

1 [Approving General Plan Amendments Related to the Visitacion Valley Redevelopment Plan.]

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3 **Ordinance amending the San Francisco General Plan by approving General Plan**
4 **amendments to implement the Visitacion Valley Redevelopment Plan (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) by amending the Arts Element, Commerce and Industry Element,**
13 **Recreation and Open Space Element, Transportation Element, and Urban Design**
14 **Elements; making environmental findings and findings that the proposed amendments**
15 **are consistent with the General Plan and the eight priority policies of the Planning**
16 **Code Section 101.1.**

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

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

21 Section 1. Findings.

22 A. Section 4.105 of the Charter of the City and County of San Francisco provides
23 that the Planning Commission shall periodically recommend to the Board of Supervisors, for
24 approval or rejection, proposed amendments to the General Plan.

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1 B. On _____, the Board of Supervisors received from the Planning
2 Department proposed General Plan amendments to the Arts, Commerce and Industry,
3 Recreation and Open Space, Transportation, and Urban Design Elements of the General
4 Plan, which was adopted by the Planning Commission on _____.

5 C. Section 4.105 of the City Charter further provides that if the Board of
6 Supervisors fails to Act within 90 days of receipt of the proposed General Plan Amendment,
7 then the proposed amendment shall be deemed approved.

8 D. San Francisco Planning Code Section 340 provides that an amendment to the
9 General Plan may be initiated by a resolution of intention by the Planning Commission, which
10 refers to, and incorporates by reference, the proposed General Plan amendment. Planning
11 Code Section 340 further provides that the Planning Commission shall adopt the proposed
12 General Plan amendment after a public hearing if it finds from the facts presented that the
13 public necessity, convenience and general welfare require the proposed amendment or any
14 part thereof. If adopted by the Planning Commission in whole or in part, the proposed
15 amendment shall be presented to the Board of Supervisors, which may approve or reject the
16 amendment by a majority vote.

17 E. On _____, the Planning Commission adopted Resolution No.
18 _____ initiating an amendment to the General Plan, at a duly noticed public
19 hearing. A copy of Planning Commission Resolution No. _____ is on file with the
20 Clerk of the Board in File No. _____.

21 F. On _____, at a duly noticed public meeting, the Planning Commission
22 certified the Final EIR for the proposed Visitacion Valley Redevelopment Program (the
23 "Project") by Motion No. _____ finding the Final EIR reflected the independent
24 judgment and analysis of the City and County of San Francisco, is adequate, accurate and
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1 objective, contains no significant revisions to the Draft EIR, and the content of the report and
2 the procedures through which the Final EIR was prepared, publicized and reviewed comply
3 with the provisions of the California Environmental Quality Act ("CEQA") (California Public
4 Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Regs. Section
5 15000 et seq.), and Chapter 31 of the San Francisco Administrative Code. A copy of the Final
6 EIR is on file with the Clerk of the Board in File No. _____.

7 G. The Project evaluated in the Final EIR includes amendments to the General
8 Plan, Planning Code and Zoning Map and other project approvals related to the Project
9 proposed by the Planning Department. The Visitacion Valley Schlage Lock General Plan
10 amendment is an action proposed by the Planning Department that is within the scope of the
11 Project evaluated in the Final EIR.

12 H. At the same hearing during which the Planning Commission certified the Final
13 EIR, the Planning Commission adopted CEQA Findings with respect to the approval of the
14 proposed Redevelopment Project for the Visitacion Valley Redevelopment Plan, in Motion No.
15 _____

16 I. The Board of Supervisors has reviewed and considered the Final EIR and the
17 environmental documents on file referred to herein. The Board of Supervisors has reviewed
18 and considered the CEQA Findings adopted by the Planning Commission in support of the
19 approval of the Project, including the mitigation monitoring and reporting program and the
20 statement of overriding considerations, and hereby adopts as its own and incorporates the
21 CEQA Findings contained in Planning Commission Motion _____ by reference as
22 though such findings were fully set forth in this Ordinance.

23 J. The Board of Supervisors endorses the implementation of the mitigation
24 measures identified in the Planning Commission's CEQA Findings for implementation by other
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1 City Departments and recommends for adoption those mitigation measures that are
2 enforceable by agencies other than City agencies, all as set forth in the CEQA Findings,
3 including the mitigation monitoring and reporting program contained in the referenced CEQA
4 Findings.

5 K. The Board of Supervisors finds that no substantial changes have occurred in the
6 Project proposed for approval under this Ordinance that will require revisions in the Final EIR
7 due to the involvement of new significant environmental effects or a substantial increase in the
8 severity of previously identified significant effects, no substantial changes have occurred with
9 respect to the circumstances under which the Project proposed for approval under the
10 Ordinance are undertaken which will require major revisions to the Final EIR due to the
11 involvement of new environmental effects or a substantial increase in the severity of effects
12 identified in the Final EIR and no new information of substantial importance to the Project as
13 proposed for approval in the Ordinance has become available which indicates that (1) the
14 Project will have significant effects not discussed in the Final EIR, (2) significant
15 environmental effects will be substantially more severe, (3) mitigation measure or alternatives
16 found not feasible which would reduce one or more significant effects have become feasible
17 or (4) mitigation measures or alternatives which are considerably different from those in the
18 Final EIR would substantially reduce one or more significant effects on the environment.

19 M. The Board of Supervisors finds, pursuant to Planning Code Section 340, that the
20 Visitation Valley Redevelopment Program, including this General Plan Amendment, set forth
21 in the documents on file with the Clerk of the Board in File No. _____ will
22 serve the public necessity, convenience and general welfare for the reasons set forth in
23 Planning Commission Resolution No. _____ and incorporates those reasons
24 herein by reference.

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1 N. The Board of Supervisors finds that the Visitacion Valley Redevelopment
2 Program, including this General Plan Amendment, as set forth in the documents on file with
3 the Clerk of the Board in File No. _____, are in conformity with the
4 General Plan, as it is amended by this Ordinance, and the eight priority policies of Planning
5 Code Section 101.1 for the reasons set forth in the General Plan and Priority Policy
6 Consistency findings on file with the Clerk of the Board of Supervisors in File No.
7 _____, Planning Commission Resolution No. _____. The Board hereby adopts
8 those ~~the~~ findings set forth in Planning Commission Resolution No. _____ and
9 incorporates those findings herein by reference.

10 Section 2. The Board of Supervisors hereby approves the proposed Visitacion
11 Valley Redevelopment Plan amendments to the General Plan, as recommended to the Board
12 of Supervisors by the Planning Commission in Resolution No. _____ and as
13 shown on the maps on file with the Clerk of the Board in File No. _____, and
14 directs the Planning Department to update the General Plan's Land Use Index to reflect these
15 amendments if necessary. These amendments are summarized as follows:

16 A. ARTS ELEMENT.

17 1. Amend figure entitled "Motion Picture Theaters." Revise the figure to reflect, for
18 the Visitacion Valley/Schlage Lock Redevelopment Project area, a change in the shading from
19 a "high" concentration of motion picture theaters to a "low" concentration of motion picture
20 theaters.

21 B. COMMERCE AND INDUSTRY ELEMENT.

22 1. Amend Map 1, "Generalized Commercial and Industrial Land use Plan." Add a
23 boundary around the Visitacion Valley / Schlage Lock area with a line that leads to a
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1 reference that states “See the Redevelopment Plan for the Visitacion Valley Schlage Lock
2 Project.”

3 2. Amend Map 2, “Generalized Commercial & Industrial Density Plan.” Add a
4 boundary around the Visitacion Valley / Schlage Lock area with a line that leads to a
5 reference that states “See Redevelopment Plan for the Visitacion Valley Schlage Lock
6 Project.”

7 3. Amend Map 4, “Residential Service Areas of Neighborhood Commercial
8 Districts and Uses.” Add a boundary around the Visitacion Valley / Schlage Lock area with a
9 line that leads to a reference that states “See Redevelopment Plan for the Visitacion Valley
10 Schlage Lock Project.”

11 4. Amend Map 5, “Generalized Neighborhood Commercial land use and Density
12 Plan.” Add a boundary around the Visitacion Valley / Schlage Lock area with a line that leads
13 to a reference that states “See Redevelopment Plan for the Visitacion Valley Schlage Lock
14 Project.”

15 **C. RECREATION AND OPEN SPACE ELEMENT**

16 1. Amend Map 4, “Citywide Recreation and Open Space Plan.” Add a boundary
17 around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states
18 “See Redevelopment Plan for the Visitacion Valley Schlage Lock Project.”

19 **D. TRANSPORTATION ELEMENT**

20 1. Revise Map 6, “Vehicular Street Map.” Add a boundary around the Project area
21 with a line that leads to a reference that states “See Redevelopment Plan for the Visitacion
22 Valley Schlage Lock Project.”

23 2 Revise Map 10, “Rail Transit Plan,” as follows:
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- 1 a. Remove designation of "Bayshore Corridor (Broad Arrow indicating "Future
- 2 rail/fixed guideway transit corridor"
- 3 b. Add location of MUNI T-Third line.
- 4 c. Revise Map 11, "Citywide Pedestrian Network." Revise map to show proposed
- 5 SF Bay Trail running from Candlestick Point SRA through Hunters Point Shipyard, then to
- 6 Third Street and north if this is only depicting Third Street MUNI Metro light rail.

7 E. URBAN DESIGN ELEMENT

- 8 1. Revise Map 4, "Urban Design Guidelines for Height of Buildings." Add a
- 9 boundary around the Visitacion Valley Schlage Lock area with a line that leads to a reference
- 10 that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project.
- 11 2. Revise Map 5, Urban Design Guidelines for bulk of Buildings." Add a boundary
- 12 around the Visitacion Valley Schlage Lock area with a line that leads to a reference that states
- 13 "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project."

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

17 By: SUSAN CLEVELAND-KNOWLES
18 Deputy City Attorney

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