

1 [General Plan Amendment - Visitation Valley/Schlage Lock Special Use District]

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3 **Ordinance amending the San Francisco General Plan to amend Maps 1, 2, 4, and 5 of**
4 **the Commerce and Industry Element, Map 6 of the Transportation Element, Maps 4 and**
5 **5 of the Urban Design Element, and the Land Use Index to implement the Visitation**
6 **Valley/Schlage Lock Special Use District, which generally includes the properties**
7 **bounded by Bayshore, Blanken and Tunnel Avenue to the San Francisco/San Mateo**
8 **County line to the south, including the properties fronting Bayshore Boulevard from**
9 **Arleta Avenue to the San Francisco/San Mateo County line to the south and including**
10 **the properties fronting Leland Avenue from Cora Street to Bayshore Boulevard; and**
11 **making environmental findings and findings of consistency with the General Plan and**
12 **the eight priority policies of Planning Code Section 101.1.**

13 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
14 **Additions to Codes** are in *single-underline italics Times New Roman font*.
15 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
16 **Board amendment additions** are in double-underlined Arial font.
17 **Board amendment deletions** are in ~~strikethrough Arial font~~.
18 **Asterisks (* * * *)** indicate the omission of unchanged Code
19 subsections or parts of tables.

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

21 Section 1. Findings. The Board of Supervisors of the City and County of San Francisco
22 hereby finds and determines that:

23 (a) Environmental Findings. The San Francisco Planning Commission and the former
24 San Francisco Redevelopment Agency certified a final environmental impact report ("FEIR")
25 for the Visitation Valley Redevelopment Program, Planning Department File No. 2006.1308E,
on December 18, 2008. The project analyzed in the EIR was for redevelopment of an

1 approximately 46-acre project area in San Francisco's Visitacion Valley neighborhood,
2 extending on both sides of Bayshore Boulevard roughly between Sunnydale Avenue and
3 Blanken Avenue and along the Leland Avenue commercial corridor. The project was intended
4 to facilitate re-use of the vacant Schlage Lock property along the east side of Bayshore
5 Boulevard (also referred to as "Zone 1"), revitalize other properties along both (east and west)
6 sides of Bayshore Boulevard, and help revitalize the Leland Avenue commercial corridor.

7 When California eliminated its Redevelopment Agencies in February, 2012, the City of
8 San Francisco initiated new efforts to move forward with the development of the Schlage Lock
9 site (Zone 1) in light of reduced public funding and jurisdictional change. Thus, the proposed
10 project design was revised with respect to Zone 1, and these modifications were analyzed in
11 an Addendum to the FEIR prepared by the Planning Department and referred to as the
12 "Modified Project". The Modified Project differs from the project analyzed in the FEIR in that,
13 among other changes, the project sponsor for Zone 1, the former Schlage Lock site, proposes
14 to increase the number of residential units from 1,250 to 1,679 and reduce the amount of retail
15 commercial uses from 105,000 to 46,700 square feet. The amount of cultural uses on the site
16 would not change and is still projected to include 15,000 new square feet. The Addendum
17 found that the projected growth for the rest of the project site analyzed in the FEIR (referred to
18 as "Zone 2") would remain the same as analyzed in the FEIR.

19 The Board has reviewed the FEIR and the Addendum and hereby finds that since
20 certification of the FEIR, no changes have occurred in the proposed project or in the
21 circumstances under which the project would be implemented that would cause new
22 significant impacts or a substantial increase in the severity of impacts identified and analyzed
23 in the FEIR, and that no new information has emerged that would materially change the
24 analyses or conclusions set forth in the EIR. The Modified Project would not necessitate
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1 implementation of additional or considerably different mitigation measures than those
2 identified in the FEIR.

3 Additionally, the Board hereby adopts and incorporates by reference as though fully set
4 forth herein the environmental findings of the Planning Commission, a copy of which is on file
5 with the Board of Supervisors in File No. _____, including but not limited to the
6 Planning Commission's rejection of certain transportation mitigation measures as infeasible
7 and its finding that no other feasible mitigation measure are available to address certain
8 identified significant impacts, and the Mitigation Monitoring and Reporting Program, a copy of
9 which is on file with the Board of Supervisors in File No. _____.

10 (b) Pursuant to San Francisco Charter Section 4.105 and Planning Code Section 340,
11 any amendments to the General Plan shall first be considered by the Planning Commission
12 and thereafter recommended for approval or rejection by the Board of Supervisors. On
13 _____, the Commission conducted a duly noticed public hearing on the proposed
14 General Plan Amendments pursuant to Planning Code Section 340 and, by Resolution No.
15 _____, adopted the General Plan Amendments, and recommended them for
16 approval to the Board of Supervisors. A copy of Planning Commission Resolution No.
17 _____ is on file with the Clerk of the Board of Supervisors in File No.
18 _____.

19 (c) The Board of Supervisors finds that the proposed General Plan amendment is in
20 conformity with the priority policies of Planning Code Section 101.1 and on balance is
21 consistent with the General Plan as it is proposed for amendments herein, and hereby adopts
22 the findings set forth in Planning Commission Resolution No. _____ and
23 incorporates such findings herein by reference.

24 (d) Pursuant to Planning Code Section 340, the Board finds that the proposed General
25 Plan amendment will serve the public necessity, convenience and welfare for the reasons set

1 forth in Planning Commission Resolution No. _____, which reasons are
2 incorporated herein by reference as though fully set forth.

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4 Section 2. The Board of Supervisors hereby approves the following amendments to:
5 Map 1 (“Generalized Commercial and Industrial Land Use Plan”), Map 2 (“Generalized
6 Commercial and Industrial Density Plan”), Map 4 (“Residential Service Areas of Neighborhood
7 Commercial Districts and Uses”), and Map 5 (“Generalized Neighborhood Commercial Land
8 Use and Density Plan”) of the Commerce and Industry Element; Map 6 (“Vehicular Street
9 Map”) of the Transportation Element; and Map 4 (“Urban Design Guidelines for Height of
10 Buildings”) and Map 5 (“Urban Design Guidelines for Bulk of Buildings”) of the Urban Design
11 Element of the General Plan:

12 (a) Add a boundary line around the Visitacion Valley/Schlage Lock Special Use District
13 as set forth in Sectional Map SU10 of the Zoning Map of the City and County of San
14 Francisco; and

15 (b) Add a reference that states “See Visitacion Valley/Schlage Lock Special Use
16 District.”

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18 Section 3. The Board of Supervisors hereby approves the following amendment to the
19 General Plan Land Use Index:

20 The Land Use Index shall be updated as necessary to reflect the amendments set forth
21 in Section 2, above.

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23 Section 4. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the

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1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

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4 Section 5. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

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

13 By: _____
14 MARLENA G. BYRNE
15 Deputy City Attorney

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