



# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Change Summary: Glen Park Neighborhood Commercial Transit District (Glen Park NCT)

**Code Change:** Creation of Glen Park Neighborhood Commercial Transit District (Sec. 738.1), pursuant to the Glen Park Community Plan.

**Case Number:** Board File No. 11-1305, 35-12 adopted Ordinance (Planning Code)

**Initiated By:** Supervisor Wiener, January 30<sup>th</sup>, 2012

**Effective Date:** March 22, 2012

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1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### The Way It Was:

Glen Park's neighborhood commercial district located along portions of Monterey Boulevard, Diamond, Bosworth, Chenery and Wilder Streets was zoned as a Small-Scale Neighborhood Commercial District (NC-2).

### The Way It Is Now:

Pursuant to the Glen Park Community Plan, the commercial district has been rezoned as the Glen Park Neighborhood Commercial Transit District (Glen Park NCT). Consistent with most NCT zoning districts, the Glen Park NCT District removes minimum parking requirements and sets maximum parking caps. The district removes density limits and institutes bedroom mix requirements. In addition, the commercial district boundary has been expanded to incorporate nine additional parcels (see Zoning Map). General Plan and Zoning Map amendments were also adopted as part of approvals for the Glen Park Community Plan (See Ords 11-1307/37-12 and 11-1306/36).

The adopted Planning Code Ordinance includes the following controls in the Glen Park NCT District:

- **Sec. 121.1. Development of Large Lots, Neighborhood Commercial Districts** adds lot size controls requiring conditional use authorization for development of lots 5,000 sf or larger.
- **Sec. 121.2. Use Size Limits (Non-Residential), Neighborhood Commercial Districts** adds use size limit controls requiring conditional use authorization for non-residential uses of 4,000 sf or larger.
- **Sec. 124. Basic Floor Area Ratio** 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** requires 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** adds controls for usable open space.
- **Sec. 145.4 Required Ground Floor Commercial Uses** 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** adds controls for permitted residential off-street parking: no minimum and P up to 1:1.
- **Sec. 155. General Standards as to Location and Arrangement of Off-Street Parking, Freight Loading and Service Vehicle Facilities** 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** 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** 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** adds sign controls for the Glen Park NCT District.
- **Sec. 702.1. Neighborhood Commercial Use Districts** 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** establishes a new Glen Park Neighborhood Commercial Transit District.

<b>Board File</b> 111305	<b>Ord. No.</b> 35-12	<b>Planning Code Amendments – Glen Park Community Plan</b>  Full text available at: <a href="http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances12/o0035-12.pdf">http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances12/o0035-12.pdf</a>
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