Visitacion Valley / Schlage Lock
Final Adoption Hearing
June 5, 2014
Presentation Overview

I. Overview & Context
II. Changes to Proposals since Introduction
III. Next Steps & Commission Action
Project Context
Transit Context
Bi-County Transportation Study

• Explored future transportation needs, with multiple land developments
  – Cities: San Francisco, Brisbane, Daly City
  – County-level transportation agencies: San Francisco, San Mateo

• Developed Priority Project List

• Proposed ‘cost-participation’ framework
  – Public, private contributions
  – No actual commitments

• Final Report adopted March 2013
• Project list, cost framework based on future vision of transit-supportive growth
• Will Brisbane Baylands fit that vision?
  – Employment + Housing vs. Employment Only
  – Decision timing uncertain
Bi-County Priority Projects: $480M
Bi-County: Current Status

• Advancing individual projects
  – Geneva-Harney Bus Rapid Transit Line
  – Bayshore Station Location Study
  – Geneva Avenue Extension
  – US101 Candlestick Interchange Re-Configuration

• Monitoring land development progress – study recommendations, project designs to be refined as needed
Reminder: Key Changes to 2009 Documents

• General Plan references
• Increased heights & density
• Modified parks location
• Reduced commercial square footage
• Zoning, updated design guidelines and building standards
  – Mixed-Use General (MUG) districts
  – Formula retail review procedure
  – Adjusted parking for grocery
• Design & Phase Review process
  – Administrative review
  – Community participation
  – Modifications to controls through Planning Commission
• Implementation documents, including Development Agreement
II. Changes to Proposals since Introduction
Proposed Changes: Planning Code & Map Ordinance

- Maintain existing zoning for Assessor’s blocks and lots 5087-004 & 5087-005.
Proposed Changes: Planning Code & Map Ordinance

- Make post-application meeting for park design required not optional.
- Require post-application meeting for buildings / vertical development.
Proposed Changes: Design for Development (D4D)

• Correct maps and add language to leave the parcels owned by Union Pacific Railroad and Joint Powers Board as adopted in 2009.

• Include design guideline for retail signage:
  – Minimize size and number of signs.
Proposed Changes: Open Space & Streetscape Master Plan (OSSMP)

• Correct maps/add text to leave the parcels owned by Union Pacific Railroad and Joint Powers Board as in adopted 2009 documents.

• Add language regarding compliance with accessibility & ADA policy.
Changes: Development Agreement (DA)
IV. Next Steps
Environmental Review

- Addendum to EIR published May 29th

- 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

- Making CEQA findings as part of today’s actions
Timeline / Next Steps

May
- Planning Commission Initiation (May 8th)
- SF County Transportation Authority (SFCTA), Citizens Advisory Committee (May 28th)

June
- PROSAC & RPD Capital Committee (June 3rd & 4th)
- Planning Commission Final Action (June 5th)
- Public Utilities Commission, Final Action (June 10th)
- SFCTA, Plans & Programs Committee (June 17th)
- SFMTA Board Final Action (June 17th)
- Recreation & Parks Commission, Final Action (June 19th)
- SC County Transportation Authority Board, Final Action (June 24th)
- Land Use and Government Audit & Oversight Committees (Expected: June 30th & June 26th)

July
- Board of Supervisors readings of the Ordinances (Expected: July 8th & July 15th)
- Mayor signature of the ordinances (Expected: July 25th)

Aug
- Development Agreement and Amendments become effective (Expected: August 24th)

2015
- Project expected to break ground (date TBD)
Required Planning Commission Actions today

• Adopt resolution recommending *approval with modifications* to the Board of Supervisors of the Development Agreement.

• Adopt resolution recommending *approval with modifications* to the Board of Supervisors of the Ordinances amending the Planning Code, including the Zoning Maps, and the General Plan, and related implementation documents:
  – Design for Development
  – Open Space and Streetscape Master Plan
  – Infrastructure Master Plan
  – Transportation Demand Management Plan
Questions?
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