number of proposed improvements to the pedestrian realm. The Plan also contains policies and recommendations aimed at restoring a more balanced street environment by calming traffic and promoting walking, bicycling, and carsharing.

URBAN DESIGN ELEMENT

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 3

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT

Policy 3.5

Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

The Area Plan emphasizes and reinforces the existing scale and character of the neighborhood. Proposed height and land use controls are designed to acknowledge the neighborhood's established pattern and support new compatible mixed use development. The Plan includes policies to protect historic resources and improve the area's public realm.

AIR QUALITY ELEMENT

OBJECTIVE 2

REDUCE MOBILE SOURCES OF AIR POLLUTION THROUGH IMPLEMENTATION OF THE TRANSPORTATION ELEMENT OF THE GENERAL PLAN.

OBJECTIVE 3

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.2

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The Area Plan contains a number of policies that would lower negative impacts on air quality by encouraging the use of public transit, walking and bicycling over driving. The Plan's policies support the existing compact development pattern whereby public transit, shopping and services are located in close proximity to residences alleviating the need for some automobile trips.

NOW THEREFORE BE IT RESOLVED, the Commission adopts the CEQA findings in Commission Motion No. 18491;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 340(d), the Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments and therefore adopt amendments to the General Plan contained in the draft ordinance, approved as to form by the City Attorney in the *Glen Park Community Plan Initiation*

**Resolution 18492
November 10, 2011**

**CASE NO. 2005.1004EMTZ
GLEN PARK COMMUNITY PLAN**

Package, dated October 20, 2011, and directs staff to make corresponding updates to the Land Use Index of the General Plan.

AND BE IT FURTHER RESOLVED, that the Commission finds the General Plan amendments as proposed for amendment to be consistent with the General Plan and the eight priority policies of Planning Code Section 101.1 as specified above.

AND BE IT FURTHER RESOLVED, that the Planning Commission specifically authorizes the following additional changes to the General Plan Amendments legislation and directs staff to work with the City Attorney's Office to prepare a new version of the General Plan Amendment legislation to reflect these changes and submit the new version to the Board of Supervisors for its consideration: 1) add technical changes to address typographical errors, insert Area Plan language adopted prior to approval, and similar technical changes; 2) revise the General Plan maps identified and approved for amendments to reflect the Commission's action on the Glen Park Community Plan; 3) incorporate any additional changes to the Glen Park Community Plan or the General Plan that the Planning Commission specifically identifies as part of its approval action on November 10, 2011;

BE IT FURTHER RESOLVED that the Commission hereby **RECOMMENDS to the Board of Supervisors ADOPTION** of the amendments to the General Plan, and the Glen Park Community Plan as presented in the draft ordinance signed by the City Attorney dated October 3, 2011, and attached to this resolution.

I hereby certify that the foregoing Resolution was **ADOPTED** by the Planning Commission on November 10, 2011.

Linda Avery
Commission Secretary

AYES: Miguel, Borden, Antonini, Fong, Moore, Sugaya

NOES: None

ABSENT: Olague

ADOPTED: November 10, 2011

SAN FRANCISCO
PLANNING COMMISSION

RESOLUTION NO. 18472

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco mandates that the Planning Commission shall periodically recommend to the Board of Supervisors for approval or rejection of proposed amendments to the General Plan.

The San Francisco Planning Department is seeking to implement the Glen Park Community Plan (2011). In 2002, the Planning Department initiated a public planning process to create *the Glen Park Community Plan* ("Area Plan"). The Area Plan presents a vision and a set of objectives and policies that recognize Glen Park's unique character and seek to enhance the neighborhood's special quality and function. The policies generally seek to protect and reinforce the character of the neighborhood commercial district, resolve challenges caused by the area's massive vehicle infrastructure, enhance pedestrian and transit movement, improve the area's mix of open spaces, and restore connections to Glen Canyon Park and surrounding neighborhoods. The Area Plan recommends modifications to the neighborhood commercial zoning to support a transit-oriented commercial district, identifies streetscape and pedestrian amenities, suggests open space opportunities and encourages review of future development for compatibility with the neighborhood's scale and distinctive character. An accompanying Implementation Program outlines projects, actions, funding opportunities and interagency coordination the City must pursue to implement the Area Plan. Further description of the Area Plan's proposals and recommendations is contained in the Plan document. The Area Plan is **attached hereto as Exhibit II-5**.

The Area Plan, together with the General Plan, Planning Code and Zoning Map Amendments, provide a comprehensive set of policies and implementation programming to realize the vision of the Area Plan. Overall, policies envisioned for the Area Plan would be consistent with the General Plan. However, a number of amendments to the General Plan are required to achieve the vision and goals of the Glen Park Area Plan. Proposed amendments to the General Plan are **attached hereto as Exhibit II-4**. The City Attorney's Office has reviewed the draft ordinance (**Exhibit II-3**) and approved it as to form.

The Area Plan supports the General Plan's vision of strengthening neighborhood-serving commercial areas; encouraging travel by public transit, walking and bicycling; preserving historic buildings; and providing and improving open space,

Case No. 2005.1004MTZ
Resolution to Initiate General Plan
Amendments Pursuant to the
Glen Park Community Plan

streets and transportation in the Plan Area. The Plan lays the policy foundation for additional changes that are detailed in the Planning Code, Zoning Map and other implementation measures.

Staff recommends adoption of the draft resolution initiating amendments to the General Plan, which includes adding the Glen Park Community Plan, and making related amendments to various elements of the General Plan, including the Recreation and Open Space Element.

NOW, THEREFORE, BE IT RESOLVED, That pursuant to Planning Code Section 340(c), the Planning Commission Adopts a Resolution of Intention to Initiate amendments to the General Plan, as contained in the draft General Plan amendment ordinance, approved as to form by the City Attorney in **Exhibit II-3**.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in an ordinance approved as to form by the City Attorney hereto attached as **Exhibit II-3** to be considered at a publicly noticed hearing on or after November 10, 2011.

Linda Avery
Commission Secretary

AYES: Olague, Miguel, Borden, Antonini, Fong, Moore

NOES:

EXCUSED: Sugaya

ADOPTED: October 20, 2011



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit III-4: Amendments to General Plan

HEARING DATE: OCTOBER 20, 2011

Case No.: 2005.1004MTZ
Glen Park Community Plan –
Amendments to General Plan, Planning Code and Zoning Map

Staff Contact: Jon Swae - (415) 575-9069
jon.swae@sfgov.org

Reviewed By: John Billovits – (415) 558-6390
john.billovits@sfgov.org

Recommendation: **Approval**

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

TEXT AMENDMENTS

To ensure that the Glen Park Community Plan is properly included as an Area Plan in the City's General Plan, the Department proposes amendments to language in the General Plan's Introduction and Recreation and Open Space Element. Text amendments are shown below in underlined italics.

The General Plan's Introduction is proposed to read as follows:

The Plan also contains the following area plans which cover their respective geographic areas of the city: Downtown, Civic Center, Western Shoreline, Northeastern Waterfront, Central Waterfront, South Bayshore, Rincon Hill, Chinatown, Van Ness Avenue, South of Market, Balboa Park, Bayview Hunters Point, East Soma, Hunters Point Shipyard, Market & Octavia, Mission, Showplace Square/Potrero Hill and Glen Park. Here the more general policies in the General Plan elements are made more precise as they relate to specific parts of the city.

The Recreation and Open Space Element is proposed to read as follows:

Objective 4: Provide Opportunities For Recreation And The Enjoyment Of Open Space In Every San Francisco Neighborhood.

Every neighborhood should be served by adequate public open space and recreation facilities. Neighborhood parks and recreation facilities are essential; many people are unable to use citywide facilities if they are not located nearby. This is especially important for the very young and for the elderly whose mobility is limited.

High land costs and a shortage of vacant sites restrict opportunities to provide new open space in many neighborhoods. For this reason, it is important that the city maximize use of existing facilities. Making the best use of parks and recreation areas can help offset the limited

opportunities to create new ones and can bring the most immediate improvement in services to San Francisco neighborhoods.

This section has general policies for neighborhood open space and recreation. More detailed plans for neighborhood open spaces are included in Special Area Plans which have, or will be adopted as part of the General Plan. The general policies in this Element are applied in the preparation of the Special Area Plans, and more specific in this Element are applied in the preparation of the Special Area Plans, and more specific recreation and open space proposals are developed. The more specific proposals may be found in the following plans: Western Shoreline, Central Waterfront, Northeastern Waterfront, Chinatown, The Downtown, Rincon Hill, Market Octavia, Balboa Park Station Area, Glen Park and South Bayshore.

MAP AMENDMENTS

Several maps within the General Plan are proposed for amendment to reflect the inclusion of the Area Plan. These include maps in the Commerce and Industry, Recreation and Open Space, and Urban Design Elements. Proposed amendments are listed below.

COMMERCE AND INDUSTRY ELEMENT

Map 4, "Residential Service Areas of Neighborhood Commercial Districts and Uses"

- Update map to reflect revised Glen Park Neighborhood Commercial Transit District (Glen Park NCT) boundary.
- Add a boundary around the Glen Park Community Plan area with a line that leads to a reference that states "See the Area Plan for the Glen Park Community Plan."

Map 5, "Generalized Neighborhood Commercial land use and Density Plan"

- Update map to reflect revised Glen Park Neighborhood Commercial Transit District (Glen Park NCT) boundary.
- Add a boundary around the Glen Park Community Plan area with a line that leads to a reference that states "See the Area Plan for the Glen Park Community Plan."

RECREATION AND OPEN SPACE ELEMENT

Map 1, "Public Ownership of Existing Open Space"

- Add a boundary around the Glen Park Community Plan area with a line that leads to a reference that states "See the Area Plan for the Glen Park Community Plan."

Map 2, "Public Open Space Service Areas"

- Add a boundary around the Glen Park Community Plan area with a line that leads to a reference that states "See the Area Plan for the Glen Park Community Plan."

Map 4, "Citywide Recreation and Open Space Plan"

- Add a boundary around the Glen Park Community Plan area with a line that leads to a reference that states "See the Area Plan for the Glen Park Community Plan."

Map 9, "Neighborhood Recreation & Open Space Improvement Priority Plan"

- Add a boundary around the Glen Park Community Plan area with a line that leads to a reference that states "See the Area Plan for the Glen Park Community Plan."

URBAN DESIGN ELEMENT

Map 4, "Urban Design Guidelines for Height of Buildings"

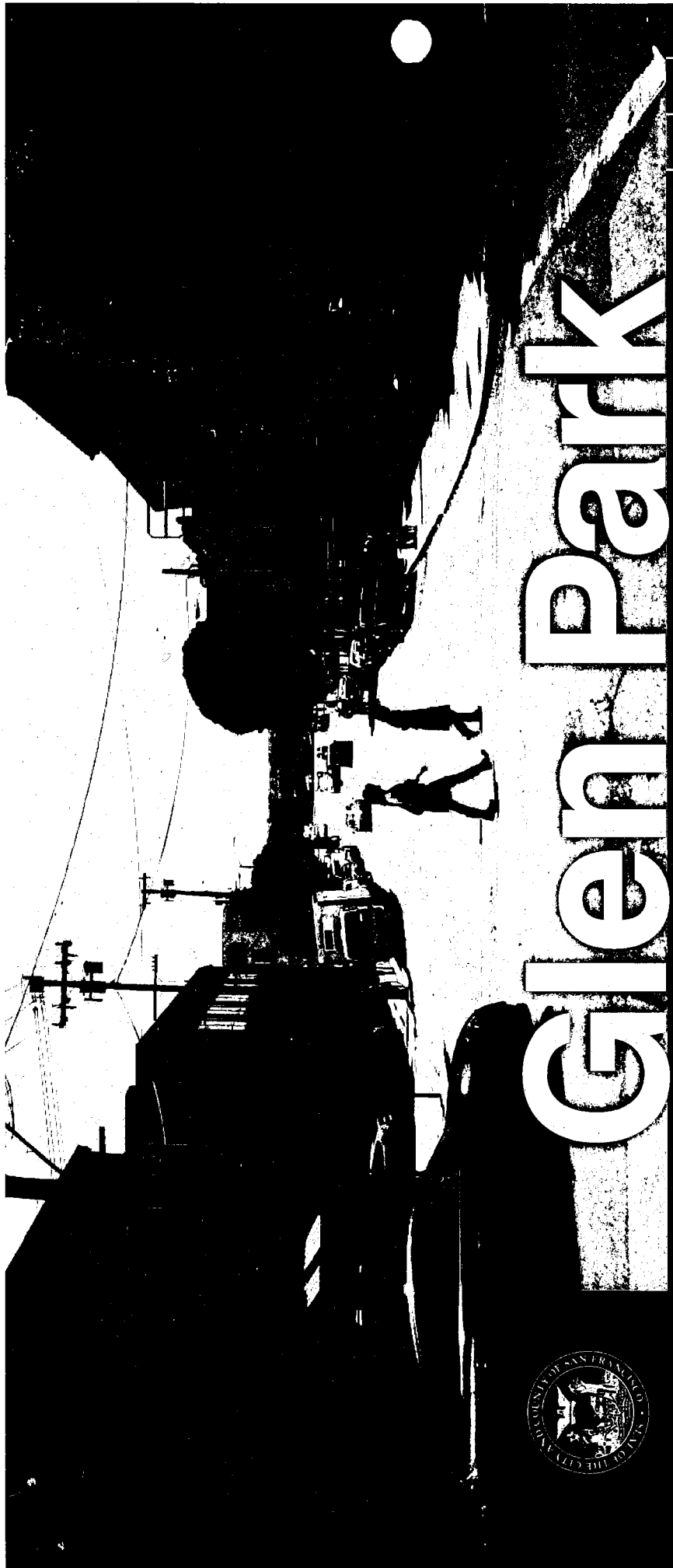
- Add a boundary around the Glen Park Community Plan area with a line that leads to a reference that states "See the Area Plan for the Glen Park Community Plan."

Map 5, "Urban Design Guidelines for bulk of Buildings"

- Add a boundary around the Glen Park Community Plan area with a line that leads to a reference that states "See the Area Plan for the Glen Park Community Plan."

LAND USE INDEX

- Review maps and add similar notations to those referenced above for the Glen Park Community Plan.
- Add Glen Park Community Plan Area Map



Glen Park

COMMUNITY PLAN



SAN FRANCISCO
PLANNING
DEPARTMENT

DRAFT DOCUMENT | OCT 2011



DRAFT ENVIRONMENTAL IMPACT REPORT

Glen Park Community Plan

PLANNING DEPARTMENT
CASE NO. 2005.1004E

STATE CLEARINGHOUSE NO. 2009072013



SAN FRANCISCO
PLANNING
DEPARTMENT

Draft EIR Publication Date:	April 27, 2011
Draft EIR Public Hearing Date:	June 2, 2011
Draft EIR Public Comment Period:	April 27, 2011 through June 13, 2011

Written comments should be sent to:
Environmental Review Officer | 1650 Mission Street, Suite 400 | San Francisco, CA 94103

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

LAND USE & ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Economic Development Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, January 30, 2012
Time: 1:00 p.m.
Location: Committee Room 263 located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA
Subject: Glen Park Area Plan

File No. 111305. Ordinance amending the San Francisco Planning Code by: 1) adding and amending various sections to implement the Glen Park Area Plan, bounded generally by Chenery Street to the north, Roanoke Street to the east, San Jose Avenue and Bosworth Street to the south, and Elk Street to the west; 2) creating a new Section 738.1, establishing zoning controls for the Glen Park Neighborhood Commercial Transit district; and 3) making findings, including environmental findings and findings of consistency with General Plan and with the Priority Policies of Planning Code Section 101.1.

File No. 111306. Ordinance amending the City and County of San Francisco Zoning Map Sheets ZN11 and HT11 to: 1) create a new zoning district, and amend height and bulk districts within the Glen Park Area Plan, as proposed in the Glen Park Community Plan; and 2) making environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

File No. 111307. Ordinance amending the San Francisco General Plan by adding the Glen Park Area Plan; and making findings, including environmental findings and findings of consistency with the General Plan and the Priority Policies of Planning Code Section 101.1.

In accordance with Section 67.7-1 of the San Francisco Administrative Code, persons who are unable to attend the hearing on these matters may submit written comments to the City prior to the time the hearing begins. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the Members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, 94102. Information relating to this matter is available in the Office of the Clerk of the Board and agenda information relating to this matter will be available for public review on Friday, January 27, 2012.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board