

1 [Schlage Lock/Visitacion Valley Special Use District.]

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3 **Ordinance amending the San Francisco Planning Code by adding Section 249.40 to**
 4 **establish the Visitacion Valley/Schlage Lock Special Use District which includes a**
 5 **portion of the Visitacion Valley neighborhood and the Schlage Lock site within the City**
 6 **and County of San Francisco, the boundaries of which are designated on Sectional**
 7 **Map No. 10 SU of the Zoning Maps of the City and County of San Francisco, and which**
 8 **generally includes the properties bounded by Bayshore, Blanken and Tunnel Avenue to**
 9 **the San Francisco/San Mateo County line to the south, including the properties fronting**
 10 **Bayshore Boulevard from Arleta Avenue to the San Francisco/San Mateo County line to**
 11 **the south and including the properties fronting Leland Avenue from Cora Street to**
 12 **Bayshore Boulevard; to require development within the Special Use District to adhere**
 13 **to the *Visitacion Valley/Schlage Lock Design for Development* document approved as**
 14 **part of the Visitacion Valley Redevelopment Plan.**

15 Note: Additions are single-underline italics Times New Roman;
 16 deletions are ~~strikethrough italics Times New Roman~~.
 17 Board amendment additions are double underlined.
 Board amendment deletions are ~~strikethrough normal~~.

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

19 Section 1. Findings.

20 (a) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this
 21 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
 22 Planning Commission Resolution No. _____, and incorporates such reasons
 23 herein by reference. A copy of the Planning Commission resolution is on file with the Clerk of
 24 the Board of Supervisors in File No. _____.

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1 (b) This Board of Supervisors, having reviewed the proposed legislation after public
2 testimony, finds and declares that this ordinance is in conformity with the Priority Policies of
3 Planning Code Section 101.1 and with the General Plan as proposed to be amended in
4 companion legislation for the reasons set forth in Planning Commission Resolution No.
5 _____, and hereby adopts and incorporates those findings by reference.

6 (c) In accordance with the actions contemplated herein, the Board adopted as its
7 own the findings in Planning Commission Motion No. _____ concerning findings
8 under the California Environmental Quality Act (California Public Resources Code sections
9 21000 et seq.). A copy of said determination and Motion are on file with the Clerk of the
10 Board of Supervisors in File No. _____ and is incorporated herein by reference.

11 Section 2. The San Francisco Planning Code is hereby amended by adding Section
12 249.40, to read as follows:

13 Sec. 249.40. Visitacion Valley/Schlage Lock Special Use District.

14 A Special Use District entitled the "Visitacion Valley/Schlage Lock Special Use District"
15 is hereby established for a portion of the Visitacion Valley neighborhood and the Schlage Lock
16 site within the City and County of San Francisco, the boundaries of which are designated on
17 Sectional Map No. 10 SU of the Zoning Maps of the City and County of San Francisco, and
18 which includes properties generally fronting Bayshore Boulevard between Tunnel Avenue in
19 the north and the San Francisco / San Mateo County line in the south, and properties fronting
20 Leland Avenue between Bayshore Boulevard and Cora Street. The following provisions shall
21 apply within the Special Use District:

22 (a) Purpose. The Redevelopment Agency proposes to establish a Redevelopment
23 Project in the Visitacion Valley neighborhood, based on the Visitacion Valley Survey Area
24 designated by Resolution No. 424-05 on June 07, 2005, and the Schlage Lock Strategic
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1 Concept Plan, endorsed by Resolution No. 425-06 on June 07, 2005. The Redevelopment
2 Plan for the area calls for conversion of the vacant Schlage Lock site into a redevelopment of
3 the long-vacant Schlage Lock site into a true part of its larger neighborhood, as a vibrant,
4 transit-oriented mixed use development which will be a model of sustainability. It also calls for
5 infill development on vacant and underdeveloped properties along Bayshore Boulevard and
6 Leland Avenue.

7 The Redevelopment Plan Area includes two zones – Zone 1 and Zone 2 as defined
8 below. Within Zone 1, an increase of height and allowable density via form-based
9 development controls will be required in order to achieve sufficient intensities to support a
10 transit-oriented development, to support certain neighborhood-commercial uses such as a
11 moderate-sized supermarket, and to achieve the community's goals for a vibrant, well-
12 designed model of sustainability. Within both Zones 1 and 2, in order to achieve a successful
13 program, additional design guidelines will be required. Therefore, the *Design for*
14 *Development* was developed to provide the specific Development Controls and Design
15 Guidelines which, in cooperation with underlying San Francisco Planning Code requirements,
16 will regulate development within the Special Use District and guide it towards the goals
17 described above. As provided below, projects in Zone 1 shall be reviewed by all relevant
18 agencies according to both the Development Controls and Design Guidelines as contained
19 within the *Design for Development*. Projects in Zone 2 shall be reviewed according to only the
20 Design Guidelines.

21 (b) Definitions.

22 "Visitacion Valley/Schlage Lock Cooperation and Delegation Agreement" shall mean
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1 the Agreement between the Planning Department and the Redevelopment Agency to
2 establish general responsibilities that the Department and the Agency will have for review and
3 approval of specific project development proposals within the Redevelopment Project Area.

4 "Visitacion Valle /Schlage Lock Design for Development" shall mean the document
5 adopted by the Planning Commission in Resolution No. _____ and found in Clerk of the Board
6 File No. _____ which contains two parts: Part 1: Urban Design Framework, and
7 Part 2: Development Controls and Design Guidelines.

8 "Visitacion Valley Redevelopment Plan" shall mean the Plan adopted by the Board of
9 Supervisors in Ordinance No. _____ on _____.

10 "Zone 1" shall have the meaning set forth in the Visitacion Valley Redevelopment Plan,
11 and shall generally mean the Schlage Lock industrial site, located at the southern border of
12 San Francisco where Bayshore Boulevard converges with Tunnel Avenue.

13 "Zone 2" shall have the meaning set forth in the Visitacion Valley Redevelopment Plan,
14 and shall generally mean the segments of Bayshore Boulevard and Leland Avenue adjacent
15 to the Schlage Lock site.

16 (c) Controls. The following controls shall apply in the Special Use District:

17 (1) Controls in Zone 1. The Redevelopment Agency, in consultation with the
18 Planning Department as specified in the Cooperation and Delegation Agreement, may
19 approve a project within the Visitacion Valley/Schlage Lock Special Use District if:

20 (A) the project is consistent with the goals and objectives of the Redevelopment
21 Plan and conforms to the Land Use Controls of the Redevelopment Plan; and

22 (B) the project is in conformity with the *Visitacion Valley/Schlage Lock Design for*
23 *Development*, including the Urban Design Framework, Development Controls and Design
24 Guidelines contained in that document.

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1 (2) Controls in Zone 2. The Planning Department, in consultation with the
2 Redevelopment Agency as specified in the Cooperation and Delegation Agreement, may
3 approve a project within the Visitacion Valley/Schlage Lock Special Use District if:
4 (A) the project meets the relevant requirements of the Planning Code; and
5 (B) the project meets the affordable housing policies set forth in the Redevelopment
6 Plan; and
7 (C) the project is in general conformity with the Design Guidelines contained within
8 the *Visitacion Valle /Schlage Lock Design for Development*.
9 (3) To the extent that the *Visitacion Valle /Schlage Lock Design for Development*
10 does not apply or is silent, the provisions of the San Francisco Planning Code shall apply.

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

By: SUSAN CLEVELAND-KNOWLES
 Deputy City Attorney