



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit I-1: Executive Summary

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

INTRODUCTION

The Planning Department is very pleased to present the Glen Park Community Plan Initiation Package to the Commission for its consideration. The Initiation Package is intended to provide the necessary documentation to initiate amendments to the General Plan, Planning Code and Zoning Map in order to implement the Glen Park Community Plan. These documents represent the culmination of a community planning process that began in 2002 to create a vision for the Glen Park neighborhood.

This Executive Summary serves as a guide for Commissioners to the Glen Park Community Plan Initiation Package. Actions related to CEQA and the Environmental Impact Report will follow at the time of approvals. The package contains a number of staff reports, draft Commission Resolutions, draft Ordinances and other informational documents, all of which are further described below. Background material on the Glen Park Community Plan can be found in the case reports attached to this Executive Summary.

REQUESTED COMMISSION ACTIONS

The following actions are requested from the Commission at this hearing:

1) Approve resolutions initiating amendments to the General Plan, Planning Code, and Zoning Maps

By formally initiating the process of making amendments to the General Plan, Planning Code and Zoning Map, the Commission directs staff to begin a required 21-day notice period and to calendar an approval hearing after the 21-day period has expired. Notice of the approval hearing will be published in the newspaper and mailed to every resident and property owner within 300 feet of all exterior boundaries of the planning areas, as required by section 306.3 of the Planning Code.

Please note that by initiating these amendments today, the Commission does not make any decision regarding the substance of the proposals. It retains full rights to accept, reject or modify any and all parts of the Glen Park Community Plan proposals at a future hearing.

2) Approve the proposed schedule for adoption hearings:

Staff has proposed an approval hearing for November 10th, 2011. The hearing schedule may be changed at the discretion of the Commission, based on its normal noticing procedures.

REQUESTED FUTURE COMMISSION ACTIONS

By the end of a future adoption hearing (not today), the Commission will be asked to take a series of actions, essentially approving the Glen Park Community Plan. These include:

- Motion certifying the Environmental Impact Report
- Resolution making CEQA findings
- Resolution approving amendments to the General Plan
- Resolution approving amendments to the Planning Code
- Resolution approving amendments to the Zoning Map

PRELIMINARY STAFF RECOMMENDATION

Staff recommends that the Commission adopt resolutions to initiate amendments (General Plan, Planning Code, and Zoning Map) and approve the proposed date for the adoption hearing.

INITIATION PACKAGE CONTENTS & SUMMARY

The table below describes the contents of the Initiation Package:

	ITEM	DESCRIPTION
I.	EXECUTIVE MATERIALS SUMMARY	
I-1	Executive Summary Memo	Guide to the Initiation Package
I-2	Zoning Map & Heights Map	Maps illustrating proposed zoning and height changes
I-3	Public Outreach & Engagement Summary	Summary of public outreach and engagement efforts to date.
II.	GENERAL PLAN AMENDMENTS (M-CASE)	
II-1	General Plan Amendments Case Report	Basic background material on the Glen Park Community Plan and description of proposed amendments to the General Plan.
II-2	Commission Resolution of Intent to	Resolution to initiate General Plan amendments.

	Initiate General Plan Amendments	
II-3	Draft Ordinance to Adopt General Plan Amendments	Draft Board of Supervisors ordinance to adopt the General Plan Amendments and Area Plan.
II-4	General Plan Amendments Attachment	Actual content and language of proposed General Plan amendments.
II-5	Glen Park Community Plan	Glen Park Community Plan document
II-6	Implementation Program	Implementation Program document
III.	PLANNING CODE TEXT AMENDMENTS (T-CASE)	
III-1	Case Report	Summary of proposed Planning Code Text Amendments.
III-2	Commission Resolution of Intent to Initiate Planning Code Text Amendments	Resolution to initiate Planning Code Text Amendments.
III-3	Draft Ordinance to Adopt Planning Code Text Amendments, including full text of proposed amendments	Draft Board of Supervisors ordinance to adopt Planning Code Text Amendments.
IV.	ZONING MAP AMENDMENTS (Z-CASE)	
IV-1	Case Report	Summary of proposed Zoning Map amendments.
IV-2	Commission Resolution of Intent to Initiate Zoning Map Amendments	Resolution to initiate Zoning Map Amendments.
IV-3	Draft Ordinance to Adopt Zoning Map Amendments, including full list of changes by block and lot	Draft Board of Supervisors ordinance to adopt Zoning Map Amendments. Please refer to the maps, Exhibit I-2, to see parcels proposed for zoning and height changes.