

SEC. 249.45. VISITACION VALLEY/SCHLAGE LOCK SPECIAL USE DISTRICT.

EXISTING SUD LANGUAGE

A Special Use District entitled the "Visitacion Valley/Schlage Lock Special Use District" is hereby established for a portion of the Visitacion Valley neighborhood and the Schlage Lock site within the City and County of San Francisco, the boundaries of which are designated on Sectional Map No. 10 SU of the [Zoning Maps](#) of the City and County of San Francisco, and which includes properties generally fronting Bayshore Boulevard between Tunnel Avenue in the north and the San Francisco/San Mateo County line in the south, and properties fronting Leland Avenue between Bayshore Boulevard and Cora Street. The following provisions shall apply within the Special Use District:

(a) **Purpose.** The Redevelopment Agency proposes to establish a Redevelopment Project in the Visitacion Valley neighborhood, based on the Visitacion Valley Survey Area designated by Resolution No. 424-05 on June 07, 2005, and the Schlage Lock Strategic Concept Plan, endorsed by Resolution No. 425-06 on June 07, 2005. The Redevelopment Plan for the area calls for conversion of the vacant Schlage Lock site into a redevelopment of the long-vacant Schlage Lock site into a true part of its larger neighborhood, as a vibrant, transit-oriented mixed use development which will be a model of sustainability. It also calls for infill development on vacant and underdeveloped properties along Bayshore Boulevard and Leiland Avenue.

The Redevelopment Plan Area includes two zones - Zone 1 and Zone 2 as defined below. Within Zone 1, an increase of height and allowable density via form-based development controls will be required in order to achieve sufficient intensities to support a transit-oriented development, to support certain neighborhood-commercial uses such as a moderate-sized supermarket, and to achieve the community's goals for a vibrant, well-designed model of sustainability. Within both Zones 1 and 2, in order to achieve a successful program, additional design guidelines will be required. Therefore, the Design for Development was developed to provide the specific Development Controls and Design Guidelines which, in cooperation with underlying San Francisco Planning Code requirements, will regulate development within the Special Use District and guide it towards the goals described above. As provided below, projects in Zone 1 shall be reviewed by all relevant agencies according to both the Development Controls and Design Guidelines as contained within the Design for Development. Projects in Zone 2 shall be reviewed according to only the Design Guidelines.

(b) **Definitions.**

"Visitacion Valley/Schlage Lock Cooperation and Delegation Agreement" shall mean the Agreement between the Planning Department and the Redevelopment Agency to establish

SEC. 249.45. VISITACION VALLEY/SCHLAGE LOCK SPECIAL USE DISTRICT.

general responsibilities that the Department and the Agency will have for review and approval of specific project development proposals within the Redevelopment Project Area.

"Visitacion Valley/Schlage Lock Design for Development" shall mean the document adopted by the Planning Commission in Resolution No. 17795 and found in Clerk of the Board File No. 090223 which contains two parts: Part 1: Urban Design Framework, and Part 2: Development Controls and Design Guidelines.

"Visitacion Valley Redevelopment Plan" shall mean the Plan adopted by the Board of Supervisors in Ordinance No. 73-09 on May 8, 2009.

"Zone 1" shall have the meaning set forth in the Visitacion Valley Redevelopment Plan, and shall generally mean the Schlage Lock industrial site, located at the southern border of San Francisco where Bayshore Boulevard converges with Tunnel Avenue.

"Zone 2" shall have the meaning set forth in the Visitacion Valley Redevelopment Plan, and shall generally mean the segments of Bayshore Boulevard and Leland Avenue adjacent to the Schlage Lock site.

(c) **Controls.** The following controls shall apply in the Special Use District:

(1) **Controls in Zone 1.** The Redevelopment Agency, in consultation with the Planning Department as specified in the Cooperation and Delegation Agreement, may approve a project within the Visitacion Valley/Schlage Lock Special Use District if:

(A) the project is consistent with the goals and objectives of the Redevelopment Plan and conforms to the Land Use Controls of the Redevelopment Plan; and

(B) the project is in conformity with the Visitacion Valley/Schlage Lock Design for Development, including the Urban Design Framework, Development Controls and Design Guidelines contained in that document.

(2) **Controls in Zone 2.** The Planning department, in consultation with the Redevelopment Agency as specified in the Cooperation and Delegation Agreement, may approve a project within the Visitacion Valley/Schlage Lock Special Use District if:

(A) the project meets the relevant requirements of the Planning Code; and

(B) the project meets the affordable housing policies set forth in the Redevelopment Plan; and

(C) the project is in general conformity with the Design Guidelines contained within the Visitacion Valley/Schlage Lock Design for Development.

(3) To the extent that the Visitacion Valley/Schlage Lock Design for Development does not apply or is silent, the provision of the San Francisco Planning Code shall apply.

(Added by Ord. 73-09, File No. 090223, App. 5/8/2009)

SEC. 249.45. VISITACION VALLEY/SCHLAGE LOCK SPECIAL USE DISTRICT.

NEW SUD SECTIONS

Description

- (a) Purpose.**
- (b) Definitions.**
- (c) Development Controls.**

Controls in Zone 1.

Controls in Zone 2.

Zoning Designation.

Permitted Uses.

Density of Dwelling Units.

Residential Affordable Housing Requirement.

Retail Size Limits.

Building Standards.

Building Height.

Building Bulk.

Unit Mix.

Front Setbacks.

Required Ground Floor Commercial Frontages.

Required Ground Floor Residential Entrances.

Usable open space for non-residential uses.

Usable Open Space Requirements for Dwelling Units.

Off-Street Automobile Parking.

Streetscape and Public Realm Requirements.

Interim Uses.

Modifications to Building Standards.

Design Review and Approval.

Design Review Approval of Community Improvements.

Building Permit Approval by the Planning Department.

Discretionary Review.

Appeal and Decision on Appeal.