

Exhibit III-2: Planning Code Amendments Resolution

SAN FRANCISCO

PLANNING COMMISSION

RESOLUTION NO. _____

WHEREAS, Section 4.105 of the City and County of San Francisco Charter mandates that the Planning Commission shall periodically recommend amendments to the Planning Code to the Board of Supervisors; and

The San Francisco Planning Department is proposing to amend the Planning Code, including the Zoning Map, to implement the Glen Park Community Plan (2011) and to bring Planning Code regulations governing this area into consistency with the Glen Park Community Plan ("Area Plan").

In 2002, the Planning Department initiated a public planning process to create *the Glen Park Community 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.

The Planning Code governs permitted land uses and planning standards in the area. Thus, conforming amendments to the Planning Code are required in order to implement the Plan.

An ordinance, **attached hereto as Exhibit III-3**, has been drafted in order to make revisions to the Planning Code necessary to implement the proposed "Glen Park Community Plan" and its related documents. This ordinance adds Planning Code section 738.1, and amends Planning Code sections 121.1, 121.2, 124, 134, 135, 145.4, 151.1, 155, 201, 263.20, 607.1, and 702.1 to implement the Area Plan. The City Attorney's Office has reviewed the draft ordinance and approved it as to form.

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 Planning Code.

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 Planning Code amendments contained in an ordinance approved as to form by the City Attorney hereto attached as **Exhibit III-3** to be considered at a publicly noticed hearing on or after November 10, 2011.

Linda Avery
Commission Secretary

AYES:

NOES:

EXCUSED:

ADOPTED: