

1 [Urging the Planning Commission to Initiate and Consider Amendments to the General Plan
2 Concerning the Schlage Lock/Visitation Valley Special Use District]

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3 **Resolution urging the Planning Commission to initiate and consider amendments to**
4 **Maps 1, 2, 4, and 5 of the Commerce and Industry Element, Map 6 of the Transportation**
5 **Element, Maps 4 and 5 of the Urban Design Element, and the Land Use Index of the San**
6 **Francisco General Plan to implement the Visitation Valley/Schlage Lock Special Use**
7 **District.**

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9 WHEREAS, On April 28, 2009, this Board approved the Visitation Valley
10 Redevelopment Plan pursuant to Resolution No. 70-09. In addition, the Board approved
11 amendments to the General Plan, Planning Code, and Zoning Map, pursuant to Resolution
12 Nos. 72-09, 73-09, and 71-09, respectively, in order to implement the Redevelopment Plan;
13 and,

14 WHEREAS, Visitacion Development, LLC, a California limited liability company, a
15 subsidiary of Universal Paragon Corporation, a Delaware limited liability company (the
16 "Project Sponsor") is the owner of that certain real property formerly occupied by the Schlage
17 Lock Company, also referred to as "Zone 1" of the Redevelopment Plan Area (the "Project
18 Site"). The Project Site generally consists of approximately 20 acres located east of Bayshore
19 Boulevard, bounded on the east by Tunnel Avenue and on the south by the City/County line,
20 and encompassing the vacant Schlage Lock property, adjacent former Southern Pacific
21 property, and other underutilized industrial properties. The remaining portion of the
22 Redevelopment Plan Area primarily on the west side of Bayshore Boulevard is referred to as
23 "Zone 2", totaling approximately 26 acres, and is comprised primarily of general commercial,
24 light industrial, residential, and mixed use parcels fronting on Bayshore Boulevard, and

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1 neighboring commercial, residential, and mixed use parcels fronting on both sides of Leland
2 Avenue extending generally to Rutland Avenue; and,

3 WHEREAS, The former Redevelopment Agency was dissolved by legislation adopted
4 in 2011 and effective on February 1, 2012, by order of the California Supreme Court in a
5 decision issued on December 29, 2011. Because the legislation and court decision dissolving
6 redevelopment occurred prior to the approval of an Owner Participation Agreement between
7 the former Redevelopment Agency and the Project Sponsor, the City lost the ability to access
8 the public funds necessary to implement the Redevelopment Plan; and,

9 WHEREAS, The Project Sponsor has applied to the City for a development agreement
10 relating to the Project Site, to amend the Planning Code to amend the Visitation
11 Valley/Schlage Lock Special Use District, to amend the General Plan to change applicable
12 height and bulk classifications, and to amend applicable zoning maps; and,

13 WHEREAS, The Project Sponsor has proposed a long-term, mixed-use development
14 program that includes up to 1,679 dwelling units of new housing, up to 46,700 square feet of
15 new retail, and the rehabilitation of a historic office building located on-site (the “Schlage Lock
16 Development Project” or “Project”). Through the development of the Project, the Project Site
17 will be transformed into a mixed-use, transit-oriented development with new public streets and
18 new parks; and,

19 WHEREAS, The San Francisco Planning Commission and the former San Francisco
20 Redevelopment Agency certified a final environmental impact report (“FEIR”) for the Visitation
21 Valley Redevelopment Program, Planning Department File No. 2006.1308E, on December
22 18, 2008. The project analyzed in the FEIR was the Redevelopment Program for the
23 approximately 46-acre Redevelopment Plan Area; and

24 WHEREAS, The Planning Department is currently preparing an Addendum to the FEIR
25 to analyze modifications proposed by the Project Sponsor to develop the Schlage Lock site

1 (Zone 1), which modifications are referred to in the Addendum as the “Modified Project.” The
2 Modified Project differs from the Project analyzed in the FEIR with respect to Zone 1 only, by,
3 among other things, increasing the number of residential units from 1,250 to 1,679 and
4 reducing the amount of retail commercial uses from 105,000 to 46,700 square feet. The
5 amount of cultural uses would not be changed and is still projected to include 15,000 new
6 square feet; and

7 WHEREAS, Maps 1, 2, 4, and 5 of the Commerce and Industry Element, Map 6 of the
8 Transportation Element, and Maps 4 and 5 of the Urban Design Element include the
9 geographic area the Schlage Lock/Visitation Valley Special Use District; and,

10 WHEREAS, These Maps are proposed to be amended as part of the Proposed Project
11 to add reference to the Schlage Lock/Visitation Valley Special Use District; now, therefore, be
12 it

13 RESOLVED, That the Board of Supervisors urges the Planning Commission to initiate
14 and consider those proposed amendments to Maps 1, 2, 4, and 5 of the Commerce and
15 Industry Element, Map 6 of the Transportation Element, and Maps 4 and 5 of the Urban
16 Design Element of the General Plan that are included in the attached ordinance, consistent
17 with the proposed Schlage Lock Development Project.

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