



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit II-1: General Plan Amendments Case Report

HEARING DATE: OCTOBER 20, 2011

Case No.: **2005.1004MTZ**
*Glen Park Community Plan –
Intention to Initiate General Plan Amendments*

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Recommendation: **Approval**

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DESCRIPTION

The Planning Department proposes amending the General Plan of the City and County of San Francisco in order to adopt and implement the Glen Park Community Plan. The Community Plan supports the General Plan's vision of creating walkable, transit-oriented neighborhoods with vibrant neighborhood commercial areas, nearby public open spaces and an engaging public realm. Pursuant to Planning Code Sec. 340, proposed amendments can be initiated by a Resolution of Intention by the Planning Commission. If the Planning Commission approves the Resolution of Intent, it would subsequently provide public notice for a hearing as required by Planning Code Sec. 306.3, and schedule a public hearing on the proposed amendments to the General Plan for November 10, 2011.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends adoption of the draft Resolution of Intent to initiate proposed amendments to the General Plan.

COMMUNITY PLAN BACKGROUND

In 2002, a series of intensive public planning workshops were conducted with residents, merchants and public agencies to create a preliminary plan for Glen Park. After publication of the Draft Glen Park Community Plan (2003), the project was postponed until additional funding could be identified to carry the Plan forward. In 2009, the Planning Department and San Francisco Municipal Transportation Agency (SFMTA) re-launched the community planning process to revise and refine the draft Plan. The Glen Park Community Plan (2011) synthesizes the earlier planning effort with a series of public workshops and discussions held with the Glen Park community from 2009 – 2011. The Plan addresses land use, urban design, transportation, and open space. An implementation program identifies Plan-related improvements and actions to follow adoption of the 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 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 (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. An accompanying Implementation Program outlines projects, actions, funding opportunities and interagency coordination the City must pursue to implement the Plan. Further description of the Plan’s proposals and recommendations is contained in the Plan document

COMMUNITY PLAN AREA

The Glen Park Community Plan Area 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.



Glen Park Community Plan Area

GENERAL PLAN AMENDMENTS SUMMARY

Following is a brief discussion of the proposed General Plan amendments necessary to implement the Plan. The amendments include the addition of a new Area Plan and related text map amendments. To avoid duplicating all of the proposed text here, short summaries are given. Detailed information on the complete additions and revisions are in the attached in Exhibit II-4 and the draft Board Ordinance.

New Area Plan:

This proposed set of General Plan amendments includes the adoption of the Glen Park Community Plan. The Community Plan provides a vision for Glen Park developed in collaboration with community from 2002-2011 and includes a set of policies and objectives in the areas of land use and urban design, transportation, and open space.

General Plan Text Amendments:

To ensure that the policy direction reflected by the new Area Plan is fully consistent with the General Plan, the Department proposes amendments to language in the General Plan's Introduction and Recreation and Open Space Element. For full text amendments see Exhibit II-4.

General Plan 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. For map amendments, see Exhibit II-4.

ENVIRONMENTAL REVIEW

The Department published the draft Environmental Impact Report on April 27, 2011. The Planning Commission will consider certification of the Glen Park Community Plan Environmental Impact Report and adoption of CEQA findings at a hearing on or after November 10, 2011 prior to considering related General Plan, Planning Code and Zoning Map Amendments.

RELATED ACTIONS

In conjunction with the new Area Plan and General Plan Amendments, the Department is proposing amendments to the Planning Code and Zoning Map to implement the Area Plan and the proposed General Plan amendments. These proposed actions are covered in separate Staff Reports.

ATTACHMENTS

- Exhibit II-2 Draft Resolution of Intention to Initiate General Plan Amendments
- Exhibit II-3 Draft Ordinance
- Exhibit II-4 General Plan Amendments
- Exhibit II-5 Glen Park Community Plan
- Exhibit II-6 Implementation Program