

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.  
20 Board amendment deletions are ~~strikethrough normal~~.

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

22 Section 1. Findings.

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

1           B.     On February 13, 2009, 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 December 18, 2008.

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 November 20, 2008, the Planning Commission adopted Resolution No.  
18 17767 initiating an amendment to the General Plan, at a duly noticed public  
19 hearing. A copy of Planning Commission Resolution No. 17767 is on file with the  
20 Clerk of the Board in File No. 090202.

21          F.     On December 18, 2008, at a duly noticed public meeting, the Planning  
22 Commission certified the Final EIR for the proposed Visitacion Valley Redevelopment  
23 Program (the "Project") by Motion No. 17786 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. 090202.

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 17790.

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 17790 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. 090202 will  
22 serve the public necessity, convenience and general welfare for the reasons set forth in  
23 Planning Commission Resolution No. 17791 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. 090202, 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 Planning Commission Resolution No.  
6 17791. The Board hereby adopts the findings set forth in Planning Commission  
7 Resolution No. 17791 and incorporates those findings herein by reference.

8 Section 2. The Board of Supervisors hereby approves the proposed Visitacion  
9 Valley Redevelopment Plan amendments to the General Plan, as recommended to the Board  
10 of Supervisors by the Planning Commission in Resolution No. 17791 and as  
11 shown on the maps on file with the Clerk of the Board in File No. 090202, and  
12 directs the Planning Department to update the General Plan's Land Use Index to reflect these  
13 amendments if necessary. These amendments are summarized as follows:

14 A. ARTS ELEMENT.

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

19 B. COMMERCE AND INDUSTRY ELEMENT.

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

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

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

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

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

17           **D.       TRANSPORTATION ELEMENT**

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

21           2       Revise Map 10, "Rail Transit Plan," as follows:

22           a.       Remove designation of "Bayshore Corridor (Broad Arrow indicating "Future  
23 rail/fixed guideway transit corridor"

24           b.       Add location of MUNI T-Third line.

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1 c. Revise Map 11, "Citywide Pedestrian Network." Revise map to show proposed  
2 SF Bay Trail running from Candlestick Point SRA through Hunters Point Shipyard, then to  
3 Third Street and north if this is only depicting Third Street MUNI Metro light rail.

4 E. URBAN DESIGN ELEMENT

5 1. Revise Map 4, "Urban Design Guidelines for Height of Buildings." Add a  
6 boundary around the Visitacion Valley Schlage Lock area with a line that leads to a reference  
7 that states "See Redevelopment Plan for the Visitacion Valley Schlage Lock Project.

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

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

14 By: SUSAN CLEVELAND-KNOWLES  
15 Deputy City Attorney

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