



SAN FRANCISCO PLANNING DEPARTMENT

Exhibit IV-1: Zoning Map Amendments Case Report

HEARING DATE: OCTOBER 20, 2011

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

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Recommendation: **Approval**

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DESCRIPTION

The San Francisco Planning Department is proposing to amend the Zoning Maps of the City and County of San Francisco in order to implement land use policy changes contained in the Glen Park Community Plan. Proposed amendments to the Zoning Map, and related amendments to the Planning Code, can be initiated by a resolution of intention adopted by the Planning Commission, per Sections 106, 302 and 306 of the Planning Code. Pursuant to Planning Code 302(c), if the Commission adopts the Resolution of Intention today (at this October 20, 2011 Planning Commission Hearing), hearings on the Zoning Map and related Planning Code amendments will be scheduled for the Planning Commission's regularly scheduled meeting on or after November 10, 2011.

The zoning map amendments (see Zoning Maps, page 4) establish a new Glen Park Neighborhood Commercial (Glen Park NCT) District to replace the existing NC-2 (Small-scale Neighborhood Commercial District). The Glen Park NCT expands the commercial district boundary slightly by reclassifying nine residentially zoned parcels. These include three legalized non-conforming commercial uses that function as part of the district and six apartment buildings across from the BART station with the intent of allowing flexibility for ground floor commercial uses at some future time.

In addition, the Department proposes amending the height district within the Glen Park NCT District (see Height Maps, page 3). The proposed changes involve reducing heights in portions of the Glen Park NCT District from 40 feet to 30 feet. The height reduction is intended to more closely reflect the existing building scale in the "village" interior along portions of Chenery and Diamond Streets. A five foot height bonus is allowed throughout the district (30' → 35' and 40' → 45') for active ground floor uses. These taller ground floors are characteristic of the district's historic building pattern and of NCT districts generally.

For background on the Glen Park Community Plan and project area, 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 Zoning Maps, including amendments to Sectional Maps ZN11 (zoning) and HT11 (heights) of the Zoning Maps of the City and County of San Francisco.

The draft Resolution of Intention to Amend the Zoning Map is included as **Exhibit IV-2** and the proposed Zoning Map amendments are contained in a **draft Ordinance**, included as **Exhibit IV-3**.

The Proposed Zoning Map Amendments would include:

- Changes to the height/bulk sectional map HT11
- Changes to zoning map ZN11
- Creation of one new zoning districts as listed below:
 1. Glen Park Neighborhood Commercial Transit District (Glen Park NCT)

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.

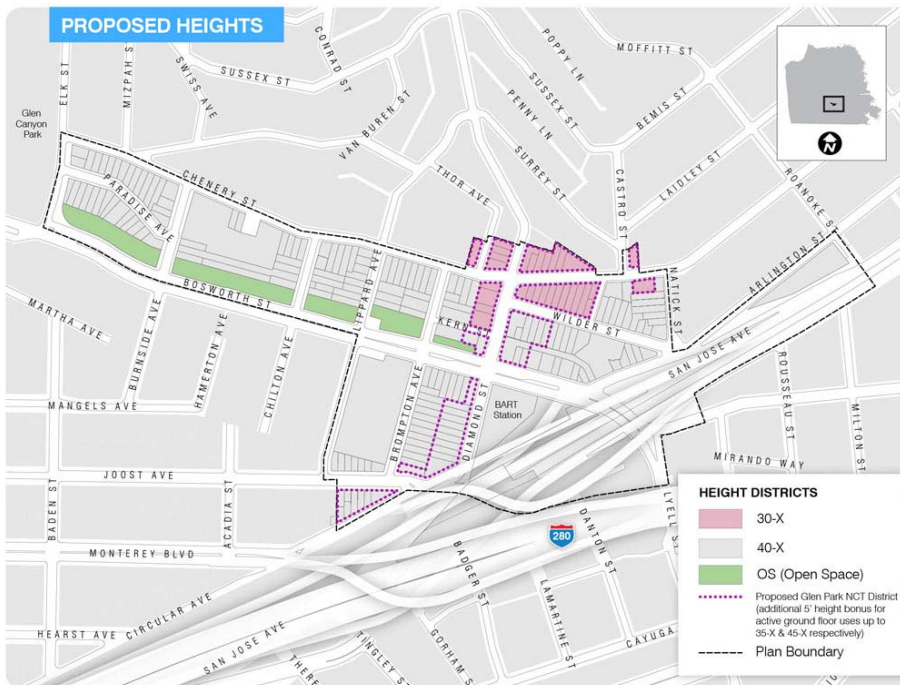
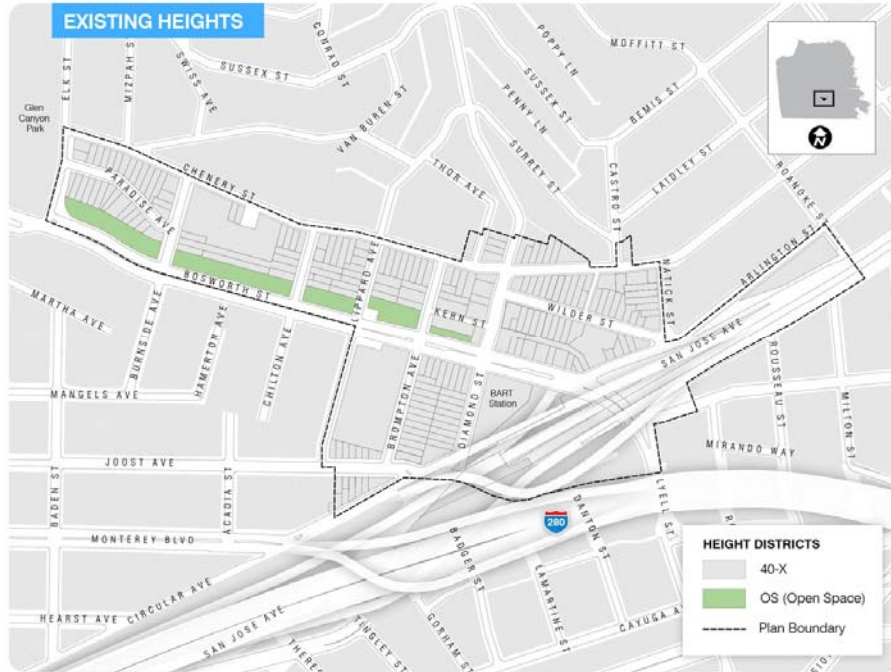
RELATED ACTIONS

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

ATTACHMENTS

Exhibit IV-2 Draft Resolution
Exhibit IV-3 Draft Ordinance

HEIGHTS



ZONING

