



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Addendum Amendments to the Planning Code, Zoning Maps, and General Plan, and Approval of a Development Agreement

HEARING DATE: JUNE 5, 2014

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 3, 2014
Case No.: **2006.1308EMTZW**
Project Address: **Visitacion Valley/Schlage Lock**
Zoning: M-1, Visitacion Valley Special Use District
Proposed Zoning: MUG, Visitacion Valley Special Use District
Height/Bulk: 40-X & 55-X
Proposed Height: *Varies 45-X to 85-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: **Approval of: (1) Development Agreement; (2) Planning Code Text & Amendments; (3) General Plan Map Amendments; and (4) related documents with proposed modifications.**

Note: This addendum to the case report includes some additions to the proposed changes to the project materials that are not included in the case report dated May 29th, 2014. These changes are also proposed for inclusion in the Commissions actions. Attached to this report are also updated draft approval resolutions that incorporate this additional set of substantive changes to the proposals.

ADDITIONAL CHANGES TO THE PROPOSALS

The proposed changes in the case report dated May 29th 2014 already included correcting the Planning Code & Zoning Map Ordinance to remove Assessor's Blocks and Lots 5087-004 and 5087-005 located in Zone 1 of the existing Special Use District from the proposed rezoning to MUG and from height reclassifications. The existing underlying zoning for these properties is and will remain M-1. The additional changes proposed in this addendum make the Design for Development (D4D), the Open Space & Streetscape Master Plan (OSSMP) and the Development Agreement (DA) all consistent with the unchanged zoning for these parcels. These changes will ensure that the documents continue to reflect the mix of uses and site plans shown for these properties in the existing D4D adopted in 2009. The D4D and the OSSMP documents were inadvertently changed, and the parcels accidentally included in the DA, through the more recent planning process which was focused on the Universal Paragon Corporation (UPC)-owned properties – the subject of the proposed Development Agreement.

Any changes to the two above referenced parcels owned by two different property owners will trail, if appropriate, after further discussions with the property owners. Staff will bring proposed changes, if any, to the Planning Commission subsequent to those conversations.

An additional change in the table below and the draft resolution is included based on community members' feedback. The proposal is to increase the minimum number of required City meetings in the community for the first two years of the duration of the Development Agreement for the community to better understand how implementation of the pieces of the project will take place and ensure the community has a role in the process.

Issue	Document	Change
Uses in parcels not owned by Universal Paragon Corporation	Design for Development	<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.
Uses in parcels not owned by Universal Paragon Corporation	Open Space and Streetscape Master Plan	<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.
Parcels not owned by Universal Paragon Corporation (UPC)	Development Agreement (DA)	<ul style="list-style-type: none"> Remove references to parcels not owned by UPC. Parcels not owned by UPC were erroneously included in the recitals paragraph A and in Exhibit A.
Community Participation	Development Agreement	<ul style="list-style-type: none"> Section 6.4 (addresses community participation in allocation of impact fees) - The frequency of the City-sponsored meetings shall be a minimum of twice a year for the first two years of the DA and a minimum of once a year thereafter.

RECOMMENDATION & BASIS FOR RECOMMENDATION

Staff recommends the Commission include these additional modifications as part of the Commission's resolutions recommending approval to the Board, as outlined in the May 29th 2014 case report.

- The Department finds that leaving parcels Assessor's Blocks and Lots 5087-004 and 5087-005 unchanged from their current designation and proposing that changes to these parcels, if any, should trail after further conversations with the property owners as the most appropriate course of action.

RECOMMENDATION:	Approval of: (1) Development Agreement; (2) Planning Code Text & Amendments; (3) General Plan Map Amendments; and (4) related documents <u>with proposed modifications</u>.
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Exhibits:

Exhibit 1 – Amended Draft Planning Commission Resolution for Planning Code, General Plan and Zoning Map Amendments

Exhibit 2 – Amended Draft Planning Commission Resolution for Development Agreement Approval