

1 [Approving General Plan Amendments Related to the Glen Park Area Plan.]

2
3 **Ordinance amending the San Francisco General Plan by adding the Glen Park Area**
4 **Plan; and making findings, including environmental findings and findings of**
5 **consistency with the General Plan and the Priority Policies of Planning Code Section**
6 **101.1.**

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

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

11 Section 1. Findings.

12 A. Section 4.105 of the Charter of the City and County of San Francisco provides
13 that the Planning Commission shall periodically recommend to the Board of Supervisors, for
14 approval or rejection, proposed amendments to the General Plan.

15 B. On _____, the Board of Supervisors received from the Planning
16 Department the proposed General Plan amendments, including the addition of the "Glen Park
17 Community Plan" or "Glen Park Area Plan," and revisions to other Elements of the General
18 Plan, as well as an update of the Land Use Index. These amendments are on file with the
19 Clerk of the Board of Supervisors in File No. _____ and are incorporated herein by
20 reference.

21 C. Section 4.105 of the City Charter further provides that if the Board of
22 Supervisors fails to Act within 90 days of receipt of the proposed the Glen Park Area Plan
23 amendments, then the proposed amendments shall be deemed approved.

24 D. San Francisco Planning Code Section 340 provides that the Planning
25 Commission may initiate an amendment to the General Plan by a resolution of intention,

1 which refers to, and incorporates by reference, the proposed General Plan amendments.
2 Section 340 further provides that Planning Commission shall adopt the proposed General
3 Plan amendments after a public hearing if it finds from the facts presented that the public
4 necessity, convenience and general welfare require the proposed amendment or any part
5 thereof. If adopted by the Commission in whole or in part, the proposed amendments shall be
6 presented to the Board of Supervisors, which may approve or reject the amendments by a
7 majority vote.

8 E. After a duly noticed public hearing on _____, 2011, in Motion No. _____
9 the Planning Commission initiated amendments to the General Plan, in the File No.
10 _____. Said motion is on file with the Clerk of the Board of Supervisors and
11 incorporated herein by reference.

12 F. On ----, 2011 after a duly noticed public meeting, the Planning Commission
13 certified the Final Environmental Impact Report (EIR) for the proposed Glen Park Community
14 Plan (the Project) by Motion No. _____ finding the Final EIR reflects the independent
15 judgment and analysis of the City and County of San Francisco, is adequate, accurate and
16 objective, contains no significant revisions to the Draft EIR, and the content of the report and
17 the procedures through which the Final EIR was prepared, publicized and reviewed comply
18 with the provisions of the California Environmental Quality Act (CEQA) (California Public
19 Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs. Section
20 15000 et seq.) and Chapter 31 of the San Francisco Administrative Code. Copies of the
21 Planning Commission Motion and Final EIR are on file with the Clerk of the Board in File No.
22 _____ and are incorporated herein by reference.

23 G. The Project evaluated in the Final EIR includes amendments to the General
24 Plan, Planning Code and Zoning Map related to the Project that the Planning Department has
25 proposed, as well as an Implementation Program, which outlines projects, actions, funding

1 opportunities and interagency coordination the City must pursue to implement the Glen Park
2 Area Plan. The Glen Park Area Plan amendments is an action proposed by the Planning
3 Department that is within the scope of the Project evaluated in the Final EIR.

4 H. At the same hearing during which the Planning Commission certified the Final
5 EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the
6 proposed Glen Park Area Plan amendments in Motion _____ and adopted the Glen
7 Park Area Plan amendments in Resolution _____, finding in accordance with Planning
8 Code Section 340 that the public necessity, convenience and general welfare required the
9 proposed amendments. The letter from the Planning Department transmitting the proposed
10 Glen Park Area Plan amendments to the Board of Supervisors, the Final EIR and
11 supplemental material described above, the CEQA Findings adopted by the Planning
12 Commission with respect to the approval of the Glen Park Area Plan amendments, including a
13 mitigation monitoring and reporting program and a statement of overriding considerations, the
14 Glen Park Area Plan amendments and the Resolution approving the Glen Park Area Plan
15 Amendments are on file with the Clerk of the Board in File
16 No. _____. These and any and all other documents referenced
17 in this Ordinance have been made available to the Board of Supervisors and may be found in
18 either the files of the Planning Department, as the custodian of records, at 1650 Mission
19 Street in San Francisco, or in File No. _____ with the Clerk of the
20 Board of Supervisors at 1 Dr. Carlton B. Goodlett Place, San Francisco and are incorporated
21 herein by reference.

22 I. The Board of Supervisors has reviewed and considered the Final EIR and the
23 environmental documents on file referred to herein. The Board of Supervisors has reviewed
24 and considered the CEQA Findings adopted by the Planning Commission in support of the
25 approval of the Glen Park Area Plan amendments, and hereby adopts as its own and

1 incorporates the CEQA Findings contained in Planning Commission Motion No. _____ by
2 reference as though such findings were fully set forth in this Ordinance.

3 J. The Board of Supervisors endorses the implementation of the mitigation
4 measures identified in the Planning Commission's CEQA Findings including those for
5 implementation by other City Departments and recommends for adoption those mitigation
6 measures that are enforceable by agencies other than City agencies, all as set forth in the
7 CEQA Findings, including the mitigation monitoring and reporting program contained in the
8 referenced CEQA Findings.

9 K. The Board of Supervisors finds that no substantial changes have occurred in the
10 Project proposed for approval under this Ordinance that will require revisions in the Final EIR
11 due to the involvement of new significant environmental effects or a substantial increase in the
12 severity of previously identified significant effects, no substantial changes have occurred with
13 respect to the circumstances under which the Project proposed for approval under the
14 Ordinance are undertaken which will require major revisions to the Final EIR due to the
15 involvement of new environmental effects or a substantial increase in the severity of effects
16 identified in the Final EIR and no new information of substantial importance to the Project as
17 proposed for approval in the Ordinance has become available which indicates that (1) the
18 Project will have significant effects not discussed in the Final EIR, (2) significant
19 environmental effects will be substantially more severe, (3) mitigation measure or alternatives
20 found not feasible which would reduce one or more significant effects have become feasible
21 or (4) mitigation measures or alternatives which are considerably different from those in the
22 Final EIR would substantially reduce one or more significant effects on the environment.

23 M. The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
24 Glen Park Area Plan amendments set forth in the documents on file with the Clerk of the
25 Board in File No. _____ will serve the public necessity, convenience and

1 general welfare for the reasons set forth in Planning Commission Resolution No. _____
2 and incorporates those reasons herein by reference.

3 N. The Board of Supervisors finds that the Glen Park Area Plan amendments are,
4 on balance, in conformity with the General Plan, as it is amended by this Ordinance, and the
5 eight priority policies of Planning Code Section 101.1 for the reasons set forth in Planning
6 Commission Resolution No. _____. The Board hereby adopts the findings set forth in
7 Planning Commission Resolution No. _____.

8 Section 2. The Board of Supervisors hereby approves the proposed Glen Park Area
9 Plan amendments, an amendment to the General Plan, as recommended to the Board of
10 Supervisors by the Planning Commission in Resolution No. _____, and directs the
11 Planning Department to update the General Plan's Land Use Index to reflect these
12 amendments. Said amendments, including General Plan map amendments, are on file with
13 the Clerk of the Board of Supervisors in File No. _____ and are incorporated herein
14 by reference.

15 Section 3. Effective Date. This ordinance shall become effective 30 days from the
16 date of passage.

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

19
20 By: _____
ANDREA RUIZ-ESQUIDE
Deputy City Attorney