

Visitacion Valley / Schlage Lock General Plan Amendments Initiation Hearing May 8, 2014

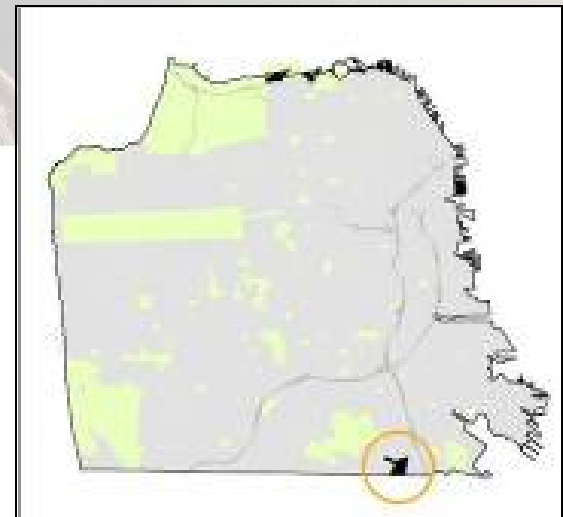
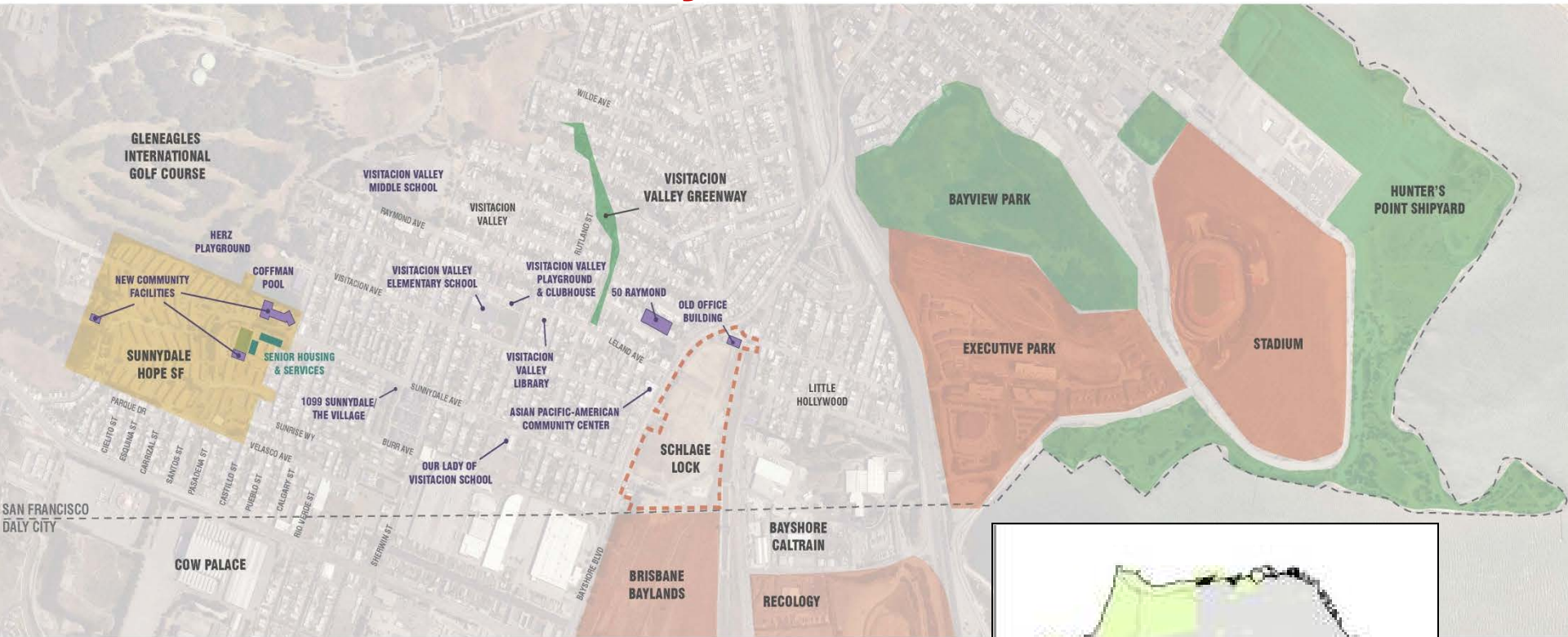


Presentation Overview

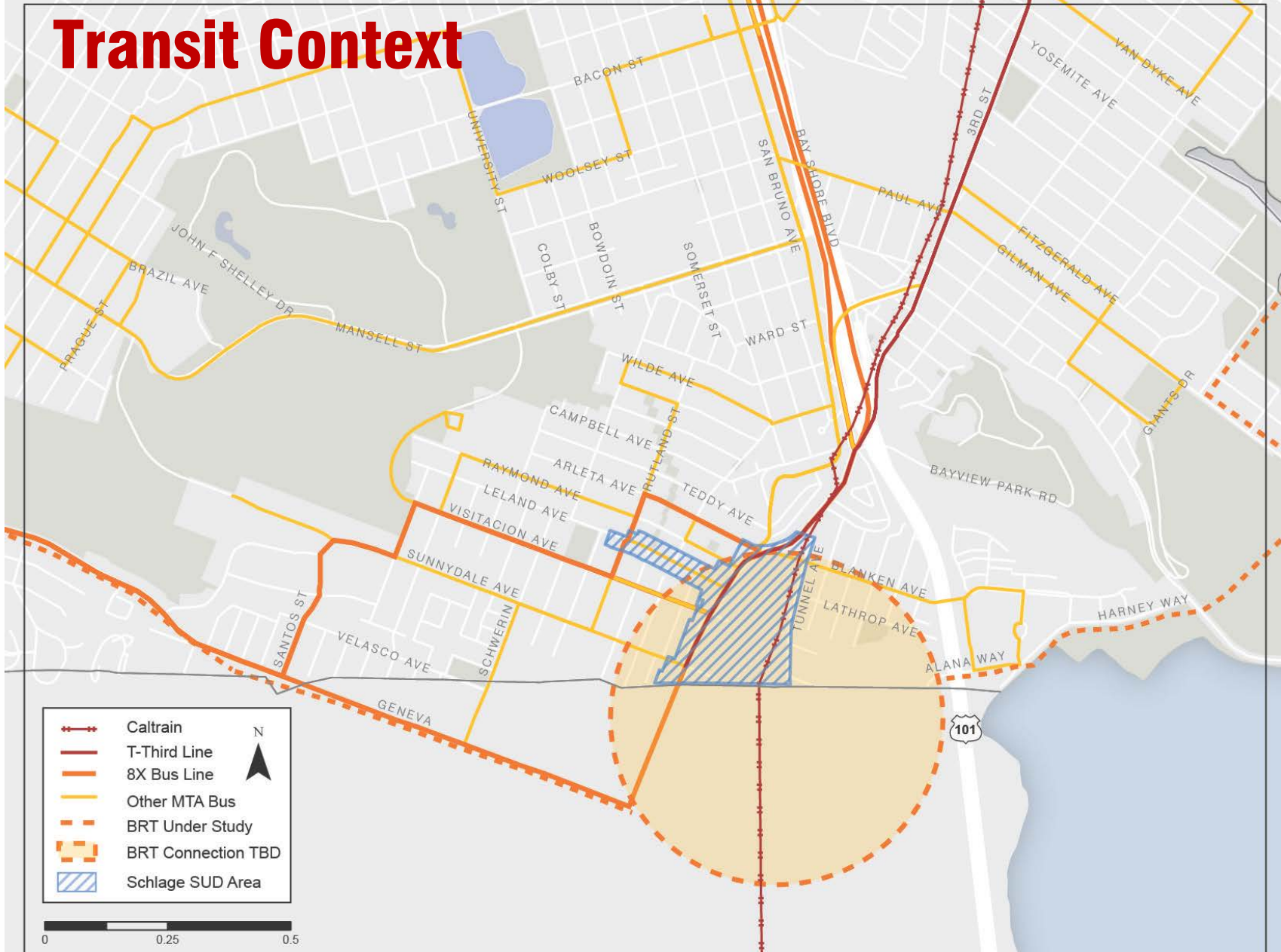
- I. Background & Context
- II. Proposed Changes to 2009 Plan & Implementation Documents
- III. Development Agreement Overview
- IV. Next Steps



Project Context



Transit Context



Background

- 1999 Factory closure; Home Depot opposed
- 2002 Strategic Concept Plan
- 2002-08 Community planning process
- 2009 Redevelopment Plan & Design for Development adopted
- 2011 Redevelopment Agency & funding loss
- 2012- 2014 Revisit Redevelopment Plan



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2002 Concept Plan Vision & Goals



1. Provide community services
2. Provide neighborhood-serving retail (i.e. grocery store)
3. Provide housing (affordable and market rate)
4. Provide open space/community gathering space
5. Help revitalize Leland Ave.

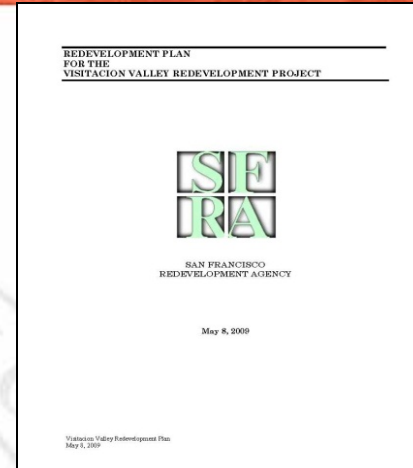
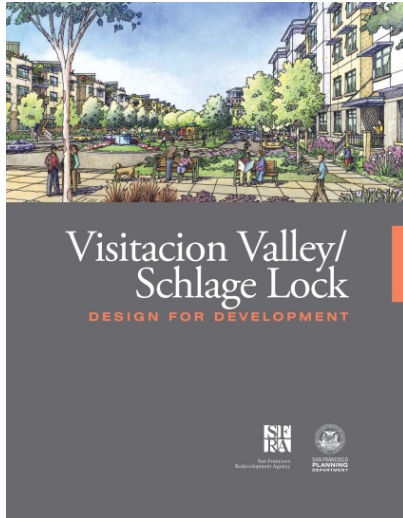


2009 Adopted Redevelopment Plan - Goals & Objectives



1. Mix of uses, new stores & grocery
2. Environmental sustainability
3. Pedestrian-oriented: connect the neighborhood, improve Bayshore
4. Alternative transportation
5. Open spaces for community
6. New housing for a range of incomes and households.
7. Gateway: use good design for buildings, streets and parks.
8. Encourage new investment, and revitalize Leland Avenue

2009 Development Commitments



REDEVELOPMENT PLAN

Affordable Housing

Workforce Hiring

Business Improvement & Assistance

Parks

Community Center

Circulation Improvements

Historic Commemoration

DESIGN FOR DEVELOPMENT

Development Controls

Units

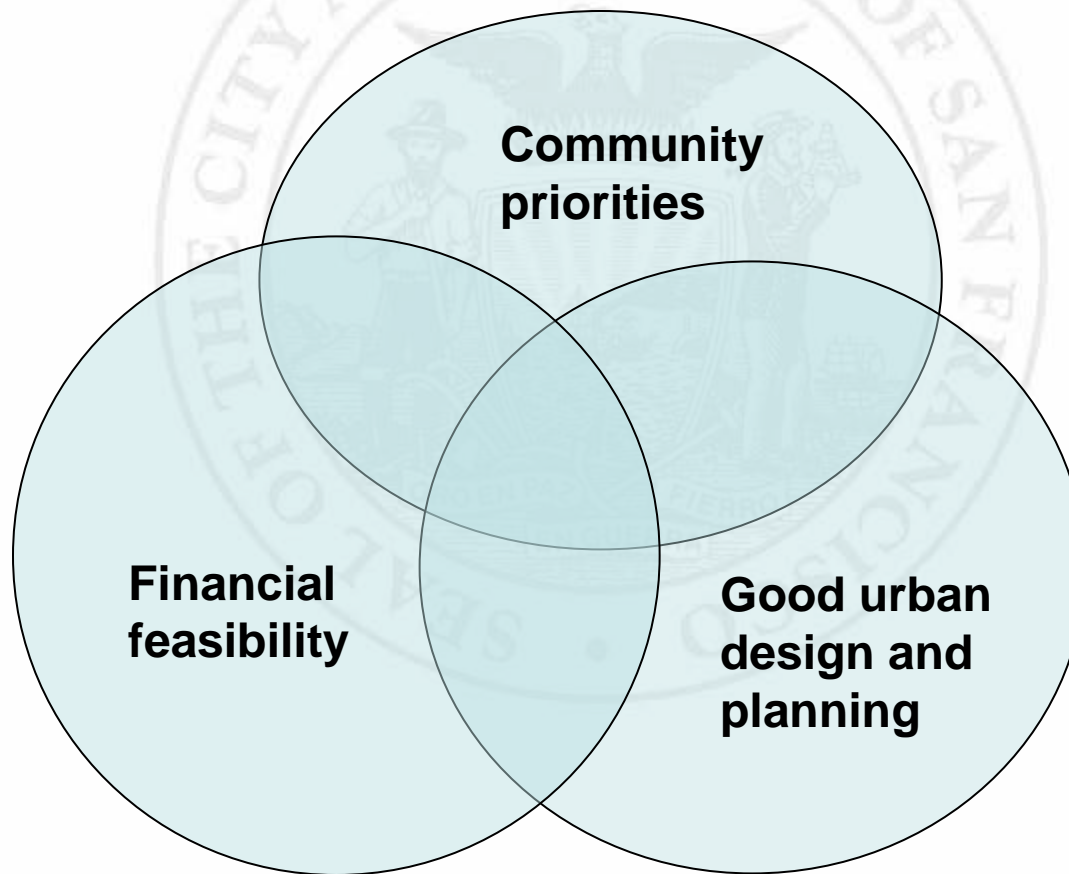
Heights

Density / Units

Streets & Blocks

Open Space

II. Proposed changes to 2009 Plan & Implementation Documents



2012-2014 Community Engagement Process

- 4 Community Meetings
- 9 Advisory Body meetings to date



Community process informed changes

Community Priorities

Top 5 Priorities

1. Grocery store
2. Parks / Open Space
3. Circulation Improvements
4. Retail
5. Affordable housing



Key Changes

- Increased heights
- Increased density
- Modified parks location and configuration
- Reduced commercial square footage
- Updated design controls & building standards
- Adjusted parking
- New zoning
- Review process
- Implementation documents

Change: Heights and density

- Increased heights strategically to increase feasibility



1250 units



429 additional units

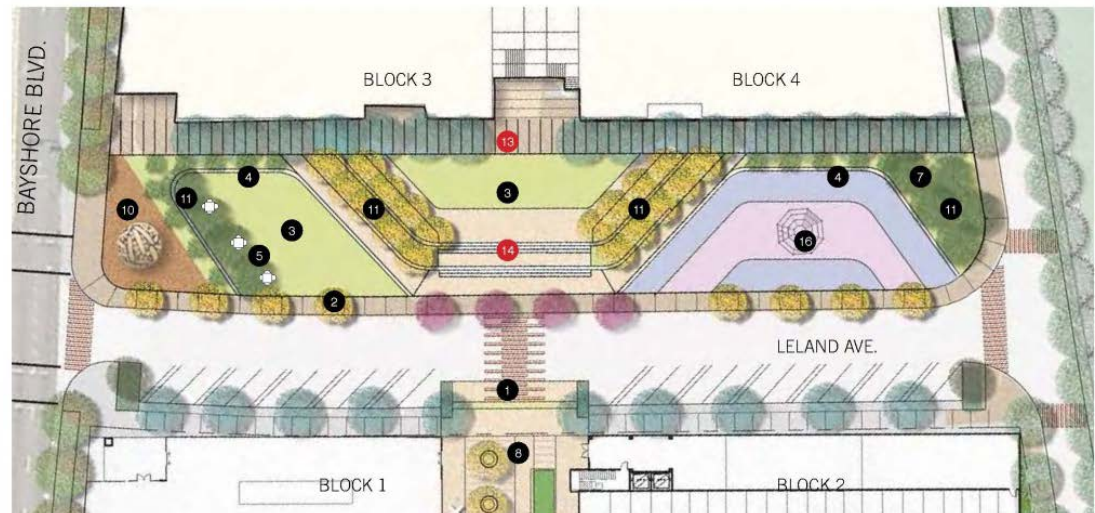
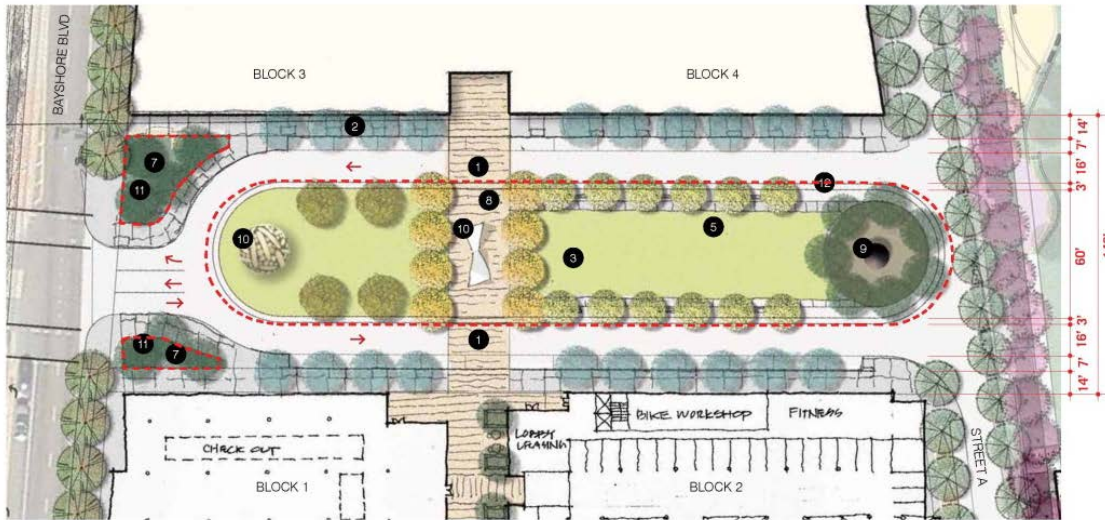
Change: Parks location modified

2009 Original

Revised



Change: Leland Greenway configuration and programming



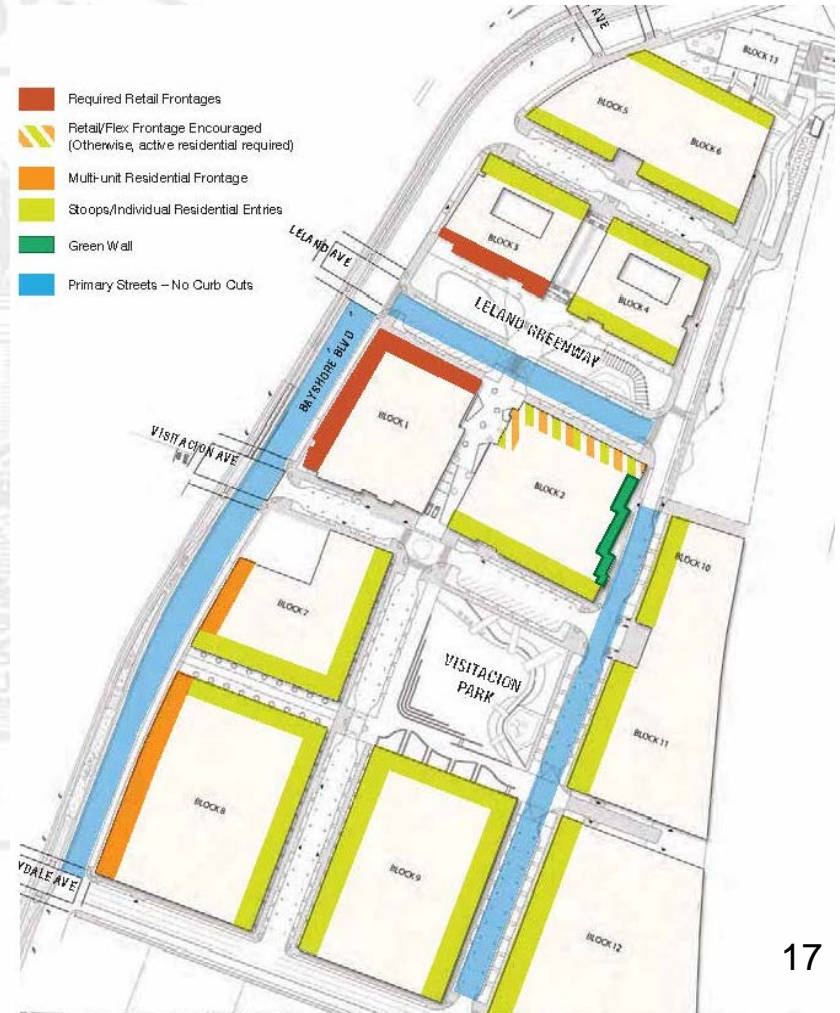
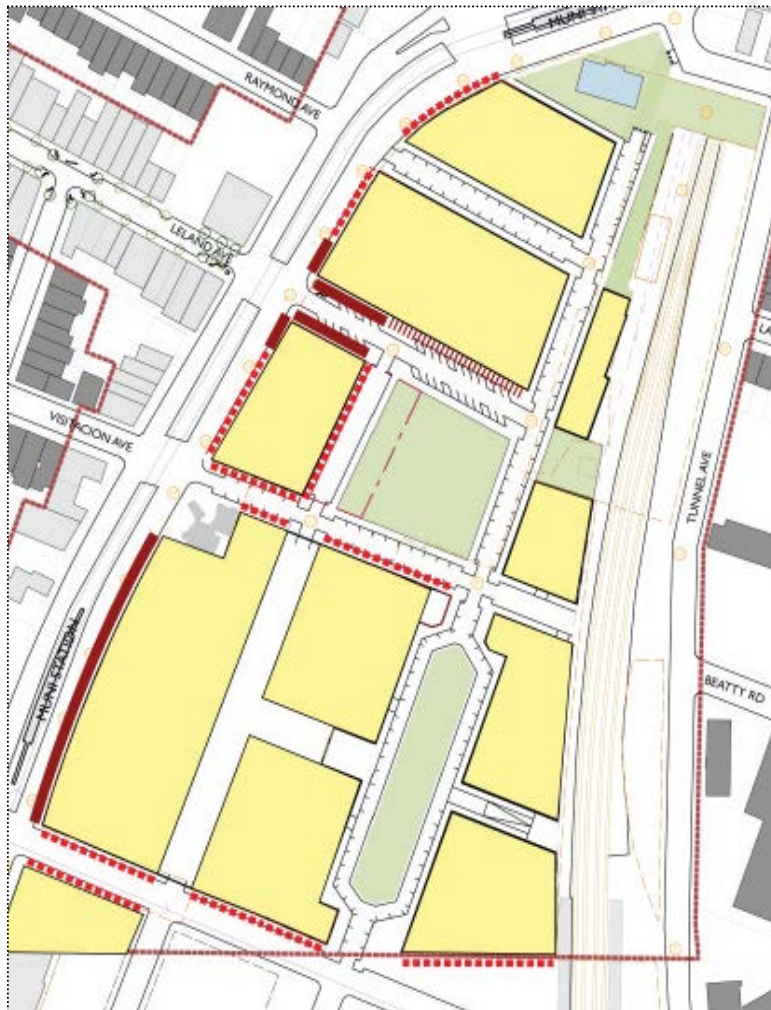
Change: Reduced commercial square footage

- From 105,000 to 46,700 square feet max.



Changes: Design controls, standards and guidelines

- Require Active Ground Floor Frontages



Changes: Design controls, standards and guidelines

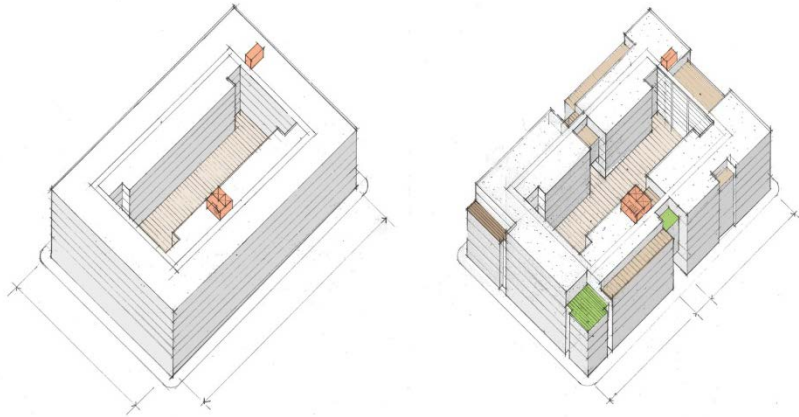
- Visually and physically open and well-designed paths



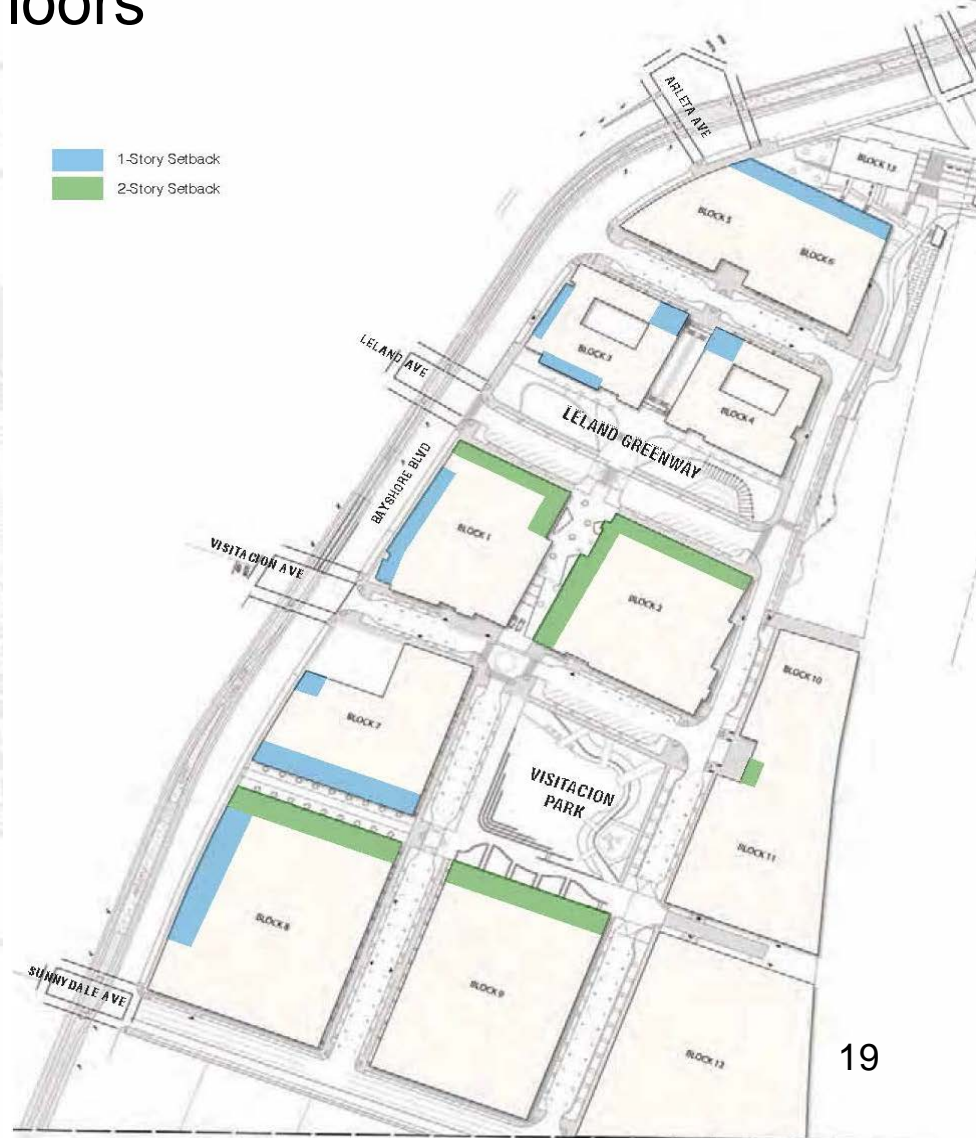
Changes: design controls, standards and guidelines

- Required set backs at upper floors

FIGURE 2-6
Required Setbacks

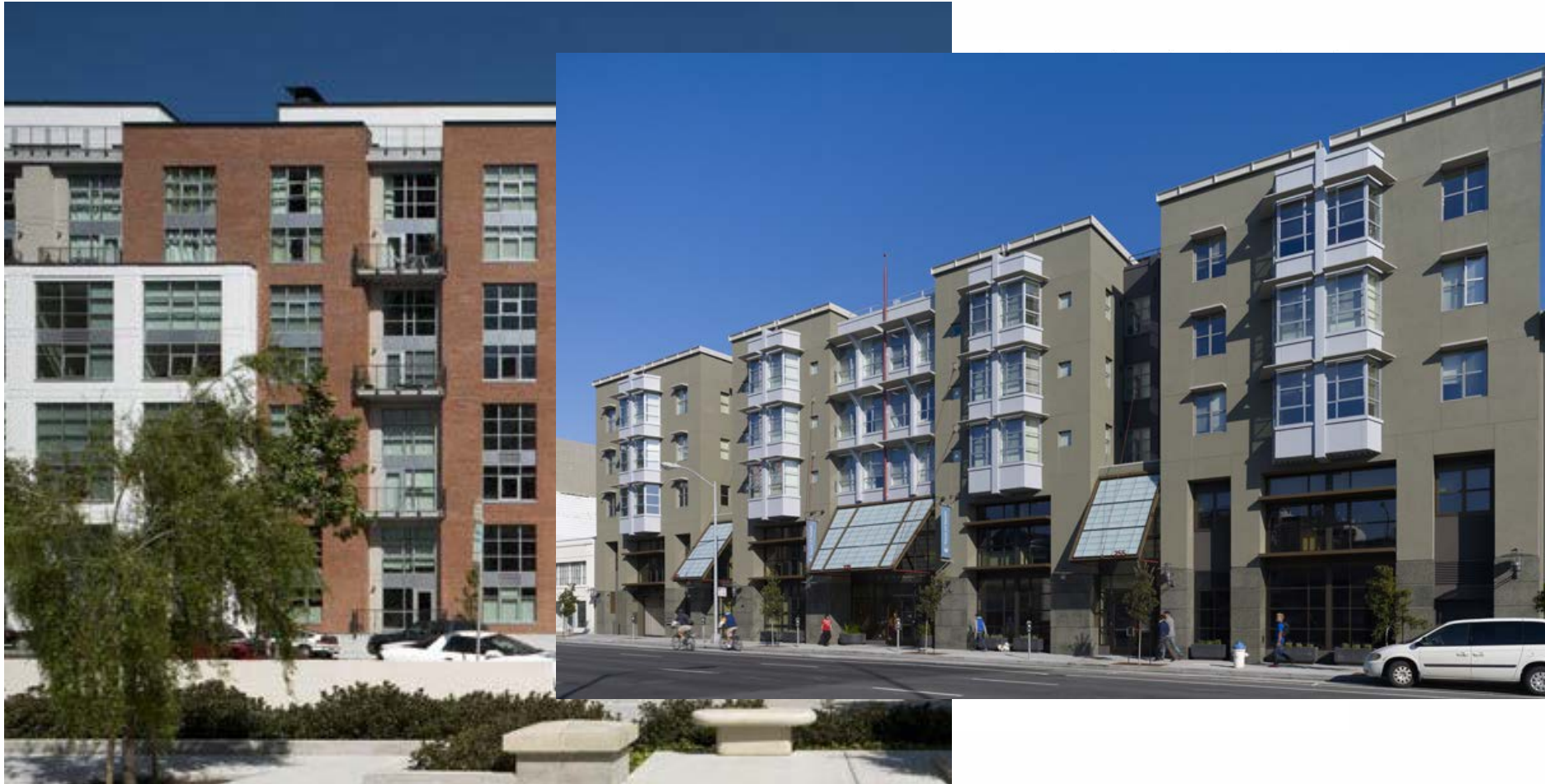


1-Story Setback
2-Story Setback



Changes: design controls, standards and guidelines

- Façade increments, notches, recesses & varied architectural style



Changes: Zoning, Formula retail, and Parking

- Zoning: from M-1/M-2 (industrial) to Mixed Use General (MUG).
- Formula retail: 30-day notice; ability for the public to request a meeting; Planning Director/administrative approval.
- Parking: simplified and increased the allowance for grocery store uses.

<u>Previous Parking Maximums</u>	<u>Proposed Parking Maximum</u>
2 spaces per 1,000 sq. ft. of occupied floor area up to 20,000 sq. ft.	3 spaces per 1, 000 gross square feet
4 spaces per 1,000 sq. ft. of occupied floor area above 20,000 sq. ft.	

Changes: Review Process

Special Use District & Development Agreement specify:

- Planning Director/administrative approval of phases and design/building permit applications.
- Community input and review:
 - Neighborhood Notification (consistent with Section 312)
 - Pre-application meetings
 - Post-application meetings for phases and parks
 - Annual meetings for impact fee allocation and progress reports
- Planning Commission hearings and review only when:
 - Major modifications to the controls
 - Minor modifications referred by the Planning Director

Changes: General Plan Amendments

- General Plan Amendments replacing references to the Redevelopment Plan (will sunset):
 - Urban Design Element Maps
 - Commerce and Industry Element Maps
 - Transportation Element Maps
 - Land Use Index

Changes: Key Implementing Documents

- Design for Development (amended)
- Open Space & Streetscape Master Plan (completed)
 - Park & plaza designs
 - Streetscape design
 - Sitewide strategies & palettes
- Transportation Demand Management Plan (new)
 - Programs: monitoring, parking management, etc.
- Infrastructure Master Plan (forthcoming)
 - Sustainability
 - Remediation
 - Water
 - Sewer, etc.
- Development Agreement (new)



III. Development Agreement Overview



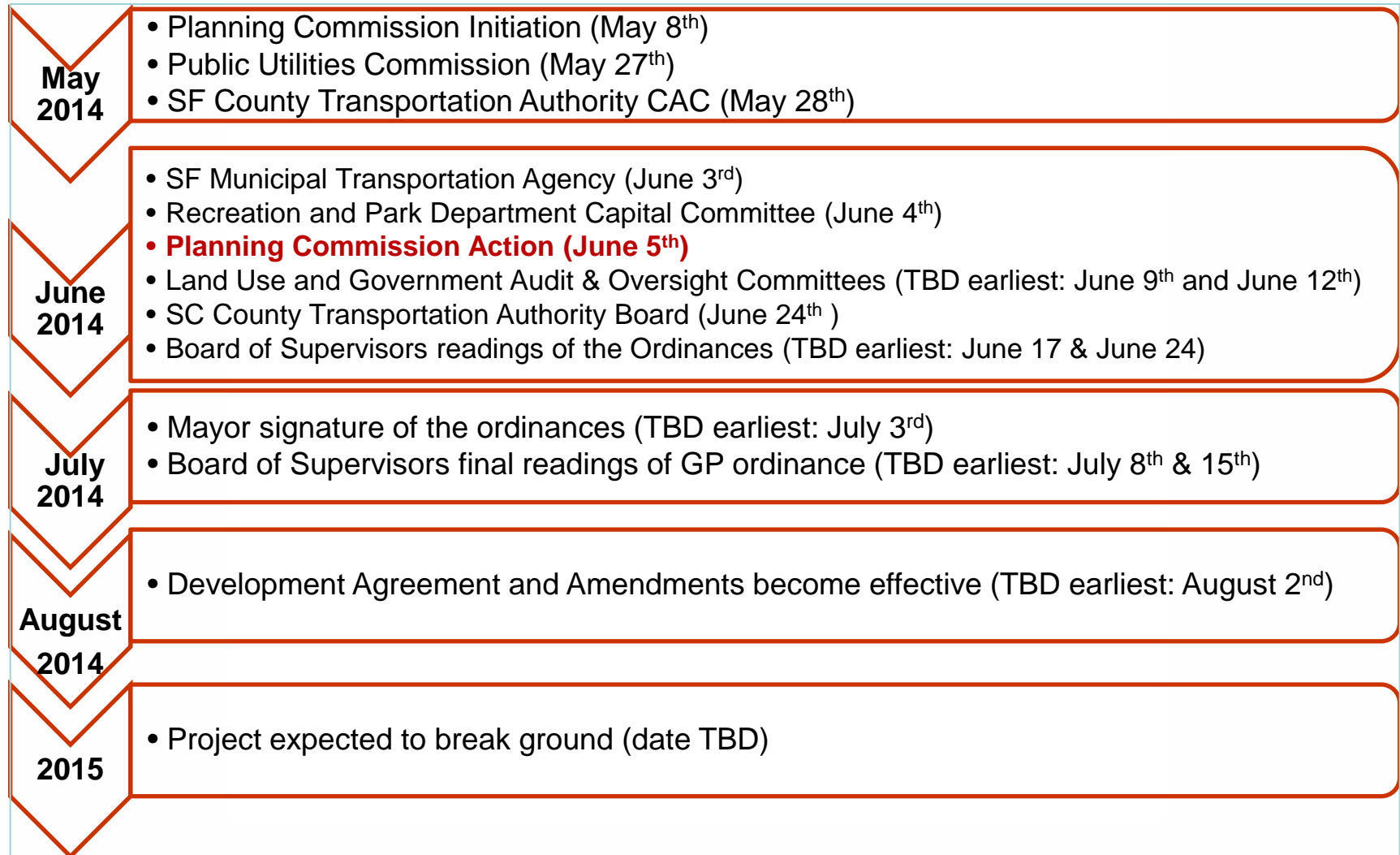


IV. Next Steps

Environmental Review

- Addendum to 2008 FEIR prepared
- Conclusions – changes to project would not result in:
 - New significant impacts,
 - An increase in the severity of impacts already identified, or
 - The need for new mitigation measures
- CEQA findings will be available at the June action hearing.

Timeline / Next Steps



June 5th Planning Commission Actions

- Adopt General Plan Amendments
- Adopt and recommend approval to the Board of Supervisors of:
 - Planning Code Amendments
 - Zoning Map Amendments
 - Development Agreement
 - Documents incorporated by reference:
 - Design for Development
 - Open Space and Streetscape Master Plan
 - Infrastructure Master Plan
 - Transportation Demand Management Plan

Planning Commission Action Today

- Adopt Resolution Initiating Amendments to the General Plan
- Schedule hearing for final action on all plan components on June 5th 2014



Questions?

Contact

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