



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution R-19140

HEARING DATE: MAY 8, 2014

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.
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Reviewed by: Joshua Switzky – (415) 558-6815 Joshua.Switzky@sfgov.org
Recommendation: **Initiate Amendments to the General Plan**

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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

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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: