

File No. 111306

Committee Item No. 5

Board Item No. 19

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting Date February 7, 2012

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Planning Commission Resolution No. 18494</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Hearing Notice</u> |
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Completed by: Alisa Miller Date January 27, 2012

Completed by: Alisa Miller Date February 1, 2012

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 listed)

1 [Zoning Map Amendments - Glen Park Area Plan]

2
3 Ordinance amending the City and County of San Francisco Zoning Map Sheets ZN11
4 and HT11 to: 1) create a new zoning district, and amend height and bulk districts within
5 the Glen Park Area Plan, as proposed in the Glen Park Community Plan; and 2) making
6 environmental findings and findings of consistency with the General Plan and the
7 Priority Policies of Planning Code Section 101.1.

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

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

13 Section 1. Section 1. Findings. The Board of Supervisors of the City and County of
14 San Francisco hereby finds and determines that:

15 (a) Under Planning Code Section 302, the Board of Supervisors finds that this
16 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
17 Planning Commission Resolution No. 18491 recommending the approval of this Zoning Map
18 Amendment, and incorporates such reasons by this reference thereto. A copy of said
19 resolution is on file with the Clerk of the Board of Supervisors in File No. 111306.

20 (b) Under Planning Code Section 101.1, the Board of Supervisors finds that this
21 ordinance is consistent with the Priority Policies of Planning Code Section 101.1(b) of the
22 Planning Code and with the General Plan as proposed to be amended in companion
23 legislation and hereby adopts the findings of the Planning Commission, as set forth in
24 Planning Commission Resolution No. 18492, and incorporates said findings by this reference
25 thereto.

1 (c) In accordance with the actions contemplated herein, this Board adopted Motion
 2 No. _____, concerning findings pursuant to the California Environmental Quality Act
 3 (California Public Resources Code sections 21000 et seq.). A copy of said Motion is on file
 4 with the Clerk of the Board of Supervisors in File No. _____ and is incorporated by
 5 reference herein.

6 Section 2. Under Sections 106 and 302(c) of the Planning Code, the following zoning
 7 amendments to the Zoning Map, duly approved by resolution of the Planning Commission, are
 8 hereby adopted as an amendment to Zoning Map Sheet 11 as follows:

Block	Lot	To Be Superseded	Hereby Approved	Notes
6727	023A	RH-2	Glen Park NCT	
6739	006	NC-2	Glen Park NCT	
6740	017	NC-2	Glen Park NCT	
6740	018	NC-2	Glen Park NCT	
6740	019	NC-2	Glen Park NCT	
6740	020	NC-2	Glen Park NCT	
6742	003	NC-2	Glen Park NCT	
6742	004	NC-2	Glen Park NCT	
6742	009	NC-2	Glen Park NCT	
6742	010	NC-2	Glen Park NCT	
6742	011	NC-2	Glen Park NCT	
6742	012	NC-2	Glen Park NCT	
6742	013	NC-2	Glen Park NCT	

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Block	Lot	To Be Superseded	Hereby Approved	Notes
6742	014	NC-2	Glen Park NCT	
6742	019	NC-2	Glen Park NCT	
6742	020	NC-2	Glen Park NCT	
6742	021	NC-2	Glen Park NCT	
6742	022	NC-2	Glen Park NCT	
6742	029	NC-2	Glen Park NCT	
6742	030	NC-2	Glen Park NCT	
6742	031	NC-2	Glen Park NCT	
6742	036	NC-2	Glen Park NCT	
6742	037	NC-2	Glen Park NCT	
6742	038	NC-2	Glen Park NCT	
6742	039	NC-2	Glen Park NCT	
6742	040	NC-2	Glen Park NCT	
6742	041	NC-2	Glen Park NCT	
6742	042	NC-2	Glen Park NCT	
6742	043	NC-2	Glen Park NCT	
6742	003A	NC-2	Glen Park NCT	
6742	014A	NC-2	Glen Park NCT	
6744	020	NC-2	Glen Park NCT	
6744	021	NC-2	Glen Park NCT	
6744	025	NC-2	Glen Park NCT	
6744	026	NC-2	Glen Park NCT	

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Block	Lot	To Be Superseded	Hereby Approved	Notes
6744	027	NC-2	Glen Park NCT	
				Portion of lot currently zoned RH-2 will remain RH-2; portion of lot currently zoned NC-2 will be rezoned to Glen Park NCT
6744	031	RH-2/NC-2	RH-2/Glen Park NCT	
6745	044	NC-2	Glen Park NCT	
6745	046	NC-2	Glen Park NCT	
6745	060	NC-2	Glen Park NCT	
6745	072	NC-2	Glen Park NCT	
6745	073	NC-2	Glen Park NCT	
6745	074	NC-2	Glen Park NCT	
6745	075	NC-2	Glen Park NCT	
6745	076	NC-2	Glen Park NCT	
6745	077	NC-2	Glen Park NCT	
6745	078	NC-2	Glen Park NCT	
6745	079	NC-2	Glen Park NCT	
6745	080	NC-2	Glen Park NCT	
6745	081	NC-2	Glen Park NCT	
6745	082	NC-2	Glen Park NCT	
6745	083	NC-2	Glen Park NCT	
6745	084	NC-2	Glen Park NCT	
6745	085	NC-2	Glen Park NCT	
6745	086	NC-2	Glen Park NCT	

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Block	Lot	To Be Superseded	Hereby Approved	Notes
6745	087	NC-2	Glen Park NCT	
6745	088	NC-2	Glen Park NCT	
6745	089	NC-2	Glen Park NCT	
6745	090	NC-2	Glen Park NCT	
6746	027	RH-2	Glen Park NCT	
6756	001	NC-2	Glen Park NCT	
6756	002	RH-3	Glen Park NCT	
6756	003	RH-3	Glen Park NCT	
6756	004	RH-3	Glen Park NCT	
6756	005	RH-3	Glen Park NCT	
6756	006	RH-3	Glen Park NCT	
6756	007	RH-3	Glen Park NCT	
6756	008	RH-3	Glen Park NCT	
6756	009	NC-2	Glen Park NCT	
6756	010	NC-2	Glen Park NCT	
6756	011	NC-2	Glen Park NCT	
6756	036	NC-2	Glen Park NCT	
6756	037	NC-2	Glen Park NCT	
6756	038	NC-2	Glen Park NCT	
6756	039	NC-2	Glen Park NCT	
6768	001	NC-2	Glen Park NCT	
6768	003	NC-2	Glen Park NCT	

Block	Lot	To Be Superseded	Hereby Approved	Notes
6768	004	NC-2	Glen Park NCT	
6768	037	NC-2	Glen Park NCT	
6768	038	NC-2	Glen Park NCT	
6768	039	NC-2	Glen Park NCT	
6768	044	RH-2/NC-2	RH-2/Glen Park NCT	Portion of lot currently zoned RH-2 will remain RH-2; portion of lot currently zoned NC-2 will be rezoned to Glen Park NCT
6768	045	NC-2	Glen Park NCT	
6768	046	NC-2	Glen Park NCT	
6768	047	NC-2	Glen Park NCT	
6768	048	NC-2	Glen Park NCT	

Section 3. Section 3. Under Sections 106 and 302(c) of the San Francisco Planning Code, the following change in height and bulk classification, duly approved by resolution of the Planning Commission, is hereby adopted as an amendment to Map HT11 as follows:

Block	Lot	To Be Superseded	Hereby Approved
6727	023A	40-X	30-X
6739	006	40-X	30-X
6740	017	40-X	30-X
6740	018	40-X	30-X

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Block	Lot	To Be Superseded	Hereby Approved
6740	019	40-X	30-X
6740	020	40-X	30-X
6742	003	40-X	30-X
6742	004	40-X	30-X
6742	009	40-X	30-X
6742	010	40-X	30-X
6742	011	40-X	30-X
6742	012	40-X	30-X
6742	013	40-X	30-X
6742	014	40-X	30-X
6742	019	40-X	30-X
6742	020	40-X	30-X
6742	021	40-X	30-X
6742	022	40-X	30-X
6742	029	40-X	30-X
6742	030	40-X	30-X
6742	031	40-X	30-X
6742	036	40-X	30-X
6742	037	40-X	30-X
6742	038	40-X	30-X
6742	039	40-X	30-X
6742	040	40-X	30-X

Block	Lot	To Be Superseded	Hereby Approved
6742	041	40-X	30-X
6742	042	40-X	30-X
6742	043	40-X	30-X
6742	003A	40-X	30-X
6742	014A	40-X	30-X
6744	020	40-X	30-X
6744	021	40-X	30-X
6744	025	40-X	30-X
6744	026	40-X	30-X
6746	027	40-X	30-X

Section 4. Effective Date. This ordinance shall become effective ~~30 days~~ from the date of passage.

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

By:



ANDREA RUIZ-ESQUIDE
Deputy City Attorney

LEGISLATIVE DIGEST

[Zoning Map Amendments - Glen Park Area Plan]

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.

Existing Law

The City's Zoning Map, part of the Planning Code, assigns zoning districts and height and bulk districts to property. The Zoning Map also contains Special Use Districts which include specific controls in the identified Special Use District area.

Amendments to Current Law

This Ordinance would amend Zoning Map Sheets ZN11 and HT11 of the City and County of San Francisco Zoning Map to create a new zoning district, the Glen Park Neighborhood Commercial Transit (NCT) district. It would also amend height and bulk districts within the Glen Park Area Plan, as proposed in the Glen Park Community Plan.

The Ordinance would adopt environmental findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.

Background Information

Together with the ordinances amending the General Plan and the Planning Code, this Ordinance implements the Glen Park Area Plan. 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

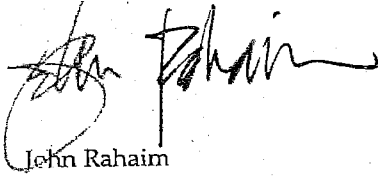
Proposed Planning Code amendments will establish a new zoning district (Sec. 738.1 - Glen Park Neighborhood Commercial Transit District) and make revisions to existing sections of the Planning Code necessary to implement the Glen Park Community Plan. Amendments to the Planning Code include but are not 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. 18494

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 proposed amendments to the Zoning Maps; and

The San Francisco Planning Department is seeking to implement the Glen Park Community Plan and proposes to amend the Zoning Map, to implement the Glen Park Community Plan ("the 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.

As a means to implement both the goals of the General Plan that are specific to the Glen Park Community Plan, the Department is proposing Zoning Map amendments that would add and amend districts as outlined in the proposed Area Plan and related proposed Planning Code Amendments. These changes correspond to conforming amendments to Sectional Maps ZN11 and HT11 of the Zoning Maps of the City and County of San Francisco. The amendments would include changes to permitted land use and

height and bulk controls and reclassifying properties into a newly created Glen Park Neighborhood Commercial District.

The Zoning Map governs land use and height and bulk permitted in the area and a number of changes are proposed. Thus, conforming amendments to the Zoning Map would be required in order for development to proceed in the area consistent with the Glen Park Area Plan of the General Plan.

The proposed Zoning Maps amendments specify the application of Planning Code amendments to specific parcels. These amendments contain proposals for changes to standards from those currently established by the Planning Code, including but not limited to those for land use, height and bulk, density, and parking.

The Proposed Zoning Map Amendments would include:

- Changes to the height and bulk sectional maps.
- One new zoning district as listed below:

1. Glen Park Neighborhood Commercial Transit District (Glen Park NCT)

The proposed zoning map changes to land use and height and bulk districts are included in a draft Ordinance, attached hereto as Exhibit IV-3 in the *Glen Park Community Plan Initiation Package*, dated October 20, 2011. The City Attorney's Office has reviewed the draft ordinance and approved it as to form.

In related actions, the Department is proposing amendments to the Planning Code and to the General Plan, which include adding the Glen Park Area Plan, and amending various General Plan Elements, to implement the Glen Park Community Plan.

Prior to considering the relevant amendments to the Planning Code, and related General Plan and Zoning Map amendments on November 10, 2011, the Planning Commission adopted Motion No. 18490. In that action, the Commission certified the Glen Park Community Plan Environmental Impact Report. The Planning Commission also adopted Motion No. 18491, adopting California Environmental Quality Act Findings related to the Glen Park Community Plan project. Said motions are incorporated herein by reference.

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

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 302 (b), the Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the approval of the proposed Zoning Map Amendments;

NOW, THEREFORE BE IT RESOLVED, The Planning Commission finds that the Glen Park Community Plan Zoning Map Amendments are, on balance, in conformity with the General Plan and the eight Priority Policies of Planning Code Section 101.1 and with the General Plan as proposed to be amended for the reasons set forth in Planning Commission Resolution No. 18492 which accompanies this Resolution, and incorporates said findings herein by reference.

AND BE IT FURTHER RESOLVED, That the Planning Commission wishes to adopt amendments to the Zoning Maps, making changes height and bulk districts as described in the Glen Park Community Plan Initiation Package, dated October 20, 2011. Proposed Zoning Map amendments are contained in the draft ordinance approved as to form by the City Attorney. The Commission also recommends this legislation to the Board of Supervisors;

AND BE IT FURTHER RESOLVED, that the Planning Commission specifically authorizes the following additional changes to the Zoning Map Amendments legislation and directs staff to work with the City Attorney's Office to prepare a new version of the Zoning Map 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 Zoning Map language adopted prior to approval, and similar technical changes; 2) revise the Zoning Map amendments to reflect the Commission's action on the Glen Park Community Plan Zoning Map Amendments; 3) incorporate any additional changes that the Planning Commission specifically identifies as part of its approval action on November 10, 2011;

I hereby certify that the foregoing Resolution was ADOPTED by the City 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



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

