

File No. 140675

Committee Item No. 5

Board Item No. 41

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Economic Development Date June 30, 2014

Board of Supervisors Meeting Date 7/15/14

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
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Completed by: Andrea Ausberry Date June 26, 2014

Completed by: AA Date 7-2-14

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

2
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 *striketrough italics Times New Roman font*.
16 **Board amendment additions** are in double-underlined Arial font.
17 **Board amendment deletions** are in ~~striketrough 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
25

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. 140675, including but not limited to the Planning
6 Commission's rejection of certain transportation mitigation measures as infeasible and its
7 finding that no other feasible mitigation measure are available to address certain identified
8 significant impacts, and the Mitigation Monitoring and Reporting Program, a copy of which is
9 on file with the Board of Supervisors in File No. 140675.

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 June
13 5, 2014, the Commission conducted a duly noticed public hearing on the proposed General
14 Plan Amendments pursuant to Planning Code Section 340 and, by Resolution No. 19163,
15 adopted the General Plan Amendments, and recommended them for approval to the Board of
16 Supervisors. A copy of Planning Commission Resolution No. 19163 is on file with the Clerk of
17 the Board of Supervisors in File No. 140675.

18 (c) The Board of Supervisors finds that the proposed General Plan amendment is in
19 conformity with the priority policies of Planning Code Section 101.1 and on balance is
20 consistent with the General Plan as it is proposed for amendments herein, and hereby adopts
21 the findings set forth in Planning Commission Resolution No. 19140 and incorporates such
22 findings herein by reference.

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

1 forth in Planning Commission Resolution No. 19140, which reasons are incorporated herein
2 by reference as though fully set forth.

3
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."

17
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.

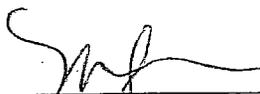
22
23 Section 4. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
25

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.

3
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.

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13 By:


14 MARIENA G. BYRNE
15 Deputy City Attorney

16 n:\speclas2014\1300180\00921443.docx



SAN FRANCISCO PLANNING DEPARTMENT

June 9th, 2014

Ms. Angela Calvillo, Clerk
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Transmittal of Planning Department Case Number 2006.1308EMTZW
Visitacion Valley/Schlage Lock General Plan Amendments
BOS File No: 140675 (pending)
Planning Commission Recommendation: Approval

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Dear Ms. Calvillo,

On June, 5th 2014 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, and other associated Ordinances for Planning Code and Zoning Map Amendments and a Development Agreement to be transmitted separately, associated with the Schlage Lock Development Program.

The proposed Ordinance includes the following amendments:

General Plan Map Amendments

- Urban Design Element map - Urban Design Guidelines for Height of Buildings (Map 4) and Urban Design Guidelines for Bulk of Buildings (Map 5) to reference the Visitacion Valley/Schlage Lock Special Use District replacing the references to the 2009 Redevelopment Area Plan;
- Commerce and Industry Element maps - Generalized Commercial and Industrial Land Use Plan (Map 1), Generalized Commercial & Industrial Density Plan (Map 2), Residential Service Areas of Neighborhood Commercial Districts and Uses (Map 4), and Generalized Neighborhood Commercial Land Use and Density Plan (Map 5) to replacing the references to the 2009 Redevelopment Area Plan and instead reference the Visitacion Valley/Schlage Lock Special Use District.
- Transportation Element map - Vehicular Street Map (Map 6) to replace references to the Redevelopment Area Plan and instead reference the Special Use District.
- Land Use Index - make conforming amendments.

The Planning Commission certified the Final Environmental Impact Report (EIR) for the Project on December 18, 2008, through Motion No. 17790. The Planning Department published an EIR Addendum on May 29th, 2014 and on June 5, 2014 the Planning Commission adopted CEQA findings regarding the project.

At the June 5th hearing, the Commission voted to recommend approval of the proposed Ordinance. Please find attached documents relating to the Commission's action.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,



John Rahaim
Planning Director

cc:

Ken Rich, Office of Workforce and Economic Development
Supervisor Malia Cohen

Attachments (one copy of the following):

Planning Commission Resolution No. 19140 Initiating General Plan Amendment
Planning Commission Text, Map, and General Plan Amendments Resolution No. 19163
Draft Ordinance: General Plan Amendments



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 19163

Planning Code Text Amendment,
Zoning Map Amendments, and General Plan Amendments
HEARING DATE: JUNE 5, 2014

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

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Planning
Information:
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Project Name: Schlage Lock Development Project
T Case: Amend Section 249.45
Z Case: Rezone some Parcels within Zone 1 of the SUD
M Case: Amend various Maps of the General Plan
Case Number: 2006.1308EMTZW
Staff Contact: Claudia Flores
Claudia.Flores@sfgov.org; 415-558-6473
Reviewed By: Joshua Switzky
Joshua.Switzky@sfgov.org; 415-575-6815
Recommendation: Approval with Modifications

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT AN ORDINANCE THAT WOULD (1) AMEND THE SAN FRANCISCO PLANNING CODE SECTION 249.45, THE "VISITACION VALLEY/SCHLAGE LOCK" SPECIAL USE DISTRICT"; (2) AMEND THE PLANNING CODE ZONING MAP SHEETS ZN10 AND HT10 TO RECLASSIFY ASSESSOR'S BLOCKS 5107-001, 50870-03A, 5100-002, 5102-009, 5087-003, 5101-006, 5100-003, 5099-014, 5101-007, AND 5100-010 FROM M-1 (LIGHT INDUSTRIAL) AND M-2 (HEAVY INDUSTRIAL), TO MUG (MIXED-USE GENERAL), AND TO MAKE CONFORMING HEIGHT MAP AMENDMENTS TO FACILITATE THE LONG-RANGE DEVELOPMENT PLANS OUTLINED IN THE VISITACION VALLEY/SCHLAGE LOCK DESIGN FOR DEVELOPMENT DOCUMENT; (3) AMEND THE SAN FRANCISCO GENERAL PLAN URBAN DESIGN ELEMENT MAPS 4 & 5, THE COMMERCE & INDUSTRY ELEMENT MAPS 1-2 & 4-5, THE TRANSPORTATION ELEMENT MAP 6, AND THE LAND USE INDEX TO MAKE CONFORMING MAP AMENDMENTS; (4) APPROVE THE VISITACION VALLEY/SCHLAGE LOCK DESIGN FOR DEVELOPMENT AND THE VISITACION VALLEY/SCHLAGE LOCK OPEN SPACE & STREETScape MASTER PLAN; AND (5) MAKE AND ADOPT FINDINGS, INCLUDING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF PLANNING CODE SECTION 101.1.

PREAMBLE

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend to the Board of Supervisors for approval or rejection of proposed amendments to the General Plan.

The Planning Department ("Department"), the Office of Economic and Workforce Development (OEWD), the Board of Supervisors, the Mayor's Office, and other City Departments have been working on

Hearing Date: June 5, 2014

Visitacion Valley/Schlage Lock

a plan to transform the vacant Schlage Lock site and support revitalization of the Visitacion Valley neighborhood and transform the vacant Schlage Lock site into a Transit-Oriented Development (TOD) to take advantage of existing public transit resources and encourage infill development and improvements in the Visitacion Valley neighborhood, via the *Visitacion Valley/Schlage Lock Development Project*.

The Schlage Lock Company began operations in the Visitacion Valley neighborhood in the 1920s, and was one of the City's largest industrial employers until 1999, when the plant closed down and manufacturing operations were relocated. The site has been vacant since 1999. After Home Depot proposed to develop a retail store on the vacant Schlage site in 2000— a proposal that met with community opposition - the Board of Supervisors imposed interim zoning controls, sponsored by then Supervisor Sophie Maxwell, on the site to encourage the long-term planning of the site. Residents of Visitacion Valley then partnered with City agencies and the Universal Paragon Corporation to develop a plan for the reuse and revitalization of this critical site in their community. Several years of analysis and an extensive community planning process concluded in 2009 with the adoption of a Redevelopment Plan, zoning changes and a detailed Design for Development to guide change on the site. Since City adoption of the Plan, the former Visitacion Valley Citizens Advisory Committee (CAC) had continued to meet to discuss and comment on various aspects of the Plan's implementation and to provide comments to the project sponsor as it continued to implement the plans for the Schlage Lock site.

However, the demise of Redevelopment Agency in early 2012, and the loss of public funding that accompanied it, required reopening the plans for the site. City staff, along with the project sponsor, re-initiated efforts to move transformation of Schlage forward beginning with a community meeting on October 13th 2012. The Planning Department partnered with the Mayor's Office of Economic and Workforce Development and the community to evaluate the project's feasibility, to look at tools which can help move the project forward, and to make the necessary legislative changes to foster the site's transformation. The proposed amendments to the 2009 documents and the new Development Agreement are the results of that effort.

Building upon all of these efforts, and with extensive consultation with the Visitacion Valley community, the *Visitacion Valley / Schlage Lock Project* includes the *Visitacion Valley/Schlage Lock Design for Development* document, the *Visitacion Valley/Schlage Lock Open Space and Streetscape Master Plan*, a Development Agreement and associated amendments to the General Plan, Zoning Map and Planning Code. This represents the culmination of many years of community participation from Visitacion Valley residents, business owners, workers and stakeholders, towards a plan for reuse of the long-vacant Schlage Lock site into a true part of its larger neighborhood, as a vibrant, transit-oriented mixed use development that will meet the community's goals and objectives for the project. The plan calls for the creation of new residential units, a grocery store, and other neighborhood commercial ground floor retail on the Schlage site. It also includes three new interconnected neighborhood parks of different sizes, requires the extension of the Visitacion Valley street grid throughout the Schlage Lock property, and integrates the commercial backbone of the community, Leland Avenue, into the site.

The planning goals for the project are to:

1. Create a livable, mixed use urban community that serves the diverse needs of the

community and includes access to public resources and amenities.

2. Encourage, enhance, preserve and promote the community and city's long term environmental sustainability.
3. Create pedestrian-oriented environment that encourages walking as the primary transportation mode within the Project.
4. Encourage the use of alternative modes of transportation by future area residents, workers and visitors and support the development of the Caltrain Station as a major multi-modal transit facility.
5. Create well designed open spaces that enhance the existing community and new development.
6. Develop new housing to help address the City's and the region's housing shortfall, and support regional transit use.
7. Establish the project area and surrounding neighborhoods as a gateway to the City of San Francisco.
8. Encourage private investment by eliminating blighting influences and correcting environmental deficiencies.

The property encompassing the Schlage Lock Development Project includes approximately 20 acres of privately-owned land at the southeastern corner of San Francisco, generally bounded to the north by Blanken Avenue, to the east by Tunnel Avenue, to the west by Bayshore Boulevard, and to the south by the San Francisco / San Mateo County line, and the city of Brisbane; and

The Project Sponsor (Visitacion Development, LLC) seeks to transform the existing vacant site of the former Schlage Lock factory into a pedestrian-focused, vibrant mixed-use residential development; and

The Project Sponsor is seeking to build up to 1,679 dwelling-units, up from 1,250 under the 2009 plan; and up to 46,700 square feet of new retail, which is 58,300 square feet less than under the 2009 plan; and

The Schlage Lock Development Project seeks to create new neighborhood-serving amenities such as a grocery store, additional retail, new streets, pedestrian improvements and infrastructure; provide new parks/open space; and incorporate sustainable and green features throughout the site; and

Other key changes to the approved project in 2009 include an increase in heights to accommodate the additional units; a reconfiguration of the location of the parks; a change to the underlying zoning; updates to controls and design guidelines to address site changes; and sun setting the 2009 Redevelopment Plan; and

The goals of the *Visitacion Valley/Schlage Lock Project* are, on the whole, consistent with San Francisco General Plan Objectives and Policies. However, the General Plan contains a number of maps that reflect the *Redevelopment Plan*, which will sunset, and the current zoning does not accommodate the site-specific goals of the Schlage Lock Development Project, a master-plan now under single ownership, specifically the changes to permitted heights, and density; and

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Visitacion Valley/Schlage Lock

The proposed Ordinances are intended to implement the Schlage Lock Development Project by modifying General Plan maps, contained in the Commerce and Industry, Transportation, Urban Design Elements, and the Land Use Index; the Zoning Map and the Planning Code to reflect the amended project; and

The Visitacion Valley/Schlage Lock Development Project is also being considered for approval by Planning Commission and the Board of Supervisors through a Development Agreement by and between the City and County of San Francisco and Visitacion Development LLC; and

The Planning Commission (hereinafter "Commission") recommended approval of the 2009 Visitacion Valley/Schlage Lock Redevelopment Plan, Design for Development and related project documents at a regularly scheduled hearing on December 18, 2008 to the Board of Supervisors; and

The former San Francisco Redevelopment Agency ("SFRA") Commission and this Commission certified a final environmental impact report ("FEIR") for the Visitacion Valley Redevelopment Program, Planning Department File No. 2006.1308E, on, respectively, December 16, 2008 and December 18, 2008. The project analyzed in the FEIR was for redevelopment of an approximately 46-acre project area in San Francisco's Visitacion Valley neighborhood, extending on both sides of Bayshore Boulevard roughly between Sunnydale Avenue and Blanken Avenue and along the Leland Avenue commercial corridor. The project was intended to facilitate re-use of the Project site, revitalize other properties along both (east and west) sides of Bayshore Boulevard, and help revitalize the Leland Avenue commercial corridor; and

After certification of the FEIR, both the SFRA Commission and this Commission took certain approval actions, including approving the Redevelopment Plan and amendments to the General Plan, the Planning Code, and the Zoning Maps, among other actions, and in so doing, adopted findings under the California Environmental Quality Act ("CEQA"), including findings rejecting proposed project alternatives and certain mitigation measures as infeasible and adopting a statement of overriding consideration, and adopted a mitigation monitoring and reporting program. These findings were made in SFRA Commission Resolution No. 1-2009, adopted on February 3, 2009, and Planning Commission Motion No. 17790, adopted on December 18, 2008 ("CEQA Findings"). This Commission hereby incorporates by reference as though fully set forth herein these findings, copies of which are on file with the Commission Secretary; and

Since California eliminated its Redevelopment Agencies, the proposed project design was revised with respect to the Project Site, and these modifications were analyzed in an Addendum to the FEIR prepared by the Planning Department and are now before this Commission for approval; and

On May 8th 2014, the Planning Commission (hereinafter "Commission") passed Resolution No.19140, initiating amendments to the General Plan related to the proposed Project; and

On June 5th 2014, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinances; and

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented by Department staff, and other interested parties; and

All pertinent documents associated with Case No. 2006.1308EMTZW may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Fourth Floor, San Francisco, California; and

The Commission has reviewed the proposed Ordinances; and

MOVED, that the Commission hereby adopts the *Visitacion Valley/Schlage Lock Design for Development* and the *Visitacion Valley Schlage Lock Open Space & Streetscape Master Plan*, including all the proposed modifications and recommends that the Board of Supervisors *approve with modifications* the proposed documents and adopts the Draft Resolution to that effect, and;

MOVED, that the Commission hereby adopts the Mitigation Monitoring and Reporting Program (MMRP), attached hereto as Exhibit A, which includes all proposed modifications and recommends that the Board of Supervisors *approve with modifications* the proposed Ordinances and related documents following execution of the Development Agreement, and adopts the Draft Resolution to that effect, and;

The Commission's recommended modifications would include the appropriate parcels to be rezoned; clarify the public participation review process in design review of buildings and parks; and make changes to the *Design for Development* and the *Open Space & Streetscape Master Plan* documents to clarify various issues, make them consistent, and specify terms and obligations that were previously missing or unclear.

Specifically, the Commission recommends the following substantive changes and updates to the Ordinance Amending the Planning Code and the Zoning Map, to the Design for Development document, and to the Open Space and Streetscape Master Plan document:

Issue	Document	Change
Zoning and height changes	Ordinance Amending the Planning Code and Zoning Map	<ul style="list-style-type: none"> Remove 2 parcels - The ordinance erroneously included 2 parcels owned by two property owners, other than the project sponsor, (specifically, Assessor's Blocks and Lots 5087-004 and 5087005) for rezoning to MUG and for height reclassification. Rezoning of those two parcels will trail, if appropriate, after discussions with the property owners. These properties are already located within the existing Special Use District.

Issue	Document	Change
Post-application meeting requirement for parks	Ordinance Amending the Planning Code and Zoning Map	<ul style="list-style-type: none"> Correct language: This is to be a required meeting not an optional one.
Post-application meeting requirement for buildings/site permits	Ordinance Amending the Planning Code and Zoning Map	<ul style="list-style-type: none"> Add language: Post-application meetings will also be required for building/site permit applications, not just Phase Applications.
Design guideline for commercial signs	Design for Development (D4D)	<ul style="list-style-type: none"> Add a design guideline for retail signage to minimize size and number of signs and place them in locations that are compatible with the surrounding aesthetic and architecture.
Accessibility of sidewalks	Open Space and Streetscape Master Plan (OSSMP)	<ul style="list-style-type: none"> Add language that design of sidewalks may be adjusted and will comply with City and ADA policy.
Zoning & uses in parcels not owned by Universal Paragon Corporation	Design for Development (D4D)	<ul style="list-style-type: none"> Maintain the existing zoning and uses for sites not controlled by the Project Sponsor, including the inclusion of potential housing development in all of the document's maps for parcel 5087-004. Add explanatory language in the D4D that uses in that parcel are conceptual and will be refined following further planning & conversations with the property owner.
Zoning & uses in parcels not owned by Universal Paragon Corporation	Open Space and Streetscape Master Plan (OSSMP)	<ul style="list-style-type: none"> Maintain the existing zoning and uses for sites not controlled by the Project Sponsor, including the inclusion of potential housing development in all of the document's maps for parcel 5087-004. Add explanatory language in the OSSMP that uses in that parcel are conceptual and will be refined following further planning & conversations with the property owner.

FINDINGS

Having reviewed the materials identified in the preamble above, which preamble shall also be considered findings of this Commission, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds the Schlage Lock Development Project to be a beneficial development to the City that could not be accommodated without the actions requested.

1. The Department finds the requested actions to be necessary to implement the Visitacion Valley/Schlage Lock Project.
2. The Department finds the Project to be a beneficial development to the City - it would transform the site into a sustainable, transit-oriented development and include transportation improvements and new opens spaces among other community amenities.
3. The Department finds that continuing to have a long-vacant site is not beneficial to the community. The project would contribute to the strengthening the existing Leland Avenue Neighborhood Commercial Corridor by adding more residents and bringing additional investment into the community and.
4. The proposed project would result in increased rental and for-sale housing of various sizes and income levels.
5. The proposed project establishes a detailed design review process for buildings and community improvements.

General Plan Compliance. Analysis of applicable General Plan Objectives and Policies has determined that the proposed action is, on balance, consistent with the General Plan as it is proposed to be amended. Below are specific policies and objectives that support the proposed actions.

HOUSING ELEMENT (2009 PER WRIT)

HOUSING ELEMENT

Objectives and Policies

OBJECTIVE 1: IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

POLICY 1.1 Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.

Hearing Date: June 5, 2014

Visitacion Valley/Schlage Lock

OBJECTIVE 4 FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.

POLICY 4.1 Develop new housing, and encourage the remodeling of existing housing, for families with children.

POLICY 4.5 Ensure that new permanently affordable housing is located in all of the City's neighborhoods, and encourage integrated neighborhoods, with a diversity of unit types provided at a range of income levels.

POLICY 11.1 Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.

The Project will provide approximately 1679 units of market rate and affordable housing, with 15% affordable units, and minimum 20% of 2 or more bedrooms as a unit-mix. The units will be built according to the required design standards and controls in the Visitacion/Valley Schlage Lock Design for Development and will be a mix of rental and ownership.

AIR QUALITY ELEMENT

Objectives and Policies

OBJECTIVE 3: DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

Policy 3.2 Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

The Project establishes a mixed-use housing development including neighborhood commercial development near existing transit lines, including MUNI Metro and MUNI coach service providing service to a number of city neighborhoods, as well as Caltrain, providing service to the San Mateo, the Peninsula and San Jose.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1 Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.3 Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

Reuse of the site as a mixed-use residential area with supportive commercial, open space and institutional uses will provide substantial benefits to the Visitacion Valley neighborhood and the City as a whole.

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1 Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2 Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

Policy 6.4 Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

Leland Avenue is Visitacion Valley's existing commercial center. As part of the project, the sponsor will extend the Visitacion Valley street grid east across Bayshore Boulevard. Neighborhood commercial uses are planned for the new Leland Avenue extension, and the Project also includes a site that will accommodate a super market, desired by the community.

Policy 6.6 Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

As part of the Project, the Planning Commission will consider rezoning the site to ensure the land use, density and building height are consistent with the plans contained in the "Visitacion Valley/Schlage Lock Design for Development" document.

POLICY 6.7 Promote high quality urban design on commercial streets.

The Project will enhance Visitacion Valley's existing neighborhood commercial core by extending Leland Avenue east of Bayshore Boulevard to the Schlage site, and incorporating retail uses along part of the street frontage. Design guidelines will guide new development to achieve a positive pedestrian experience and good design. New streets will incorporate streetscape features that will encourage active street life throughout by incorporating well designed street furniture and other features.

Policy 6.10 Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

Hearing Date : June 5, 2014

Visitacion Valley/Schlage Lock

The Project will help to revitalize the Visitacion Valley neighborhood by redeveloping the former Schlage Lock Company site - vacant since 1999. The Project will restore the site to active use and will help to revitalize the neighborhood, with new neighborhood commercial activity both in the Schlage site and in surrounding areas, with infill development along Leland Avenue and Bayshore Boulevard. The new activity will generate new customers and more vibrant round-the-clock activity, which will benefit existing neighborhood commercial establishments as well. Neighborhood commercial uses in the area will also benefit from streetscape improvements to Leland Avenue.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3 ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1 Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.4 Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 3.5 Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

The Project will retain the existing Schlage Office Building and renovate the building and will require a portion of it be used for community uses. Programming of the facility will allow for a number of uses that may change over time, based on community interests and input. The site is easily accessible to the Visitacion Valley community by transit, bicycle; pedestrian access will be facilitated by access from the new surrounding streets.

THE ENVIRONMENTAL PROTECTION ELEMENT

Objective 13: ENHANCE THE ENERGY EFFICIENCY OF HOUSING IN SAN FRANCISCO.

Policy 13.1: Improve the energy efficiency of existing homes and apartment buildings.

OBJECTIVE 15: INCREASE THE ENERGY EFFICIENCY OF TRANSPORTATION AND ENCOURAGE LAND USE PATTERNS AND METHODS OF TRANSPORTATION WHICH USE LESS ENERGY.

Policy 15.1 Increase the use of transportation alternatives to the automobile.

Policy 15.2 Provide incentives to increase the energy efficiency of automobile travel.

Policy 15.3 Encourage an urban design pattern that will minimize travel requirements among working, shopping, recreation, school and childcare areas.

OBJECTIVE 16: PROMOTE THE USE OF RENEWABLE ENERGY SOURCES.

Policy 16.1 Develop land use policies that will encourage the use of renewable energy sources.

The Project calls for reducing energy demand by site design,

The Project will encourage compact moderate density residential development with good access to transit facilities. All of the new development will be within walking distance of a mix of commercial, institutional and open space. The project planning and design would promote reduced car use; there is no required parking only parking maximums. The Project will meet all required Green Building Codes and standards. In addition, the Project establishes streets and a public realm amenities that will encourage walking, bicycling, and incorporates traffic-calming measures.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1: MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.3 Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project will reutilize a former industrial site that has been vacant since 1999. The project calls for the extension of Leland Avenue, Visitacion Valley's commercial core, east of Bayshore Boulevard, and the provision of new ground floor retail space along the street extension should help to encourage increased pedestrian traffic. The Visitacion Valley/Schlage Lock Design for Development also designates a site for a market and retail at other ground-floor locations.

OBJECTIVE 2: MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1 Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1 Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Hearing Date: June 5, 2014

Visitacion Valley/Schlage Lock

The project will help to retain existing retail and neighborhood-commercial uses on Leland Avenue and Bayshore Boulevard in part by providing additional sites for new retail uses, including a mid-sized market, long-desired by area residents. By increasing space available for new neighborhood-commercial uses, the Project will provide opportunities for small business ownership and employment. The additional residential density will increase the demand for neighborhood-commercial services and will help the neighborhood as a whole.

Policy 6.2 Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

The Project will help to retain existing retail and neighborhood-commercial uses on Leland Avenue and Bayshore Boulevard in part by providing additional sites for new retail uses, including a mid-sized grocery, long-desired by area residents. By increasing space available for new neighborhood-commercial uses, the Project will provide opportunities for small business ownership and employment. The Project will increase the supply of housing, including low-cost housing. This in turn will increase the demand for neighborhood-commercial services and will help the neighborhood as a whole.

OBJECTIVE 4: IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.3 Carefully consider public actions that displace existing viable industrial firms.

The Project incorporates the former Schlage Lock Company site, acquired by Ingersoll Rand Corporation in the 1920's. Ingersoll Rand closed the industrial facility in 1999 and the site has been vacant since that time. The Project will not displace an existing industrial use, but converts it into a mixed-use development with housing, commercial, institutional and open space uses, consistent with the surrounding neighborhood. The Project will also take advantage of excellent public transit immediately adjacent to the site to establish a Transportation-Oriented Development (TOD).

OBJECTIVE 6 MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1 Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.3 Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Policy 6.4 Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

POLICY 6.7 Promote high quality urban design on commercial streets.

The Project will enhance Visitacion Valley's existing neighborhood commercial core by extending Leland Avenue east of Bayshore Boulevard to the Schlage site, and incorporating retail uses along much of the street frontage. Additional neighborhood-commercial uses will be developed along Bayshore Boulevard and at other Project areas. Existing residential uses will not be lost to commercial development; infill development will include primarily retail and small office uses on the ground level with residential uses above the ground story. New streets will incorporate streetscape features that will encourage active street life throughout the Project area, by incorporating well designed street furniture, and improvements will be made to increase safety for pedestrians crossing Bayshore Boulevard.

Policy 6.6 Adopt specific zoning districts, which conform to a generalized neighborhood commercial land use and density plan.

As part of the Project, The Planning Commission will consider amending the Planning Code to establish the Visitacion Valley Special Use District (SUD). The SUD will call for a distribution of land use, density and building height consistent with plans contained in the "Visitacion Valley/Schlage Lock Design for Development" document.

Policy 6.10 Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

The Project will help to revitalize the Visitacion Valley neighborhood by redeveloping the former Schlage Lock Company site - vacant since 1999. The Project will restore the site to active use and will help to revitalize the neighborhood, with new neighborhood commercial activity both in the Schlage site and in surrounding areas, with infill development along Leland Avenue and Bayshore Boulevard. The new activity will generate new customers and more vibrant round-the-clock activity, which will benefit existing neighborhood commercial establishments as well. Neighborhood commercial uses in the area will also benefit from streetscape improvements to Leland Avenue.

COMMUNITY FACILITIES ELEMENT

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.1 Provide neighborhood centers in areas lacking adequate community facilities.

Policy 3.4 Locate neighborhood centers so they are easily accessible and near the natural center of activity.

Policy 3.5 Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

The Project will retain the existing Schlage Office Building and renovate the building for use as a community facility. Programming of the facility will allow for a number of uses that may change over time, based on community interests and input. The site for the community facility is easily accessible to the Visitacion Valley community by transit, bicycle; pedestrian access will be facilitated by access from surrounding streets as well as via a mid-block pedestrian walkway from the south.

RECREATION AND OPEN SPACE ELEMENT

Objectives and Policies

OBJECTIVE 2: INCREASE RECREATION AND OPEN SPACE TO MEET THE LONG-TERM NEEDS OF THE OF THE CITY AND BAY REGION

OBJECTIVE 4: PROVIDE OPPORTUNITIES FOR RECREATION AND THE ENJOYMENT OF OPEN SPACE IN EVERY SAN FRANCISCO NEIGHBORHOOD.

POLICY 2.1 Prioritize acquisition of open space in high needs areas.

POLICY 2.7 Expand partnerships among open space agencies, transit agencies, private sector and nonprofit institutions to acquire, develop and/or manage existing open spaces.

OBJECTIVE 3: IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE

The Project will result in development of high quality open spaces, including three new parks. The Project will also establish a public plaza at the northeast corner of Bayshore Boulevard and Leland Avenue (extension), establishing a connection and meeting place at the intersection of the existing Visitacion Valley neighborhood and the new residential and mixed-use development at the Schlage Lock site. Public Open Space, whether managed and maintained by the City or the Project sponsor, will be accessible to members of the public 24 hours a day. The Project will also provide common or private open space, in the form of rooftop common open space, interior block courtyards and open space, terraces and balconies that will be directly accessible to dwelling units. New residential development will be required to provide private open space accessible from each unit and/or common open space available to building residents. In addition, the Project will establish pedestrian walkways or mews that will connect neighborhood commercial development throughout the Schlage Lock site.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2: USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Hearing Date: June 5, 2014

Visitacion Valley/Schlage Lock

Policy 2.1 Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

Policy 2.4 Organize the transportation system to reinforce community identity, improve linkages among interrelated activities and provide focus for community activities.

The Schlage site is a former industrial site with no internal roadways. The Project will extend the Visitacion Valley east/west street grid to the Schlage site, strengthening the connection between the existing community and the mixed-use development at the Schlage site. Careful attention will be given to the design of the new streetscapes. The Project will also encourage bicycle use and reduced use of the private automobile.

POLICY 2.5 Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.

The Project takes advantage of its location well served by transit services, including the MUNI Metro T-Third light rail line providing service between Visitacion Valley, the Eastern Neighborhoods and downtown San Francisco, the Caltrain Bayshore Station, immediately adjacent to the Project Area, which provides service between downtown San Jose and downtown San Francisco, as well as a number of bus lines. The Project will provide incentives for use of transit by area residents, and will also encourage bicycle use and alternative transportation modes, including car share and will establish a streetscape system that will encourage residents and visitors to walk to desired services.

OBJECTIVE 11: ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3 Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

The Project supports the City's Transit First Policy. The Project will establish a mixed-use residential development well served by neighborhood commercial uses in an area that is well served by transit including regional transit, citywide and local transit services.

Policy 18.2 Design streets for a level of traffic that serves, but will not cause a detrimental impact on adjacent land uses, or eliminate the efficient and safe movement of transit vehicles and bicycles. New streets will be designed to accommodate neighborhood traffic and incorporate traffic calming measures such as corner sidewalk bulbs to reduce the distance pedestrians have to cross the street, and incorporation of street trees and street furniture that will encourage an active pedestrian life.

Policy 21.1 Provide transit service from residential areas to major employment centers outside the downtown area.

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Visitacion Valley/Schlage Lock

Policy 21.3 Make future rail transit extensions in the city compatible with existing BART, CalTrain or Muni rail lines.

The Project location adjacent to the MUNI Metro T-Third Street line and Caltrain Bayshore station provides transit service to major employment centers in the City, on the Peninsula (including SFO) and in the South Bay. It will also enable future plans for extension of the MUNI Metro line to the Caltrain station, to create a multi-modal center with convenient multimodal service connections.

OBJECTIVE 23: IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.

Policy 23.6 Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.

OBJECTIVE 24: IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.2 Maintain and expand the planting of street trees and the infrastructure to support them.

Policy 24.3 Install pedestrian-serving street furniture where appropriate.

The Project will establish new streets and sidewalks on the Schlage Site that will be designed to accommodate and encourage pedestrian use through incorporation of street trees pedestrian-scale street lights and street furniture, and include sidewalk and corner bulbs to provide additional space for pedestrians to cue and reduce the distance pedestrians must travel when crossing a street.

OBJECTIVE 27: ENSURE THAT BICYCLES CAN BE USED SAFELY AND CONVENIENTLY AS A PRIMARY MEANS OF TRANSPORTATION, AS WELL AS FOR RECREATIONAL PURPOSES.

OBJECTIVE 28: PROVIDE SECURE AND CONVENIENT PARKING FACILITIES FOR BICYCLES.

POLICY 28.1 Provide secure bicycle parking in new governmental, commercial, and residential developments.

The Project encourages bicycle use. New development will be required to provide secure bicycle parking, including new residential development and commercial uses.

OBJECTIVE 34: RELATE THE AMOUNT OF PARKING IN RESIDENTIAL AREAS AND NEIGHBORHOOD COMMERCIAL DISTRICTS TO THE CAPACITY OF THE CITY'S STREET SYSTEM AND LAND USE PATTERNS.

Policy 34.4 Regulate off-street parking in new housing so as to guarantee needed spaces without requiring excesses and to encourage low auto ownership in neighborhoods that are well served by transit and are convenient to neighborhood shopping.

Policy 34.3 Permit minimal or reduced off-street parking supply for new buildings in residential and commercial areas adjacent to transit centers and along transit preferential streets.

The Project will establish and design a new street grid system that will serve the former Schlage site and be consistent with Visitacion Valley's existing east/west street grid and block size pattern. The Project will also redesign some of the existing street intersections to improve circulation and to improve bicycle and pedestrian facilities, thereby improving safety conditions.

The Project will also assure that any new parking facilities provided for the residential uses meet design criteria. The Project will take into account issues such as parking needs, design and access. The amount of parking on the site will relate to the capacity of the City's street system and land use patterns.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1: EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE AND A MEANS OF ORIENTATION.

Policy 1 Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3 Recognize that buildings, when seen together, produce a total effect that characterizes the City and its districts.

Policy 6 Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

OBJECTIVE 3 MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

POLICY 3.1 Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 5 Relate the height of buildings to important attributes of the city pattern and to the height and character of existing development.

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Visitacion Valley/Schlage Lock

Policy 6 Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

The Project specifies Development Controls and Design Guidelines to ensure continuation of the existing fabric of the Visitacion Valley and adjacent Little Hollywood neighborhoods. The Project will respect the area's characteristic pattern by establishing new blocks and a street grid consistent with the neighborhood pattern, by extending existing Visitacion Valley streets onto the Schlage Lock site, and by enforcing Design Guidelines based on the historic nature and unique aesthetic of the area. While some portions of buildings will be permitted to exceed existing building heights, those heights have been carefully located so as not to affect views or aesthetics of the overall environment, and have also been designed to include features like setbacks and other moderating elements development. Development controls and design guidelines call for building facades to be modulated to establish building scale similar to surrounding development, by incorporating façade articulation, maximum building lengths and bulk controls.

1. The proposed long-range mixed-use development project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 1. The project will not negatively affect existing, neighborhood-serving retail. The Project will provide space for additional neighborhood-serving retail uses that will complement the existing neighborhood commercial corridor, and include development of up to 1,679 new residential units that will increase the demand for neighborhood commercial services.
 2. The project will not affect existing housing or neighborhood character. The project provides opportunities to construct additional housing on the vacant Schlage Lock site, which currently has no residential uses, and includes design guidelines and a design review process to achieve high-quality design which respects the existing, surrounding neighborhood.
 3. The project will not decrease the City's supply of affordable housing because it will facilitate the building of up to 1,679 new dwelling units, of which of 15% will be affordable.
 4. The Project has been planned to reduce impacts to MUNI, to improve the pedestrian qualities of streets and to reduce neighborhood parking needs. Because of the existing and numerous transit routes serving the area, residents and visitors will be encouraged to utilize transit and alternate modes of transportation for trips, increasing transit ridership. Numerous pedestrian improvements, such as new interconnected streets, signalized intersections with timed traffic lights, raised or specially paved crosswalks and sidewalk bulb-outs will promote walking as a mode of transportation. The project also requires a Transportation Demand Management Plan.

5. The project will not result in displacement of the City's industrial and service sectors due to new commercial office development because the Schlage Factory site, which formerly supported industrial use, has been vacant since 1999.
 6. The project will improve the City's preparedness for an earthquake since all new buildings will be constructed to meet all applicable building codes and seismic-safety regulations.
 7. A Historic Structures Technical Report for the existing and former structures on the Schlage Lock site concluded that a number of the structures may be eligible for historic status. However, given the overriding concerns for public health and safety, most buildings cannot be preserved. The California Department of Toxic Substances Control (DTSC) requires the property owner to remediate soils and ground water on the site contaminated with Volatile Organic Compounds (VOC's), and has dictated the Project sponsor to remove most of the structures on the site to do so. In order to mitigate impacts to historic structures, the Project sponsor will preserve the Schlage Old Office Building and rehabilitate it according to the Secretary of the Interior Standards. The Project Sponsor is also required to document all buildings on site through architectural drawings and/or photographs, salvage and reuse recyclable materials onsite, and commemorate the site's industrial history by retaining some of the remaining industrial machinery and installing it in public spaces throughout site, wherever feasible. Taken together, these actions will memorialize the site's industrial past while enabling site remediation to proceed and utilizing the site to revitalize the Visitacion Valley neighborhood with a variety of residential, commercial, open space and community land uses.
 8. The project will not affect any existing City parks or open spaces nor their access to sunlight. The project will provide at least three new public open spaces for public use, setbacks will be employed to ensure maximum sunlight on the new parks.
2. The proposed development project is consistent with the requirements set forth in Planning Code Section 302, in that:
 - a. The Project is necessary and desirable because it would enhance the lives of existing and future residents, and the City as a whole, by converting a vacant, formerly-industrial site into a high-quality, mixed-use development that includes neighborhood-serving retail, open space and housing. The Project would also construct a significant amount of new housing units at an in-fill location within an existing urban environment. For the reasons set forth above, the Commission finds the requested amendments to the Planning Code, Zoning Maps, and General Plan to be required by public necessity, convenience and general welfare.
 3. Findings under the California Environmental Quality Act (CEQA):
 - a. This Commission has reviewed the FEIR and the Addendum and hereby finds that since certification of the FEIR, no substantial changes have occurred in the proposed project or

Hearing Date : June 5, 2014

Visitacion Valley/Schlage Lock

in the circumstances under which the project would be implemented that would cause new significant impacts or a substantial increase in the severity of impacts previously identified and analyzed in the FEIR, and that no new information of substantial importance has emerged that would materially change the analyses or conclusions set forth in the FEIR. The Project would not necessitate implementation of additional or considerably different mitigation measures than those identified in the FEIR. Accordingly, the Addendum was properly prepared; and

- b. Since certification of the FEIR, the San Francisco Municipal Transportation Agency ("SFMTA") has determined that certain mitigation measures identified in the FEIR are not feasible as proposed and that no other feasible mitigation measures are available to address certain identified significant impacts. This determination is set forth in a letter from Frank Markowitz, SFMTA, to Andrea Contreras, Planning Department, dated March 28, 2014. This document is available for review in Case File No. 2006.1308E at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, and is hereby incorporated by reference. The mitigation measures the SFMTA found to be infeasible as proposed in the FEIR are: Mitigation Measure 8-1A as it applies to the intersections of Bayshore/Blanken, Bayshore/Arleta/San Bruno, and Tunnel/Blanken; Mitigation Measure 8-3 as it applies to the intersection of Bayshore/Visitacion; and Mitigation Measure 8-7 as it applies to Bayshore/Sunnydale in the eastbound direction; and
- c. As described in Chapter 8 of the FEIR, Impact 8-1A at Bayshore/Blanken and Bayshore/Arleta/San Bruno, Impact 8-3 at Bayshore/Visitacion, and Impact 8-7 at Bayshore/Sunnydale were found to be significant and unavoidable, even with implementation of Mitigation Measures 8-1A, 8-3, and 8-7 as proposed in the FEIR. For the reasons set forth in the March 28, 2014 letter, SFMTA would not implement Mitigation 8-1A at Bayshore/Blanken and Bayshore/Arleta/San Bruno, nor would it implement Measure 8-3 at the intersection of Bayshore/Visitacion. No other feasible mitigation measures exist that would reduce the impacts at these intersections to less than significant levels. SFMTA additionally proposes to modify Mitigation 8-7 to remove the requirement for an additional eastbound lane at the intersection of Bayshore/Sunnydale because it has determined this requirement is not feasible. This Commission finds that, because these impacts were identified in the FEIR as significant and unavoidable, even with implementation of the mitigation measures that the SFMTA has now determined are infeasible, elimination and modification of these mitigation measures as described here and in more detail in the March 28, 2014 letter would not result in any new significant impacts or in a substantial increase in severity of the impacts as already identified in the FEIR; and
- d. SFMTA has additionally recommended that Mitigation Measure 8-1A at the intersection of Tunnel/Blanken be modified to include intersection monitoring. The FEIR identified the impact at this intersection as less than significant with mitigation, and implementation of Mitigation 8-1A with this proposed modification would continue to reduce that intersection impact to less than significant. Thus, this Commission finds that, modification

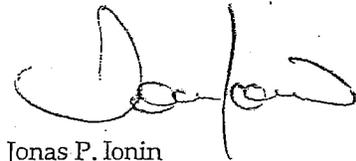
Hearing Date: June 5, 2014

Visitacion Valley/Schlage Lock

of Mitigation Measure 8-1A as recommended by SFMTA staff would not result in any new significant impacts or in a substantial increase in severity of the impacts as already identified in the FEIR; and

- e. With these proposed modifications to the mitigation measures as well as the modifications previously made by the SFRA Commission and Planning Commission when they rejected certain other mitigation measures as infeasible in their CEQA Findings, this Commission finds that the impacts of the project would be substantially the same as identified in the FEIR.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on June 5th, 2014.



Jonas P. Ionin
Commission Secretary

AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya

NAYS:

ABSENT:

ADOPTED: June 5th, 2014.



**SAN FRANCISCO
PLANNING DEPARTMENT**

Planning Commission Resolution R-19140

HEARING DATE: MAY 8, 2014

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Date: May 1, 2014
Case No.: 2006.1308EMTZW
Project Address: Visitacion Valley/Schlage Lock
Zoning: MUG
Proposed Zoning: Visitacion Valley Special Use District
Height/Bulk: 45-X to 86-X
Block/Lot No.'s: AB 5066B / 003, 004, 004a, 005, 006, 007, 008, 009; AB 5087/003, 003a, 004, 005; AB 5099/014; AB 5100/ 002, 003,007,010 AB 5101/006, 007; AB 5102 / 009, 010; AB 5107/001, 003, 004, 005; AB 6233/048, 055; AB 6248/002, 045; AB 6249/001, 002, 002A, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036; AB 6308/001, 001a, 001d, 002, 002b, 003; 6309B/001, 002, 018.
Staff Contact: Claudia Flores – (415) 558-6473 Claudia.Flores@sfgov.org
Reviewed by: Joshua Switzky – (415) 558-6815 Joshua.Switzky@sfgov.org
Recommendation: Initiate Amendments to the General Plan

INITIATING AMENDMENTS TO THE GENERAL PLAN IN ORDER TO AMEND VARIOUS MAPS OF THE COMMERCE AND INDUSTRY ELEMENT, TRANSPORTATION ELEMENT, URBAN DESIGN ELEMENT, AND THE LAND USE INDEX OF THE GENERAL PLAN TO ADD REFERENCES TO THE SCHLAGE LOCK SPECIAL USE DISTRICT.

The Schlage Lock Company operated from the 1920's to 1974 and it was one of the City's largest employers. The Ingersoll Rand Corporation acquired the Schlage Lock Company in 1974 and operated the plant until 1999, when it closed down the plant and relocated manufacturing operations. The 20 acre site has been vacant since 1999. After Home Depot proposed to develop a retail store on the vacant Schlage site in 2000– a proposal that met with community opposition– residents of Visitacion Valley partnered with City agencies and the project sponsor and owner, Universal Paragon Corporation (also known as Visitacion Development, LLC), to develop a plan for the reuse and revitalization of this critical site in their community. Several years of analysis and an extensive community planning process concluded in 2009 with the adoption of a Redevelopment Plan, zoning changes and a detailed Design for Development to guide change on the site. Since City adoption of the Plan, the former Visitacion Valley Citizens Advisory Committee (CAC) met to discuss and comment on various aspects of the Plan's implementation and to provide comments to the project sponsor as it continued to implement the plans for the Schlage Lock site.

However, the demise of Redevelopment Agency in early 2012, and the loss of public funding that accompanied it, required reopening the plans for the site. City staff, along with the project sponsor, re-

initiated efforts to move development of the Schlage Lock site forward beginning with a community meeting on October 13th 2012. The Planning Department partnered with the Mayor's Office of Economic and Workforce Development and the community to evaluate the project's feasibility; to look at tools to help move the project forward; and to make the necessary legislative changes to facilitate the site's transformation. The proposed amendments to the 2009 documents and the new Development Agreement are the results of that effort.

The proposed General Plan Amendments pertaining to this Resolution are part of a larger package of changes that will be presented to the Planning Commission for action at a duly noticed public hearing to be scheduled after this Initiation hearing. At such hearing, the Planning Commission will consider approving the General Plan amendments as well as related Planning Code and Zoning Map Amendments, the Development Agreement, the Design for Development, the Open Space and Streetscape Master Plan as well as an Infrastructure Master Plan and a Transportation Demand Management Plan. The Mayor and Supervisor Cohen introduced the related components to the Board of Supervisors on Tuesday, April 29, 2014.

PREAMBLE

WHEREAS, the property encompassing the Schlage Lock Development Project includes approximately 20 acres of privately-owned land at the southeastern corner of San Francisco, generally bounded to the north by Blanken Avenue, to the east by Tunnel Avenue, to the west by Bayshore Boulevard, and to the south by the San Francisco / San Mateo County line, and the city of Brisbane; and

WHEREAS, the Project Sponsor (Visitacion Development, LLC) seeks to transform the existing vacant site of the former Schlage Lock factory into a pedestrian-focused, vibrant mixed-use residential development; and

WHEREAS, the Project Sponsor is seeking to build up to 1,679 dwelling-units, up from 1,250 under the 2009 plan; and up to 46,700 square feet of new retail, which is 58,300 square feet less than under the 2009 plan; and

WHEREAS, the Schlage Lock Development Project seeks to create new neighborhood-serving amenities such as a grocery store, additional retail, new streets, pedestrian improvements and infrastructure; provide new parks/open space; and incorporate sustainable and green features throughout the Site; and

WHEREAS, other key changes to the approved project in 2009 include an increase in heights to accommodate the additional units; a reconfiguration of the location of the parks; a change to the underlying zoning; updates to controls and design guidelines to address site changes; and sunsetting the 2009 Redevelopment Plan; and

WHEREAS, the current zoning does not accommodate the site-specific goals of the Schlage Lock Development Project, a master-plan now under single ownership, specifically the changes to permitted heights, and density; and

WHEREAS, the proposed Ordinance is intended to implement the Schlage Lock Development Project by modifying General Plan maps and the Land Use Index to reflect the amended project; and

WHEREAS, the Visitacion Valley/Schlage Lock Development Project will be considered for approval by Planning Commission and the Board of Supervisors through a Development Agreement by and between the City and County of San Francisco and Visitacion Development LLC; and

WHEREAS, the Planning Commission (hereinafter "Commission") recommended approval of the 2009 Visitacion Valley/Schlage Lock Redevelopment Plan, Design for Development and related project documents at a regularly scheduled hearing on December, 2008 to the Board of Supervisors; and

WHEREAS, the Planning Commission and the former the former San Francisco Redevelopment Commission certified the Final Environmental Impact Report (FEIR) for the Project on December 18, 2008. and adopted CEQA findings, including a statement of overriding considerations, and adopted a Mitigation Monitoring and Reporting Program; and

WHEREAS, the modifications to the proposed project were revised and analyzed in an Addendum to the FEIR prepared by the Planning Department and referred to as the "Modified Project." The Addendum findings are that since certification of the FEIR, no changes have occurred in the proposed project or in the circumstances under which the project would be implemented that would cause new significant impacts or a substantial increase in the severity of impacts identified and analyzed in the FEIR, and that no new information has emerged that would materially change the analyses or conclusions set forth in the EIR. Therefore, that the Modified Project would not necessitate implementation of additional or considerably different mitigation measures than those identified in the FEIR; and

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider initiating this General Plan amendments ordinance on May 8, 2014; and

WHEREAS, this Resolution to initiate amendments to the General Plan has been determined not to be a project under the California Environmental Quality Act Section 15378(b)(5); and

WHEREAS, the Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Planning Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

NOW THEREFORE BE IT RESOLVED, that pursuant to Planning Code Section 302(b), the Planning Commission Adopts a Resolution to Initiate amendments to the General Plan;

AND BE IT FURTHER RESOLVED, that pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft Ordinance, approved as to form by the

Resolution No. 19140
Hearing Date: May 8, 2014

Case No.: 2006.1308EMTZW
Visitation Valley/Schlage Lock

City Attorney in Exhibit 2, and related project actions introduced by the Board of Supervisors and the Mayor, to be considered at a publicly noticed hearing on or after June 4, 2014.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on May 8, 2014.



Jonas P. Ionin
Commission Secretary

AYES: Wu, Fong, Antonini, Borden, Hillis, Moore, Sugaya

NOES:

ABSENT:

EXHIBIT 1
VISITACION VALLEY REDEVELOPMENT PROGRAM
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Mitigation Responsibility	Mitigation Schedule	Mitigation Responsibility	Monitoring Actions/ Schedule
<i>VISUAL FACTORS</i>				
<p>Mitigation 7-1 Building Scale Compatibility. Add to the Design for Development additional building bulk and/or building articulation controls specifically tailored to reduce the potential visual effects of permitted greater building height and mass on the west edge of Zone 2 on abutting residential properties to the west. The amended controls could include, for example, a 10-to-15-foot building "stepback" and or "relational height limit" requirement at the third or fourth story along the west edges of Zone 2 that abut existing residential properties, for purposes of avoiding incongruous building height and scale relationships and associated light and shadow impacts. Formulation of these or similar measures into the Design for Development would reduce this potential for building scale and mass compatibility impacts to a <i>less-than-significant level</i>.</p>	Project Applicant	The Design for Development has been revised to incorporate this measure	Planning Department, SFRA, DBI	Planning, DBI to review designs and specifications as part of the Project-level plan review and site permit processing

Mitigation Measures	Mitigation Responsibility	Mitigation Schedule	Mitigation Responsibility	Monitoring Actions/ Schedule
<p>Mitigation 7-2 Lighting and Glare: Add to the Design for Development a set of Development Controls and Design Guidelines for "Lighting," focusing on nighttime internal and exterior lighting of multi-story buildings and nighttime lighting of new outdoor spaces, including the following or similar measures:</p> <ul style="list-style-type: none"> ▪ limit exterior illumination of any new building elements above 40 feet; ▪ require tinting of outward-oriented glazing above 40 feet sufficient to reduce the nighttime visual impacts of internal lighting; and ▪ to minimize glare and "sky glow" from new outdoor area lighting, require adequate shielding of light sources, use of fixtures that direct light downward, light sources that provide more natural color rendition, possible use of multiple light level switching (for reducing light intensity after 10 P.M.), non-reflective hardscapes, and avoidance of light source reflection off surrounding exterior walls. <p>Formulation of these or similar measures by a qualified urban design professional and their incorporation into the Design for Development would reduce this potential for light and glare impacts to a <i>less-than-significant level</i>.</p>	Project Applicant	The Design for Development has been revised to incorporate this measure	SFRA, DBI	SFRA and DBI to review designs and specifications as part of Project level plan review and site permit processes

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
TRANSPORTATION AND TRAFFIC				
<p>Mitigation 8-1A:</p> <p><i>Bayshore Boulevard/Blanken Avenue:</i> Restripe the westbound approach to create two additional lanes: an added exclusive left-turn and an added right-turn lane. Implementation of this mitigation would reduce the significant impacts in the P.M. peak hour, but weekday A.M. peak hour impacts would remain <i>significant and unavoidable</i>.</p> <p><i>Bayshore Boulevard/Arleta Avenue/San Bruno Avenue:</i> Modify signal timing by shifting 6 seconds of green time from the northbound left-turn movement to the southbound through movement as the delays associated with the southbound through movement are considerably higher than the delay associated with northbound left turn movement. Add bus signal prioritization to avoid delays to the San Bruno bus lines. The Project impacts at this intersection will remain <i>significant and unavoidable</i>.</p> <p><i>Tunnel Avenue/Blanken Avenue:</i> Signalize intersection. The Project impacts at this intersection will remain <i>significant and unavoidable</i>.</p>	<p>Planning Department, MTA, DPW or owner/developer</p> <p>Same as above</p>	<p>First Major Phase</p> <p>Second Major Phase</p>	<p>MTA, DPW</p> <p>MTA, DPW</p>	<p>Approval of infrastructure plans with major phase</p> <p>Same as above</p>
<p>Mitigation 8-1B Intersection Operation:</p> <p><i>Bayshore Boulevard/Leland Avenue southbound left-turn:</i> Eliminate the proposed left-turn from southbound Bayshore Boulevard into Redevelopment Zone 1 at Leland Avenue. Removal of this left-turn location would have a significant secondary impact, forcing Project vehicular traffic to utilize the left-turn locations at Visitacion and Sunnydale Avenues, which would exacerbate anticipated queuing impacts at these two remaining left-turn locations. This mitigation would reduce the Project impact at this location to <i>a less than significant level</i>.</p>	<p>MTA, DPW</p>	<p>First Major Phase</p>	<p>MTA, DPW</p>	<p>Approval of infrastructure plans with major phase</p>
<p>Mitigation 8-1C Transportation Management Plan:</p> <p><i>Implement a Transportation Management Plan for Redevelopment Zone 1.</i> To reduce the amount of auto use and auto ownership rates, and thereby</p>	<p>SFRA/MTA/Project Applicant</p>	<p>Element of each major phase</p>	<p>SFRA/MTA</p>	<p>Confirm establishment as part of first Major Phase</p>

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Mitigation Measure

Responsibility for Implementation

Mitigation Schedule

Monitoring Responsibility

Monitoring Actions/Schedule

reduce the traffic impacts of Zone 1 development, future applicants for developments in Zone 1 shall prepare, fund, and implement project-specific Transportation Management Plans (TMP). The TMPs could include the following elements:

- Identification of a transportation coordinator,
- Establishment of a resident website,
- Carpool match services,
- Carshare hubs,
- Real-time transit information,
- Reduced fee transit pass program,
- Parking supply reductions,
- Unbundled parking supply, and/or
- Metered/paid parking.

Also see similar measures in *Mitigation 9-2* (chapter 9, Air Quality) of this EIR.

After the first phase of Zone 1 development of 450 residential units, the Project will conduct a follow-up analysis of the Bayshore Boulevard corridor and the Tunnel/Blanken intersection. This analysis will revisit the status of neighboring projects, account for any shifts in travel patterns, mode share, and transit service (as described in subsection 8.2.4) within the Project Area, and reconsider the range of mitigations available for travel on Bayshore Boulevard, Tunnel Avenue, Blanken Avenue, and affected intersections--including revised signal phasing, pedestrian improvements, and/or traffic calming measures. This future study may provide opportunities to revise TMP elements and explore additional mitigation options based on revised information regarding Cumulative conditions. This study shall also study pedestrian volumes in Zone 1 and along Bayshore Boulevard. While implementation of this measure would reduce impacts on the adjacent intersections and roadways to an unspecified but limited degree, the Project impacts would still remain *significant and unavoidable*.

Mitigation 8-3 Project Queuing Impacts at Redevelopment Zone 1 Access Points

MTA, DPW and/or SFRA, and

Major phase and subject to relocation

MTA, DPW and/or SFRA

Major Phase Application

approval; Developer to submit periodic status reports to the SFRA

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p><i>Visitacion/Bayshore Boulevard:</i> extend the left turn pocket by an additional 80 feet by relocating the MUNI bus stop currently located at the southside of the Bayshore Boulevard/Leland Avenue. Implementation will improve queuing impacts at one southbound Project site access intersection, but overall impacts at AM and PM peaks are considered to be <i>significant and unavoidable</i>.</p>	individual development applicants	of MUNI bus stops.		
<p>Mitigation 8-4: 2025 Cumulative Impacts on Intersection Operation.</p>	MTA, DPW and/or SFRA, and individual development applicants	Second phase of development	MTA, DPW and/or SFRA, and individual development applicants	Major Phase Application
<p><i>Bayshore Boulevard/Tunnel Avenue:</i> Modify signal timing by shifting one second from the southbound left-turn movement to the northbound/southbound through movements. Prior to implementation of this mitigation measure, assess transit and traffic coordination along Bayshore Boulevard to ensure that the changes would not substantially affect MUNI transit operations, signal progressions, pedestrian minimum green time requirements, and programming limitations of signals. <i>Implementation of this mitigation would still result in a cumulative effect that is significant and unavoidable for weekday AM/PM peak hours.</i></p>				
<p><i>Alana Way/Beatty Avenue:</i> Signalize the intersection, restripe the southbound Alana Way approach to create exclusive left- through and right turn approach to create exclusive left-, through and right-turn lanes; and restripe the eastbound Beatty Avenue approach to create two lanes. If this intersection is reconfigured as part of the Brisbane Baylands the developer will pay an in lieu fee for other transportation improvements. <i>Implementation of this mitigation would still result in a cumulative effect that is significant and unavoidable for weekday AM/PM peak hours.</i></p>				
<p>on 8-6: 2025 Cumulative Impacts on Freeway On-Ramp Operation: These projected 2025 cumulative freeway on-ramp operating condition impacts are anticipated to be resolved by the construction of the proposed new ramps at Geneva Avenue, a planned regional transportation improvement measure. Project fair contribution to these improvements to these planned improvements would be required. Currently there are no</p>	Planning Department/ SFRA, and individual development applicants of significant projects	Second phase of development	SFRA/Planning Department	Zone 1: Major phase approval Zone 2: approval of significant project

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>interjurisdiction formulated improvement projects or associated funding programs for the affected freeway segments towards which the Project Developer could be required to make a fair share contribution. The ongoing Bi-County Transportation Study is currently investigating inter-regional cumulative transportation network improvement needs and priorities, and is intended to identify an associated interjurisdictional fair share calculation procedure. The Planning Department and Redevelopment Agency will continue to participate in the current Bi-County Transportation Planning Study, and will continue to advocate and participate in similar interjurisdictional study, planning and fair share funding efforts. Project fair-share contribution to the planned regional improvements would reduce the anticipated 2025 cumulative freeway on-ramp impacts to a <i>less-than-significant level</i>.</p>				
<p>Mitigation 8-7: 2025 Cumulative Impacts on Intersection Operation with Planned Regional Roadway Improvements: To mitigate 2025 cumulative unacceptable operating conditions (LOS E or F) implement <i>Mitigation 8-1</i> plus the following additional measures:</p> <ul style="list-style-type: none"> • <i>Bayshore Boulevard/Leland Avenue:</i> Modify signal timing by shifting 6 seconds from the northbound/southbound left-turn movements to the through movements. Implementation of this mitigation could potentially impact transit operations; this 2025 cumulative intersection impact is considered to be <i>significant and unavoidable</i>. • <i>Bayshore Boulevard/Sunnydale Avenue:</i> Modify signal timing by shifting 4 seconds from the northbound/southbound left-turn movements to the eastbound/westbound movements and restripe the eastbound and westbound approaches to create two lanes at the intersection: a shared left-through lane and exclusive right-turn lane. Implementation of this mitigation could potentially impact transit operations; this 2025 cumulative intersection impact is considered to be <i>significant and unavoidable</i>. • <i>Tunnel Avenue/Blanken Avenue:</i> Signalize the intersection. It would be possible to modify this intersection from an all-way stop to a 	<p>MTA, DPW and/or SFRA, and individual development applicants</p>	<p>Second phase of development</p>	<p>Second phase of development</p>	<p>Major phase approval</p>

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>signalized intersection under the 2025 Cumulative condition. Implementation of this mitigation would reduce measure would reduce this impact to a <i>less-than significant</i> level.</p>				
<p>Mitigation 8-9: The addition of Project-related transit trips would not result in a significant impact to transit capacity (existing transit services currently have capacity to accommodate the new trips). As a result, no transit service capacity mitigation measures would be required. However, the new <u>vehicle-trips</u> generated by the Project would result in long delays at several Bayshore Boulevard intersections, as indicated above under Impacts 8-1, 8-3 and 8-4. Related intersection improvement and left-turn pocket extension measures have been identified under Mitigations 8-1, 8-3 and 8-4 to mitigate these traffic impacts. Because these measures would not fully mitigate the associated traffic impacts, and could result in additional impacts associated with the relocation of a Muni bus stop, this Project-related local transit service delay impact would be considered <i>significant and unavoidable</i>.</p>	MTA, DPW SFRA, and individual development applicants	Element at each phase	MTA, DPW and/or SFRA	Include in applicable major phase application plans
<p>Implementation of <i>Mitigation 8-1C (Transportation Management Plan)</i> would help decrease the number of vehicle trips generated by the Project and reduce the magnitude of the Project's impact on transit operations at these locations, but not to a less-than-significant level.</p>	MTA, DPW SFRA, and individual development applicants	Element at each phase	MTA, DPW or SFRA	Include in applicable major phase application plans
<p>In addition, to encourage additional transit riders (thereby further reducing the amount of vehicular activity), the Project could implement the following measures:</p>				
<ul style="list-style-type: none"> ▪ Consistent with the Design for Development, implement building design features that promote the primary access to new Project Area buildings from transit stops and pedestrian areas, and discourage the location of primary access points to new Project Area buildings through parking lots and other auto-oriented entryways. ▪ Implement recommendations of the <i>San Francisco Better Streets Plan</i> in the Project Area, which are designed to make the pedestrian environment safer and more comfortable for pedestrians, including traffic calming strategies, sidewalk corner bulbs, and other features. 				

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
Provide transit amenities at key light rail and bus stops in the Project Area, including "Next Bus" passenger information, accurate and usable passenger information and maps, and adequate light, shelter, and sitting areas.				
Mitigation 8-10: Impacts on Bicycle Conditions. To mitigate this potential impact to the Bayshore Boulevard bicycle lane, do not provide the proposed new southbound left-turn into Redevelopment Zone 1 at Leland Avenue. To mitigate additional bicycle impacts establish an internal connection from Redevelopment Zone 1 to the east side of Bayshore Boulevard/Geneva intersection. This mitigation would reduce the Project's impact on bicycle conditions to a <i>less-than-significant</i> level.	MTA, DPW and/or SFRA, and individual development applicants	Second Phase of Development	MTA, DPW and/or SFRA	Include in applicable major phase application plans
AIR QUALITY				
Mitigation 9-1A: Remediation- and Construction-Related Air Quality Impacts. For all <i>demolition</i> activity in the Project Area, require implementation of the following dust control measures by demolition contractors, where applicable:	Project Applicant	Continuous throughout demolition activity	DBI, BAAQMD, DTSC	Continuous throughout demolition activity
<ul style="list-style-type: none"> ▪ Water active demolition areas to control dust generation during demolition of structures and break-up of pavement. ▪ Cover all trucks hauling demolition debris from the site. ▪ Use dust-proof chutes to load debris into trucks whenever feasible. ▪ Apply (non-toxic) soil stabilizers demolition areas after completion of demolition activities. Implementation of these measures would reduce the demolition-related air quality impacts to a <i>less-than-significant level</i> .				
Mitigation 9-1B. For all <i>remediation, grading, or construction</i> activity in the Project Area, require implementation of the following dust control measures by construction (also remediation) contractors, where applicable:	Project Applicant	Continuous throughout demolition activity	DBI, BAAQMD, DTSC	Continuous throughout demolition activity
<ul style="list-style-type: none"> ▪ Water all active remediation and construction areas at least twice daily, or as needed to prevent visible dust plumes from blowing off-site. ▪ Cover all trucks hauling soil, sand, and other loose materials. 				

Mitigation Measure**Responsibility for
Implementation****Mitigation
Schedule****Monitoring
Responsibility****Monitoring
Actions/Schedule**

- Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
- Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets.
- Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- Limit the area subject to excavation, grading, and other construction activity at any one time.

The above measures may be revised or supplemented over time by new BAAQMD regulations. Implementation of these measures would reduce the impacts to a ***less-than-significant level***.

Mitigation 9-1C. The following are measures to control emissions by diesel-powered construction (including remediation and demolition) equipment used by contractors, where applicable:

- Ensure that emissions from all on-site, diesel-powered construction equipment do not exceed 40 percent opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired or replaced immediately.
- The contractor shall install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g., compressors).
- Diesel equipment standing idle for more than three minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks could keep their engines running continuously as long as they were on-site and away from residences.
- Properly tune and maintain equipment for low emissions.
- Use late model heavy-duty diesel-powered equipment at each construction site to the extent that the equipment is readily available in the San Francisco Bay Area.
- Use diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts) to the extent

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>that it is readily available in the San Francisco Bay Area.</p> <ul style="list-style-type: none"> ▪ Replant vegetation in disturbed areas as quickly as possible. ▪ Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. ▪ Install wind breaks, or plant trees/vegetation wind breaks at windward side(s) of construction sites. ▪ Suspend excavation and grading where winds (instantaneous gusts) exceed 25 miles per hour. ▪ Use low-emission diesel fuel and/or biodiesel for all heavy-duty diesel-powered equipment operating and refueling at each construction site to the extent that the fuel is readily available and cost effective in the San Francisco Bay Area (this does not apply to diesel-powered trucks traveling to and from the site). ▪ Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost-effective in the San Francisco Bay Area. 				
<p>Mitigation 9-2. Apply the following emissions control strategies where applicable to Project-facilitated discretionary mixed use, residential, commercial, and cultural development activities within the Project Area in order to reduce overall emissions from traffic and area sources.</p> <p><i>Transportation Emissions</i></p> <ul style="list-style-type: none"> ▪ New or modified roadways should include bicycle lanes where reasonable and feasible. ▪ Provide transit information kiosks. ▪ Where practical, employment-intensive development proposals (e.g., retail) shall include measures to encourage use of public transit, ridesharing, van pooling, use of bicycles, and walking, as well as to minimize single passenger motor vehicle use. ▪ Develop parking enforcement and fee strategies that encourage alternative modes of transportation. ▪ Parking lots or facilities should provide preferential parking for electric or alternatively fueled vehicles. ▪ Implement and enforce truck idling restrictions of three minutes. ▪ Require large commercial land uses (e.g., 10,000 square feet or 25 employees) that would generate home-to-work commute trips to implement Transportation Demand Management (TDM) programs. Components of these programs should include the 	Project Applicant	Continuous throughout demolition activity	MTA, SFRA, BAAQMD, DTSC	Continuous throughout demolition activity

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Mitigation Measure

Responsibility for Implementation

Mitigation Schedule

Monitoring Responsibility

Monitoring Actions/Schedule

following (also see similar measures in *Mitigation 8-1C* [chapter 8, Transportation and Circulation] of this EIR):

- a carpool/vanpool program, e.g., carpool ride-matching for employees, assistance with vanpool formation, provision of vanpool vehicles, etc.;
- a transit use incentive program for employees, such as on-site distribution of passes and/or subsidized transit passes for local transit systems;
- a guaranteed ride home program; and/or
- a parking cash-out program for employees (where non-driving employees receive transportation allowance equivalent to the value of subsidized parking).

Building Emissions:

- Require energy efficient building designs that exceed State Title 24 building code requirements.
- Discourage use of gasoline-powered landscape equipment, especially two-stroke engines and motors (which burn and leak oil), for public park maintenance.
- Allow only low-emitting fireplaces for residential uses, such as those that burn only natural gas (standard City requirement for multi-family residences).

The above measures may be revised or supplemented over time by new BAAQMD regulations. Implementation of these measures would reduce the remediation-, demolition-, and construction-related air quality impacts of diesel-powered equipment to a *less-than-significant level*.

CULTURAL AND HISTORICAL RESOURCES

Mitigation 10-1 Destruction or Degradation of Historical Resources.

The following mitigation measures should be considered if proposed changes to a historical resource are not in accordance with the Secretary of the Interior's standards.

Development Applicant

Initiate before demolition

Planning Department

Initiate before demolition

a) Documentation. In consultation with a Planning Department Preservation Technical Specialist, the individual project applicant shall have documentation of the affected historical resource and its setting

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>prepared. Generally, this documentation shall be in accordance with one of three documentation levels associated with the Historic American Building Survey (HABS) or Historic American Engineering Record (HAER). The Specialist, possibly in consultation with the National Park Service Regional Office, can decide the most appropriate form of documentation, depending on the significance of the affected resource. The three possible documentation level protocols are described under this mitigation in chapter 10 of this EIR.</p> <p>The agreed-upon documentation shall be filed with the San Francisco History Center at the Main Library, as well as with other local libraries and historical societies, as appropriate.</p>				
<p>(b) <i>Oral Histories.</i> The individual project applicant shall undertake an oral history project that includes interviews of several long-time residents of Visitacion Valley and former employees of the Schlage Lock Factory. This program shall be conducted by a professional historian in conformance with the Oral History Association's <i>Principles and Standards</i> (http://alpha.dickinson.edu/oha/pub_eg.html). In addition to transcripts of the interviews, the oral history project shall include a narrative project summary report containing an introduction to the project, a methodology description, and brief summaries of each conducted interview. Copies of the completed oral history project shall be submitted to the San Francisco History Room of the Main Library.</p>	Project Applicant	Initiate before demolition permit and ongoing after demolition	Planning Department	Initiate before demolition and ongoing after demolition
<p>(c) <i>Relocation.</i> Study the feasibility of reacting historical resources aster nearby site appropriate to its historic setting and general environment. A moved building or structure that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. After relocation, the building's preservation, rehabilitation, and restoration, as appropriate, shall follow the Secretary of the Interior's standards to ensure that the building retains its integrity and historical significance.</p>	Project Applicant	Before demolition permit for applicable building	Planning Department	Initiate before demolition and ongoing after demolition
<p>(d) <i>Salvage.</i> If the affected historical resource can neither be preserved at its current site nor moved to an alternative site and is to be demolished, the</p>				

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>individual project applicant shall consult with a San Francisco Planning Department Preservation Technical Specialist and other local historical societies regarding salvage of materials from the affected historic resource for public information or reuse in other locations. Demolition may proceed only after any significant historic features or materials have been identified and their removal completed.</p>	Project Applicant	Before demolition permit for applicable building	Planning Department	Initiate before demolition and ongoing after demolition
<p>(e) <i>Commemoration.</i> If the affected historical resource can neither be preserved at its current site nor moved to an alternative site, and is to be demolished, the individual project applicant shall, with the assistance of a Planning Department Preservation Technical Specialist or other professionals experienced in creating historical exhibits, incorporate a display featuring historic photos of the affected resource and a description of its historical significance into the publicly accessible portion of any subsequent development on the site. In addition, the factory machinery in Schlage Plants 1 and 2 should be cleaned and moved to a public space (such as a park or plaza on-site) for public viewing.</p>	Project Applicant	Condition for demolition permit for applicable building; ongoing implementation as required by measure	SFRA, Planning Department	Initiate before demolition and ongoing after demolition
<p>(f) <i>Contribution to a Historic Preservation Fund.</i> If an affected historical resource can neither be reserved at its current site nor moved to an alternative site and is demolished, the project applicant may be eligible to mitigate project-related impacts by contributing funds to the City to be applied to future historic preservation activities, including survey work, research and evaluation, and rehabilitation of historical resources within Visitacion Valley in accordance with the Secretary's Standards. Contribution to the preservation fund would be made only after the documentation, oral history, salvage, and commemoration mitigations specified above had been completed. The details of such an arrangement would be formulated on a case-by-case basis, and could also include in-kind implementation of historic resource preservation. As part of any such arrangement, the project applicant shall clearly demonstrate the economic infeasibility of other mitigation measures that would mitigate impacts to historical resources, including preservation, relocation, and project modification.</p>	Project Applicant	Ongoing implementation as required by measure	SFRA, Planning Department	Initiate before demolition and ongoing after demolition
<p>While implementation of these measures would reduce impacts on historical resources, the impact would remain <i>significant and unavoidable</i>.</p>				

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>Mitigation 10-2: Disturbance of Known Archaeological Resources. The project sponsor shall retain the services of a qualified archaeological consultant having expertise in California prehistoric and urban historical archeology. The archaeological consultant shall consult with the Major Environmental Analysis archaeologist at the San Francisco Planning Department to determine project locations and activities that may affect archaeological deposits/features associated with known archaeological resource sites. Project activities determined to potentially affect these resources shall be subject to an archaeological testing program (ATP) as specified under this mitigation heading in chapter 10 of this EIR. In addition, the consultant shall be available to conduct an archaeological monitoring program (AMP) and/or archaeological data recovery program (ADRP) and, if necessary, a human remains treatment program and final archaeological resources report (FARR) as specific under this mitigation heading in Chapter 10 of this EIR. The archaeological consultant's work shall be conducted in accordance with this measure at the direction of the City's Environmental Review Officer (ERO).</p> <p>All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, shall be considered draft reports, subject to revision until final approval by the ERO. Archaeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less-than-significant level potential effects on a significant archaeological resource as defined in CEQA.</p> <p><u>Archaeological Testing Program.</u> The archaeological consultant shall prepare and submit to the ERO for review and approval an archaeological testing plan (ATP). An archaeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archaeological resource(s) that potentially could be adversely affected by the project, the testing method to be used, and the locations recommended for</p>	<p>Project Applicant, SFRA, Project Archaeologist</p>	<p>Prior to preparation of the ATP & project soils disturbance (including demolition and excavation)</p>	<p>SFRA, ERO</p>	<p>Sufficiently in advance of project for preparation & ERO review & approval of ATP</p>
<p><u>Archaeological Testing Program.</u> The archaeological consultant shall prepare and submit to the ERO for review and approval an archaeological testing plan (ATP). An archaeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archaeological resource(s) that potentially could be adversely affected by the project, the testing method to be used, and the locations recommended for</p>	<p>Project Archaeologist</p>	<p>Prior to preparation of the ATP & project soils</p>	<p>SFRA, ERO</p>	<p>Sufficiently in advance of project for preparation &</p>

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>testing.</p> <p>The purpose of the archaeological testing program will be to determine to the extent possible the presence or absence of archaeological resources to identify and to evaluate whether any archaeological resource encountered on the site constitutes a historical resource under CEQA.</p>	Project Archaeologist	disturbance (including demolition and excavation). NAHC and Native American consultation prior to preparation of the ATP	SFRA, ERO	ERO review & approval of ATP
<p>At the completion of the archaeological testing program, the archaeological consultant shall submit a written report of the findings to the ERO. If based on the archaeological testing program the archaeological consultant finds that significant archaeological resources may be present the ERO in consultation with archaeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include notification of designated members of the community as appropriate, archaeological data recovery program.</p>		Following completion of archaeological testing		Prior to project construction demolition and remediation
<p>If the ERO determines that a significant archaeological resource is present and that the resource could be adversely affected by the project, at the discretion of the project sponsor either:</p> <p>A. The project shall be re-designed so as to avoid any adverse effect on the significant archaeological resource; or</p> <p>B. A data recovery program shall be implemented, unless the ERO determines that the archaeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.</p>	Project Archaeologist	Determination as data recovery requirement	ERO	Prior to project Construction, demolition and remediation and archaeological data recovery
<p><u>Archaeological Monitoring Program (AMP).</u> If the ERO in consultation with the archaeological consultant determines that an archaeological consultant determines that an archaeological monitoring program (AMP) shall be implemented, the AMP shall minimally include the following provisions:</p> <ul style="list-style-type: none"> The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archaeological consultant shall determine what 		ERO, Project Archaeologist		Determination of activities to be archaeologically monitored

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>project activities shall be archaeological monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities and installation, foundation work, driving of piles (foundation, shoring etc.), site remediation, etc., shall require archaeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context.</p>				recovery
<ul style="list-style-type: none"> ▪ The archaeological consultant shall advise all project contractors to be on alert for evidence of the presence of the expected resources(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archaeological resource. 				
<ul style="list-style-type: none"> ▪ The archaeological monitors shall be present on the project site according to a schedule agreed upon by the archaeological consultant and the ERO until the ERO has, in consultation with project archaeological consultant determined that project construction activities could have no effects on significant depositions. 				
<ul style="list-style-type: none"> ▪ The archaeological monitor shall record and be authorized to collect soil samples and arti-factual/ecofactual material as warranted for analysis. 	Project Archaeologist	During project soils disturbing activities	SFRA, Project Archaeologist	During project soil disturbing activities
<ul style="list-style-type: none"> ▪ If an intact archaeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archaeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation shoring, etc.), the archaeological monitor has cause to believe that the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archaeological consultant shall immediately notify the ERO of the encountered archaeological deposit. The archaeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archaeological deposit, and present the finding of this assessment to the ERO. 	Project Archaeologist, SFRA	On discovery of potentially CEQA significant archaeological deposit	SFRA	During project demolition, excavation, construction, remediation activities
<p>Whether or not significant archaeological resources are encountered, the archaeological consultant shall submit a written report of the Finding of</p>				

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the monitoring program to the ERO.

Archaeological Data Recovery Program (ARDP).

The archaeological data recovery program shall be conducted in accord with an archaeological data recovery plan (ARDP). The archaeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ARDP prior to preparation of a draft ARDP. The archaeological consultant shall submit a draft ARDP to the ERO. The ARDP shall identify how the proposed data recovery program will preserve the significant information the archaeological resource is expected to contain. That is, the ARDP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general should be limited to the portions of the historical property that could be adversely affected by the project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if non destructive methods are practical.

Project
Archaeologist,
ERO, SFRA

On completion of
archaeological data
recovery

SFRA

Upon completion of
archaeological
monitoring program

Project
Archaeologist,
ERO, SFRA

Prior to
Archaeological
data recovery

SFRA, ERO

Prior to
archaeological data
recovery

The scope of the ADRP shall include the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and deaccession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and nonintentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities

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Human Remains, Associated or Unassociated Funerary Objects.

The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal Laws, including immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines, Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, curation, possession, and final disposition of the human remains and associated or unassociated funerary objects.

Project Archaeologist, ERO, SFRA in consultation with the Coroner of the City and County of San Francisco, Native American Heritage Commission, and Most Likely

Upon identification of human remains

SFRA, ERO

On discovery of human remains

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the draft final report. Copies of the Draft FARR shall be sent to the ERO for review and approval.

Project Archaeologist

Upon completion of FARR

SFRA, ERO

Upon completion of Draft FARR

Once approved by the ERO copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. Copies of the FARR shall be sent to the Agency. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Submittal of

Completion of

Mitigation Measure**Responsibility for Implementation****Mitigation Schedule****Monitoring Responsibility****Monitoring Actions/Schedule**

Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above. Implementation of the measures listed above would reduce this impact to a *less-than-significant level*.

Project
Archaeologist

approved FARR
and site records to
NWIC

SFRA, ERO

archaeological field,
analysis,
interpretation,
recordation program

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>Mitigation 10-3: Disturbance of Unknown Archaeological Resources. The project applicant shall consult with the Major Environmental Analysis archaeologist at the San Francisco Planning Department prior to any development activity on the Schlage Lock site (i.e., Redevelopment Zone 1) and, at the direction of the Planning Department, shall undertake the following measures to avoid any potentially significant adverse impact on possible buried or submerged cultural resources.</p> <p>The project sponsor shall retain the services of a qualified archaeological consultant having expertise in California prehistoric and urban historical archaeology. The archaeological consultant shall undertake an archaeological monitoring program (AMP), and if triggered by the AMP, an archaeological data recovery program (ADRP), human remains treatment program, and/or final archaeological resources report (FARR), as specified under this mitigation heading in chapter 10 of this EIR and detailed in Mitigation 10-2. The archaeological consultants work shall be conducted in accordance with this measure at the direction of the City's Environmental Review Officer (ERO).</p> <p>Implementation of this measure would reduce the impact to a <i>less-than-significant level</i>.</p>	Project Applicant	Prior to demolition and grading permits; ongoing implementation as required by measure	SFRA, Planning Department	SFRA to require prior to demolition as part of Project level plan review; ongoing monitoring and consultation as required by measure
<p>Mitigation 10-4: Accidental Discovery. For individual development projects in Redevelopment Zone 2, the project applicant shall consult with the Major Environmental Analysis archaeologist at the San Francisco Planning Department prior to any development activity and, at the direction of the Planning Department, shall undertake the following measures to avoid any potentially significant adverse impact on possible buried or submerged cultural resources.</p> <p>The project sponsor shall distribute the San Francisco Planning Department archaeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc., firms); and utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel</p>	Project Applicant	Prior to grading and demolition permits; ongoing implementation as required by measure	SFRA, Planning Department	Ongoing implementation as required by measure

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including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the City's Environmental Review Officer (ERO) with assigned affidavit from the responsible parties (prime contractor, subcontractors, and utilities firm) to the ERO confirming that all field personnel have received copies of the "ALERT" Sheet.

Should any indication of an archaeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken. Notification shall also include designated members of the community as appropriate.

If the ERO determines that an archaeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archaeological consultant. The archaeological consultant shall advise the ERO as to whether the discovery is an archaeological resource, retains sufficient integrity, and is of potential scientific/historical/ cultural significance. If an archaeological resource is present, the archaeological consultant shall identify and evaluate the archaeological resource. The archaeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ (in place) of the archaeological resource; an archaeological monitoring program; or an archaeological testing program. If an archaeological monitoring program or archaeological testing program is required, it shall be consistent with the City's Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archaeological resource is at risk from vandalism, looting, or other damaging actions.

The project archaeological consultant shall submit a Final Archaeological Resources Report (FARR) to the ERO pursuant to the

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>FARR content and distribution requirements described under this mitigation measure in chapter 10 of this EIR.</p> <p>Implementation of this measure would reduce the impact to a <i>less-than-significant level</i>.</p>				
<p>Mitigation 10-5: Disturbance of Paleontological Resources If any paleontological resources are encountered during site grading or other construction activities, all ground disturbances shall be halted until the services of a qualified paleontologist can be retained to identify and evaluate the resource(s) and, if necessary, recommend mitigation measures to document and prevent any significant adverse effects on the resource(s), in accordance with standard professional practice. Implementation of this measure would reduce the impact to a <i>less-than-significant level</i>.</p>	Project Applicant	If triggered by 10-2;10-3 or 10-4	SFRA	Ongoing implementation as required by measure

HAZARDS AND HAZARDOUS MATERIALS

<p>Mitigation 11-1: Potential Impacts Due to Exposure to Existing Soil or Groundwater Contamination--Redevelopment Zone 2. Each developer of a site in Redevelopment Zone 2 shall be required to comply with all applicable existing local-, state-, and federal-mandated site assessment, remediation, and disposal requirements for soil, surface water, and/or groundwater contamination. In particular, these include the requirements of the City and County of San Francisco, RWQCB, and DTSC. Previous subsections 11.2.2 (City of San Francisco Hazardous Materials Regulations) and 11.2.3 (Environmental Site Assessment Procedures) herein summarize these requirements. Compliance with these existing local-, state-, and federal-mandated site assessment, remediation, and disposal requirements would be accomplished through the following steps:</p>	Project Applicant	Application for development	DPH, DTSC, RWQCB	
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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p><i>(a) Soil Contamination.</i> In order to mitigate potential health hazards related to construction personnel or future occupant exposure to soil contamination, developers would complete the following steps for each site proposed for disturbance as part of a Project-facilitated construction activity in Redevelopment Zone 2:</p>	Project Applicant	Applicant for Development	DPH, DTSC, RWQCB	RWQCB prior to site development; DPH and depending on the improvement DBI or DWP
<p>Step 1. Investigate the site to determine whether it has a record of hazardous material discharge (Phase I environmental site assessment), and if so, characterize the site according to the nature and extent of soil contamination that is present (Phase 2) before development activities proceed at that site.</p>				
<p>Step 2. Based on the proposed activities associated with the future project proposed, determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. For example, if the location is slated for commercial land use, such as a retail center, the majority of the site will be paved and there will be little or no contact with contaminated soil. Industrial clean-up levels would likely be applicable. If the slated development activity could involve human contact with soils, such as may be the case with residential use, then Step 3 should be completed. If no human contact is anticipated, then no further mitigation is necessary.</p>				
<p>Step 3. Should the Phase 2 investigation reveal high levels of hazardous materials in the site soils, mitigate health and safety risks according to City of San Francisco, RWQCB, and DTSC regulations. This would include site-specific health and safety plans prepared prior to undertaking any building or utility construction. Also, if buildings are situated over soils that are significantly contaminated, undertake measures to either remove the chemicals or prevent contaminants from entering and collecting within the building. If remediation of contaminated soil is infeasible, a deed restriction would be necessary to limit site use and eliminate unacceptable risks to health or the environment.</p>				

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>(b) <i>Surface or Groundwater Contamination.</i> In order to reduce potential health hazards due to construction personnel or future occupant exposure to surface water or groundwater contamination, developers would complete the following steps for each site proposed for disturbance as part of a Project-facilitated construction activity in Redevelopment Zone 2:</p> <p>Step 1. Investigate the site to determine whether it has a record of hazardous material discharge into surface or groundwater, and if so, characterize the site according to the nature and extent of contamination that is present before development activities proceed at that site.</p> <p>Step 2. Install drainage improvements in order to prevent transport and spreading of hazardous materials that may spill or accumulate on-site.</p> <p>Step 3. If investigations indicate evidence of chemical/environmental hazards in site surface water and/or groundwater, then mitigation measures acceptable to the RWQCB and DTSC would be required to remediate the site <u>prior</u> to development activity.</p> <p>Step 4. Inform construction personnel of the proximity to recognized contaminated sites and advise them of health and safety procedures to prevent exposure to hazardous chemicals in surface water/groundwater.</p> <p>Compliance by future, individual, site-specific developments in Redevelopment Zone 2 with established regulations (accomplished through the steps outlined above) would adequately assure that associated potential health and safety impacts due to exposure to existing soil and groundwater contamination would be <i>less-than-significant</i>.</p>	Project Applicant	Applicant for Development	DPH, DTSC, RWQCB	RWQCB prior to site development; DPH and depending on the improvement DBI or DWP

HYDROLOGY AND WATER QUALITY

Mitigation 12-1A: Potential Water Quality Impact Due to Increased	Project Applicant	Submit as part of	DPW, DBI,	Review as part of
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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>Stormwater Runoff. To comply with anticipated SFPUC regulations regarding stormwater runoff from Redevelopment Zone 1, the developer(s) shall refine the individual development design(s) for Zone 1 as necessary to: (1) provide retention storage facilities and/or detention treatment facilities as needed to ensure that at least 80 percent of total annual runoff either remains on-site or receives an approved level of water quality treatment before discharge into the combined sewer system; and (2) provide a minimum of 25 percent of the surface of setbacks to be pervious. Implementation of these measures would reduce the water quality impact associated with future development of Zone 1 to a <i>less-than-significant level</i>.</p>		subdivision improvement plans	SFPUC	design and construction plans
<p>Mitigation 12-1B. Stormwater design requirements similar to those described above for the Zone 1 development shall also be applied to individual infill developments in Zone 2 that meet the proposed SFPUC minimum size criteria. Implementation of these measures would reduce the water quality impact associated with future development of these parcels to a <i>less-than-significant level</i>.</p>				
<p>Mitigation 12-2: Increased Risk of Soil Erosion and Contaminant Spills During Project Remediation and Construction. For future development within Zone 1, design requirements and implementation measures for minimizing Project-generated erosion and for controlling fuel/hazardous material spills would be set forth in the Zone 1 SWPPP, in accordance with SWRCB and RWQCB design standards. During construction, the SFPUC would monitor implementation of the approved SWPPP. This plan shall include, at a minimum, the following or similar actions:</p>	DBI, SFPUC and or SFRA, and individual development applicants	Infrastructure plans with first major phase	SFPUC	Review as part of design and construction plans
<ul style="list-style-type: none"> ▪ Following demolition of existing improvements, stabilize areas not scheduled for immediate construction with planted vegetation or erosion control blankets; ▪ Collect stormwater runoff into stable drainage channels from small drainage basins, to prevent the buildup of large, potentially erosive stormwater flows; ▪ Direct runoff away from all areas disturbed by construction; ▪ Use sediment ponds or siltation basins to trap eroded soils before runoff is discharged into on-site channels or the combined sewer system; ▪ To the extent possible, schedule major site development work 				

Mitigation Measure**Responsibility for
Implementation****Mitigation
Schedule****Monitoring
Responsibility****Monitoring
Actions/Schedule**

involving excavation and earthmoving activities during the dry season (May through September);

- Develop and implement a program for the handling, storage, use, and disposal of fuels and hazardous materials. The program should also include a contingency plan covering accidental hazardous material spills;
- Restrict vehicle cleaning, fueling, and maintenance to designated areas for containment and treatment of runoff; and
- After construction is completed, inspect all on-site drainage facilities for accumulated sediment, and clear these facilities of debris and sediment as necessary.

Implementation of these measures would reduce the risk of soil erosions and contaminant spills during Project remediation and construction to a *less-than-significant level*.

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Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<i>NOISE</i>				
<p>Mitigation 13-1: Project-Facilitated Remediation-, Demolition-, and Construction-Period Noise. Reduce redevelopment program-related individual project remediation-, demolition-, and construction-period noise impacts on nearby residences and businesses by incorporating conditions in project demolition and construction contract agreements that stipulate the following conventional noise abatement measures:</p> <ul style="list-style-type: none"> ▪ <i>Remediation and Construction Plans.</i> For major noise generating remediation and construction activities, prepare detailed remediation and construction plans identifying schedules. The plans shall indentify a procedure for coordination with nearby noise ▪ <i>Remediation and Construction Scheduling.</i> Ensure that noise generating remediation and construction activity is limited to between the hours of 7:00AM to 8:00PM, Monday through Friday, and noise levels generated by construction are prohibited on Saturdays, Sundays, and holidays (San Francisco Municipal Code Section 2908) ▪ <i>Remediation and Construction Equipment Noise Limits.</i> Limit all powered remediation and construction equipment to a noise level of 80 dBA or less when measured at a distance of 100 feet or an equivalent sound level when measured at some other convenient distance (San Francisco Municipal Code Section 2907) ▪ <i>Impact Tools and Equipment.</i> Equip all impact tools and equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. Equip all pavement breakers and jackhammers with acoustically attenuating shields or shrouds that are in good condition and appropriate for the equipment (San Francisco Municipal Code Section 2907) ▪ <i>Equipment Locations.</i> Locate stationary noise-generating equipment as far as possible from sensitive receptors when sensitive receptors adjoin or are near a remediation or construction site. ▪ <i>Remediation and Construction Traffic.</i> Route all remediation and construction traffic to and from the sites via designated truck routes where possible. Prohibit remediation- and construction- 	<p>DBI, DPW and/or SFRA and individual development applicants</p>	<p>Provide information regarding compliance prior to construction</p>	<p>SFRA, DPW, DBI</p>	<p>DPW/DBI to review information prior to construction site permit.</p>

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
<p>related heavy truck traffic in residential areas where feasible.</p> <ul style="list-style-type: none"> ▪ <i>Quiet Equipment Selection.</i> Use quiet equipment, particularly air compressors wherever possible. ▪ <i>Temporary Barriers.</i> Construct solid plywood fences around remediation and construction sites adjacent to residences, operational businesses, or noise-sensitive land uses. ▪ <i>Temporary Noise Blankets.</i> Temporary noise control blanket barriers should be erected, if necessary, along building facades of construction sites. This mitigation would only be necessary if conflict occurred which were irresolvable by proper scheduling. (Noise control blanket barriers can be rented and quickly erected.) <p><i>Noise Disturbance Coordinator.</i> For Zone 1 remediation and larger individual construction projects, the City may choose to require project designation of a "Noise Disturbance Coordinator" who would be responsible for responding to any local complaints about remediation or construction noise. The Disturbance Coordinator would determine the cause of the noise complaint (e.g. starting too early, bad muffler, etc.) and institute reasonable measures to correct the problem. Conspicuously post a telephone number for the Disturbance Coordinator at the remediation/construction schedule. (The project sponsor should be responsible for designating a Noise Disturbance Coordinator, posting the phone number, and providing schedule notices. The Noise Disturbance Coordinator would work directly with an assigned City staff member).</p> <p>Implementation of these measures would reduce this intermittent, short-term, Project remediation- and construction period noise impact to a <i>less-than significant level.</i></p>	DBI, DPW and/or SFRA and Individual development applicants	Schematic design approval	SFRA, DPW, DBI	DPW/DBI to review information prior to issuance of construction site permit
<p>Mitigation 13-2: Project-Facilitated Groundborne Vibration Levels. Prior to the development of habitable buildings within 110 feet of the centerline of the nearest railroad tracks, or within 55 feet of the light rail tracks, a site-specific vibration study shall be required demonstrating that ground borne vibrations associated with rail operations either (1) would not exceed the applicable FTA ground borne vibration impact assessment criteria (see Table 13.5 of this EIR), or (2) can be reduced to below the</p>				

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
applicable FTA criteria thresholds through building design and construction measures (e.g., stiffened floors). Implementation of this measure would reduce this potential intermittent vibration impact to a <i>less than significant level</i> .				
Mitigation 13-3: Potential Exposure of New, Project-Facilitated Noise-Sensitive Development to Ambient Noise Levels Exceeding Standards. Site-specific noise studies consistent with the requirements of the State Building Code (SBC) shall be conducted for all new Project-facilitated residential uses within 75 feet of the Caltrain line and along the Bayshore Boulevard frontage to identify appropriate noise reduction measures to be included in project final design. Each noise study must be submitted to and approved by the San Francisco Planning Department and/or the San Francisco Redevelopment Agency prior to City issuance of a residential building permit. Identified noise reduction measures may include:	Project Applicant	Schematic design approval	SFRA, Planning Department	Review in all design documents
<ul style="list-style-type: none"> ▪ Site planning techniques to minimize noise in shared residential outdoor activity areas by locating such noise-sensitive areas behind buildings or in courtyards, or by orienting residential terraces to alleyways rather than streets, whenever possible; ▪ Incorporation of an air circulation system in all affected units, which is satisfactory to the San Francisco local building official, so that windows can remain closed to maintain interior noise levels below 45 dBA L_{dn}; and ▪ Incorporation of sound-rated windows and construction methods in residential units proposed along streets or the Caltrain line where noise levels would exceed 70 dB L_{dn}; and ▪ Pre-Occupancy noise testing following a methodology satisfactory to the San Francisco Department of Health shall be completed prior to occupancy to demonstrate compliance with noise mitigation objectives. 	Project Applicant	Schematic design approval	SFRA, Planning Department	Review in all design documents
Noise levels at multi-family residential property lines around Project-facilitated development should be maintained at an L_{eq} not in excess of 60 dBA during the daytime hours and 50 dBA during nighttime hours (10:00 P.M. to 7:00 A.M.), unless ambient noise levels are higher. In those cases, the existing ambient noise level would be the noise level standard.				

Mitigation Measure	Responsibility for Implementation	Mitigation Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
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Individual development applicants noise level would be the noise level standard.

Implementation of these measures to the satisfaction of the San Francisco Planning Department and/or the San Francisco Redevelopment Agency would reduce potential Project related noise impacts on new residential uses to a *less-than significant level*.

UTILITIES AND SERVICE SYSTEMS

Mitigation 15-1: Solid Waste Diversion Impacts. The City and/or Agency shall require that final architectural designs for individual developments permitted in the Project Area indicate adequate space in buildings to accommodate three-bin recycling containers, as detailed under this mitigation in section 15.3 (Solid Waste Disposal/Recycling) of this EIR. The City shall ensure that these provisions are included in Project-facilitated building construction prior to issuance of a Certificate of Occupancy. Implementation of this measure would reduce this impact to a *less-than-significant level*.

Department of the Environment and/or SFRA and individual development applicants

Each development or schematic design application

Department of the Environment

Review within each design document

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**VISITACION VALLEY REDEVELOPMENT PROGRAM
IMPROVEMENT MEASURES**

Improvement Measures	Improvement Responsibility	Improvement Schedule	Monitoring Responsibility	Monitoring Actions/ Schedule
<i>TRANSPORTATION AND TRAFFIC</i>				
Improvement Measure for Impacts 8-1 and 8-9 Add bus signal prioritization for all signal improvements along Bayshore Boulevard to improve transit and traffic flows.	MTA	Second phase of development	MTA	
Improvement Measure for Impacts 8-1 Bayshore Boulevard/Visitacion: The Agency will study the possibility of restriping the existing Visitacion Avenue connection to the west side of Bayshore Boulevard (now two travel lanes—one eastbound and one westbound) to create three lanes—one shared left through eastbound lane, one exclusive right-turn eastbound lane, and one westbound through lane. There are secondary impacts on traffic and bus operation associated with these striping changes. Implementation of this improvement measure is contingent upon future bus operations and parking demand.	SFRA	Second phase of development	MTA	
Improvement Measure for Impacts 8-1 Bayshore Boulevard/Sunnydale: The Agency will study the possibility of restriping the existing Sunnydale Avenue connection to the west side of Bayshore Boulevard (now two travel lanes—one eastbound and one westbound) to create three lanes—one shared left through eastbound lane, one exclusive right-turn eastbound lane, and one westbound through lane. There are secondary impacts on traffic and bus operation associated with these striping changes. Implementation of this improvement measure is contingent upon future bus operations and parking demand.	SFRA	Second phase of development	MTA	
Improvement Measure for Impacts 8-1A and 8-9 Study shared use of LRV lane by buses to alleviate transit and traffic conflicts and improve anticipated delays for bus routes.	MTA	Second phase of development	MTA	

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Improvement Measures	Improvement Responsibility	Improvement Schedule	Monitoring Responsibility	Monitoring Actions/Schedule
Improvement Measure for Impact 8-3 Queuing Impacts Study new Brisbane roadway connections that will be developed south of the site to improve access and alleviate queuing congestion.	SFRA/MTA/City of Brisbane	Second phase of development	SFRA,MTA	
Improvement Measure for Impacts 8-1, 8-3 and 8-9 Study bus route configuration and bus stop relocations to minimize traffic and transit delays along Bayshore Boulevard.	MTA	First phase of development	MTA	
Improvement Measure for Impact 8.8 Study transportation incentives to promote rail travel for Visitacion Valley residents, once Caltrain electrification takes place and Bayshore station receives more trains.	MTA/Developer	First phase of development	Developer, MTA	Subject to Caltrain electrification schedule
Improvement Measure for Impact 8.8 Facilitate the construction of a temporary pathway to the Caltrain Station from Bayshore Boulevard.	SFRA/City of Brisbane	First phase of development	Developer, SFRA	
Improvement Measure for Impact 8.8 The City will work with the Bi-County Study team and CalTrans to explore the utilization of HOV lanes and ramp meters in San Mateo to reduce SOV.	MTA, SFRA	First phase of development	MTA, SFRA	
Improvement Measure for Pedestrian Safety Condition In addition to the traffic calming measures described in the Design for Development, implement Bayshore Boulevard pedestrian safety measures, such as speed radar signs on Bayshore, enhanced crosswalk marking, additional signage and motorist education for the Visitacion Valley neighborhood.	MTA	First phase of development	MTA	

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: John Updike, Director, Real Estate
John Rahaim, Director of Planning
Todd Rufo, Director, Office of Economic and Workforce Development
Tiffany Bohee, Executive Director, Office of Community Investment and Infrastructure

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Economic Development Committee
Board of Supervisors

DATE: June 23, 2014

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Economic Development Committee has received the following proposed legislation, introduced by the Planning Commission on June 17, 2014:

File No. 140675

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

If you have any additional comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Scott Sanchez, Planning Department
Aaron Starr, Planning Department
AnMarie Rodgers, Planning Department
Ken Rich, Office of Economic and Workforce Development
Natasha Jones, Office of Community Investment and Infrastructure

Ausberry, Andrea

From: Miller, Alisa
Sent: Monday, June 16, 2014 9:40 AM
To: SF Docs (LIB); Starr, Aaron (CPC)
Cc: Ausberry, Andrea
Subject: Post: Schlage Lock Project Notice
Attachments: SchlageNotice.pdf

Please post the attached notice at 1) the Library and 2) the Planning Department. Thank you!

Alisa Miller

Assistant Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.4447 direct | 415.554.5163 fax
alisa.miller@sfgov.org

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.*

## GISLATION RECEIVED CHECK

Date June 9, 2014

File Number (if applicable) \_\_\_\_\_

- |                                     |                                                     |                                |
|-------------------------------------|-----------------------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> | Legislation for Introduction ( <b>NEW</b> )         | ▶▶▶ Legislative Clerk          |
| <input type="checkbox"/>            | Legislation Pending in Committee ( <b>AMENDED</b> ) | ▶▶▶ Committee Clerk            |
| <input type="checkbox"/>            | Legislation for Board Agenda ( <b>AMENDED</b> )     | ▶▶▶ Dep Clerk, Legislative Div |

### Supervisor, Mayor, and Departmental Submittals

#### Grant Ordinance

- Legislation:** Original and 1 hard copy and 1 electronic copy in word format
- Signature:** Department Head, Mayor or the Mayor's designee, plus the Controller
- Back-up materials:** 1 full set (see below) and 1 electronic copy in pdf format\*
  - Cover letter (original)
  - Grant budget/application
  - Grant information form, including disability checklist
  - Letter of Intent or grant award letter from funding agency
  - Contract, Leases/Agreements (if applicable)
  - Ethics Form 126 (if applicable)\*Word format
- E-Copy of legislation/back-up materials:** Sent to [BOS.Legislation@sfgov.org](mailto:BOS.Legislation@sfgov.org)

#### Ordinance

- Legislation:** Original and 1 hard copy and 1 electronic copy in word format
- Signature:** City Attorney (For Settlement of Lawsuits - City Attorney, Department Head, Controller, Commission Secretary)
- Back-up materials:** 1 hard copy (see below) and 1 electronic copy in pdf format\*
  - Cover letter (original and 1 hard copy)
  - Settlement Report/Agreement (for settlements)
  - Other (Explain)
- E-Copy of legislation/back-up materials:** Sent to [BOS.Legislation@sfgov.org](mailto:BOS.Legislation@sfgov.org)

#### Grant Resolution

- Legislation:** Original and 1 hard copy and 1 electronic copy in word format
- Signature:** Department Head, Mayor or the Mayor's designee, plus the Controller
- Back-up materials:** 1 hard copy (see below) and 1 electronic copy in pdf format\*
  - Cover letter (original and 1 hard copy)
  - Grant budget/application
  - Grant information form, including disability checklist
  - Letter of Intent or grant award letter from funding agency
  - Contract, Leases/Agreements (if applicable)
  - Ethics Form 126 (if applicable)\*Word format
- E-Copy of legislation/back-up materials:** Sent to [BOS.Legislation@sfgov.org](mailto:BOS.Legislation@sfgov.org)

#### Resolution

- Legislation:** Original and 1 hard copy and 1 electronic copy in word format
- Signature:** None (Required for Settlement of Claims - City Attorney, Department Head, Controller, Commission Secretary)
- Back-up materials:** 1 full set (see below) and 1 electronic copy in pdf format\*
  - Cover letter (original and 1 hard copy)
  - Settlement Report/Agreement (for settlements)
  - Other (Explain)
- E-Copy of legislation/back-up materials:** Sent to [BOS.Legislation@sfgov.org](mailto:BOS.Legislation@sfgov.org)

Claudia Flores 558-4473  
Name and Telephone Number

Planning Department  
Department

President, District 3  
BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-7450  
Fax No. 554-7454  
TDD/TTY No. 544-5227

DAVID CHIU  
邱信福  
市參事會主席

*BOS-11, COB, Leg. Dep.  
Aides, LV Clerk*

**PRESIDENTIAL ACTION**

Date: 6/25/14

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,

Pursuant to Board Rules, I am hereby:

- Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 140675 Department \_\_\_\_\_  
(Primary Sponsor)

Title. General Plan Amendment

- Transferring (Board Rule No. 3.3).

File No. \_\_\_\_\_  
(Primary Sponsor)

Title. \_\_\_\_\_

From: \_\_\_\_\_ Committee

To: \_\_\_\_\_ Committee

- Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor \_\_\_\_\_

Replacing Supervisor \_\_\_\_\_

For: \_\_\_\_\_ Meeting  
(Date) (Committee)

RECEIVED  
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SAN FRANCISCO  
2014 JUN 25 PM 4:41  
*PC*

*David Chiu*

David Chiu, President  
Board of Supervisors

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## NOTICE OF PUBLIC HEARINGS

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE

and

LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors will hold two public hearings to consider the following proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

**SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT  
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC**

### GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE

**Date:** Thursday, June 26, 2014

**Time:** 10:30 a.m.

**Location:** Committee Room 263, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**File No. 140444.** Ordinance approving a Development Agreement between the City and County of San Francisco and Visitacion Development, LLC, for certain real property located in Visitacion Valley, bounded approximately to the north and west by McLaren Park and the Excelsior and Crocker Amazon Districts, to the east by the Caltrain tracks, and to the south by the San Francisco/San Mateo County line and the City of Brisbane; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b); and waiving certain provisions of Administrative Code, Chapter 56.

*(Agenda information relating to this matter will be available for public review on Friday, June 20, 2014.)*

**LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE**

**Date:** Monday, June 30, 2014

**Time:** 1:30 p.m.

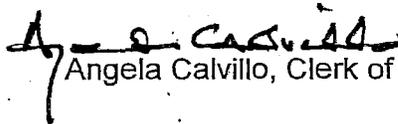
**Location:** Committee Room 263, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**File No. 140445.** Ordinance amending the Planning Code, Section 249.45, to provide for use controls, including controls for formula retail uses, building standards, and procedural requirements, including noticing and community participation procedures, for applications for development, including design review and modifications, among other controls, in Zone 1 of the Schlage Lock/Visitation Valley Special Use District (also referred to as the Schlage Lock site); amending the Zoning Map by amending Sectional Maps ZN10 and HT10 to reflect the Visitation Valley/Schlage Lock Special Use District; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

**File No. 140675.** Ordinance amending the General Plan to amend Maps 1, 2, 4, and 5 of the Commerce and Industry Element, Map 6 of the Transportation Element, Maps 4 and 5 of the Urban Design Element, and the Land Use Index to implement the Visitation Valley/Schlage Lock Special Use District, which generally includes the properties bounded by Bayshore, Blanken and Tunnel Avenue to the San Francisco/San Mateo County line to the south, including the properties fronting Bayshore Boulevard from Arleta Avenue to the San Francisco/San Mateo County line to the south, and including the properties fronting Leland Avenue from Cora Street to Bayshore Boulevard; and making environmental findings, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

*(Agenda information relating to this matter will be available for public review on Friday, June 27, 2014.)*

In accordance with San Francisco Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments prior to the time the hearings begin. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board.

  
Angela Calvillo, Clerk of the Board

DATED: June 12, 2014

MAILED/POSTED/PUBLISHED: June 16, 2014



**PROOF OF MAILING**

Legislative File No. GAO: 140444 Land Use: 140445 and 140675

Description of Items: **Schlage Lock Project / Schlage Lock Special Use District**

**GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE**

**Date:** Thursday, June 26, 2014  
**Time:** 10:30 a.m.  
**Location:** Committee Room 263, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

File No. 140444. Ordinance approving a Development Agreement between the City and County of San Francisco and Visitacion Development, LLC, for certain real property located in Visitacion Valley, bounded approximately to the north and west by McLaren Park and the Excelsior and Crocker Amazon Districts, to the east by the Caltrain tracks, and to the south by the San Francisco/San Mateo County line and the City of Brisbane; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b); and waiving certain provisions of Administrative Code, Chapter 56.

**LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE**

**Date:** Monday, June 30, 2014  
**Time:** 1:30 p.m.  
**Location:** Committee Room 263, located at City Hall  
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

File No. 140445. Ordinance amending the Planning Code, Section 249.45, to provide for use controls, including controls for formula retail uses, building standards, and procedural requirements, including noticing and community participation procedures, for applications for development, including design review and modifications, among other controls, in Zone 1 of the Schlage Lock/Visitacion Valley Special Use District (also referred to as the Schlage Lock site); amending the Zoning Map by amending Sectional Maps ZN10 and HT10 to reflect the Visitacion Valley/Schlage Lock Special Use District; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

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fronting Leland Avenue from Cora Street to Bayshore Boulevard; and making environmental findings, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

*(Agenda information relating to this matter will be available for public review on Friday, June 27, 2014.)*

I, Alisa Miller, an employee of the City and County of San Francisco, mailed the above described document(s) by depositing the sealed items with the United States Postal Service (USPS) with the postage fully prepaid as follows:

Date: 6/16/2014

Time: 2:20 p.m.

USPS Location: Repro Pick-up Box in the Clerk of the Board's Office (Rm 244)

Mailbox/Mailslot Pick-Up Times (if applicable): N/A

Signature: 

Instructions: Upon completion, original must be filed in the above referenced file.

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Alisa Miller  
S.F. BD OF SUPERVISORS (OFFICIAL NOTICES)  
1 DR CARLTON B GOODLETT PL #244  
SAN FRANCISCO, CA 94102

### COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE  
Ad Description AM - 6.26.14 GAO & 6.30.14 Land Use - Schlage Lock

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO CHRONICLE. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the Clerk of the Board. Publication date(s) for this notice is (are):

06/16/2014

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| LOS ANGELES DAILY JOURNAL, LOS ANGELES     | (213) 229-5300 |
| ORANGE COUNTY REPORTER, SANTA ANA          | (714) 543-2027 |
| SAN DIEGO COMMERCE, SAN DIEGO              | (619) 232-3486 |
| SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO | (800) 640-4829 |
| SAN JOSE POST-RECORD, SAN JOSE             | (408) 287-4866 |
| THE DAILY RECORDER, SACRAMENTO             | (916) 444-2355 |
| THE INTER-CITY EXPRESS, OAKLAND            | (510) 272-4747 |



\* A 0 0 0 0 0 3 4 5 4 2 1 1 \*

CNS 2634318

#### NOTICE OF PUBLIC HEARINGS BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors will hold two public hearings to consider the following proposals for the

SCHLAGE LOCK PROJECT/SCHLAGE LOCK SPECIAL USE DISTRICT, VISITACION VALLEY, VISITACION DEVELOPMENT, LLC and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE THURSDAY, JUNE 26, 2014 - 10:30 AM COMMITTEE ROOM 263, CITY HALL 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

File No. 140444. Ordinance approving a Development Agreement between the City and County of San Francisco and Visitacion Development, LLC, for certain real property located in Visitacion Valley, bounded approximately to the north and west by McLaren Park and the Excelsior and Crocker Amazon Districts, to the east by the Caltrain tracks, and to the south by the San Francisco/San Mateo County line and the City of Brisbane; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b); and waiving certain provisions of Administrative Code, Chapter 56. (Agenda information relating to this matter will be available for public review on Friday, June 20, 2014.)

AND  
LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE  
MONDAY, JUNE 30, 2014 - 1:30 PM  
COMMITTEE ROOM 263, CITY HALL 1  
DR. CARLTON B. GOODLETT PLACE,  
SAN FRANCISCO, CA

File No. 140445. Ordinance amending the Planning Code, Section 249.45, to provide for use controls, including controls for formula retail uses, building standards, and procedural requirements, including noticing and community participation procedures, for applications for development, including design review and modifications, among other controls, in Zone 1 of the Schlage Lock/Visitacion Valley Special Use District (also referred to as the Schlage Lock site); amending the Zoning Map by amending Sectional Maps ZN10 and HT10 to reflect the Visitacion Valley/Schlage Lock Special Use District; and making environmental findings and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1.

File No. 140675. Ordinance amending the General Plan to amend Maps 1, 2, 4, and 5 of the Commerce and Industry Element, Map 6 of the Transportation Element, Maps 4 and 5 of the Urban Design Element, and the Land Use Index to implement the Visitacion Valley/Schlage Lock Special Use District, which generally includes the properties bounded by Bayshore, Blanken and Tunnel Avenue to the San Francisco/San Mateo County line to the

south, including the properties fronting Bayshore Boulevard from Arleta Avenue to the San Francisco/San Mateo County line to the south, and including the properties fronting Leland Avenue from Cora Street to Bayshore Boulevard; and making environmental findings, and findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1. (Agenda information relating to this matter will be available for public review on Friday, June 27, 2014.)

In accordance with San Francisco Administrative Code, Section 67.7-1, persons who are unable to attend the hearings on these matters may submit written comments prior to the time the hearings begin. These comments will be made a part of the official public records in these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, Room 244, City Hall, 1 Dr. Carlton Goodlett Place, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board, Angela Calvillo, Clerk of the Board

**Miller, Alisa**

---

**To:** Miller, Alisa  
**Subject:** HEARING NOTICE: SF Board of Supervisors - Schlage Lock Project  
**Attachments:** SchlageNotice.pdf

NOTICE IS HEREBY GIVEN THAT the Board of Supervisors will hold two public hearings to consider the following proposals and said public hearings will be held as follows, at which time all interested parties may attend and be heard:

**PROJECT: SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT / VISITACION VALLEY, VISITACION DEVELOPMENT, LLC**

**GOVERNMENT AUDIT AND OVERSIGHT COMMITTEE**

**Date:** Thursday, June 26, 2014  
**Time:** 10:30 a.m.  
**Location:** Committee Room 263, located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA

**LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE**

**Date:** Monday, June 30, 2014  
**Time:** 1:30 p.m.  
**Location:** Committee Room 263, located at City Hall, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Please review the attached hearing notice for specifics and details on both of the Committee hearings on matters related to the Schlage Lock project.

*Alisa Miller*

Assistant Clerk  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102  
415.554.4447 direct | 415.554.5163 fax  
[alisa.miller@sfgov.org](mailto:alisa.miller@sfgov.org)

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

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Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors website or in other public documents that members of the public may inspect or copy.

SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
 VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
 HEARING NOTICE LIST (SENT BY EMAIL)

First Name	Idle No	Last Name	Organization Name	Street	City	Resident State	Resident Zip Code	Email Address	Work Number	Home Number	Fax Number	Cell Number
Casey		Allen		204 Tocoloma Avenue	San Francisco	CA	94134	casey@sflandscapes.com				
Terry		Anders		1099 Sunnysdale Ave	SAN FRANCISCO	CA	94103	andersandanders@yahoo.com				4153096330
Jenny		Asinc		82 Leland Avenue	San Francisco	CA	94134	jenny.asinc@nems.org				
John		Balobek		600 Grand Ave., Suite 300	Oakland,	CA	94610	jmbalobek@actec.com				
Laurie		Bernstein		1500 Mission Street	San Francisco	CA	94103	lbernstein@sfgoodwill.org				
David		Binkowski		10 Tucker Avenue	San Francisco	CA	94134	d_bink@hotmail.com	4155056908	415 505-6908		
Bonnie		Bridges	boor bridges architecture	1686 15th street	San Francisco	CA	94103	bbridges@boorbridges.com				
Grover		Buhr		P.O. Box 228	BRISBANE	CA	94025	groverbuhr@aol.com				
James	M	Calloway		P.O. Box 24589	SAN FRANCISCO	CA	94124	j.m.calloway@worldnet.att.net	4152406086			
Chester		Chan		58 Tioga Avenue	San Francisco	CA	94134	chanvan@aol.com				
Wen-Chin		Chen	San Francisco P.L. - Viz Valley Branch	45 Leland Avenue	San Francisco	CA	94134	wchen@sfpl.org				
Betty		Choi		605 Sunnysdale Avenue	San Francisco	CA	94134	LeeChoiB@aol.com				
Cindy		Choy		49 Lois Lane	San Francisco	CA	94134	cindychoy2008@yahoo.com				
Eugenia		Clark		1160 Brussels Street	San Francisco	CA	94134	eugenia.clark@gmail.com				
Malia		Cohen		501 Crescent Way #5410	San Francisco	CA	94134	malia.cohen@gmail.com				
Kenneth		Colemand		316 Leland Ave.	SAN FRANCISCO	CA	94103	colemend@aaahawk.com				4155858808
Francisco		Da Costa		4909 Third Street	SAN FRANCISCO	CA	94124	fdc1947@gmail.com	4158229602		4158229600	
Ramle		Dare		1360 Mission Street #300	San Francisco	CA	94103	rdare@mercyhousing.org	4153557118			
Kinwood	H	DeVoe		316 Leland Ave	SAN FRANCISCO	CA	94134	kinwood@aaahawk.com				
Leticia		DiLallo		395 Teddy Avenue	San Francisco	CA	94134	leticia@techart.com				
Edith		Epps		133 Tunnel	San Francisco	CA	94134	aeheins@sbcglobal.net	415-467-0236	415-467-0236	415-467-0276	
Opal		Essence		150 Delta Street	San Francisco	CA	94134	opalmindeed@gmail.com				
Claude		Everhart		4100-10 Redwood Road, Ste. 323	Oakland	CA	94619	ctevrhr@aol.com				
Mara		Feeney	Mara Feeney and Associates	19 Beaver Street	San Francisco	CA	94134	mara@marafeeney.com	415-863-8760			

2462

SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
HEARING NOTICE LIST (SENT BY EMAIL)

First Name	Middle Name	Last Name	Organization Name	Street	City	Resident State	Resident Zip Code	Email Address	Work Number	Home Number	Fax Number	Cell Number
Alek		Felstiner		209 Golden Gate Avenue	San Francisco	CA	94102	stephen.shotland@sfgov.org	4158648770		4158644158	4153123328
Clara		Garduno		526 Visitacion Avenue	San Francisco	CA	94134	claragarduno123@hotmail.com		415-586-1107		
Megan		Gaydos	San Francisco Department of Health	1390 Market Street, Suite 910	San Francisco	CA	94102	megan.gaydos@sfdph.org				
Janet		Gomes		241 5th Street	San Francisco	CA	94103	kgomes@sfcc.org	4159287322			
Danila		Gonzalez		1249 Brussels Street	San Francisco	CA	94134	gonzalezdanilela222@yahoo.com				
Steven		Hanson		150 Executive Park Blvd.	SAN FRANCISCO	CA	94103	lhansonsteven@earthlink.net				
Cris		Hart		223 Mariposa Street	BRISBANE	CA	94005	cris.hart@comcast.net				
Mary		Hashem		475 17th Street, Suite 950	Denver	CO	80202	mhashem@brownfieldpartners.net				3032057910
Molly		Hassler	Visitacion Valley Cmnty Ctr	522 Campbell Avenue	San Francisco	CA	94134	mollyhassler@hotmail.com		415-330-8554		
Mychael		Henry	Retail West Inc.					mhenry@retailwestinc.com				
Sharen		Hewitt		1099 Sunnydale Ave	SAN FRANCISCO	CA	94134	sharenhewitt@aol.com			4155877481	4153333017
Trish		Holloway		390 Teddy Avenue	San Francisco	CA	94134	tricia_holloway@yahoo.com		415-467-1991		
Steven		Huang		150 Executive Park Way Blvd., #4200	SAN FRANCISCO	CA	94134-3309	shuang@univerparagoncorp.com				
Tara		Hui	CAA	1099 Sunnydale Avenue	San Francisco	CA	94134	tarahui@hotmail.com				
Tara		Hui		238 Wilde Avenue	San Francisco	CA	94134	tarahui@hotmail.com				
Chris		Jackson		530 Bartett Street	San Francisco	CA	94110	chris.jackson415@gmail.com				
Inskip		James	CAC	136 Garrison Avenue	San Francisco	CA	94134	lames6552@sbglobal.net		415-608-6616		
Chris & Martha		Jimenez		480 Campbell Ave.	SAN FRANCISCO	CA	94134	encontrados@earthlink.net				
Kenny		Johnson		P.O. Box 3	Fairfax	CA	94930	kenny@thesacredspace.org				
Larry		Jones		1512 Sunnydale Ave	SAN FRANCISCO	CA	94103	ljonés@vvcdc.org				4157244679
Andrew		Kang		515 Delta Street	San Francisco	CA	94134	drewkang@gmail.com				

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SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
HEARING NOTICE LIST (SENT BY EMAIL)

First Name	Idle No	Last Name	Organization Name	Street	City	Resident State	Resident Zip Code	Email Address	Work Number	Home Number	Fax Number	Cell Number
Reza		Khoshnevisan	SIA Consulting Corporation	1256 Howard Street	San Francisco	CA	941032712	reza@siaconsult.com				
Emile		Kishek		1145 Palomar Drive	Redwood City	CA	94062	emile@alphares-toration.com				
Emile		Kishek		1145 Palomar Drive	Redwood City	CA	94062	emile@alphares-toration.com				
Stavroda		Kolitsopoulos		1326 16th Ave	San Francisco	CA	94122-2012	Astra7796@aol.com				
Harold		Kyer		1652 Sunnysdale Avenue	San Francisco	CA	94134	harold_kyer@yahoo.com				
Michelle		LaFlue	Visitacion Valley Boom	531 Orizaba Street	San Francisco	CA	94132	mflaflue@aol.com	415-587-8683	415-333-7833		415-309-3673
Kenny		Lam		3773 San Bruno Avenue	San Francisco	CA	94134	lamdu@yahoo.com				
Virginia		Lasky	DTSC	700 Heinz Avenue, Ste. 200	Berkeley	CA	94710	vlasky@dtsc.ca.gov				
Dien		Le		P.O. Box 34272	San Francisco	CA	94134	dienie08@yahoo.com		415-254-6087		
Ku-Tsang		Lin		10 Tucker Avenue	San Francisco	CA	94134	klinlaw@yahoo.com		415 505-3787		
Fran		Martin		186 Arleta Avenue	San Francisco	CA	94134	fma6764860@aol.com	4154680639			
Erika		Matos		2 Sparta Street, #A	San Francisco	CA	94134	matos806@gmail.com				
Chris		Miller		14062 Denver West Blvd., Suite 300	Golden	CO	80401	ctmiller@mactec.com	3032936071		3032925411	3033249608
Stuart		Miner		475 17th St., Ste. 950	Denver	CO	80202	sminer@brownfieldpartners.net	3032057910			
Alex Yuk	Mak	Ming		301 Campbell Avenue	San Francisco	CA	94134	alexmak49@yahoo.com				
Samuel		Morales		257 Schwerin Street	San Francisco	CA	94134	smoralescotto@yahoo.com				
Russell		Morine	Visitacion Valley PA	531 Blanken Avenue	San Francisco	CA	94134	rmorine@aol.com				
Jose Luis		Moscovich	San Francisco County Transportation Authority	100 Van Ness Avenue 25th Floor	San Francisco	CA	94102	jlm@sfcta.org				
David		Ng		501 Crescent Way, #5110	San Francisco	CA	94134-3339	dng2000@sbcglobal.net		415-468-3877		
Lina		Oller		220 Raymond Avenue	San Francisco	CA	94134	dipm_enterprises@yahoo.com				
Kelenia		Olsen		455 Golden Gate Ave, Suite 14600	SAN FRANCISCO	CA	94102	kelenia.olsen@asm.ca.gov	4155572312			
Kriztina	B	Palone		1 Dr. Carlton B. Goodlett Pl #448	SAN FRANCISCO	CA	94102	kriztina.palone@sfgov.org				

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SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
HEARING NOTICE LIST (SENT BY EMAIL)

First Name	Initials	Last Name	Organization Name	Street	City	Resident State	Resident Zip Code	Email Address	Work Number	Home Number	Fax Number	Cell Number
Tom		Pflueger		2470 Mariner Square Loop	Alameda	CA	94501	tomp@mbharc h.com				
Jorge & Evelyn		Portillo		115 Blanken Avenue	San Francisco	CA	94134	blanken1@aol.c om		4154676147		
Missy		Raglin		247 Rey Street,	San Francisco	CA	94134	lilbit94134@1h otmail.com				
Steve		Reese		415 Campbell Ave	San Francisco	CA	94134	reesesooo@sbc global.net				
Emily		Salgado		455 Golden Gale Ave #14200	San Francisco	CA	94102	emily.salgado@ sen.ca.gov				
Albert		Sandoval		693 University St.	SAN FRANCISCO	CA	94134	albertsandoval @comcast.net				
Vidal		Santana		968 Rutland St.	SAN FRANCISCO	CA	94134	vosseler74@gm ail.com		4154107594		
Jonathan		Scharfman	UPC	150 Executive Park Blvd., #4200	San Francisco	CA	94134	jscharfman@un iversalparagonc orp.com				
Janis & Myron		Seeman		507 Campbell Avenue	San Francisco	CA	94134	jansee731@sbc global.net		4156561047		
Anne		Seeman	Visitacion Valley PA/ VV Greenway	523 Campbell Avenue	San Francisco	CA	94134	sguanne@yaho o.com		415-467-8721		
Chi Hsin		Shao	CHS Consulting	130 Sutter # 468	San Francisco	CA	94104	chshao@ chsconsulting.n et				
Sandra		Silvestri		2630 Bayshore Blvd	San Francisco	CA	94134	fountainlady@g mail.com				
Brett		Stephens		256 Talbert Street	San Francisco	CA	94134	brett2012@hot mail.com				
Renee & Jerome		Strain		286 Thrift Street	San Francisco	CA	94112-2923	dreamlocks@ho tmail.com				4153054469
Mae		Swanbeck		708 Red Leaf Court	Daly City	CA	94104	mswanbeck@ya hoo.com				
John		Swiecki	City of Brisbane	50 Park Lane	Brisbane	CA	94005	jswiecki@ci.bris bane.ca.us	4155082120			
Joseph "Steve"		Talmdge Sr.	Rotary Club of San Francisco / Special T Delivery	P.O. Box 422127	San Francisco	CA	94142	chief@speciald elivery.com				
Tammy		Tan		2442 Bayshore Blvd.	San Francisco	CA	94134	apacc_1999@y ahoo.com				
Jeff		Tan		50 Schwerin Street	San Francisco	CA	94134	tanjeff8@gmail. com				
Thi		Teksing		511 Amazon Ave	San Francisco	CA	94112-3807	teksing2003@y ahoo.com				
Kevin		Thomson		179 Teddy Avenue	San Francisco	CA	94134	thomson.64@g mail.com				
Cuca	A.	Torres		9 Talbert Street	San Francisco	CA	94134	cucayjime@hot mail.com				
Marlene		Tran		34 Leland Ave	San Francisco	CA	94134	tranmarlene@y ahoo.com		4154675072		4153776214

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SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
 VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
 HEARING NOTICE LIST (SENT BY EMAIL)

First Name	Last Name	Organization Name	Street	City	Resident State	Resident Zip Code	Email Address	Work Number	Home Number	Fax Number	Cell Number
Bill	Treddway		9 Tioga Avenue	San Francisco	CA	94134	btredd@comcast.net		415-468-4713		
Jamela	Walker		145 Dakota St.	San Francisco	CA	94107	jamelawalker79@yahoo.com		4154242919		
Ronnie	Wardell		316 Leland Ave.	SAN FRANCISCO	CA	94103	ronnie.wardell@yahoo.com				4156320996
Ed	Way		37 Teddy	San Francisco	CA	94134	eway1769@yahoo.com				
Tom	Wishing		271 Wheeler Avenue	San Francisco	CA	94134	tomwishing@hotmail.com				
Nick	Wolff		91 Leland Ave.	SAN FRANCISCO	CA	94134	sf.vvboom@gmail.com				4152255969
Jackie	Wong		300 Tocoloma Avenue	San Francisco	CA	94134	jaxsters@gmail.com				
Diana	Yee		327 Raymond Ave	SAN FRANCISCO	CA	94103	ms.dianayee@gmail.com				
Sasanna & Diana	Yee		327 Raymond Ave	San Francisco	CA	94134	sasannayee@gmail.com				
Leticia	Zaragora		442 Peninsula Avenue	San Francisco	CA	94134	xotchil01@yahoo.com				
Toni	Zernik		41 Teddy Ave	San Francisco	CA	94103	toni.zernik@gmail.com		4152250120		
Michael	Xian Zhang		364 5th Avenue	San Francisco	CA	94118	michaelcheung13@hotmail.com				

SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
HEARING NOTICE MAILING LIST

NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
	Lees Family Investments Inc	100 LELAND AVENUE	San Francisco, CA 94134
	Nevin Construction	1001 GIRARD STREET	San Francisco, CA 94134
	Amtrak Electrical	1026 GIRARD STREET	San Francisco, CA 94134
	Nguyens Gardening	1047 VISITACION AVENUE	San Francisco, CA 94134
	Flamenco Dance Performance	1060 BRUSSELS STREET	San Francisco, CA 94134
	Fusion Iron Welding Service	108 CAMPBELL AVENUE	San Francisco, CA 94134
	Visitacion Valley Laundry	108 LELAND AVENUE	San Francisco, CA 94134
	Thutmose Temple Inc	111 RAYMOND AVENUE	San Francisco, CA 94134
	Speedy Ultrasonic Blind Cleaning Inc	1116 GIRARD STREET	San Francisco, CA 94134
	Hong Carpet	1128 GIRARD STREET	San Francisco, CA 94134
	Richard E Simmons Inc	12 ALDER STREET	San Francisco, CA 94134
	Byrd Family Day Care Inc	1305 BOWDOIN STREET	San Francisco, CA 94134
	Zigs Drape Depot	1309 BOWDOIN STREET	San Francisco, CA 94134
	TT Ms Carpet	139 CORA STREET	San Francisco, CA 94134
	Chadwick Roofing Specialists	144 PEABODY STREET	San Francisco, CA 94134
	Visitacion Valley Neighbor	149 CORA STREET	San Francisco, CA 94134
	Trading In Touch Co	1497 HOLYOKE STREET	San Francisco, CA 94134
	Leland Avenue Cleaners	151 LELAND AVENUE	San Francisco, CA 94134
	G C Electric	161 CORA STREET	San Francisco, CA 94134
	Little Quiapo Bake Shop	169 LELAND AVENUE	San Francisco, CA 94134
	Visitacion Valley Neighbor	169 TALBERT STREET	San Francisco, CA 94134
	Data First Systems	170 SCHWERIN STREET	San Francisco, CA 94134
	Leland Avenue LLC	171 HALE STREET	San Francisco, CA 94134
	Visitacion Valley Neighbor	171 TIOGA AVENUE	San Francisco, CA 94134
	Urban Ecology, Inc.	18 BARTOL STREET	San Francisco, CA 94133-4501
	Mothers Organizing Mothers	2 TALBERT STREET	San Francisco, CA 94134
	American Tree Trimmers	2 TEDDY AVENUE	San Francisco, CA 94134
	Detail Ironworks	200 ORDWAY STREET	San Francisco, CA 94134
	Beem Construction	200 TEDDY AVENUE	San Francisco, CA 94134
	Medallion Liquors Distribution	2157 BAY SHORE BLVD.	San Francisco, CA 94134
	Smittys Market	23 AURA VIS	Millbrae, CA 94030-2201
	Tock Corporation	234 FRANCISCO STREET	San Francisco, CA 94133
	Monumental Records	235 HESTER AVENUE	San Francisco, CA 94134
	GL Bay Construction Co	238 LELAND AVENUE	San Francisco, CA 94134
	K C Associates Inc	239 PENINSULA AVENUE	San Francisco, CA 94134
	St. James Presbyterian Church	240 LELAND AVENUE	San Francisco, CA 94134
	RM Construction & Remodel	243 NUEVA AVENUE	San Francisco, CA 94134
	Angel Dental Lab	244 WHEELER AVENUE	San Francisco, CA 94134
	Amoroso/Holman Design Group	251 TOCOLOMA AVENUE	San Francisco, CA 94134
	Tiffanys Cafe	266 RAYMOND AVENUE	San Francisco, CA 94134
	Visitacion Valley Neighbor	268 LELAND AVENUE	San Francisco, CA 94134
	Sams Plumbing & Heating	290 TEDDY AVENUE	San Francisco, CA 94134
	Stainmasters Carpet & Janitorial	30 REY STREET	San Francisco, CA 94134
	Carson International Trade	301 PENINSULA AVENUE	San Francisco, CA 94134
	Athena Electrical Cnstr Co	33 BISHOP STREET	San Francisco, CA 94134
	Evan Vending	345 MANSELL STREET	San Francisco, CA 94134
	Adams Enterprises	347 ARLETA AVENUE	San Francisco, CA 94134
	Phase-Temp Inc	35 RAYMOND AVENUE	San Francisco, CA 94134
	K&D Maintenance	354 PENINSULA AVENUE	San Francisco, CA 94134
	Greater Prosperity Baptist	3560 SAN BRUNO AVENUE	San Francisco, CA 94134
	Tammies Hair Design	3564 SAN BRUNO AVENUE	San Francisco, CA 94134
	N E C Investment Corporation	3600 SAN BRUNO AVENUE	San Francisco, CA 94134
	Yuens Construction Co	366 ARLETA AVENUE	San Francisco, CA 94134
	Albert Kuan DDS	37 LELAND AVENUE	San Francisco, CA 94134
	Excalibur Luxury Trnsp	3970 SAN BRUNO AVENUE	San Francisco, CA 94134
	BCW Construction & Maint	42 CAMPBELL AVENUE	San Francisco, CA 94134
	American Indian Baptist Church	422 LELAND AVENUE	San Francisco, CA 94134
	Metro Cab	437 PENINSULA AVENUE	San Francisco, CA 94134
	SM Contracting Co	44 TOMASO CT	San Francisco, CA 94134
	Hubbard Lorea	457 WHEELER AVENUE	San Francisco, CA 94134
	Royal Pacific Mortgage	46 LELAND AVENUE	San Francisco, CA 94134
	BKH Income Tax & Book keeping	483 SUNNYDALE AVENUE	San Francisco, CA 94134
	W&V Paschals	494 CAMPBELL AVENUE	San Francisco, CA 94134
	Nancy Kim Hahoang	50 LELAND AVENUE	San Francisco, CA 94134
	Jins Market	526 CAMPBELL AVENUE	San Francisco, CA 94134
	Youngs Cafe	543 CAMPBELL AVENUE	San Francisco, CA 94134
	Pelayo Trucking Inc	551 CAMPBELL AVENUE	San Francisco, CA 94134
	Visitacion Valley Neighbor	581 SAWYER STREET	San Francisco, CA 94134
	May May Beauty Salon	60 LELAND AVENUE	San Francisco, CA 94134
	Hons Trading Co	63 TUCKER AVENUE	San Francisco, CA 94134
	BAM Properties	66 POTRERO AVENUE	San Francisco, CA 94103
	United States Postal Service	68 LELAND AVENUE	San Francisco, CA 94134
	Schlage Lock Company	6810 HILLSDALE COURT	Indianapolis, IN 46250
	Rescue CD Plumbing	691 CAMPBELL AVENUE	San Francisco, CA 94134
	Shao Fat	770 DELTA STREET	San Francisco, CA 94134
	San Francisco Chinese News	78 GILLETTE AVENUE	San Francisco, CA 94134

SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
	P L Sewing Co 2	78 LELAND AVENUE	San Francisco, CA 94134
	Leon Tchangs Produce	781 DELTA STREET	San Francisco, CA 94134
	Our Lady of Visitation	785 SUNNYDALE AVENUE	San Francisco, CA 94134
	Adason Computer	8 LOIS LANE	San Francisco, CA 94134
	Smith Family Living Trust	807 MARY JANE AVENUE	Patterson, CA 95363
	City Wash International	83 LELAND AVENUE	San Francisco, CA 94134
	Delbianco Tile	88 MILL STREET	San Francisco, CA 94134
	Phoenix Electric Company	90 TEDDY AVENUE	San Francisco, CA 94134
	Visitacion Valley Neighbor	92 NUEVA AVENUE	San Francisco, CA 94134
	C W Building Maintenance	927 SUNNYDALE AVENUE	San Francisco, CA 94134
	Sophisticated Brush	948 BRUSSELS STREET	San Francisco, CA 94134
	Mark T Voelker Plumbing	99 ARLETA AVENUE	San Francisco, CA 94134
	The Southland Corporation	P.O. BOX 711	Dallas, TX 75221
ADIEL M & REMEDIOS B WRITER RE		1257 TURQUOISE DR	HERCULES CA 94547
ADIEL M & REMEDIOS B WRITER REVOC		1257 TURQUOISE DR	HERCULES, CA 94547
Agus Exsan		963 FARRIER PLACE	Daly City, CA 94014
Ai Feng Zhen		176 ROLPH STREET	San Francisco, CA 94112
Aivie Lee Willkom		3 VELASCO AVENUE	Daly City, CA 94014
Al & Natalie Estebez		258 RAYMOND AVENUE	San Francisco, CA 94134
Al Bucchianeri		1229 VISITACION AVE	San Francisco, CA 94134
Al Dixon		455 MARKET STREET, 6TH FLOOR	San Francisco, CA 94105
ALAN K L & ADRIENNE B SCROGGLE REV TRUST		536 10TH AV	SAN FRANCISCO, CA 94118
Albert Jung	Jung Albert K S& Ng-Jun Bes	P.O. BOX 533	Kentfield, CA 94914
Albert Sandoval		693 UNIVERSITY ST.	SAN FRANCISCO ,, CA 94134
Alcide Celerams Jr.		230 RUTLAND STREET	San Francisco, CA 94134
Alek Felstiner		209 GOLDEN GATE AVENUE	San Francisco, CA 94102
Alex Ming		301 CAMPBELL AVENUE	San Francisco, CA 94134
Alex Obgrio		525 ARGONAUT	San Francisco, CA 94134
Alex Yuen		41 ALPHA STREET	San Francisco, CA 94134
ALFEO & PAOLA SILVESTRI LIV TR		149 S LINDEN AVE	SO SAN FRANCISCO, CA 94080
ALFEO & PAOLA SILVESTRI LVG TRUST		2635 BAYSHORE BLVD	SAN FRANCISCO, CA 94134
Alice Smith	Senior Central District 7	50 RAYMOND AVENUE	San Francisco, CA 94134
Allison Lum	Bernal Heights Neighborhood Center	515 CORTLAND AVENUE	San Francisco, CA 94124
Alma & Chris Taylor		381 WILDE AVENUE	San Francisco, CA 94134
ALONZO FAMILY TRUST		765 VIENNA ST	SAN FRANCISCO CA 94112
Amy Kwan Ping Wong Tam		471 CAMPBELL AVENUE	San Francisco, CA 94134
Ana Concepcion		3075 26TH STREET	San Francisco, CA 94110
Andrea Cato		984 RUTLAND ST	San Francisco, CA 94134
Andrew Kang		515 DELTA STREET	San Francisco, CA 94134
Andy Stewart	Cherokee Investment Partners	111 E. HARGETT STREET, STE 300	Raleigh, NC 27601-1439
Andy Zu		255 TEDDY AVENUE	San Francisco, CA 94134
Angel Torres		193 DESMOND STREET	San Francisco, CA 94134
Angelo & Ann Foppiano		131 DESMOND STREET	San Francisco, CA 94134
Angelo Antonucci		386 TEDDY AVE	San Francisco, CA 94134
Angelo Kyer		1836 SUNNYDALE	SAN FRANCISCO ,, CA 94103
Angie Bordinneu		15 TALBERT STREET	San Francisco, CA 94134
Anh Tran Le		188 FLORENTINE	San Francisco, CA 94134
Anita Bellocchi		318 TEDDY AVENUE	San Francisco, CA 94134
Anita Margrill		672 SHOTWELL	San Francisco, CA 94134
Anita Weindorf		851 BOWDOIN STREET	San Francisco, CA 94134
Ann Wei		912 GARFIELD STREET	San Francisco, CA 94134
ANNA S JEW RVOC LVG TR 2007		435 SUNNYDALE AVE	SAN FRANCISCO, CA 94134
Anne Seeman	Visitacion Valley PA/ VV Greenway	523 CAMPBELL AVENUE	San Francisco, CA 94134
Annette & Veronica Toussaint		144 GILLETTE AVENUE	San Francisco, CA 94134
Annie Si		330 TEDDY AVE	San Francisco, CA 94134
ANTHONY D & CELIA M MANA REVOC TR		234 FRANCISCO ST	SAN FRANCISCO, CA 94133
An-Yi Yu		219 WHEELER AVENUE	San Francisco, CA 94134
Arcadia Maximo	Maximo Trucking	175 PEABODY STREET	San Francisco, CA 94134
Arthur Morris		278 HESTER AVENUE	San Francisco, CA 94134
Artina Lim		1390 MARKET STREET, SUITE 900	San Francisco, CA 94102
Asian Pacific American Community Center		2442 Bayshore Blvd	SAN FRANCISCO CA 94134
At Hua Jiang		134 NUEVA AVENUE	San Francisco, CA 94134
AYONAYON HERMENEGILDA N & AYON		122 WORBLER LN	BRISBANE CA 94005
BANK OF AMERICA NA		101 N TRYON ST	CHARLOTTE, NC 28255
Bao Qiong Chen		379 TEDDY AVENUE	San Francisco, CA 94134
Bao Shi Zhen		335 WHEELER AVE.	San Francisco, CA 94134
Barbara Wong		838 SCHWERIA STREET	Daly City, CA 94014
Barry Thornton		45 MILL STREET	San Francisco, CA 94134
BASILE RICHARD		234 FRANCISCO ST	SAN FRANCISCO, CA 94133
BASILE ROBERT		234 FRANCISCO ST	SAN FRANCISCO, CA 94133
BASILE TONY		834 FRANCISCO ST	SAN FRANCISCO, CA 94133
Bauling Lo		1364 HAMPSHIRE STREET	San Francisco, CA 94110
BAYPOINT PROPERTIES LLC		2079 ADMIRAL PL	SAN JOSE CA 95133
Bernice Bidwell		549 VISITACION AVENUE	San Francisco, CA 94134
Bert Arceo		426 TOCOLDMA AVENUE	San Francisco, CA 94134
Betty Choi		605 SUNNYDALE AVENUE	San Francisco, CA 94134

SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
HEARING NOTICE MAILING LIST

NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
Betty Edwards		608 CAMPBELL AVENUE	San Francisco, CA 94134
Betty Parshall		386 WILDE AVENUE	San Francisco, CA 94134
Betty Williams	San Francisco P.L. - Viz Valley Branch	45 LELAND AVENUE	San Francisco, CA 94134
Betty Wilson		251 ARGONAUT AVE.	San Francisco, CA 94134
Beyen Awyeung		43 RAYMOND AVENUE	San Francisco, CA 94134
Bill Lee		72 GILLETTE AVE	San Francisco, CA 94134
Bill Sable		390 WILDE AVENUE	San Francisco, CA 94134
Bill Threadgill	El Dorado Betterment Council	1100 GOETTINGEN STREET	San Francisco, CA 94134
Bill Treddway		9 TIOGA AVENUE	San Francisco, CA 94134
Bill Wilson		71 DEL CASA	San Francisco, CA 94941
Bin Ou Wei		61 RAYMOND AVENUE	San Francisco, CA 94134
Blancett Reynolds		327 WHEELER AVENUE	San Francisco, CA 94134
Bob & Henrietta Bariuau		290 WHEELER	San Francisco, CA 94134
Bob Henderson		718 OLMSTEAD STREET	San Francisco, CA 94134
Bob Otsuka		640 BRANNAN STREET	San Francisco, CA 94134
Bobby Denes		601 CAMPBELL AVENUE	San Francisco, CA 94134
Bobby Jackson		83 GARRISON STREET	San Francisco, CA 94134
BOC LUCY		520 WOODSIDE CT	S.SAN FRANCISCO, CA 94080
Bonnie Bridges	boor bridges architecture	1686 15TH STREET	San Francisco, CA 94103
Bonnie Ko	North East Medical Services	1520 STOCKTON STREET	San Francisco, CA 94134
Brad Drda	San Francisco Recycling & Disposal, Inc.	501 TUNNEL AVENUE	San Francisco, CA 94134
Bran Ma		445 VISITACION AVE.	San Francisco, CA 94134
Breann Martinez	Habitat for Humanity	645 HARRISON STREET, STE 201	San Francisco, CA 94107-3524
Brenda Lopez		2000 CRYSTAL SPRINGS ROAD APT 612	San Bruno, CA 94066-4629
Brett Stephens		256 TALBERT STREET	San Francisco, CA 94134
Brian Zhou		98 RAYMOND AVENUE	San Francisco, CA 94134
Bruce Werner		59 TUCKER	San Francisco, CA 94134
BRUGNOLI GEORGETTE		60 RACINE LN	SAN FRANCISCO, CA 94134
Buu Tran		625 VISITACION AVENUE	San Francisco, CA 94134
BYRNES PROPERTIES LLC		19 VISTA VERDE CT	SAN FRANCISCO CA 94131
Cai Mei Yu		1127 SILLIMAN STREET	San Francisco, CA 94134
Camilla	Visitacion Valley Neighbor	71 CORA STREET	San Francisco, CA 94134
Can Hua & Mei Na Situ		153 LELAND AVENUE	San Francisco, CA 94134
Candice Keller		471 BOLLING CIRCLE	Novato, CA 94949-4548
Carl & Cindia Deng		2260 BAY SHORE BLVD.	San Francisco, CA 94134
Carla Visser		P.O. BOX 34395	San Francisco, CA 94134
Carol Lee-Tung		746 41ST AVENUE	San Francisco, CA 94121
Casey Allen		204 TOCLOMA AVENUE	San Francisco, CA 94134
Cathy Kline		215 WEST PORTAL	San Francisco, CA 94132
Celeste Johnson		110 BLANKEN AVENUE	San Francisco, CA 94134
Chan Sim Mei		424 SAWYER STREET	San Francisco, CA 94134
CHAI SAM Y		2175 BAYSHORE BLVD	SAN FRANCISCO, CA 94134
Chana Kennedy	Community Center for Youth & Adults	450 RAYMOND AVENUE, ROOM 101	San Francisco, CA 94134
Chana Sourivong	Senior Active Network	965 MISSION STREET, #705	San Francisco, CA 94103
Chang Ci Li		2518 SAN BRUNO AVENUE APT. #1	San Francisco, CA 94134
Charles Yu	San Francisco Dept. of Public Works	30 VAN NESS AVENUE, 5TH FLOOR	San Francisco, CA 94102
Charlie & Mabel Seto	APACC	2440 BAYSHORE BLVD., #1	San Francisco, CA 94134
CHAU BRIAN W		2428 BAY SHORE #2	SAN FRANCISCO CA 94134
CHEN BING YAN		32 LELAND AVE	SAN FRANCISCO, CA 94134
CHEN BOYE		2158 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
CHEN GENG XIN KEVIN		263 TUNNEL AVE	SAN FRANCISCO, CA 94134
CHEN JIN YE		263 TUNNEL AVE	SAN FRANCISCO, CA 94134
CHEN JOANNE		263 TUNNEL AVE	SAN FRANCISCO, CA 94134
CHEN PEI DANG		263 TUNNEL AVE	SAN FRANCISCO, CA 94134
Chen Xiu Li		181 RAYMOND AVENUE	San Francisco, CA 94134
Chen Yue Ling		361 RAYMOND AVENUE	San Francisco, CA 94134
CHEN ZI SEK		2434 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
CHEONG FONG CHOK		39 DESMOND ST	SAN FRANCISCO, CA 94134
Chester Chan		58 TIOGA AVENUE	San Francisco, CA 94134
Chester Lei		113 GILLETTE AVENUE	San Francisco, CA 94134
Chester Palesoo	Samoan Community Develop. Ctr.	2055 SUNNYDALE AVENUE	San Francisco, CA 94134
Cheung Leung Ping		375 ELLINGTON AVENUE	San Francisco, CA 94134
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HANNAWALT LINDA		2189 BAYSHORE BLVD #301	SAN FRANCISCO, CA 94134
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Harry Kwong		81 RAYMOND AVENUE	San Francisco, CA 94134
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Ju Ye Liu		972 RUTLAND STREET	San Francisco, CA 94134
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Judy Moran	San Francisco AC	25 VAN NESS, STE. 240	San Francisco, CA 94102
Judy Wang		289 HESTER AVE	San Francisco, CA 94134
June Zhui		1153 GOETTINGEN STREET	San Francisco, CA 94134
Justina To		225 TOCOLOMA AVENUE	San Francisco, CA 94134
K Wong		43 LOEHR	San Francisco, CA 94134
K.W. Pearce	Marin Headlands	540 BLANKEN AVENUE	San Francisco, CA 94134
Kam Chi Ho		1040 MUNICH STREET	San Francisco, CA 94122
Kam Wong		246 ARLETA AVENUE	San Francisco, CA 94134

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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
Karen Gibsow		3812 SAN BRUNO AVENUE	San Francisco, CA 94134
Karen Yu	San Francisco Department of Health	1390 MARKET STREET, SUITE 210	San Francisco, CA 94102
Katherine W		46 DESMOND STREET	San Francisco, CA 94134
Kathleen & Steve Bladen		437 CAMPBELL	San Francisco, CA 94134
Kathy & Gene Summer		280 PENINSULA AVENUE	San Francisco, CA 94134
Kathy Ferrer	Kaiser	4131 GEARY BLVD., STE. #435	San Francisco, CA 94118
Katrina Jang		27 GRANADA AVE.	SAN FRANCISCO,, CA 94112-2239
Kay Nomura	Viz Valley Middle School	450 RAYMOND AVENUE	San Francisco, CA 94134
Keith Felton		156 TIOGA AVENUE	San Francisco, CA 94134
Kelenia Olsen		455 GOLDEN GATE AVE, SUITE 14600	SAN FRANCISCO,, CA 94102
Kelly Hunter		201 RUTLAND STREET	San Francisco, CA 94134
Ken Rich		20 BELVEDERE STREET	San Francisco, CA 94117
Ken Tang		1757 GENEVA AVENUE	San Francisco, CA 94134
Kenny Johnson		P.O. BOX 3	Fairfax, CA 94930
Kenny Lam		3773 SAN BRUNO AVENUE	San Francisco, CA 94134
Kent Tran		26 RAYMOND AVENUE	San Francisco, CA 94134
Kevin Thomson		179 TEDDY AVENUE	San Francisco, CA 94134
Key Yin Ghen		619 LISBON STREET	San Francisco, CA 94112
Kim & Gary Yee		14 RAYMOND AVENUE	San Francisco, CA 94134
Kim Leng Ngou		294 RAYMOND AVENUE	San Francisco, CA 94134
Kim To		130 SILLIMAN STREET	San Francisco, CA 94134-1243
KIM YIP YEE TRUST		14 RAYMOND AVE	SAN FRANCISCO, CA 94134
Kin Kwong		286 PENINSULA AVENUE	San Francisco, CA 94134
Kirsten Wallerstedt	Assemblyman Leland Yee's Office	455 GOLDEN GATE AVENUE, STE. 14600	San Francisco, CA 94102
KO ALLEN		35 LELAND AVE	SAN FRANCISCO, CA 94134
KO KOON CHEW & GUAN TIAN XI		35 LELAND AVE	SAN FRANCISCO, CA 94134
Ko Koon Chew & Guan Tianxi		35 LELAND AVENUE	San Francisco, CA 94134.
KOREAN FIRST PRESBYTERIAN CHURCH		333 TUNNEL AVE	SAN FRANCISCO, CA 94134
Kristina Palone		1 DR. CARLTON B. GOODLETT PL #448	SAN FRANCISCO, CA 94102
Kuan Cao Li		250 WILDE AVENUE	San Francisco, CA 94134
Ku-Tsang Lin		10 TUCKER AVENUE	San Francisco, CA 94134
Kwai Wing Wong		1367 BRUSSELS STREET	San Francisco, CA 94134
KWAN JENNY A & GUAN YONG S		2428 BAY SHORE BLVD #12	SAN FRANCISCO CA 94134
KWOK FAMILY 2010 TR		125 DESMOND ST	SAN FRANCISCO, CA 94134
KWONG HARRY S TRUSTEE		724 BARCELONA DR	MILLBRAE, CA 94030
KWONG MARGARET Y TRUSTEE		724 BARCELONA DR	MILLBRAE, CA 94030
Lai Wah Hum		37 LAEHR STREET	San Francisco, CA 94134
LAM LOUIS PO KUEN		155 DESMOND ST	SAN FRANCISCO, CA 94134
LAM LOUISE S K		238 TEDDY AVE	SAN FRANCISCO, CA 94134
LAM MICHAEL T		12 RAYMOND AVE	SAN FRANCISCO, CA 94134
LAM SAM PO SUM		155 DESMOND ST	SAN FRANCISCO, CA 94134
Lan Cheng Yee		306 ARLETA AVENUE	San Francisco, CA 94134
LAO HUNG & GIANG SINH		183 TUNNEL AVE	SAN FRANCISCO, CA 94134
Larry Jones		1512 SUNNYDALE AVE	SAN FRANCISCO,, CA 94103
LAUMRD		88 LELAND AVENUE	San Francisco, CA 94134
Laura Barber		141 HAHN STREET	San Francisco, CA 94134
Laurel Richards		76 TUCKER AVENUE	San Francisco, CA 94134
LAURETTA A & STANLEY E GEARY TRUS		1046 SUNNYBROOK DR	LA FAYETTE, CA 94549
Laurie Beljen		960 HAYES STREET	San Francisco, CA 94117
Laurie Bernstein		1500 MISSION STREET	San Francisco, CA 94103
Laurie McHugh	Ridge View United Methodist	590 LELAND AVENUE	San Francisco, CA 94134
Lawrence Folck		480 - 29TH STREET	San Francisco, CA 94131-2311
Le Huynh		1237 BACON STREET	San Francisco, CA 94134-1605
LE STEVEN & WU GUI YING S		2428 BAY SHORE # 6	SAN FRANCISCO CA 94134
LEE CHUN YEUNG & YIN FUN WONG		101 BLANKEN AVE	SAN FRANCISCO, CA 94134
LEE HAWK N & SANDRA M J		1609 NORIEGA ST	SAN FRANCISCO CA 94122
Lee Ling		362 Wheller Avenue	San Francisco, CA 94134
Lee Panza		15 ROSS WAY	Brisbane, CA 94005
LEE, HISAKO S		25 ARLETA AVE	SAN FRANCISCO, CA 94134
LEI RONG JIE & CAI KE KE		4150 SAN BRUNO AVE	San Francisco, CA 94134
LELAND AVENUE LLC		359 CASTENADA DR	MILLBRAE, CA 94030
Len Appiano	Visitacion Valley Grapevine	1249 BAY STREET	San Francisco, CA 94123
Leon Wu		203 Lauren Court	San Francisco, CA 94134
Leticia DiLallo		395 TEDDY AVENUE	San Francisco, CA 94134
Leticia Manalang		339 ELLIOT STREET	San Francisco, CA 94134
Leticia Zaragora		442 PENINSULA AVENUE	San Francisco, CA 94134
LEUNG FAMILY TRUST		15 TEDDY AVE	SAN FRANCISCO, CA 94134
LEUNG MASON SIN FAI		439 WHEELER AVE	SAN FRANCISCO, CA 94134
LEUNG SIN MEI		439 WHEELER AVE	SAN FRANCISCO, CA 94134
LEUNG YIU FAI		2428 BAY SHORE BLVD #9	SAN FRANCISCO CA 94134
LI BIZHU		2158 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
LI DISHENG		2428 BAY SHORE BLVD UNIT 7	SAN FRANCISCO CA 94134
Li Gang		355 ARLETA AVENUE	San Francisco, CA 94134
LI HAI HONG		106 LATHROP AVE	SAN FRANCISCO, CA 94134
Li Jin Ying		643 VISITACION AVENUE	San Francisco, CA 94134
Li Juan Chen		306 WILDE STREET	San Francisco, CA 94134

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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
LI LAN FANG		2428 BAY SHORE BLVD UNIT 10	SAN FRANCISCO, CA 941342902
LI LAN FANG		2428 BAY SHORE BLVD UNIT 10	SAN FRANCISCO CA 94134
LI MEIHONG		22-24 ARLETA AVE	SAN FRANCISCO, CA 94134
Li Ping		562 CAMPBELL AVENUE	San Francisco, CA 94134
Li Ping		502 Campbell	San Francisco, CA 94134
LI QIAN BI HU		106 LATHROP AVE	SAN FRANCISCO, CA 94134
LI WEIKUN		22-24 ARLETA AVE	SAN FRANCISCO, CA 94134
LI YUAN SHUN & MIAO YING		2428 BAY SHORE BLVD #8	SAN FRANCISCO, CA 94134
Li Zhang		22 RAYMOND AVENUE	San Francisco, CA 94134
LIANG BING JU & CHENG PEI XING		1242 GIRARD STREET	SAN FRANCISCO, CA 94134
LIANG KO FONG KU		439 WHEELER AVE	SAN FRANCISCO, CA 94134
LIANG YI SHENG & GUAN LI-YU		9 TEDDY AVE	SAN FRANCISCO, CA 94134
Liau Gao Zeng		34 SCHWERIN STREET	San Francisco, CA 94134
Lilibeth Partesa		174 TIOGA AVENUE	San Francisco, CA 94134
Lillie Hunter		3202 PALMER AVEUNUE	Oakland,, CA 94602
LILLY YAM REVOCABLE LVG TR		233 BAY RIDGE DR	DALY CITY, CA 94014
LILLY YAM REVOCABLE LVG TR		3801 24TH STREET	SAN FRANCISCO CA 94114
Lily Escandor		234 WILDE AVENUE	San Francisco, CA 94014
Lily Lo	North East Community Federal Credit Union	19 WALTER U. LUM PLACE	San Francisco, CA 94108
Lin Guo Wan		54 TIOGA AVENUE	San Francisco, CA 94134
Lina Oller		220 RAYMOND AVENUE	San Francisco, CA 94134
Linda McKay		241 TOCOLOMA AVENUE	San Francisco, CA 94134
Linda Silva		505 7TH STREET	San Francisco, CA 94103
Linda Yip	G&L Bakery & Restaurant	198 LELAND AVENUE	San Francisco, CA 94134
Lionel Trufant		71 WABASH TERRACE	San Francisco, CA 94134
Lisa Feldstein		915 COLE #157	San Francisco, CA 94112
Lisa Mok		824 GOETTINGEN STREET	San Francisco, CA 94134
Liu Chang Shao		827 VELASCO AVENUE	San Francisco, CA 94134
LIU WILLIAM & ROSE JIANG		191 DESMOND ST	SAN FRANCISCO, CA 94134
Liz Lerma		37 ALPHA STREET	San Francisco, CA 94134
LO EDWARD YAN-CHEUNG & MEI L HO		26 ARLETA AVE	SAN FRANCISCO, CA 94134
Lopez Refugio		58 LELAND	San Francisco, CA 94134
Louie Zi Jing		160 TEDDY AVENUE	San Francisco, CA 94134
LOUIS R & JERI W PIETRELLI TRUST		21 SYCAMORE COURT	REDWOOD CITY, CA 94061
Lucy Ippolito		121 DESMOND	San Francisco, CA 94134
Lucy L Boc	Boc Lucy L Revocable Trust	520 WOODSIDE CT	So San Francisco, CA 94080
Lue Zhen Chen		492 CAMPBELL AVENUE	San Francisco, CA 94134
Luis Ching		37 ARLETA AVENUE	San Francisco, CA 94103
LUO RUN PING & FLORA		82 LOIS LANE	SAN FRANCISCO, CA 94134
M. Quong		136 TALBERT STREET	San Francisco, CA 94134
Ma Huan Han		1029 SUNNYDALE AVENUE	San Francisco, CA 94134
Ma Shu		160 LELAND AVENUE	San Francisco, CA 94134
MACARI ALBERT TRUSTEE		1316 SUNNYDALE AVE	SAN FRANCISCO CA 94134
MACOR INC		50 CALIFORNIA ST 24TH FL	BURLINGAME, CA 94011
MACOR INC		P.O. BOX 117933	BURLINGAME CA 94011
MACOR INC FEE TRIPLE A MACHINE		50 CALIFORNIA ST #24TH FL	SAN FRANCISCO, CA 94111
MACOR INC FEE TRIPLE A MACHINE		160 PACIFIC AVE 200	SAN FRANCISCO CA 94111
Mae Swanbeck		708 RED LEAF COURT	Daly City, CA 94104
Malia Cohen		501 CRESCENT WAY #5410	San Francisco, CA 94134
MANA MARY ANN		964 UNION ST	SAN FRANCISCO CA 94133
Mana Wiltong		PO BOX 34442	San Francisco, CA 94134
Manching Wong		41 EXETER STREET	San Francisco, CA 94124
Manual/Yolanda Rodriguez		84 ERVINE STREET	San Francisco, CA 94134
Mao Yu Lan		338 ARLETA AVENUE	San Francisco, CA 94134
Mara Feeney	Mara Feeney and Associates	19 BEAVER STREET	San Francisco, CA 94134
Marciano Lim		257 TALBERT STREET	San Francisco, CA 94134
Margaret Chew		79 TUCKER AVENUE	San Francisco, CA 94134
MARGARET Y KWONG REVOCABLE TRUST		2174 BAYSHORE BLVD	SAN FRANCISCO, CA 94134
Margaret Yee		1375 GOETTINGEN STREET	San Francisco, CA 94134
Maria Lopez	Busy Bee Day Care	548 DELTA STREET	San Francisco, CA 94134
MARIA MANA REVOC TR		234 FRANCISCO ST	SAN FRANCISCO, CA 94133
Maria Salazar		65 ALPHA STREET	San Francisco, CA 94134
Marian Zaouk		29 ALPHA STREET, APT A	San Francisco, CA 94134
Marianne Bermudez		265 TOCOLOMA AVENUE	San Francisco, CA 94134
Mario Alicia Ferreyra		420 HARKNESS	San Francisco, CA 94134
Marjorie Williams	SF Democratic Party	130 TIOGA AVENUE	San Francisco, CA 94134
Marjory Di Trapani		900 E. STANLEY BLVD., UNIT 357	Livermore, CA 94550-4082
Mark Duran		236 CAMPBELL AVENUE	San Francisco, CA 94134
Marlene Tran		34 LELAND AVE	San Francisco, CA 94134
Marlene Tran & Winnie Tsang		23 ERVINE STREET	San Francisco, CA 94134
Marlon Toribis		702 RUSSIA AVENUE	San Francisco, CA 94134
Martha Dominguez		23 TUCKER AVENUE	San Francisco, CA 94134
Martin Chen Chen	Martin Chen Chen	854 BIRDAVEN COURT	Lafayette, CA 94549
Martin Lee	Korean First Presbyterian Church	333 TUNNEL AVENUE	San Francisco, CA 94134
MARTIN, CHEN CHEN		854 BIRDAVEN CT	LAFAYETTE CA 94549
Mary Adams		1334 SUNNYDALE AVENUE	San Francisco, CA 94134

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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
Mary Hashem		475 17TH STREET, SUITE 950	Denver, CO 80202
Mary Shembri		417 MACE BLVD., STE. J, BOX 342	Davis, CA 95616
Mary Wong		171 DESMOND STREET	San Francisco, CA 94134
Mary Wong		434 SEYER	San Francisco, CA 94134
Maryann Fleming	Family Connections	2565 SAN BRUNO AVENUE	San Francisco, CA 94134
Maryanne Razzo		1118 BRUSELS STREET	San Francisco, CA 94134
Mateo & Beatriz Camacho		167 TIOGA AVENUE	San Francisco, CA 94134
Matt Alexander	School for Community Empowerment	1700 46TH AVENUE	San Francisco, CA 94122
Mauri Moughler		633 VELASCO AVENUE	San Francisco, CA 94134
Mauricio Quiller	Norcal Waste Systems Inc	900 7TH STREET	San Francisco, CA 94107
May Truong		62 LELAND AVENUE	San Francisco, CA 94134
Me Lavelle		2245 JERROLD AVENUE, SFFD	San Francisco, CA 94124
Mei Juen		252 Schwuarin	San Francisco, CA 94134
Mei Ai Ma		238 PEABODY STREET	San Francisco, CA 94134
Mei Fang Huo		1249 SILVER AVENUE	San Francisco, CA 94134
Mei Lun Li		750 PLYMOUTH AVENUE	San Francisco, CA 94112
Mei Qiong Feng		1662 QUINT STREET	San Francisco, CA 94124
Mei Shun Chen		335 WHEELER AVE	San Francisco, CA 94134-2445
Mei Soo Ng		1374 GOETTINGEN STREET	San Francisco, CA 94134
Mei Ying Tse		274 SILVER AVENUE	San Francisco, CA 94112
Mei-Chang Guan		314 OXFORD	San Francisco, CA 94134
MeiZhen Luo		242 ARLETA AVENUE	San Francisco, CA 94134
MEJIA ROMEO & ROSEMARIE		46 LELAND AVE	SAN FRANCISCO, CA 94134
MENDER, RICHARD & YOLANDA V		4101 SAN BRUNO AVE	SAN FRANCISCO, CA 94134
MENDOZA RICKY C & YOLY T		233 TUNNEL AV	SAN FRANCISCO, CA 94134
Michael D & Reilly Sea Quinlan		683 TERESITA BLVD.	San Francisco, CA 94127
Michael French		366 LELAND AVENUE	San Francisco, CA 94134
Michael Gee		151 NUEVA AVENUE	San Francisco, CA 94134
Michael Johnston	Viz Valley Baptist Church	305 RAYMOND AVENUE	San Francisco, CA 94134
Michael Kulin		351 CALIFORNIA STREET, #150	San Francisco, CA 94104
Michael Lam		12 RAYMOND AVE	San Francisco, CA 94134
Michael Pile	Silver Avenue Family Health Center	1525 SILVER AVENUE	San Francisco, CA 94134
Michael Scanlon	Peninsula Corridor Joint Powers Board	1250 SAN CARLOS AVENUE	San Carlos, CA 94070
Michael Zhang		364 5TH AVENUE	San Francisco, CA 94118
Michelle LaFlue	Visitacion Valley Boom	531 ORIZABA STREET	San Francisco, CA 94132
Miguel & Maria Ramirez		129 LELAND AVENUE	San Francisco, CA 94134
Mike Sharpe	UFCW 648	1980 MISSION STREET	San Francisco, CA 94103
Milad Philipos		211 BROOKDALE AVENUE	San Francisco, CA 94112
MILON FAMILY TRUST THE		83 WABASH TER	SAN FRANCISCO, CA 94134
Min Chen Miu		20 RUTLAND	San Francisco, CA 94134
Mindy Keneer		1099 SUNNYDALE AVE	SAN FRANCISCO, CA 94134
Minh Giang		415 MUNICH STREET	San Francisco, CA 94112
Miriam Faenzi		820 VISITACION AVENUE	San Francisco, CA 94134
Mirsingri Daly		100 PEABODY STREET	San Francisco, CA 94014
Missy Raglin		247 REY STREET,	San Francisco, CA 94134
Missy Raglin	Visitacion Valley Task Force	80 BLYTHEDALE AVENUE	San Francisco, CA 94134
Mo Ping Chan		755 CLAY STREET, APT12	San Francisco, CA 94108
Mok Kwai		123 ROLPH STREET	San Francisco, CA 94112
Mok Lan Foon		76 LELAND AVENUE	San Francisco, CA 94134
Molly Hassler	Visitacion Valley Cmnty Ctr	522 CAMPBELL AVENUE	San Francisco, CA 94134
Monesa Fong		1250 SUNNYDALE AVENUE	San Francisco, CA 94134
Mr. & Mrs. Enright		76 PASADENA STREET	San Francisco, CA 94134
Mr. & Mrs. Joseph Fanucchi		1060 WAVERLY CT.	Yuba City, CA 95991-6915
Mr. & Mrs. Noel Lim		233 PEABODY STREET	San Francisco, CA 94134
Mr. & Ms. Shawn Smith		563 LELAND AVENUE	San Francisco, CA 94134
Mu-Fen Liu		967 GIRARD STREET	San Francisco, CA 94134
MUGNANI ELMO		234 FRANCISCO ST	SAN FRANCISCO, CA 94133
Nancy Lacsamana		230 HUMBOLDT ROAD	Brisbane, CA 94005
Nanette Lim		231 PEABODY STREET	San Francisco, CA 94134
Nathan Shapiro		376 WILDE AVENUE	San Francisco, CA 94134
Nazario & Cecilia Reyes		115 GRAFTON AVENUE	San Francisco, CA 94112
Nelson Eng		38 ANKENY STREET	San Francisco, CA 94134
NG LUCKY L		2450 BAYSHORE BLVD #D	SAN FRANCISCO, CA 94134
NG LUCKY or Occupant		2450 BAYSHORE BLVD	SAN FRANCISCO CA 94134
NG PHILIP		57 WESTDALE AVE	DALY CITY, CA 94015
NG PHILIP		1638 GREAT HIGHWAY	SAN FRANCISCO CA 94122
Ngai Poi Gum		448 GOETTINGEN ST	San Francisco, CA 94134
Ngan Jin Wong		282 LELAND AVENUE	San Francisco, CA 94134
Nguyen Ha	San Francisco Municipal Transportation Agency	1 SOUTH VAN NESS AVENUE	San Francisco, CA 94103
Nick Wolff		91 LELAND AVE.	SAN FRANCISCO, CA 94134
Nicolas Loreto		448 TOCOLOMA AVENUE	San Francisco, CA 94134
NUKITA INVESTMENTS LLC		2633 OCEAN AVE	SAN FRANCISCO CA 94132
OCCUPANT		0 RECYCLE RD	SAN FRANCISCO, CA 94134
OCCUPANT		1 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		1 LATHROP AVE	SAN FRANCISCO, CA 94134
OCCUPANT		100 BLANKEN AVE	SAN FRANCISCO, CA 94134

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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
OCCUPANT		101 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		106 LATHROP AVE	SAN FRANCISCO, CA 94134
OCCUPANT		109 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		11 LELAND AVE	SAN FRANCISCO, CA 94134
OCCUPANT		112 LATHROP AVE	SAN FRANCISCO, CA 94134
OCCUPANT		115 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		12 LATHROP AVE	SAN FRANCISCO, CA 94134
OCCUPANT		120 LATHROP AVE	SAN FRANCISCO, CA 94134
OCCUPANT		13 LELAND AVE	SAN FRANCISCO, CA 94134
OCCUPANT		15 BLANKEN AVE # 1	SAN FRANCISCO, CA 94134
OCCUPANT		15 BLANKEN AVE # 2	SAN FRANCISCO, CA 94134
OCCUPANT		15 BLANKEN AVE # A	SAN FRANCISCO, CA 94134
OCCUPANT		15 BLANKEN AVE # B	SAN FRANCISCO, CA 94134
OCCUPANT		16 LELAND AVE	SAN FRANCISCO, CA 94134
OCCUPANT		17 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		180 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		183 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		187 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		19 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		215 TUNNEL AVE # 1	SAN FRANCISCO, CA 94134
OCCUPANT		215 TUNNEL AVE # 2	SAN FRANCISCO, CA 94134
OCCUPANT		215 TUNNEL AVE # 3	SAN FRANCISCO, CA 94134
OCCUPANT		2175 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2177 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2189 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2191 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		220 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		2201 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		222 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		227 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		23 DESMOND ST	SAN FRANCISCO, CA 94134
OCCUPANT		233 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		239 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		2408 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2412 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2416 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 1	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 10	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 11	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 12	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 2	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 3	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 4	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 5	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 6	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 7	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 8	SAN FRANCISCO, CA 94134
OCCUPANT		2420 BAY SHORE BLVD # 9	SAN FRANCISCO, CA 94134
OCCUPANT		2422 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2424 BAY SHORE BLVD # 1	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 1	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 10	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 11	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 12	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 2	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 3	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 4	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 6	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 8	SAN FRANCISCO, CA 94134
OCCUPANT		2428 BAY SHORE BLVD # 9	SAN FRANCISCO, CA 94134
OCCUPANT		2436 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2436 BAY SHORE BLVD # A	SAN FRANCISCO, CA 94134
OCCUPANT		2440 BAY SHORE BLVD # 2	SAN FRANCISCO, CA 94134
OCCUPANT		2444 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2445 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2446 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2448 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		245 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		2452 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2454 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2458 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		25 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		2501 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2505 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2509 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2510 BAY SHORE BLVD	SAN FRANCISCO, CA 94134

SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
OCCUPANT		2520 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2550 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2555 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2565 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2566 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		257 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		2575 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2598 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2600 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2602 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2605 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2627 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		2629 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
OCCUPANT		263 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		269 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		27 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		289 SUNNYDALE AVE	SAN FRANCISCO, CA 94134
OCCUPANT		29 BLANKEN AVE	SAN FRANCISCO, CA 94134
OCCUPANT		29 SUNNYDALE AVE	SAN FRANCISCO, CA 94134
OCCUPANT		290 SUNNYDALE AVE	SAN FRANCISCO, CA 94134
OCCUPANT		292 SUNNYDALE AVE	SAN FRANCISCO, CA 94134
OCCUPANT		33 BLANKEN AVE # UP	SAN FRANCISCO, CA 94134
OCCUPANT		333 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		342 WHEELER AVE	SAN FRANCISCO, CA 94134
OCCUPANT		350 WHEELER AVE	SAN FRANCISCO, CA 94134
OCCUPANT		362 WHEELER AVE	SAN FRANCISCO, CA 94134
OCCUPANT		401 TUNNEL AVE	SAN FRANCISCO, CA 94134
OCCUPANT		439 WHEELER AVE	SAN FRANCISCO, CA 94134
OCCUPANT		445 VISITACION AVE	SAN FRANCISCO, CA 94134
OCCUPANT		445 WHEELER AVE	SAN FRANCISCO, CA 94134
OCCUPANT		447 VISITACION AVE	SAN FRANCISCO, CA 94134
OCCUPANT		457 WHEELER AVE	SAN FRANCISCO, CA 94134
OCCUPANT		465 WHEELER AVE	SAN FRANCISCO, CA 94134
OCCUPANT		470 PENINSULA AVE	SAN FRANCISCO, CA 94134
OCCUPANT		5 LELAND AVE	SAN FRANCISCO, CA 94134
OCCUPANT		515 VISITACION AVE	SAN FRANCISCO, CA 94134
OCCUPANT		528 VISITACION AVE # A	SAN FRANCISCO, CA 94134
OCCUPANT		58 RACINE LN	SAN FRANCISCO, CA 94134
OCCUPANT		6 LELAND AVE	SAN FRANCISCO, CA 94134
OCCUPANT		6 RACINE LN	SAN FRANCISCO, CA 94134
OCCUPANT		60 RACINE LN	SAN FRANCISCO, CA 94134
OCCUPANT		91 LELAND AVE	SAN FRANCISCO, CA 94134
OI LEE YEUNG POWER OF APPTMNT TR		165 DESMOND ST	SAN FRANCISCO, CA 94134
Olive Sue	San Francisco Municipal Transportation Agency	1 SOUTH VAN NESS AVENUE 3RD FLOOR	San Francisco, CA 94103
Oliver W & Betty Choy Lee		8 VIOLA STREET	South San Francisco, CA 94080
On Szeto		282 TEDDY AVENUE	San Francisco, CA 94134
Opal Essence		150 DELTA STREET	San Francisco, CA 94134
OROQUITA MARIA & RALPH R		460 PENINSULA AVE	SAN FRANCISCO CA 94134
Oscar Cruz		649 VISITACION AVENUE	San Francisco, CA 94134
Pak Shu Tse		60 DESMOND STREET	San Francisco, CA 94134
PAN HENRY HONG		33 BLANKEN AVE	SAN FRANCISCO CA 94134
PAN HO MONG		251 TUNNEL AVE	SAN FRANCISCO, CA 94134
Patricia Coyle		521 CAMPBELL AVENUE	San Francisco, CA 94134
Patricia Gray	Balboa High School	1000 CAYUGA AVENUE	San Francisco, CA 94112
Patsy Gonzales		163 SWEENEY STREET	San Francisco, CA 94134-1233
Paul Hui & Bo Yuet		185 LELAND AVENUE	San Francisco, CA 94134
Paul McLaughlin		1445 OLD MISSION RD	South San Francisco, CA 94080-1217
Paul McLaughlin		543 Sawyer Street	SAN FRANCISCO CA 94134
Pauline Renteria		259 TOCOLOMA AVENUE	San Francisco, CA 94134
Pei Qiao Kuang		500 RAYMOND AVENUE #413	San Francisco, CA 94134
Pei-Zhen Wo		200 ALPHA STREET	San Francisco, CA 94134
Peter & Nancy Do		148 FRANCISCO AVENUE SOUTH	South San Francisco, CA 94080
Phillip T. Tringale	Treadwell & Rollo	501 14TH STREET, 3RD FLOOR,	Oakland, CA 94612
Phuong Ly Dung		72 NEWTON	San Francisco, CA 94134
Phuong Tu Ngoc		128-A TALBERT STREET	San Francisco, CA 94134
Pie Tjin Kwong		136 LELAND AVENUE	San Francisco, CA 94134
Pik Wan		18 TALBERT	San Francisco, CA 94134
Pik Wan Yeung		307 ARLETA AVENUE	San Francisco, CA 94124
Ping Fong Ngai		50 DESMOND STREET	San Francisco, CA 94134
Ping Won King		462 AMHERST STREET	San Francisco, CA 94134
PISANI JOHN		4198 SAN BRUNO AVE	SAN FRANCISCO, CA 94134
Piu Chew Kwan		500 RAYMOND AVENUE #501	San Francisco, CA 94134
Pokam Yan Hui		348 SAWYER STREET	San Francisco, CA 94134
Pon Tom		220 DELTA	San Francisco, CA 94134
POR FMLY DESMOND REVOC TR		91 GILLETTE AVE	SAN FRANCISCO, CA 94134
PORTILLO JORGE A & EVELYN S FA		P.O. BOX 34035	SAN FRANCISCO CA 94134

SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
Qei Qio Kuang		719 GIRARD STREET	San Francisco, CA 94134
QIU HAI LUN		22 RAYMOND AVE	SAN FRANCISCO, CA 94134
QIU HAI SHAN		22 RAYMOND AVE	SAN FRANCISCO, CA 94134
QIU HAI TAO		22 RAYMOND AVE	SAN FRANCISCO, CA 94134
QIU HAI YAN		22 RAYMOND AVE	SAN FRANCISCO, CA 94134
QIU HAIYUN KAREN		22 RAYMOND AVE	SAN FRANCISCO, CA 94134
Quyong Qi		288 FAXON STREET	San Francisco, CA 94112
Rafael Lopez		34 TURK STREET, #729	San Francisco, CA 94102
Ralph Oroquita		460 PENINSULA AVENUE	San Francisco, CA 94134
Ramie Dare	Mercy Housing California	1360 MISSION STREET #300	San Francisco, CA 94103
RAMOS		977 RUTLAND STREET	San Francisco, CA 94134
RAMOS JOHN J & LORRAINE M		137 DESMOND ST	SAN FRANCISCO, CA 94134
Randal Stewart	Family Service Agency of San Francisco	1010 GOUGH STREET	San Francisco, CA 94109
Randall Cinti		131 RAYMOND AVENUE	San Francisco, CA 94134
Randy Ruiz		150 HAIGHT STREET	San Francisco, CA 94103
Ray & Lucy Roach, Jr.		175 TIOGA AVENUE	San Francisco, CA 94134
Raymond Miao		232 DESMOND STREET	San Francisco, CA 94134
Raymond Ordon		1715 GENEVA AVENUE	San Francisco, CA 94134
Rebecca Lueck	Self-Help for the Elderly	407 SANSOME STREET, 4TH FL	San Francisco, CA 94111
RECREATION AND PARK DEPARTMENT		501 STANYAN ST	SAN FRANCISCO, CA 94117
Regina Puccinelli		201 TOCOLOMA AVENUE	San Francisco, CA 94134
Remigio DeCastro		34 CASTITLAN STREET	San Francisco, CA 94134
Renato Ejada		172 LELAND AVENUE	San Francisco, CA 94134
Renato Fernández		441 SUNNYDALE	San Francisco, CA 94134
Renee & Jerome Strain		286 THRIFT STREET	San Francisco, CA 94112-2923
RESTUA ROSAL P & MARNITO G		100 LATHROP AVE	SAN FRANCISCO CA 94134
Reza Khoshnevisan	SIA Consulting Corporation	1256 HOWARD STREET	San Francisco, CA 94103-2712
Richard Bettger		340 TOCOLOMA AVENUE	San Francisco, CA 94134
RICHARD GATTI LLC		PO BOX 750458	PETALUMA, CA 94975
Richard Hung		215 ALPHA STREET	San Francisco, CA 94134
Richard Napier	San Mateo City/ County Association of Govern	555 COUNTY CENTER	Redwood City, CA 94603
Rob Krantz		2603 Camino Ramon, Suite 200	San Ramon, CA 94583
Robert M. Krantz	Union Pacific Railroad	2603 Camino Ramon, Suite 200	San Ramon, CA 94583
Robert Thorn		257 SOMERSET	San Francisco, CA 94134
Robin Cheung		178 LELAND AVENUE	San Francisco, CA 94134
Ron Gibson		260 TOCOLOMA AVENUE	San Francisco, CA 94134
Rong Ziang Zhou		274 TEDDY AVENUE	San Francisco, CA 94134
Ronnie Wardell		316 LELAND AVE.	SAN FRANCISCO, CA 94103
Rose Mary Watson		586 CAMPBELL AVENUE	San Francisco, CA 94134
Rowena Mamaraldo	San Francisco Urban Institute	1600 HOLLOWAY AVE, LAKEVIEW CTR C15	San Francisco, CA 94132
Ruby Dandridge		87 WABASH TERRACE	San Francisco, CA 94134
RUBY LEE DANRIDGE REVOC LVG TR		87 WABASH TER	SAN FRANCISCO, CA 94134
Rudolph Stuhler		229 SAWYER STREET	San Francisco, CA 94134
Rui Lian Deng		901 SILVER AVENUE	San Francisco, CA 94134
Rui Zhen Zhu		928 HAMILTON STREET	San Francisco, CA 94134
Rui-Ping Yu		18 RAYMOND AVENUE	San Francisco, CA 94134
Ruixia Gao		98 TUCKER AVENUE	San Francisco, CA 94134
Run Dong		500 RAYMOND AVENUE #227	San Francisco, CA 94134
Run Lo Ling		500 RAYMOND AVENUE #218	San Francisco, CA 94134
RUSSELL EDWARD J		543 VISITACION AVE	SAN FRANCISCO, CA 94134
Russell Morine	Visitacion Valley PA	531 BLANKEN AVENUE	San Francisco, CA 94134
Ruth Jackson		101 HAHN STREET	San Francisco, CA 94134
S.K. Lan		147 Teddy Street	San Francisco, CA 94134
Sal & Kathy Jimenez		2529 SAN BRUNO AVENUE	San Francisco, CA 94134
Sal Pisa		34 TALBERT STREET	San Francisco, CA 94134
SALANI SUSAN		1830 REDWOOD AVE	REDWOOD CITY CA 94061
Sally & Joseph Jennings		311 HOCKNESS AVENUE	San Francisco, CA 94134
Salvador & Juanita Gomez		214 PENINSULA AVENUE	San Francisco, CA 94134
Sam Devore		316 LELAND AVE	San Francisco, CA 94134
Sam Kiosvidi		722 SUNNYDALE AVENUE	San Francisco, CA 94014
Sam, Susan Oamar		10 TALBERT STREET	San Francisco, CA 94134
Samuel Butscher	Marshall Academic HS	45 CONKLING STREET	San Francisco, CA 94124
Samuel Morales		257 SCHWERIN STREET	San Francisco, CA 94134
San Law Lai		474 CAMBRIDGE STREET,	San Francisco, CA 94134
Sandra Davis		1252 SUNNYDALE AVENUE	San Francisco, CA 94134
Sandra Silvestri		2630 BAYSHORE BLVD	San Francisco, CA 94134
sandra Vivanco		566 FOLSOM STREET	San Francisco, CA 94105
Sandy Wong		45 HAHN STREET	San Francisco, CA 94134
SANITARY FILL CO		501 TUNNEL AVE	SAN FRANCISCO CA 94134
SANT JOHN M&GIOVANNA M CO-TRS		259 PENINSULA AVE	SAN FRANCISCO, CA 94134
Santos Dallemos		322 RAYMOND AVENUE	San Francisco, CA 94134
Sarah Mills		5028 PERRY WAY	ANTIOCH, CA 94531-8414
Sasanna Yee		327 RAYMOND AVE	San Francisco, CA 94134
SAYEGH CHAFIC K & GEORGETTE RE		913 CEDARCREST DR	VACAVILLE CA 95687
Selina Low		100 BRITTON STREET	San Francisco, CA 94134
Sen-Fun Lao		158 HAL STREET	San Francisco, CA 94134

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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
SETO LUM WAI CHARLIE & MABLE		2440 BAY SHORE BL #1	SAN FRANCISCO, CA 94134
Shao Mei Guo		2 CARR STREET, APT #2	San Francisco, CA 94124
Shao Ying Zhang		384 MADISON STREET	San Francisco, CA 94134
Shao Zhen Li		80 TOPEKA AVENUE	San Francisco, CA 94124
Sharon Johnson		65 GARRISON STREET	San Francisco, CA 94134
Sheng Wu Guang.		70 WABASH TERRACE	San Francisco, CA 94134
Sherri Sawyer	Tutoring Services	3550 MARKET STREET, STE. 103	San Francisco, CA 94131
Shi Qui Zhang		940 POWELL STREET, # 611	San Francisco, CA 94108
Shirley Cattonham		670 THORNTON AVENUE	San Francisco, CA 94134
Shou Xuan Tan		143 TEDDY AVENUE	San Francisco, CA 94134
Shu Li		84 SCOTIA AVENUE	San Francisco, CA 94124
Shui Ying Tam		83 Britton Street	San Francisco, CA 94134
Shu-Lan Li Tran		18301 MESCAL ST	Rowland Hieghts, CA 91748-4427
SILVESTRI ALFEDO & PAOLA LIVING		2635 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
SILVESTRI FAMILY LIMITED PARTN		2635 BAY SHORE BLVD	SAN FRANCISCO CA 94134
Silvio Scocca		515 GOETTINGEN STREET	San Francisco, CA 94134
Siu Wan Tang		127 TIOGA AVENUE	San Francisco, CA 94134
Siu Ying Wu Ng		44 TOMASO COURT	San Francisco, CA 94134
Siu-Kong Chung		1621 VISITACION STREET	San Francisco, CA 94134
Siwen Gauthier		367 JUSTIN DRIVE	San Francisco, CA 94112
Slavo Djanic		191 TALBERT STREET	San Francisco, CA 94134
So Lau Lai		658 MOSCOW	San Francisco, CA 94134
Sok Yin Wong		500 RAYMOND AVENUE #321	San Francisco, CA 94134
SOLOMON BOYD C & VIDA S		2210 GGELLERT BLVD #5411	SO.SAN FRANCISCO CA 94080
Son-Leng Lam		379 ARLETA AVENUE	San Francisco, CA 94134
SORIANO FERNA		233 TUNNEL AV	SAN FRANCISCO, CA 94134
SORIANO REYNALDO		233 TUNNEL AV	SAN FRANCISCO, CA 94134
SOUTHLAND CORPORATION THE		P.O. BOX 711	DALLAS, TX 752210711
Stanley & John Chu		300 ARLETA AVENUE	San Francisco, CA 94134
STATE PROPERTY		707 03RD ST 6TH FL	WEST SACRAMENTO, CA 95605
Stavroda Kolitsopoulos		1326 16TH AVE	San Francisco, CA 94122-2012
Stephanie Shakofsky	CCLR	333 PINE STREET, STE. 300	San Francisco, CA 94104
Steve Reese		415 CAMPBELL AVE	San Francisco, CA 94134
Steve Reese		415 CAMPBELL AVENUE	San Francisco, CA 94134
Steve Williams		2619 SUTTER STREET	San Francisco, CA 94115
Steven & Lily Leo		34 LOIS LANE	San Francisco, CA 94134
Steven Moss		2145 18TH STREET	San Francisco, CA 94107
Stuart Miner		475 17TH ST., STE. 950	Denver, CO 80202
Sui Xiu Gao		500 RAYMOND AVENUE #305	San Francisco, CA 94134
Sun Lik Wong		315 ARLETA AVENUE	San Francisco, CA 94134
Sun Yuen Chung		609 SAWYER STREET	San Francisco, CA 94134
Sunny Miao		238 DESMOND STREET	San Francisco, CA 94134
SURVIVING SPOUSES TRUST		110 BLANKEN AVE	SAN FRANCISCO CA 94134
Susan Sunderland		360 Winding Way	San Francisco, CA 94112
Susan Hildren		100 LARKIN STREET	San Francisco, CA 94134
Susan Lee		659 CAMPBELL	San Francisco, CA 94134
Susan Wong.	APACE	2442 BAYSHORE BLVD.	San Francisco, CA 94134
SWAMI BRAHMABUTA K		1040 COLUMBUS AVE	SAN FRANCISCO CA 94133
Sylvia & Rod Java		114 ARLETA AVENUE	San Francisco, CA 94134
Sylvia Auyeung		305 WHEELER AVENUE	San Francisco, CA 94134
TAM KWOK CHAM & WAI FONG		1196 PACIFIC AVE	SAN FRANCISCO, CA 94133
Tam Kwok Cham & Wai Fong		1196 PACIFIC AVENUE	San Francisco, CA 94133
Tam Lai		49 LOENR STREET	San Francisco, CA 94134
Tam Sui		28 MELRA COURT	San Francisco, CA 94134
Tamara Brown		225 BLYTHEDALE AVENUE	San Francisco, CA 94134
TAN DAVID JIN ZHAO		14-16 ARLETA AVE	SAN FRANCISCO, CA 94134
TAN GU CHANG		14-16 ARLETA AVE	SAN FRANCISCO, CA 94134
Tan Jin Lian		16 ARLETA AVENUE	San Francisco, CA 94134
TAN RUI JUAN ZHU		448 PENINSULA AVE	SAN FRANCISCO CA 94134
TAN SUE SUXIAN		14-16 ARLETA AVE	SAN FRANCISCO, CA 94134
Tara Hui	CAA	1099 SUNNYDALE AVENUE	San Francisco, CA 94134
Tara Hui		238 WILDE AVENUE	San Francisco, CA 94134
Ten Chi Yeh		33 DESMOND STREET	San Francisco, CA 94134
Teresa Hawkins	Visitacion Valley Task Force	273 BLYTHEDALE AVENUE	San Francisco, CA 94134
Teresa Tims		578 CAMPBELL AVENUE	San Francisco, CA 94134
Terry Yuen		463 SUNNYDALE AVENUE	San Francisco, CA 94134
Thanh Phu Truong		P.O. BOX 590880	San Francisco, CA 94159
Thelma Sauto		122 HALE STREET	San Francisco, CA 94134
Thi Teksing		511 AMAZON AVE	San Francisco, CA 94112-3807
Thomas L. Seagrave	Church of the Visitacion	655 SUNNYDALE AVENUE	San Francisco, CA 94134
Thomas Lippman	Lippman Thomas N Trustee	263 HUMBOLDT ROAD	Brisbane, CA 94005
Tian Yong Ziw		183 BRIGHTON STREET	San Francisco, CA 94112
Tim Kwong		2168 BAYSHORE	San Francisco, CA 94134
Tim Mar& Melissa J Choy		822 CONGO STREET,	San Francisco, CA 94131
Tina Cole		550 LELAND AVENUE	San Francisco, CA 94134
Tnan Luong Thanh		48 HAHN STREET	San Francisco, CA 94134

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NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
To Luk Yin		190 TIOGA AVENUE	San Francisco, CA 94134
TOCK CORP		P.O. BOX 182571	COLUMBUS, OH 432182571
Tom Pflueger		2470 MARINER SQUARE LOOP	Alameda, CA 94501
Tom Wfishing		271 WHEELER AVENUE	San Francisco, CA 94134
Tong Tat Wing		68 PUEBLO STREET	Daly City, CA 94014
Toni Zernik		41 TEDDY AVE	San Francisco, CA 94103
Tony Ferran		2566 BAYSHORE BLVD.	San Francisco, CA 94134
Tony Wong		2500 BAYSHORE BLVD.	San Francisco, CA 94134
Tonya Williams	Girls After School Academy	3543 18TH STREET, #15	San Francisco, CA 94110
Tori Wiedt		178 DESMOND STREET	San Francisco, CA 94134
TORRES ANGEL & JANE		193 DESMOND ST	SAN FRANCISCO, CA 94134
TORRES DODITH D		454 PENINSULA AVE	SAN FRANCISCO CA 94134
Tracy Dixon	Heritage Homes	243 REY STREET	San Francisco, CA 94134
TRAN KENT BONN & CINDY FENG		26 RAYMOND AVE	SAN FRANCISCO, CA 94134
Tran Situ Dequ		790 MOSCOW STREET	San Francisco, CA 94112
TRAN SON TON & CHU SHUI SHAN		1160 GIRARD ST	SAN FRANCISCO, CA 94134
Trish Holloway		390 TEDDY AVENUE	San Francisco, CA 94134
Tsai Yu Tham		368 WINDING WAY	San Francisco, CA 94112
Tung Yen Chan		96 NUEVA AVENUE	San Francisco, CA 94134
TUSCH JOHN L		PO BOX 27546	SAN FRANCISCO, CA 94127
Vanessa Varko	Girls After School Academy	1652 SUNNYDALE AVENUE	San Francisco, CA 94134
VANICHSARN PINIT & VIVIAN		2428 BAYSHORE BLVD #2	SAN FRANCISCO, CA 94134
Van-That Truong		278 TEDDY AVENUE	San Francisco, CA 94134
Victor Nowicky		251 TALBERT STREET	San Francisco, CA 94134
Victor Phillips		546 JOOST AVE	San Francisco, CA 94127
Vidal Santana		968 RUTLAND ST.	SAN FRANCISCO, CA 94134
VILLANUEVA FRANCISCO J		259 NAPLES ST	SAN FRANCISCO, CA 94112
Vince Gagliardo	Free Will	179 NUEVA AVENUE	San Francisco, CA 94134
Vincent Leonetti & Della Tr El Granada		417 MACE BOULEVARD, STE. J, BOX 342	Davis, CA 95616
Vinh Tran		625 VISITACION STREET	San Francisco, CA 94134
Virginia Lasky	DTSC	700 HEINZ AVENUE, STE. 200	Berkeley, CA 94710
Virginia Wright		330 WILDE AVENUE	San Francisco, CA 94134
VISITACION DEVELOPMENT LLC		150 EXECUTIVE PARK BL #4200	SAN FRANCISCO, CA 941343309
Visitacion Valley John King Child/Family Dev.Ct		500 Raymond	SAN FRANCISCO CA 94134
Vivian Chang	APEN	310 8TH STREET., #309	Oakland, CA 94607
VVBOOM		POB 34003	SAN FRANCISCO CA 94034
W. Daisy Wong		400 Peninsul	San Francisco, CA 94134
Wai Chi & Nui Ding Cheung		170 LELAND AVENUE	San Francisco, CA 94134
Wallace Verma M Ea		2320 BAY SHORE BLVD.	San Francisco, CA 94134
Wallah Gordon		179 TUCKER STREET	San Francisco, CA 94134
Wan Fong Lam		500 RAYMOND AVENUE #515	San Francisco, CA 94134
Wanda Lee		340 ALPHA STREET	San Francisco, CA 94134
Wanye Hagen		700 HEINZ AVENUE	Berkeley, CA 94710
Wei-Bin Ou		475 CAMPBELL AVE	San Francisco, CA 94134-2202
Wilfred Oman		595 SAWYER STREET	San Francisco, CA 94134
Will Weigler		183 TIOGA AVENUE	San Francisco, CA 94134
WILLIAMS LORRYE		161 DESMOMD STREET	SAN FRANCISCO, CA 94134
Wing and Lily Luk		415 PENINSULA AVENUE	San Francisco, CA 94134
Wing Wong Young		543 A RUTLAND STREET	San Francisco, CA 94134
Wing Yee		327 RAYMOND AVENUE	San Francisco, CA 94134
Winine Tsang		233 TALBERT	San Francisco, CA 94124
Winnie Zhan		178 SCHWERIN STREET	San Francisco, CA 94134
Wm. Patrick Purcell		79 WABASH TERRACE	San Francisco, CA 94134
WONG CHUCK P & JOYCE J		463 WHEELER AVE	SAN FRANCISCO CA 94134
WONG DEXTER		854 BIRDHAVEN CT	LAFAYETTE, CA 94549
WONG LAI HING		23 ARLETA AVE	SAN FRANCISCO, CA 94134
WONG MARY O M & HENRY MK & JESSICA O L		171 DESMOND ST	SAN FRANCISCO, CA 94134
WONG STEVE & MICHELLE MAK		31 ARLETA AVE	SAN FRANCISCO, CA 94134
WONG TONY & JANE A		123 BRIGHT ST	SAN FRANCISCO, CA 94132
WONG TONY & JANE A		126 CAINE AVE	SAN FRANCISCO CA 94112
WONG WAI KUEN YUEN		171 DESMOND ST	SAN FRANCISCO, CA 94134
WU JANET		32 LELAND AVE	SAN FRANCISCO, CA 94134
WU MEI LI		451 WHEELER AVE	SAN FRANCISCO, CA 94134
WU MEI LI		451 WHEELER AVE	SAN FRANCISCO CA 94134
WU WARREN		32 LELAND AVE	SAN FRANCISCO, CA 94134
WU XI ZHI		120 BLANKEN AVE	SAN FRANCISCO CA 94134
WU YI QUN		549 VISITACION AVE	SAN FRANCISCO, CA 94134
WU YIPING		549 VISITACION AVE	SAN FRANCISCO, CA 94134
Xi Gen Chen		215 GIRARD STREET	San Francisco, CA 94134
Xiao Lu		463 WILDE AVENUE	San Francisco, CA 94134
Xiao-Ping Tran		135323 MISSION OAK DR	Houston, TX 77083-8005
XIAN XIONG & CHEN AI CI		2428 BAYSHORE BLVD, #3	SAN FRANCISCO CA 94134
XIE SHIRLEY HUI XIANG		192 NEY ST	SAN FRANCISCO CA 94112
Xindi Lin Sandy Lu		840 RUTLAND STREET	San Francisco, CA 94134
Xing Liu		130 REY STREET	San Francisco, CA 94134
Xing Liu		1711 OAKDALE STREET	San Francisco, CA 94124

SCHLAGE LOCK PROJECT / SCHLAGE LOCK SPECIAL USE DISTRICT
VISITACION VALLEY, VISITACION DEVELOPMENT, LLC
HEARING NOTICE MAILING LIST

NAME	ORGANIZATION	ADDRESS	CITY STATE ZIP CODE
Xing Pei		1242 GIRARD STREET	San Francisco, CA 94134
Xiu Dong		316 PENINSULA AVENUE	San Francisco, CA 94134
Xu Tan		135 SCHWERIN STREET	San Francisco, CA 94134
Yak Jing Lee		990 RUTLAND AVENUE	San Francisco, CA 94134
Yan Yuan		15 BRITTON STREET	San Francisco, CA 94134
YANG REN CHUAN & SHU XAIN		18 RAYMOND AVE	SAN FRANCISCO, CA 94134
Yankis Zkay		159 RAYMOND AVENUE	San Francisco, CA 94134
Yao Huang		1886 DONNER AVENUE	San Francisco, CA 94124
Yee Lee		133 SHIPLEY STREET APT. W103	San Francisco, CA 94107-1133
YEH TENG C & JOE MAY L		33 DESMOND ST	SAN FRANCISCO, CA 94134
Yihuan Hang		147 PEABODY STREET	San Francisco, CA 94134
Yik Huang		1035 VISITACION STREET	San Francisco, CA 94134
Yim Kwong		260 NUEVA AVENUE	San Francisco, CA 94134
Ying Feng		80 PEABODY STREET	San Francisco, CA 94134
Yolda Precuiale		924 RUTLAND ST	San Francisco, CA 94134-2816
YU CAI YING & ZHUO SHAN		535 VISITACION AVE	SAN FRANCISCO, CA 941342918
YU CHUN AI		2428 BAY SHORE BLVD	SAN FRANCISCO CA 94134
Yu Gao		500 RAYMOND AVENUE #506	San Francisco, CA 94134
Yu Huang		4699 3RD STREET APT 103	San Francisco, CA 94124-2399
YU JOHN JIA		535 VISITACION AVE	SAN FRANCISCO, CA 941342918
Yu Lan Mao		1117 Geary Blvd	San Francisco, CA 94109
Yu Pizkg		306 Elliot Street	San Francisco, CA 94134
Yu Quin		225 RAYMOND AVENUE	San Francisco, CA 94134
YU RONG LIANG		2428 BAY SHORE BLVD	SAN FRANCISCO, CA 94134
Yu Zhao		560 SAWYER STREET	San Francisco, CA 94104
Yu Zhong		160 CAMBRIDGE STREET	San Francisco, CA 94134
YU, WEI JIE & MEI LIN		356 WHEELER AVE	SAN FRANCISCO CA 94134
Yue-Juan Wang		1938 QUINT STREET	San Francisco, CA 94134
Yuet-Wah Loo		331 ARLETA AVENUE	San Francisco, CA 94134
Yui Mak		500 RAYMOND AVENUE #318	San Francisco, CA 94132
Yuk Kwan		431 CAMPBELL	San Francisco, CA 94134
Yun Chen		210 TEDDY AVENUE	San Francisco, CA 94134
ZARAGOZA LETICIA & RICARDO		442 PENINSULA AVE	SAN FRANCISCO CA 94134
Zesen Feng		527 Sunnydale	San Francisco, CA 94134
Zhe Shen Sueg		238 Raymond Street	San Francisco, CA 94134
Zhen Ding		135 ARLETA AVENUE	San Francisco, CA 94134
Zhi Qiang Li		225 Sharkness Avenue	San Francisco, CA 94134
Zhou Yu		374 RAYMOND AVENUE	San Francisco, CA 94134
ZHU JUN & LIN BI CHAN		2428 BAY SHORE BLVD UNIT 5	SAN FRANCISCO CA 94134
Zhu-Lian Zhou		251 MIRAMAR AVENUE	San Francisco, CA 94112
Zi Chen		2434 BAYSHORE BLVD.	San Francisco, CA 94134
Zu Feng		50 CRANE STREET,	San Francisco, CA 94124
Zu Wei		310 TEDDY AVENUE	San Francisco, CA 94134
ZUERCHER TRUST		29209 CANWOOD ST #210	AGOURA HILLS, CA 91301
ZUERCHER TRUST		911 NORTH AMPHLET BLVD	SAN MATEO, CA 94401

File 140675

From: RMorine@aol.com
Sent: Tuesday, July 08, 2014 10:22 AM
To: Avalos, John (BOS); Campos, David (BOS); Breed, London (BOS); Chiu, David (BOS); Cohen, Malia (BOS); Farrell, Mark (BOS); Kim, Jane (BOS); Mar, Eric (BOS); Tang, Katy (BOS); Wiener, Scott; Yee, Norman (BOS)
Cc: Board of Supervisors (BOS); jscharfman@universalparagoncorp.com; Flores, Claudia (CPC); Lesk, Emily (MYR); Chan, Yoyo (BOS); rmorine@aol.com
Subject: Please Support Visitacion Valley (agenda items 40,48, and 49)

Members of the Board of Supervisors:

Please support the Visitacion Valley community and approve agenda items 40, 48, and 49.

The Schlage Lock Development Project, Development Agreement, and associated general plan and zoning changes have been thoroughly discussed within the community for well over 10 years. The continuance as requested by an unspecified 'group' is unwarranted and undermines the community planning process.

As one of the former Redevelopment CAC members for this project, I can say with certainty that the Development Agreement is robust and reflects the unique aspects of the site and the community. I, as well as my neighbors, will continue to work with the Developer and the City as we move forward to build upon the community benefits agreements were practical and economically feasible.

Thank you in advance for supporting Visitacion Valley!

Russel Morine
54 Gillette Ave
SF CA 94134

(1) Don't support a continuance (2) because delaying now undermines the years of community process (3) the Developer's Agreement has a strong community vetted benefits package and (4) there will be ample opportunities after approvals to refine workforce requirements and local Union representations. (5) urge them to support the Visitacion Valley community with a positive vote on the item... (1) Don't support a continuance (2) because delaying now undermines the years of community process (3) the Developer's Agreement has a strong community vetted benefits package and (4) there will be ample opportunities after approvals to refine workforce requirements and local Union representations. (5) urge them to support the Visitacion Valley community with a positive vote on the item...

From: Board of Supervisors (BOS)
To: BOS-Supervisors
Subject: Files 140444, (40675) 140445: Visitacion Valley / Schlage Lock Development

From: Douglas Fong [<mailto:dougf@desbld.com>]

Sent: Monday, July 07, 2014 8:07 PM.

To: Board of Supervisors (BOS)

Cc: squanne@yahoo.com; fma6764860@aol.com; BDrda@recology.com; aheins@sbcglobal.net; 'Inskip James'; RMorine@aol.com; cbarnett.sf@gmail.com; tranmarlene@yahoo.com; jscharfman@universalparagoncorp.com; Flores, Claudia (CPC); Lesk, Emily (MYR); Chan, Yoyo (BOS)

Subject: Visitacion Valley / Schlage Lock Development

Dear President Chiu and Members of the Board of Supervisors:

I am writing in support of Items 40, 48, and 49 for the agenda of tomorrow's full Board Meeting of July 8, 2014, encouraging the passing of these items at the earliest possible date.

The negotiation of this development agreement has been over 15 years in the making, and has seen struggles and rebirth that would challenge the equal of any public process. Throughout this time period, members representing the City staff and government, Private Development, and all of the surrounding Communities have met regularly to consider in depth the many specific items and options that make up the final plan for this new and exciting addition to our neighborhood.

As a member of the former Citizen's Advisory Committee, and the current Community Advisory Board, I am here to report that despite all of our questions and disagreements over the years, the Community stands strongly behind this agreement. While none of us is achieving all of what we have wanted, by working together openly and transparently we have seen how compromise has produced the best possible negotiated solution.

Through this long period, we also have a respect for how fragile these types of negotiations can be, as issues are considered and decisions balanced. After all of these years of considering the many components, we are still strong in support of the final plan, and the need for it to happen immediately, already.

While others may claim that their issues have been ignored, please hear the testimony of those of us who have spent these long years in consideration of all of the issues and the negotiation of the result. Please respect that the strong opinions of the Private Sector, the Public Sector, and the Community, have all been brought to bear to create what is presented before you.

This agreement is the product of long trial and error in Public/Private partnership. It is not only a model for how all parties can communicate to make the best possible results, but also how imagination and effort can remove blight from our environment to the benefit of all, even without tax-increment financing.

My heartfelt thanks go to Supervisor Cohen and her office, the Mayor, and especially to those members of staff in the former SF Redevelopment Dept, the Planning Dept., the Mayor's Office, and all of the many government agencies who have educated us through the years on the complexities of this issue. And finally of course to my friends in the Community with whom we have shared much angst and hope. All together, we have created the proposal before you. All we wanted was a Grocery Store, and a fresh new impetus for our neighborhood. We are certain that this plan will make that happen, and I humbly urge you to assist us by helping us pass these items.

Sincerely,

Douglas Fong