

RESOLUTION NO. 4-2009

Adopted February 3, 2009

APPROVING THE VISITACION VALLEY SCHLAGE LOCK DESIGN FOR DEVELOPMENT FOR THE VISITACION VALLEY REDEVELOPMENT PROJECT; VISITACION VALLEY REDEVELOPMENT SURVEY AREA

BASIS FOR RESOLUTION

1. On June 10, 2005, the Board of Supervisors endorsed the Schlage Lock Strategic Concept Plan ("Strategic Concept Plan") and directed the Planning Department to utilize the Strategic Concept Plan for future planning documents (Resolution No. 425-05).
2. On November 6, 2006, the San Francisco Planning Commission ("Planning Commission") approved the Visitacion Valley Preliminary Plan (Motion No. 17340).
3. On February 3, 2009, the Redevelopment Agency of the City and County of San Francisco ("Agency") approved and recommended for adoption a redevelopment plan for the Visitacion Valley Redevelopment Project ("Redevelopment Plan," Resolution No. 2-2009).
4. The proposed Redevelopment Plan 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. The Redevelopment Plan establishes Zone 1 over the Schlage Lock Site where the Agency shall approve future projects pursuant to owner participation agreement(s), as authorized under Section 33380 of the California Community Redevelopment Law.
5. The Redevelopment Plan addresses 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.

6. In connection with the adoption of the Redevelopment Plan, the Agency and the Planning Department proposes to adopt the Visitacion Valley Schlage Lock Design for Development (“Design for Development”) for the Project Area, which provides an urban design framework plan and specific development controls and design guidelines for the Project Area.
7. The Design for Development is a companion document to the Redevelopment Plan. The Redevelopment Plan establishes Goals and Objectives and basic land use standards for the Project Area. The Design for Development provides legislated development requirements and specific design recommendations that apply to all developments within Zone 1 of the Project Area.
8. The Agency shall utilize the Design for Development, along with the Redevelopment Plan in consideration of entitlements of future developments in Zone 1, and will follow the design review procedure described therein.
9. The environmental effects of the Design for Development 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. On December 16, 2008, after reviewing and considering the information contained in the Final Environmental Impact Report (“FEIR”), Resolution No. 157-2008, the Agency Commission 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).
11. The Agency Commission hereby finds that the Design for Development is part of the Visitacion Valley Redevelopment Program for purposes of compliance with CEQA.
12. 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 Design for Development, 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.

13. The Design for Development has been the subject of extensive debate and discussion by the Visitacion Valley Citizens Advisory Committee ("CAC") for the proposed Project Area at more than a dozen meetings and five community workshops held over the past three years. The CAC unanimously endorsed the development requirements and design recommendations in the Design for Development on November 18, 2008.
14. The draft Design for Development was presented to the Agency Commission at a workshop on February 6, 2008 and at its public hearing on January 6, 2009.
15. On December 18, 2008, the Planning Commission unanimously approved the Design for Development (Motion No. 17795).

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 Visitacion Valley Schlage Lock Design for Development for the Visitacion Valley Redevelopment Project is hereby approved, substantially in the form lodged with the Agency General Counsel, subject to a final adoption by the Board of Supervisors of an ordinance adopting the Redevelopment Plan.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel