



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit III-1: Planning Code Amendments Case Report

HEARING DATE: OCTOBER 20, 2011

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

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

DESCRIPTION

The San Francisco Planning Department proposes amending the Planning Code of the City and County of San Francisco to implement land use policy changes contained in the Glen Park Community Plan. Proposed amendments to the Planning Code, and related amendments to the Zoning Map, can be initiated by a resolution of intent adopted by the Planning Commission, per Sections 302 and 306 of the Planning Code. Pursuant to Planning Code 302(c), if the Commission adopts the Resolutions of Intention today (at this October 20, 2011 Planning Commission Hearing), hearings on the Planning Code, and related Zoning Map, amendments will be scheduled for the Planning Commission's regularly scheduled meeting on or after November 10, 2011.

For background on the Glen Park Community Plan and project location, see the accompanying General Plan Amendments staff report.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends approval of a draft Resolution of Intent to initiate amendments to the Planning Code.

PLANNING CODE AMENDMENTS

Proposed changes to the Planning Code include but are not limited to those related to land use, height, density, and parking. Proposed Planning Code text and map amendments will: a) establish new zoning and height districts in Glen Park; and b) make related revisions to existing sections of the Planning Code necessary to implement the General Plan as proposed to be amended pursuant to adoption of the Glen Park Community Plan.

A new Planning Code section is proposed to accompany the proposed new zoning district:

- Sec. 738.1. Glen Park Neighborhood Commercial Transit District.

PLANNING CODE AMENDMENTS

The following is a detailed discussion of the proposed Planning Code amendments necessary, in part, to implement the Glen Park Community Plan. Code sections to be added or amended are in bold type, followed in normal type by a summary of proposed changes. The complete Code amendments proposal is attached in the draft Ordinance.

Sec. 121.1. Development of Large Lots, Neighborhood Commercial Districts.

This amendment adds lot size controls for the new Glen Park NCT District requiring conditional use authorization for development of lots 5,000 sf or larger.

Sec. 121.2. Use Size Limits (Non-Residential), Neighborhood Commercial Districts.

This amendment adds use size limit controls for the new Glen Park NCT District requiring conditional use authorization for non-residential uses of 4,000 sf or larger.

Sec. 124. Basic Floor Area Ratio.

This amendment adds the Glen Park NCT District to the controls for Floor Area Ratio (FAR) of 2.5.

Sec. 134. Rear Yards, R, NC, C, SPD, M, MUG, MUO, MUR, UMU, RSD, SLR, SLI and SSO Districts.

This amendment adds controls for rear yards for the Glen Park NCT District requiring rear yards to be provided at the second story, and at each succeeding story of the building, and at the first story if it contains a dwelling unit.

Sec. 135. Usable Open Space for Dwelling Units and Group Housing, R, NC, Mixed Use, C, and M Districts.

This amendment adds controls around usable open space for the Glen Park NCT District.

Sec. 145.4 Required Ground Floor Commercial Uses

This amendment adds requirements for active commercial uses along Diamond Street, for the entirety of the Glen Park NCT District; and Chenery Street, for the entirety of the Glen Park NCT District."

Sec. 151.1. Schedule of Permitted Off-Street Parking Spaces in Specified Districts

This amendment adds controls for permitted off-street parking in the Glen Park NCT District: No minimum off-street parking requirement and up to one space per residential unit permitted.

Sec. 155. General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities

This amendment prohibits garage entries, driveways or other vehicular access to off-street parking or loading on portions on both Diamond Street and Chenery Street within the Glen Park NCT District.

Sec. 201. Classes of Use Districts.

This amendment updates the classification of districts to include the new Glen Park NCT District.

Sec. 263.20. Special Height Exception: Additional Five Feet Height for Ground Floor Uses in NCT 30-X, 40-X and 50-X Height and Bulk Districts, in NC-2 and NC-3 Designated Parcels Fronting Mission Street, From Silver Avenue to the Daly City Border, and in Specified NC-1 Designated Parcels and in Specified NC Districts.

This amendment adds a 30-X height and bulk district to the special heights exception to capture a portion of the Glen Park NCT District.

Sec. 607.1. Neighborhood Commercial Districts.

This amendment adds sign controls for the Glen Park NCT District.

Sec. 702.1. Neighborhood Commercial Use Districts.

This amendment adds the new Glen Park NCT District to the list of Neighborhood Commercial Districts; adds Glen Park NCT District to the list of Neighborhood Commercial Transit Districts.

Sec. 738.1. Glen Park Neighborhood Commercial Transit District.

This amendment establishes a new Glen Park Neighborhood Commercial Transit District.

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, Zoning Code and Zoning Map Amendments.

RELATED ACTIONS

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

ATTACHMENTS

Exhibit III-2 Draft Resolution

Exhibit III-3 Draft Ordinance