

## **RESOLUTION NO. 6-2009**

*Adopted February 3, 2009*

### **APPROVING THE PROPOSED VISITACION VALLEY COOPERATION AND DELEGATION AGREEMENT FOR THE VISITACION VALLEY REDEVELOPMENT PROJECT AREA; AND DELEGATING TO THE EXECUTIVE DIRECTOR THE AUTHORITY TO NEGOTIATE AND EXECUTE, AT THE REQUEST OF THE PLANNING DEPARTMENT, A MEMORANDUM OF UNDERSTANDING REGARDING CERTAIN PRE-DEVELOPMENT ACTIVITIES RELATED TO THE DEMOLITION PERMIT FOR THE SCHLAGE LOCK SITE; 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 plan to transform the vacant Schlage Lock Site into a new transit-oriented community, support revitalization of the commercial corridors along Leland Avenue and Bayshore Boulevard, provide new community facilities for the Visitacion Valley neighborhood, and encourage infill development, via the proposed Visitacion Valley Redevelopment Program.
2. On June 7, 2005, the San Francisco Board of Supervisors established the Visitacion Valley Redevelopment Survey Area and endorsed the Schlage Lock Strategic Concept Plan (“Strategic Concept Plan”) directing all City Departments to utilize the Strategic Concept Plan for future planning efforts (Resolution No. 425-05).
3. On November 6, 2006, the San Francisco Planning Commission (“Planning Commission”) approved the Visitacion Valley Preliminary Plan (Motion No. 17340).
4. One February 3, 2009, the Agency approved and recommended for adoption a redevelopment plan for the Visitacion Valley Redevelopment Project (“Redevelopment Plan,” Resolution No. 2-2009).
5. 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.
6. The Redevelopment Plan establishes Zone 1 over the Schlage Lock Site where the Agency shall facilitate future redevelopment through entitlement procedures in accordance with owner participation agreement(s).

7. The Redevelopment Plan establishes Zone 2 over the neighborhood commercial corridors along Leland Avenue and Bayshore Boulevard where the Planning Department shall facilitate future redevelopment through entitlement procedures in accordance with the San Francisco Planning Code.
8. In connection with the adoption of the Project Area, the Agency and the Planning Department adopted the Visitacion Valley Schlage Lock Design for Development (“Design for Development”) for the Project Area (Resolution No. 3-2009 and Motion No. 17795, respectively) which, building off the Strategic Concept Plan, provides an urban design framework plan and specific development controls and design guidelines for the Project Area.
9. The Agency and the Planning Department wish to enter into an Cooperation and Delegation Agreement (“Cooperation and Delegation Agreement”) to facilitate development of the Project Area, to provide a working agreement between the Planning Department and the Agency in administering the process for control and approval of entitlements, and all other applicable land use, development, construction, improvement, infrastructure, occupancy and use requirements and in establishing the policies and procedures relating to such approvals, and community review of such approvals, all as more particularly set forth therein.
10. The Cooperation and Delegation Agreement is necessary to establish general responsibilities for the Planning Department and the Agency regarding review and approval of specific project development proposals within the Project Area.
11. The Cooperation and Delegation Agreement establishes a process within which the Planning Department and Agency staff shall work cooperatively to coordinate review and development within both Zone 1 and Zone 2 of the Project Area and to facilitate approval of projects submitted for review.
12. By adopting the Design for Development document, with its required site plan, urban design framework, development controls and design guidelines, the Agency and Planning Commissions have provided a shared set of regulations to facilitate the future approval of land use and development permits which meet the requirements of that document.
13. The Agency shall achieve high quality design for the Project Area, and particularly the Schlage Lock Site through the Cooperation and Delegation Agreement.
14. The environmental effects of the proposed Visitacion Valley Redevelopment Program (“Project”), including the Redevelopment Plan and 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.


15. 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, certifying 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).
16. The Agency Commission hereby finds that the Cooperation and Delegation Agreement is part of the Visitacion Valley Redevelopment Program for purposes of compliance with CEQA.
17. 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 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.
18. On November 18, 2008, the Visitacion Valley Citizens Advisory Committee unanimously endorsed the proposed Cooperation and Delegation Agreement.
19. On December 1, 2008, the Planning Department sent a letter to Universal Paragon Corporation, the owner and developer of the Schlage Lock Site (“Owner”), and conditioned its approval of any demolition permit related to the existing buildings at the Schlage Lock Site on the Owner’s entering into a Memorandum of Understanding (“MOU”) with the Agency regarding historic resource mitigations, workforce development, and environmental issues. The purpose of the MOU is provide assurances to the Agency that the appropriate entities fulfill their obligations on these issues.
20. Staff requests that the Agency Commission delegate authority to the Executive Director to negotiate and execute a MOU with the Owner regarding predevelopment issues raised in the Planning Department’s letter dated December 1, 2008. Nothing in this Resolution, however, is intended to limit the authority of the Executive Director to decide, in his sole discretion, whether the Agency should enter into a MOU or whether the Agency Commission should ultimately review and approve the MOU.

## 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 approves the proposed Cooperation and Delegation Agreement in furtherance of the implementation of the Visitacion Valley Redevelopment Plan.
3. The Executive Director is hereby authorized to execute the Cooperation and Delegation Agreement in the name and on behalf of this Agency Commission, substantially in the form of agreement presented to the Agency Commission.
4. The Executive Director is hereby authorized to negotiate and execute a Memorandum of Understanding with the Owner, prior to the Planning Department's issuance of any demolition permit related to the Schlage Lock Site, addressing the issues raised in the Planning Department's letter dated December 1, 2008.

**APPROVED AS TO FORM:**



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James B. Morales  
Agency General Counsel