



# SAN FRANCISCO PLANNING DEPARTMENT

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## Visitacion Valley / Schlage Lock Advisory Body Meeting Summary

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The Advisory Body (AB) members had a 7<sup>th</sup> meeting on Wednesday, **February 26, 2014**.

Attendees heard updates on: 1) latest substantive updates to the site - commercial parking, formula retail, commercial square feet, percentage of open space softscape; and zoning; and 3) an update on the community benefits and negotiated deal terms. The key points raised by Advisory Body members at the meeting are summarized below:

### **Formula Retail & Commercial Square Feet**

- Most concern is for the retail fronting Leland Greenway being a good mix.
- Whether it is through a Conditional Use process or a better mechanism (that does not discourage more desirable or more local types of formula retail from locating in Visitacion Valley), there should be a public process to ensure that the community is able to review and comment on the specific formula retail tenant(s) being proposed (excluding the grocery formula retail). Members do not want to discourage all types of formula retail from considering Schlage but would like the community to weigh in.
- Some members are not concerned about the amount of formula retail but others would like to ensure opportunities for non-formula retail tenants (they would like to avoid a mall-like feel).
- Can we instead find a way to prohibit the types of formula retail we wouldn't want such as fast food?
- Some members expressed concern that a lack of limitation on formula retail may set developer/landlord rent expectations at levels unaffordable to independent non-formula retailers.
- Does the mix of formula versus non-formula retail impact the negotiations with potential tenants?
- Grocery Outlet – what is the completion date? *Expected to open by July.*

### **Open Space**

- Members would like clarification on how the 75% softscape was arrived at in the existing Design for Development (D4D) and what constitutes softscape.
- Did the first draft of the Open Space and Streetscape Master Plan meet the 75% requirement? If not, should we include language to ensure the final design of the parks meets 75% or adjust it to 60% (the current cumulative softscape)?
- Softscape should be defined
- Blanken Park – where is UPC/the City on engaging with the landowners to ensure this park is built?

### **Zoning & Parking Changes**

- Members are comfortable with the zoning district selection for the site; and with the parking increase for grocery and the shared parking so long as the shared spaces are clearly marked.
- Members would like to have input to MTA's process for determining changes to the *on-street* parking management.

### **Deal Terms and Community Benefits**

- Does it stipulate that the grocery store have to be on the site for 15 years?
- Does the DA include a process for the community to give input on the design of the buildings and the look of the place, given the changes being made to the D4D?
- Old Office Building:
  - Is the 25% community use a minimum of maximum? Can we increase it?
  - Will there be a subcommittee to help find and determine the community use?
  - Prefer to rehab earlier in the phasing - are there other funding sources for this?
- Members want transit impact fees to benefit improvements beyond the T-Third - 8X and other lines are used significantly more in the neighborhood
- Members would like an understanding of what has been funded to date, if anything, by Visitacion Valley impact fees, and of the process for spending the fees. How can the community participate?

### **Other**

- Affordable housing: People are waiting for affordable housing given our housing crisis, it'd be good to do outreach to let people know it's coming.

### **Next Steps**

- One more advisory body meeting before public meeting.
- Public meeting target March 15<sup>th</sup> or March 22<sup>nd</sup>
- Introduced to Board of Supervisors, targeting end of March.