

1 [Planning Code - Public Parking Lot as a Permitted Use in the Glen Park Neighborhood  
2 Commercial Transit District and Adjoining Locations]

3 **Ordinance amending the Planning Code to permit as of right Public Parking Lot**  
4 **uses where the parcel is located in both the Glen Park Neighborhood Commercial**  
5 **Transit and RH-2 (Residential, House Districts, Two-Family) zoning districts, the**  
6 **property has been used as Public Parking Lot for the past ten years without the**  
7 **benefit of a permit, and the adjoining RH-2 parcel is no larger than 40 feet by 110**  
8 **feet; affirming the Planning Department’s determination under the California**  
9 **Environmental Quality Act; making findings of consistency with the General Plan,**  
10 **and the eight priority policies of Planning Code, Section 101.1; and making**  
11 **findings of public necessity, convenience, and welfare pursuant to Planning**  
12 **Code, Section 302.**

13 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
14 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
15 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
16 **Board amendment additions** are in double-underlined Arial font.  
17 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
18 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
19 subsections or parts of tables.

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

21 Section 1. Environmental and Land Use Findings.

22 (a) The Planning Department has determined that the actions contemplated in  
23 this ordinance comply with the California Environmental Quality Act (California Public  
24 Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of  
25 the Board of Supervisors in File No. 180191 and is incorporated herein by reference.  
The Board affirms this determination.

1 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
2 ~~adopted findings~~ The Board of Supervisors finds that the actions contemplated in this  
3 ordinance are consistent, on balance, with the City's General Plan and eight priority  
4 policies of Planning Code Section 101.1. ~~The Board adopts these findings as its own.~~  
5 ~~A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No.~~  
6 ~~\_\_\_\_\_~~, and is incorporated herein by reference. Specifically, the Board finds that  
7 the ordinance is consistent with the following:

8 Glen Park Area Plan

9 OBJECTIVE 6: SUSTAIN GLEN PARK'S ROLE AS AN IMPORTANT  
10 INTERMODAL TRANSIT CENTER FOR THE CITY AND REGION

11 POLICY 6.2: Manage curb space around the Glen Park BART station to  
12 improve the function of transit.

13  
14 OBJECTIVE 7: IMPROVE ACCESS TO PUBLIC TRANSIT IN GLEN  
15 PARK

16 POLICY 7.1: Make transit more accessible.

17  
18 The Board of Supervisors finds that permitting the space to continue as a  
19 permitted parking lot for six years would continue to provide parking to  
20 BART riders who rely on parking near the BART station, and offer a space  
21 for BART riders to park their cars rather than relying on cars idling in the  
22 curb space around the BART station.

23  
24 Transportation element  
25

1 OBJECTIVE 1: MEET THE NEEDS OF ALL RESIDENTS AND VISITORS  
2 FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN  
3 FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE  
4 REGION WHILE MAINTAINING THE HIGH QUALITY LIVING  
5 ENVIRONMENT OF THE BAY AREA.

6 POLICY 1.6: Ensure choices among modes of travel and accommodate  
7 each mode when and where it is most appropriate.

8  
9 OBJECTIVE 7: DEVELOP A PARKING STRATEGY THAT  
10 ENCOURAGES SHORT-TERM PARKING AT THE PERIPHERY OF  
11 DOWNTOWN AND LONG-TERM INTERCEPT PARKING AT THE  
12 PERIPHERY OF THE URBANIZED BAY AREA TO MEET THE NEEDS  
13 OF LONG-DISTANCE COMMUTERS TRAVELING BY AUTOMOBILE TO  
14 SAN FRANCISCO OR NEARBY DESTINATIONS.

15 POLICY 7.3: Maintain a supply of parking commensurate with demand at  
16 outlying intercept parking facilities that have good connections to transit  
17 and ride-sharing opportunities.

18  
19 OBJECTIVE 37: MEET SHORT-TERM PARKING NEEDS IN  
20 NEIGHBORHOOD SHOPPING DISTRICTS CONSISTENT WITH  
21 PRESERVATION OF A DESIRABLE ENVIRONMENT FOR  
22 PEDESTRIANS AND RESIDENTS.

23  
24 The Board of Supervisors finds that permitting the space to continue as a  
25 permitted parking lot for six years would meet the needs of residents and

1 visitors for safe, convenient, and inexpensive travel within San Francisco  
2 and between the City and other parts of the region. The continued use as  
3 a parking lot would offer choices in the mode of travel and offer the  
4 opportunity for drivers to park and ride mass transit rather than driving  
5 further into the City. When the parking lot is not used to serve BART  
6 ridership, it offers parking to those who travel from outside the City or from  
7 areas of the City that lack access to public transportation to the Glen Park  
8 neighborhood retail area. When used this way, the parking lot would also  
9 support the Glen Park retailers.

10  
11 (c) The Board of Supervisors further finds that:

- 12 • The parcel straddles two zoning districts (Glen Park NCT and RH-2);
- 13 • This fact makes coherent development of the lot difficult;
- 14 • The space has operated as a parking lot without improvements since the  
15 1970's;
- 16 • The use has remained consistent since the 1970's;
- 17 • Given the proximity to the Glen Park Neighborhood Commercial corridor  
18 and the BART station, the space presents an opportunity for development  
19 into residential and commercial uses;
- 20 • There are no current plans to develop the subject parcel; and
- 21 • It is reasonable to allow the space to be used as a parking lot for a period  
22 of six years.

23 (d) Pursuant to Planning Code Section 302, the Board finds that this Planning  
24 Code Amendment will serve the public necessity, convenience, and welfare for the  
25

1 reasons set forth above in Planning Commission Resolution No. \_\_\_\_\_, and the Board  
 2 incorporates such reasons herein by reference.

3  
 4 Section 2. The Planning Code is hereby amended by revising Planning Code  
 5 Sections 209.1 and 756, to read as follows:

6 **SEC. 209.1. RH (RESIDENTIAL, HOUSE) DISTRICTS.**

7 \* \* \* \*

8 **Table 209.1**

9 **ZONING CONTROL TABLE FOR RH DISTRICTS**

Zoning Category	§ References	RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
<b>NON-RESIDENTIAL STANDARD AND USES</b>						
<b>Automotive Use Category</b>						
Automotive Uses*	§ 102	NP	NP	NP	NP	NP
Parking Garage, Private	§ 102	C	C	C	C	C
Parking Lot, Private	§ 102	C	C	C	C	C
<u>Parking Lot, Public</u>	<u>§§ 102, 142, 156</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP(8)</u>	<u>NP</u>

22 \* \* \* \*

23  
 24 \* Not listed below.

25 (1) P for Limited Commercial Uses per § 136.1(a) only; otherwise NP.

- 1 (2) [Note Deleted]
- 2 (3) C required for seven~~7~~ or more persons.
- 3 (4) C for five~~5~~ or fewer guest rooms or suites of rooms; NP for six~~6~~ or more  
4 guest rooms.
- 5 (5) Must be located on a landmark site, and where the site is within a Height  
6 and Bulk District of 40 feet or less, and where a columbarium use has lawfully and  
7 continuously operated since the time of designation.
- 8 (6) Construction of Accessory Dwelling Units may be permitted pursuant to  
9 Sections 207(c)(4) and 207(c)(5).
- 10 (7) C if a Macro WTS Facility; P if a Micro WTS Facility.
- 11 (8) P only for parcels located in both the Glen Park NCT and RH-2 zoning districts  
12 where the property has been used as a Public Parking Lot for the past 10 years without the  
13 benefit of a permit, and the adjoining RH-2 parcel is no larger than 40 feet by 110 feet. Unless  
14 reenacted, this note shall expire by operation of law 72 months after the effective date  
15 of the ordinance in Board File No. 180191. Upon its expiration, any approved Public  
16 Parking Lot shall be removed and the current zoning control shall apply. Any approval  
17 of a Public Parking Lot use pursuant to this note shall be conditioned upon the  
18 recordation of a Notice of Special Restrictions reflecting these conditions, subject to the  
19 approval as to form of the Planning Department and the City Attorney. Upon the  
20 expiration of this note, the City Attorney is authorized to take steps to remove this note  
21 from the Planning Code.

22

23 **SEC. 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT**  
24 **DISTRICT.**

25 \* \* \* \*

**Table 756. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT  
ZONING CONTROL TABLE**

Zoning Category	§ References	Controls		
<b>NON-RESIDENTIAL STANDARD AND USES</b>				
		Controls by Story		
		1st	2nd	3rd+
<b>Automotive Use Category</b>				
Automotive Uses*	§§ 102, 202.2(b)	NP	NP	NP
Automotive Repair	§ 102	C	NP	NP
Automotive Service Station	§§ 102, 187.1, 202.2(b), 202.5	C	NP	NP
Gas Station	§§ 102, 187.1, 202.2(b)	C	NP	NP
Parking Garage, Private	§ 102	C	C	C
Parking Garage, Public	§ 102	C	C	C
Parking Lot, Private	§§ 102, 142, 156	C	C	C
Parking Lot, Public	§§ 102, 142, 156	C <sup>(5)</sup>	C	C

\* \* \* \*

\* Not listed below

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

(2) [Note deleted.]

1 (3) C required for seven or more persons.

2 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

3 (5) P only for parcels located in both the Glen Park NCT and RH-2 zoning districts  
4 where the property has been used as a Public Parking Lot for the past 10 years without the  
5 benefit of a permit, and the adjoining RH-2 parcel is no larger than 40 feet by 110 feet. Unless  
6 reenacted, this note shall expire by operation of law 72 months after the effective date  
7 of the ordinance in Board File No. 180191. Upon its expiration, any approved Public  
8 Parking Lot shall be removed and the current zoning control shall apply. Any approval  
9 of a Public Parking Lot use pursuant to this note shall be conditioned upon the  
10 recordation of a Notice of Special Restrictions reflecting these conditions, subject to the  
11 approval as to form of the Planning Department and the City Attorney. Upon the  
12 expiration of this note, the City Attorney is authorized to take steps to remove this note  
13 from the Planning Code.

14  
15 Section 3. Effective Date. This ordinance shall become effective 30 days after  
16 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns  
17 the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or  
18 the Board of Supervisors overrides the Mayor's veto of the ordinance.

19  
20 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of  
21 Supervisors intends to amend only those words, phrases, paragraphs, subsections,  
22 sections, articles, numbers, punctuation marks, charts, diagrams, or any other  
23 constituent parts of the Municipal Code that are explicitly shown in this ordinance as

24 ///

25 ///



1 additions, deletions, Board amendment additions, and Board amendment deletions in  
2 accordance with the "Note" that appears under the official title of the ordinance.

3

4 APPROVED AS TO FORM:  
5 DENNIS J. HERRERA, City Attorney

6 By: \_\_\_\_\_  
7 AUSTIN M. YANG  
8 Deputy City Attorney

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