

RESOLUTION NO. 2-2009

Adopted February 3, 2009

APPROVING THE PROPOSED REDEVELOPMENT PLAN FOR THE VISITACION VALLEY REDEVELOPMENT PROJECT AREA AND MAKING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTIONS 33445 AND 33679; RECOMMENDING ADOPTION OF THE PROPOSED REDEVELOPMENT PLAN BY THE BOARD OF SUPERVISORS; AND SUBMITTING THE AGENCY'S RECOMMENDATION, INCLUDING THE PROPOSED REDEVELOPMENT PLAN, TO THE BOARD OF SUPERVISORS; VISITACION VALLEY REDEVELOPMENT SURVEY AREA

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco ("Agency"), the Planning Department ("Planning Department"), the Mayor's Office, and other City Departments have been working on a proposed redevelopment plan that would create an approximately 46-acre Visitacion Valley Redevelopment Project Area ("Project Area"), consisting of the former Schlage Lock factory and surrounding industrial properties ("Schlage Lock Site") and the neighborhood commercial corridors along Leland Avenue and Bayshore Boulevard.
2. The plan would transform the vacant Schlage Lock Site into a new transit-oriented community, revitalize the commercial corridors along Leland Avenue and Bayshore Boulevard, provide new community facilities for the Visitacion Valley neighborhood and encourage infill development.
3. On June 7, 2005, the San Francisco Board of Supervisors established the Visitacion Valley Redevelopment Survey Area (Resolution No. 424-05).
4. On November 6, 2006, the San Francisco Planning Commission ("Planning Commission") approved the Visitacion Valley Preliminary Plan (Motion No. 17340).
5. The Agency has prepared a proposed Visitacion Valley Redevelopment Plan for the Visitacion Valley Redevelopment Survey Area ("Redevelopment Plan").
6. The Redevelopment Plan is being proposed to meet the following community goals: (1) Create a livable, mixed 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 the City's long term environmental sustainability; (3) Create a pedestrian-oriented environment

that encourages walking as the primary transportation mode within the Project Area; (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 to support regional transit use; (7) Establish the Project Area and surrounding neighborhoods as a gateway to the City of San Francisco; and (8) Encourage private investment by eliminating blighting influences and correcting environmental deficiencies.

7. Pursuant to Section 33445 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Redevelopment Plan will provide for financial assistance to construct and install portions of public facilities in the Project Area, including but not limited to new streets and transit infrastructure, improvements to existing transportation facilities and streetscapes, new public parks, and a community center.
8. Pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Agency has prepared a Report on the Redevelopment Plan. The environmental document prepared in conjunction with the consideration of this proposed Redevelopment Plan has been included as part of the Agency's Report on the Redevelopment Plan.
9. The environmental effects of the Redevelopment Plan for the Project Area have been analyzed in the environmental documents, which are described in Resolution No. 157-2008. Copies of the environmental documents are on file with the Agency.
10. The Agency held a public hearing on January 6, 2009, on adoption of the proposed Redevelopment Plan, notice of which was duly and regularly published in the San Francisco Chronicle, a newspaper of general circulation in the City and County of San Francisco (the "City"), once a week for four successive weeks beginning at least 30 days prior to the date of that hearing, and a copy of that notice and affidavit of publication are on file with the Agency. After receiving public testimony, the Agency Commission continued the public hearing until February 3, 2009.
11. The Agency mailed by first-class mail copies of the notice of public hearing and the statement regarding purchase of real property by any means authorized by law, including eminent domain, to the last known address of each assessee of land in the proposed Project Area as shown on the last equalized assessment roll of the City.
12. The Agency mailed by first-class mail copies of the notice of public hearing to all residential and business occupants in the proposed Project Area.

13. The Agency mailed a notice of the public hearing to all addresses within the 94134 zip code.
14. The Agency mailed by certified mail, return receipt requested, copies of the notice of public hearing to the governing body of each taxing agency that receives taxes from property in the proposed Project Area.
15. The Agency has provided an opportunity for all persons to be heard and has considered all evidence and testimony presented for or against any and all aspects of the proposed Redevelopment Plan.
16. The Redevelopment Plan has been the subject of frequent discussion by the Visitacion Valley Citizens Advisory Committee (“CAC”) for the proposed Project Area over the past two and one half years. The CAC unanimously endorsed the Redevelopment Plan on October 14, 2008. The draft Redevelopment Plan was presented to the Agency Commission at a workshop on February 6, 2008 and at a public hearing on January 6, 2009.
17. On December 16, 2008, after reviewing and considering the information contained in the Final Environmental Impact Report (“FEIR”), the Agency Commission adopted Resolution No. 157-2008 and certified the FEIR for the Visitacion Valley Redevelopment Program as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.)(“CEQA”) and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.). At its meeting on December 18, 2008, the Planning Commission also certified the FEIR (Motion No. 17789).
18. On December 18, 2008, the Planning Commission also determined, pursuant to Motion No. 17794, that the Redevelopment Plan was consistent with the San Francisco General Plan and recommended its adoption.
19. The Agency Commission hereby finds that the Redevelopment Plan is part of the Visitacion Valley Redevelopment Program for purposes of compliance with CEQA.
20. In Resolution No. 1-2009, adopted on February 3, 2009, the Agency Commission adopted findings that various actions related to the Visitacion Valley Redevelopment Program, including the Redevelopment Plan, were in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings are in furtherance of the actions contemplated in this Resolution and are made part of this Resolution by reference herein.
21. Staff finds and recommends that the Agency Commission adopt these findings required under the California Community Redevelopment Law and to submit these findings to the City Board of Supervisors. These findings are explained in

detail in the Report on the Redevelopment Plan, are incorporated herein by reference and include, but are not limited to the following: (1) the estimated available total tax increment is \$70 million, in constant Fiscal Year 2008/2009 dollars, after the deduction of pass-through payments to the taxing agencies and Agency administration costs; (2) the projected allocation of tax increment for the three key programs includes \$35 million (one half of the total tax increment) for affordable housing, \$17 million for economic development and \$17 million for community enhancements; (3) no other reasonable means of major financing to implement redevelopment activities is available; and (4) the use of Agency funds for redevelopment activities will assist in the elimination of blighting conditions in the Project Area.

RESOLUTION

ACCORDINGLY IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that:

1. Resolution No. 1-2009, adopted by the Agency Commission on February 3, 2009, sets forth the Agency's CEQA Findings for this action.
2. The Agency Commission hereby adopts the proposed Visitacion Valley Redevelopment Plan, which is attached hereto and incorporated herein by this reference, and recommends that the Board of Supervisors adopts the Redevelopment Plan.
3. The Executive Director is hereby directed to submit a copy of this Resolution, including the proposed Redevelopment Plan, to the Board of Supervisors for its consideration in acting on the adoption of the proposed Redevelopment Plan, and its consideration in making the required findings pursuant to California Health and Safety Code Sections 33445 and 33679.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel