

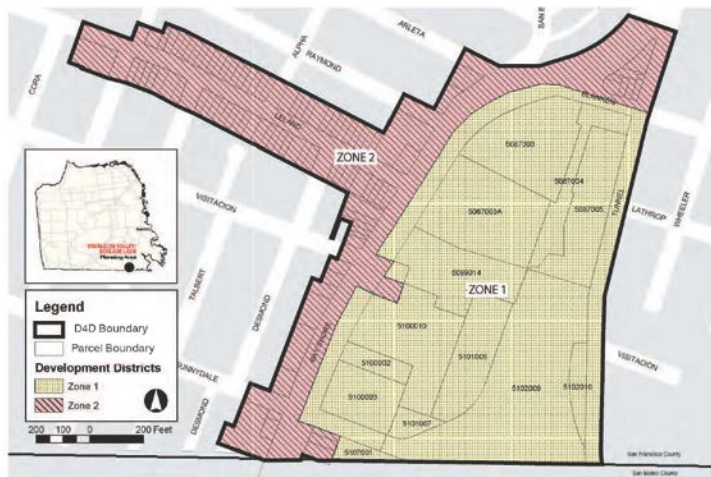
New Development Agreement, and Planning Code, Zoning Map and General Plan Amendments Summary

Schlage Lock / Visitacion Valley Special Use District

Code changes Section 249.45
Case Number: Board Files No. [140445](#) and [140675](#)
Legislative Sponsors: Mayor Ed Lee and Supervisor Cohen
Effective Date: 08/24/2014

The Way It Was:

Adopted in 2009 Section 249.45 of the Code the Schlage Lock/Visitacion Valley Special Use District (SUD) used to point to the Schlage Lock/Visitacion Valley Redevelopment Plan for land uses and indicated where and how the Design for Development (2009) controls, guidelines and review procedures applied within the Special Use District.



Planning Code Section 249.45 - the "Visitacion Valley/Schlage Lock Special Use District" (SUD) includes two zones: Zone 1, composed of the Schlage Lock industrial site and formerly zoned M-1 and M-2, located at the southern border of San Francisco where Bayshore Boulevard converges with Tunnel Avenue; and Zone 2, composed of the segments of the west side of Bayshore Boulevard and the existing Leland Avenue adjacent to the Schlage site. Zone 2 is

mostly zoned neighborhood commercial.

The Way It Is Now:

Amendments to Planning Code Section 249.45 and to the General Plan are as follows:

1. The amendments sunset and eliminate references to the Redevelopment Plan in the SUD and the General Plan.
2. The SUD establishes use controls and building standards that supersede certain provisions of the underlying zoning (zone 1 was rezoned to Mixed Use General - MUG; zone 2 remains NC) as well as procedure requirements for development applications; and refers to the Design for Development (D4D) and Open Space and Streetscape Master Plan (OSSMP) for additional controls and design guidelines that apply in the SUD.
3. A new Development Agreement establishes the terms and responsibilities for the development of the Schlage Lock Site and provision of community benefits, including provisions for inclusionary housing, interim uses, impact fees, phasing and design review.

The SUD is accompanied by and implemented through five documents to guide future development at the Schlage site:

1. The Vistacion Valley/Schlage Lock Design for Development (D4D) establishes controls and guidelines for development. In zone 1 both guidelines and controls apply. In zone 2 only the guidelines apply (and regular Planning Code requirements and procedures).
2. The Vistacion Valley/Schlage Lock Open Space and Streetscape Master Plan (OSSMP) establishes schematic designs for new parks, open space and streets on the Schlage Lock site.
3. A Development Agreement is the contract between the City and the developer.
4. The Vistacion Valley/Schlage Lock Infrastructure Plan establishes an outline for anticipated site-wide improvements to all street and public rights-of-way, underground utilities, and grading.
5. A Transportation Demand Management Plan provides a combination of land use, infrastructure improvements, and supporting programs to increase the likelihood of shifting transportation modes away from driving alone. It includes measures that mitigate environmental impacts and additional measures pursuant to the DA.

The links to signed legislation:

140675 - <https://sfgov.legistar.com/View.ashx?M=F&ID=3202544&GUID=08A5FE16-C9EF-47A8-947A-4DF7B005A5A8>

140445 - <https://sfgov.legistar.com/View.ashx?M=F&ID=3227275&GUID=A385196C-7875-47B5-9125-4A18C5B43084>

More details on the project are available on the website: <http://visvalley.sfplanning.org>