

SAN FRANCISCO
PLANNING COMMISSION

RESOLUTION NO. 18474

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 (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.

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 a district as outlined in the proposed Area Plan and related Planning Code Amendments. These changes correspond to conforming amendments to Sectional Map ZN 11 and HT11 of the Zoning Maps of the City and County of San Francisco. The amendments would include changes to land use and height controls.

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, building design, open space, 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 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**. 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 Community Plan, and amending relevant General Plan Elements, to implement the Glen Park Community Plan.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 302 (b), the Planning Commission Adopts a Resolution of Intention to Initiate amendments to the Zoning Map of the City and County of San Francisco, including amendments to Sectional Maps ZN11 and HT11.

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 Zoning Map amendments contained in an ordinance approved as to form by the City Attorney hereto attached as **Exhibit IV-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