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**REDEVELOPMENT PLAN  
FOR THE  
VISITACION VALLEY REDEVELOPMENT PROJECT**

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**SAN FRANCISCO  
REDEVELOPMENT AGENCY**

\_\_\_\_\_, 2008

**[DRAFT – December 18, 2008]**



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Visitacion Valley Redevelopment Plan  
Adopted by the Board of Supervisors  
of the City and County of San Francisco,  
Ordinance No. \_\_\_\_\_, 200\_\_  
and approved by the Mayor on \_\_\_\_\_

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## **1.0 VISITACION VALLEY REDEVELOPMENT PLAN OVERVIEW**

This Visitacion Valley Redevelopment Plan<sup>1</sup> (“**Redevelopment Plan**” or “**Plan**”) applies to the “**Visitacion Valley Redevelopment Project Area**” (sometimes referred to as the “**Project Area**”), established within the Visitacion Valley Survey Area designated by the Board of Supervisors of the City and County of San Francisco (the “**Board**”) by Resolution No. 424-05 (June 10, 2005).

This Redevelopment Plan builds on the Schlage Lock Strategic Concept Plan (“**Concept Plan**”), endorsed by the Board by Resolution No. 425-05, approved on June 10, 2005. The Concept Plan was written in 2002 to provide land use policy and general design guidelines after the Board adopted, by Resolution No. 159-01 (March 9, 2001), interim controls, which imposed Moderate Scale Neighborhood Commercial District zoning controls (NC-3) for 12 months, over the industrially-zoned properties, often referred to as the Schlage Lock properties and called “**Zone 1**” in this Redevelopment Plan. The Concept Plan was the basis for the Visitacion Valley Preliminary Plan adopted by the Planning Commission by Motion No. 17340 on November 06, 2006. Other community planning documents have also informed the Redevelopment Plan, including the Leland/Bayshore Commercial Revitalization Plan, and the Leland Avenue Streetscape Design, along with multiple community workshops and meetings. During the preparation of this Redevelopment Plan and associated redevelopment and planning documents, the Redevelopment Agency of the City and County of San Francisco (“**Agency**”) consulted extensively with the San Francisco Planning Department (“**Planning Department**”) and the Visitacion Valley Citizens Advisory Committee (“**CAC**”). This Redevelopment Plan is the result of the Agency’s collaborative efforts with the CAC, the Planning Department, community members, and other departments of the City and County of San Francisco (“**City**”).

### **1.1 Existing Conditions in Project Area**

The Project Area is a mixed industrial and neighborhood commercial area that has suffered from economic decline for many years with the closure of the Schlage Lock manufacturing facility. The difficulty of rehabilitating industrial and commercial areas has resulted in the prolonged use of obsolete and inadequate structures, nearly vacant and abandoned commercial and industrial buildings, obsolete and inadequate public facilities and some privately-owned, deteriorating dwellings. The Project Area is characterized by dilapidated buildings of inadequate construction, unfit and unsafe for occupancy; deteriorating streets and public utilities of inadequate construction; a general absence of usable open and recreation space; and deficient public facilities. The conditions constitute a substandard living and working environment and have a detrimental effect on the neighborhoods within and the surrounding the Project Area.

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<sup>1</sup> Capitalized terms shall have the meaning set forth in Section 2.0 Definitions unless otherwise indicated in the text.



## 1.2 Visitacion Valley Redevelopment Plan Overview

### 1.2.1 Contents of the Plan

This Redevelopment Plan consists of this text, the Redevelopment Boundary Map (Map 1), the Legal Description of Project Area Boundaries (Attachment A), and the Redevelopment Land Use Map (Map 2). All attachments are incorporated into this Redevelopment Plan by reference. This Redevelopment Plan was prepared by the Agency pursuant to the Community Redevelopment Law of the State of California (Health & Safety Code §§ 33000 *et seq.*) (“**Community Redevelopment Law**” or “**CRL**”), the California Constitution, and applicable local codes and ordinances. The Project Area is in the Visitacion Valley neighborhood of the City and County of San Francisco, State of California (the “**City**”) and includes all properties within the Project Area boundary shown on the Redevelopment Boundary Map.

### 1.2.2 Project Area Boundaries

Visitacion Valley is a neighborhood at the southeastern corner of the City bounded by Highway 101 to the east, McLaren Park to the northwest and the San Mateo County line to the south. The Visitacion Valley Survey Area, approved by Resolution No. 424-05 (June 10, 2005), (“**Survey Area**”) is a 46-acre area including approximately 110 parcels, centered on Bayshore Boulevard and Leland Avenue.

Planning of the Survey Area has focused on the vacant, former Schlage Lock property off Bayshore Boulevard and the surrounding vacant properties, formerly used for Southern Pacific railroad operations. This area consists of approximately 20 acres of formerly industrial properties adjacent to two transit stations of the Third Street Light Rail line and a CalTrain Commuter Rail Station. The Survey Area includes the Schlage Site and surrounding properties (referred to as the Concept Plan Sub-Area and defined as Zone 1 in this document), four blocks of Leland Avenue, and a few blocks of properties on the west side Bayshore Boulevard.

### 1.2.3 Conformance with the General Plan

The Redevelopment Plan is consistent with the General Plan of the City and County of San Francisco and its applicable elements and in conformity with the eight Priority Policies of Section 101.1 of the Planning Code in effect on the date of the ordinance adopting this Redevelopment Plan (Ordinance No. XXXX).

### **1.2.3 Powers, Duties and Obligations for Implementation of Redevelopment Plan**

This Redevelopment Plan provides the Agency with the powers, duties and obligations to implement and further the programs generally described herein for the redevelopment, rehabilitation and revitalization of the Project Area. This Redevelopment Plan establishes a framework, and the objectives for the redevelopment program and incorporates the land use controls within the Project Area. It also describes the tools available to the Agency to develop and proceed with specific plans, projects, and solutions. All real property in the Project Area is subject to the controls and requirements of this Redevelopment Plan, the Planning Code, the Design for Development and the other applicable Plan Documents, as described herein.

### **1.2.5 Preliminary Plan**

This Redevelopment Plan is based upon the Visitacion Valley Preliminary Plan adopted by the Planning Commission at its November 06, 2006 hearing by Motion No. 17340.

### **1.2.6 Implementation Plan for the Project Area**

CRL Section 33490 requires the Agency to adopt, after a public hearing, an implementation plan that contains the goals and objectives of the Agency for the Project Area, specific program proposals including potential development projects, estimated expenditures proposed to be made during the next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Project Area and implement the requirements of CRL Sections 33334.2, 33334.4, 33334.6, and 33413.

After adoption of the first implementation plan, subsequent implementation plans must be adopted every five years either in conjunction with the City's housing element cycle or the implementation plan cycle and report on the Agency's compliance with CRL Sections 33334.2, 33334.4, 33334.6, and 33413. The Agency will seek additional community input into the implementation plans, though the CAC and/or other community forums, above and beyond the CRL required noticing and public hearing.

### **1.2.7 Related Plan Documents for the Project Area**

To facilitate the implementation of this Redevelopment Plan, the Agency has developed, or may develop in the future, related Plan Documents such as the Design for Development, Infrastructure Plan, Sustainability Plan, Business Occupant Re-Entry Policy, Cooperation and Delegation Agreement, Mitigation and Monitoring Program, Phasing Plan(s), Owner Participation Rules and Relocation Plan. In addition, the Board has amended the General Plan and amended the Planning Code and Zoning Maps by the Visitacion Valley / Schlage

Lock Special Use District to implement this Redevelopment Plan. In the future, the State of California or the City may pass legislation related to this Redevelopment Plan. Additionally, the Agency will approve implementation plans per CRL Section 33490 as described above in Section 1.1.6, that will define the production, revision, and implementation of these documents.

### **1.3 Redevelopment Plan Duration**

#### **1.3.1 Plan Duration**

The provisions of this Redevelopment Plan shall be effective for thirty (30) years from \_\_\_\_\_2009, the date the ordinance adopting the Visitacion Valley Plan is adopted by the Board of Supervisors and approved by the Mayor. After this time limit on the duration and effectiveness of this Redevelopment Plan, the Agency shall have no authority to act pursuant to this Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants, development agreements, or contracts. Notwithstanding the above, if the Agency has not completed its affordable housing obligations pursuant to the CRL, including the replacement housing and housing production obligations of CRL Section 33413, CRL Section 33333.8 requires the Agency to retain its authority to implement the CRL's affordable housing requirements, including its ability to incur and pay indebtedness for this purpose, and to use this authority to complete these housing obligations as soon as reasonably possible.

## **2.0 Definitions**

The following definitions are used in this Redevelopment Plan unless otherwise indicated by the text. The defined terms used herein shall be capitalized throughout the document.

**“Adoption” or “Adopted”** when used in reference to a redevelopment plan means the date on which this Redevelopment Plan or an amendment to this Redevelopment Plan is both adopted by the Board of Supervisors and signed or deemed approved by the Mayor.

**“Affordable Housing”** means housing that meets the requirements of Section 33334.2 of the CRL and that is affordable to extremely low-, verylow-, low- and moderate-income households, as defined by Health and Safety Code Section 50093, based on Area Median Income standards promulgated by the United States Department of Housing and Urban Development, adjusted solely by household size.

**“Affordable Housing Program”** includes the Agency’s activities to construct, rehabilitate, and preserve Affordable Housing that comply with the CRL and that maintain affordability for the longest feasible time, as permitted by law, this Redevelopment Plan, and other implementing documents.

**“Agency”** means the Redevelopment Agency of the City and County of San Francisco, a public body, corporate and politic, organized pursuant to the CRL. Unless otherwise indicated, any reference to an action that may or must be taken by the Agency pursuant to this Redevelopment Plan shall mean an action taken by the Agency Commission and shall also include any authorized actions delegated to Agency staff.

**“Agency Action”** is defined as the Agency’s funding, acquisition, disposition, or development of property through a Disposition and Development Agreement (DDA), Owner Participation Agreement (OPA), loan agreement, grant agreement, or other transactional or funding documents between a property owner and the Agency.

**“Agency Commission”** means the Commission for the Redevelopment Agency of the City and County of San Francisco.

**“Area Median Income” or “AMI”** means the median income for residents of the San Francisco Metropolitan Area as determined by the United States Department of Housing and Urban Development for the region including San Francisco, adjusted for household size, but not adjusted for high income area.

**“Business Occupant Re-Entry Policy”** means a document that the Agency Commission approved by Resolution No. xx-xxx dated \_\_\_\_\_, that complies with Section 33339.5 of the CRL and that establishes reasonable preferences to business occupants within the Project Area.

**“Board of Supervisors” or “Board”** means the Board of Supervisors of the City and County of San Francisco, California.

**“Certificate of Preference Holders”** means persons who have rights pursuant to Section 33411.3 of the CRL as implemented by the Agency in its Property Owner and Occupant Preference Program (Oct. 1, 2008), as amended from time to time.

**“Citizens Advisory Committee”** or **“CAC”** means the Mayor’s Visitacion Valley Citizens Advisory Committee that was initially appointed on June 15, 2006, and those members who have been, or will be, duly appointed subsequent to the initial formation. The CAC consists of volunteer members representing homeowners, residents, businesses, and interested organizations.

**“City”** means the City and County of San Francisco, California.

**“Community Redevelopment Law”** or **“CRL”** means the Community Redevelopment Law of the State of California (Health & Safety Code sections 33000 *et seq.*) as amended from time to time.

**“Concept Plan”** means the Visitacion Valley Schlage Lock Concept Plan endorsed by the Board by Resolution 425-05 (June 10, 2005).

**“Concept Plan Sub-Area”** means the portion of the ProjectArea defined as Zone 1 of the Redevelopment Plan, considered for reuse by the Concept Plan, and located between Bayshore Boulevard and Tunnel Avenue, south of Blanken Avenue. The Concept Plan Sub-Area includes the Schlage Site and the former Southern Pacific Railroad area.

**“Cooperation and Delegation Agreement”** means an agreement between the Agency and the Planning Department that defines how the two agencies shall administer the entitlement process in the Project Area.

**“Department of Public Health”** means the Department of Public Health of the City and County of San Francisco.

**“Department of Toxic Substances Control”** means the State of California’s Department of Toxic Substances Control within the California Environmental Protection Agency that regulates and monitors hazardous materials and remediation of contaminated properties.

**“Design for Development”** means the Visitacion Valley/ Schlage Lock Design for Development, which establishes a set of development controls and design guidelines used along with the Planning Code to regulate new development in the Project Area. The “Design for Development” contains specific Development Controls that apply to Zone 1 and Design Guidelines that apply to both Zone 1 and 2 of the Project Area.

**“Effective Date”** means \_\_\_\_\_, the date that is consistent with Section 33378 (b)(2) of the CRL and that is the 90<sup>th</sup> day after the ordinance approving this Redevelopment Plan is signed or deemed approved by the Mayor.

**“Environmental Sustainability”** means the use of the best practices for green building construction and development practices that are widely accepted within the State of California and the United States, such as the LEED Green Building Rating System or other standards to be developed locally.

**“Federal Government”** means the United States of America or any of its agencies or instrumentalities.

**“General Plan”** means the General Plan for the City and County of San Francisco.

**“Housing Fund”** means the Low and Moderate Income Housing Fund established pursuant to CRL Section 33334.3.

**“Infrastructure Plan”** means a plan detailing the lay-out and design standards of public infrastructure improvements including but not limited to street designs, sidewalk landscaping, dry utilities, sewer and storm water systems, and parks.

**“Mayor”** means the Mayor for the City and County of San Francisco.

**“Owner Participation Agreement”** or **“OPA”** means a binding agreement between a property owner and the Agency by which the participant agrees to rehabilitate, develop, use and maintain the property in conformance with this Redevelopment Plan.

**“Owner Participation Rules”** or **“OP Rules”** are the rules for property owner participation in redevelopment activities consistent with the provisions of this Redevelopment Plan within the Project Area, approved by the Agency Commission on xxxxx 2008.

**“Plan Documents”** means documents related to this Redevelopment Plan developed or to be developed by the Agency in order to facilitate the implementation of this Redevelopment Plan, including the Planning Code amendments pursuant to the Schlage Lock/ Visitacion Valley Special Use District, Design for Development, Sustainability Plan, Infrastructure Plan, Mitigation and Monitoring Program, Business Occupant Re-Entry Policy, Cooperation and Delegation Agreement, Implementation Plan, Relocation Plan and OP Rules.

**“Planning Code”** means the Planning Code and Zoning Maps of the City and County of San Francisco.

**“Planning Commission”** means the Planning Commission of the City and County of San Francisco, California.

**“Planning Department”** means the Planning Department of the City and County of San Francisco.

**“Priority Policies”** means the eight priority policies stated in Section 101.1, Master Plan Consistency and Implementation, of the City’s Planning Code.

**“Project Area”** means land within the boundaries of the Visitacion Valley Redevelopment Project Area as delineated in Map 1, consisting of Zone 1 and Zone 2, as depicted in Map 2.

**“Real Property”** means land, including land under water and waterfront property; buildings, structures, fixtures, and improvements on the land; any property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage, or otherwise and the indebtedness secured by such liens.

**“Redevelopment Plan”** means this Redevelopment Plan for the Visitacion Valley Project Area.

**“Relocation Plan”** means a document, approved by the Agency Commission by Resolution No. xx-xxxx dated \_\_\_\_\_ that establishes how the Agency and/or developers shall assist persons, business concerns and others displaced from the Project Area by redevelopment activities of or assisted by the Agency in finding new locations in accordance with all applicable relocation statutes and regulations.

**“Schlage Site”** means the western portion of Zone 1 of the Project Area owned by Ingersoll Rand in 2007 [depicted on Map 2], which includes the currently vacant industrial facilities formerly operated as the Schlage Lock factory until 1999.

**“Stand Alone Affordable Housing”** means a development in which all dwelling units are Affordable Housing.

**“Standards for Development”** means the standards for development set forth in Section Six of this Redevelopment Plan and the standards set forth in the Planning Code.

**“State”** means the State of California.

**“State Historical Building Code”** or **“SHBC”** means the State Historical Building Code as set forth in Health & Safety Code sections 18950 *et seq.* [ *and the regulations contained in Part 8 of Title 24 of the Code of California Regulations* ], which applies to all qualified historical buildings or structures, as defined in Health and Safety Code section 18955. It provides building regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction) or relocation of qualified historical buildings.

**“Substantially Rehabilitated”** has the same meaning as the term is used in Section 33413 (b)(2)(iv) of the CRL, which states “rehabilitation, the value of which constitutes 25 percent of the after rehabilitation value of the dwelling, inclusive of the land value.”

**“Supportive Housing”** means Affordable Housing developments with integrated services that are not required as a condition of occupancy and that serve high needs populations including but not limited to low income senior citizens, youth transitioning out of foster care, adults with developmental disabilities, individuals and families who are homeless or at risk of homelessness, and persons with AIDS.

**“Sustainability Plan”** means a document describing in technical detail the measures to be taken to construct both public facilities and private vertical development design to minimize impacts of new construction on environmental resources, reduce consumption of water, materials, and energy by new development and enhance the performance of natural systems on the redevelopment site.

**“Taxing Agencies”** means all public entities that have the authority to tax property within the Project Area, including the State, the City, BART, San Francisco Unified School District, San Francisco Community College District and the Bay Area Air Quality Management District.

**“Tax Increment”** means the portion of property taxes in excess of the amount levied in the base year that is made available for redevelopment programs, pursuant to the CRL, through the increase in property value of real property within the project area.

**“Tax Increment Financing”** means the special funding capacity of the Agency to issue bonds to fund redevelopment programs and then use Tax Increment to pay the principal of, and interest on, the loans, monies advanced to, or the indebtedness incurred by the Agency..

**“Zone 1”** means the Concept Plan Sub-area of the Project Area, defined above, and illustrated in Map 2. All parcels within District 1 are listed in a separate table in Appendix B.

**“Zone 2”** means portions of the Project Area along Bayshore Boulevard and Leland Avenue illustrated in Map 2, not discussed by the Concept Plan as an area for wholesale reuse, but instead subject to incremental infill development and revitalization.

### **3.0 Planning Goals and Objectives for the Project Area**

#### **3.1 Redevelopment Project Area Goals and Objectives**

**Preamble:** The redevelopment of the property on which the former Schlage Lock industrial facilities are located (the “Schlage Site”) and the revitalization of Bayshore Boulevard and Leland Avenue pursuant to this Redevelopment Plan shall balance the goals of sustainable development, traditional neighborhood design and transit-oriented development. The implementation of the Redevelopment Plan will improve or alleviate the physical and economic conditions of blight in the Project Area.

The following goals for this Redevelopment Plan were established in conjunction with the CAC and in meetings with members of the public at large. Together with the other related Plan Documents, these goals and objectives will direct the revitalization of the community and guide the direction of all future development within the Project Area. The goals and objectives for the Project Area are as follows:

#### **Goal 1: Create a livable, mixed use urban community that serves the diverse needs of the community and includes access to public resources and amenities.**

##### *Objectives:*

Attract a grocery store and provide a variety of retail options to serve multi-cultural, multi-generational community at a range of incomes.

Provide for the expansion of local public services such as a new library, police sub-station, and fire department facilities.

Provide high quality public infrastructure that serves as a model of sustainable design.

Create opportunities for the old Schlage Office Building to serve in the project area as a landmark that can be used for a variety of civic purposes.

Attract educational facilities including job training, English as a Second Language classes, City College extension, arts programs and multi-cultural resources.

Promote neighborhood-serving retail to provide residents and workers with immediate walking access to daily shopping needs.

#### **Goal 2: Encourage, enhance, preserve and promote the community and city’s long term environmental sustainability.**

##### *Objectives:*

Facilitate the clean up, redesign and development of vacant and underutilized properties in the Project Area.

Protect human health, by ensuring that toxics clean up be the primary consideration in the planning and phasing of new development.



Promote environmentally sustainable building practices in the Project Area so that the people, the community and ecosystems can thrive and prosper.

Promote, encourage, and adopt design and construction practices to ensure durable, healthier, energy and resource efficient, and/or higher performance buildings and infrastructure that help to regenerate the degraded urban environment.

Design green streets and sidewalks to contribute to the sustainability of the Project Area.

Ensure that development balances economics, equity and environmental impacts and has a synergistic relationship with the natural and built environment.

**Goal 3: Create pedestrian-oriented environment that encourages walking as the primary transportation mode within the Project Area.**

Objectives:

Connect the neighborhood through the creation of new streets and multi-use paths throughout the Schlage Site linking Visitacion Valley to Little Hollywood,

Access into the Schlage Site shall be fully public accessible and designed as an extension of the block pattern of the surrounding community.

Construct pedestrian-friendly streets throughout the Project Area to promote and facilitate easy pedestrian travel.

Ensure new buildings have multiple residential entrances and/or retail at the street level to contribute to sidewalk activity.

Improve the pedestrian safety along Bayshore Boulevard with intersection improvements and traffic calming.

**Goal 4: Encourage the use of alternative modes of transportation by future area residents, workers and visitors and support the development of the Caltrain Station as a major multi-modal transit facility.**

Objectives:

Encourage development that promotes the use of public transit, car pooling, shuttles, bikes, walking and other alternatives to the privately- owned automobile.

Contribute to regional connectivity of the greater Visitacion Valley area particularly with the Baylands of Brisbane.

Coordinate with local and regional transportation and planning agencies to facilitate rights-of-way connectivity and access to public transportation.

Enhance the attractiveness, safety, and functionality of transit stop locations within the Project Area.

Encourage new buildings on adjacent parcels to include safe pedestrian connections to the Caltrain facility.

Minimize the number of curbs cuts in new developments and encourage common parking access where feasible.

**Goal 5: Create well designed open spaces that enhance the existing community and new development.**

Objectives:

Create new parks, greenways, boulevards, and plazas that contribute to the existing open space network that serve the diverse needs of a mixed-use community.

Incorporate design elements of the Visitacion Valley Greenway into publicly accessible open space in order to express a cohesive, creative and unique neighborhood character.

Design new open spaces and streets to contribute to the sustainability of the infrastructure serving the Project Area, including treatment of stormwater, and the creation and maintenance of urban natural habitat.

Provide opportunities for ongoing community involvement in the parks through environmental education, interpretation and other active programming.

Include pedestrian walkways and destination points such as small plazas that create a sense of place.

Incorporate art by local artists in the design of public places.

Create financing mechanisms to ensure the long-term maintenance of parks and streetscapes.

**Goal 6: Develop new housing to help address the City's and the region's housing shortfall, and support regional transit use.**

Objectives:

Avoid the displacement of any residents.

Assist with the preservation and rehabilitation of existing affordable housing.

Facilitate the construction of new housing for a range of income levels and household sizes.

Increase the local supply of well-designed affordable housing for low-income and moderate-income working individuals, families, and seniors.

Develop housing to capitalize on transit-oriented opportunities within the Project Area.

**Goal 7: Establish the project area and surrounding neighborhoods as a gateway to the City of San Francisco.**

Objectives:

Use thoughtful design that complements and integrates the existing architectural character and natural context of Visitacion Valley.

Ensure that buildings reflect high quality architectural, environmentally sustainable building and urban design standards.

Incorporate local historical, ecological, cultural and artistic elements in the

designs of buildings, streetscape and parks.

Improve the district's identity and appearance through streetscape design.

Increase the economic viability of small businesses in the project area by providing an attractive, pedestrian-friendly street environment.

Design housing and public spaces to be family and multi-generational oriented.

Facilitate the preservation, rehabilitation, and seismic retrofitting of historic buildings and landmarks.

Design streets, parks, and building facades to provide adequate lighting and visual connectivity to promote public safety.

**Goal 8: Encourage private investment by eliminating blighting influences and correcting environmental deficiencies.**

Objectives:

Assemble and re-subdivide vacant industrial parcels in order to create buildable parcels and provide block patterns that integrate with the architectural character of the existing community.

Incorporate a mix of uses into the new development within the Project Area, particularly the Schlage Site, including different types of housing, retail and community services.

Design new development to take advantage of the transit proximity and to be a compact walkable mixed-use community.

Provide economic opportunities for current Visitacion Valley residents and businesses to take part in the rebuilding and revitalization of the community.

Provide opportunities for participation of property owners in the redevelopment of their own properties.

Strengthen the economic base of the community through commercial functions in the Project Area, and attract citywide attention to the district through events, media campaigns, and district-wide advertising.

Relate new development to Leland Avenue and help revitalize the neighborhood's traditional main street with local business development.

Ensure that new retail, which is a critical component of the project on the Schlage Site, supports and contributes to the existing retail corridors on Leland Avenue and Bayshore Boulevard.

## **4.0 Redevelopment Activities for the Project Area**

### **4.1 Redevelopment Actions**

Except as specifically limited by this Redevelopment Plan, the Agency is authorized to implement this Redevelopment Plan by the use of powers available under the Community Redevelopment Law and other law, including but not limited, to the following:

- Providing and assisting the development of extremely low-, very low-, low- and moderate-income housing, including supportive housing for the homeless;
- Preserving the availability of affordable housing units assisted or subsidized by public entities, which are threatened with conversion to market rates;
- Requiring the integration of affordable housing sites with sites developed for market rate housing;
- Promoting the retention, improvement, and expansion of existing businesses and attraction of new businesses and the provision of assistance to the private sector, if necessary;
- Providing relocation assistance to residents and/or eligible business occupants displaced from property in the Project Area, by Agency Actions;
- Providing for participation in redevelopment by owners presently located in the Project Area and extending preferences to business occupants and other tenants within the Project Area;
- Acquiring land or building sites;
- Demolishing or removing certain dilapidated or otherwise blighted buildings and improvements;
- Constructing buildings or structures;
- Improving land or building sites with on-site or off-site improvements;
- Encouraging the rehabilitation of structures and improvements by present owners or their successors;
- Disposing of property by sale, lease, donation or other means to public entities or private developers for uses in accordance with this Redevelopment Plan;
- Financing insurance premiums during the construction or rehabilitation of Affordable Housing administered by governmental entities or nonprofit organizations pursuant to CRL Section 33136;
- Developing plans, paying principal and interest on bonds, loans, advances or other indebtedness or paying financing or carrying charges for redevelopment purposes; and

- Remedying or removing a release of hazardous substances on, under, or from property within the Project Area.

## **4.2 Real Property Acquisition**

The Agency may acquire real property, either the entire fee or any other interest in real property less than a fee, including improvements and underground easements, located in the Project Area by any means authorized by law, as limited by this Redevelopment Plan. The use of eminent domain is partially restricted in the Project Area, as set forth in Section 4.3 of this Redevelopment Plan.

### **4.2.1 Real Property Disposition and Development**

The Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust or otherwise dispose of any interest in real property in the Project Area. To the extent permitted by law, the Agency is authorized to dispose of or acquire real property by negotiated lease, sale or transfer without public bidding after providing public notice and hearing pursuant to Section 33431 of the CRL.

All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development of the uses permitted in this Redevelopment Plan, or may be developed by the Agency for uses consistent with the Community Redevelopment Law.

The Agency shall obligate all purchasers or lessees of property acquired from the Agency to use the property for the purposes designated in this Redevelopment Plan, to begin and complete development of the property within a period of time that the Agency fixes as reasonable and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Redevelopment Plan.

All real property sold, leased or conveyed by the Agency may be subject to disposition and development agreements and property developed by owners may be subject to Owner Participation Agreements or other requirements to ensure that the provisions of this Redevelopment Plan will be carried out and to prevent the recurrence of blight,.

As authorized under Section 33437 of the CRL, the Agency shall impose, as necessary, covenants, conditions, or restrictions in the disposition and development documents to prevent transfer, retention or use of property for speculative purposes or for excess profit taking and to ensure that development is carried out pursuant to this Redevelopment Plan.

Leases, deeds, contracts, agreements and declarations of restrictions of the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions precedent or subsequent, equitable servitudes or any other provisions necessary to carry out this Redevelopment Plan. Where

appropriate, as determined by the Agency, such documents, or portions thereof, shall be recorded in the office of the County Recorder.

Property acquired by the Agency in the Project Area shall be under the management and control of the Agency during its ownership of such property. Such property may be rented or leased by the Agency pending its conveyance.

The Agency is authorized, subject to Board of Supervisors' approval and compliance with other conditions as specified in Section 33445 of the CRL, to assist financially (and otherwise) any public entity in the cost of public land, buildings, facilities, structures or other improvements where such land, buildings, facilities, structures or other improvements, are or would be, of benefit to the Project Area.

#### **4.2.2 Personal Property Acquisition and Disposition**

The Agency is not authorized to acquire personal property in the Project Area, except as necessary in connection with the acquisition of real property of the Redevelopment Plan. The Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber or otherwise dispose of personal property acquired by the Agency.

#### **4.3 Prohibitions and Limitations on Use of Eminent Domain**

This Redevelopment Plan authorizes the use of eminent domain under very limited circumstances in Zone 1. The Agency may exercise the power of eminent domain in the Project Area only as a tool of last resort, if the Agency complies with state law including, but not limited to the requirement that: the Agency first make a good faith effort to acquire property by negotiation, instead of by condemnation or eminent domain; the Agency pay just compensation based upon fair market value; and the Agency adopt at a public hearing by a vote of not less than two-thirds of all members of the Agency Commission, a resolution of necessity finding that acquisition of such property through eminent domain is in the public interest, and necessary to carry out the Redevelopment Plan.

In addition, the use of eminent domain shall be subject to the following limitations and prohibitions:

- The Agency shall not use eminent domain to acquire publicly owned property.
- The Agency shall not use eminent domain to acquire Project Area property outside of Zone 1, as defined on Map 2.
- Eminent domain proceedings, if used in the Project Area, must be commenced within twelve (12) years from the Adoption of this Redevelopment Plan. This time limitation may be extended only by amendment of this Redevelopment Plan, adopted and approved by the

Agency Commission and the Board of Supervisors, following a community process and the adoption of certain findings regarding the continuing existence of significant blight and the need for eminent domain to eliminate the blight.

- The Agency shall not acquire, through the use of eminent domain, property that contains legally occupied dwelling units.
- The Agency shall not acquire real property in the Project Area to be retained by an owner pursuant to an Owner Participation Agreement or other agreement, unless the owner fails to perform under that agreement and as a result the Agency exercises its rights under such agreement or prosecutes a condemnation or eminent domain action.
- The Agency shall use eminent domain on a parcel only as a last resort after the property owner has failed, after reasonable notice, to correct one or more of the following property conditions:
  - The property contains a building in which it is unsafe or unhealthy for persons to live or work as determined by the Department of Building Inspection, after failure to comply with an order of abatement of such conditions pursuant to the Building Code.
  - The property contains uses that pose a threat to the public's safety and welfare as formally determined through major citations or other significant regulatory action taken by or on behalf of the appropriate City agencies or departments, including, but not limited to the San Francisco Police Department, San Francisco Fire Department, San Francisco City Attorney's Office, San Francisco District Attorney's Office, San Francisco Department of Public Health, San Francisco Department of Building Inspection, and San Francisco Planning Department.
  - A parcel that is vacant, or contains a vacant or substantially vacant (approximately 75% or more of the rentable area) building(s) and the owner has no active plans for a new use or development.
  - The property contains hazardous substances, such as significant soil and/or groundwater contamination, that has not received effective or complete environmental remediation and the property owner has failed to comply with regulatory hazardous materials remediation orders, as described in Section 33459.1 of the CRL.

#### **4.4 Rehabilitation, Conservation and Moving of Structures**

The Agency may rehabilitate and conserve or cause to be rehabilitated and conserved, any building or structure in the Project Area and to encourage others to do so.

The Agency may also acquire, restore, rehabilitate, move, conserve and or otherwise assist the restoration or adaptive reuse of historic resources in the Project Area in a manner consistent with the Agency's Historic Preservation Policy, which states, in part, that the Agency shall use "mitigation measures and conditions for projects affecting historic and cultural resources that are consistent with those used by the Planning Department and the Landmarks Preservation Advisory Board." Section 4.3 of the Historic Preservation Policy, Agency Resolution No. 75-2005.

A purpose of this Redevelopment Plan is to encourage the retention of existing businesses that are generally compatible with this Redevelopment Plan and to add to the economic viability of businesses by programs that encourage voluntary participation in conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and incentives to encourage owners of property within the Project Area to upgrade and maintain their property in a manner consistent with this Redevelopment Plan and with other standards that may be established by the Agency and/or Planning Department, such as the Design for Development and the Planning Code.

#### **4.5 Owner Participation Agreements**

##### **4.5.1 Participation by Property Owners**

Owners of real property in the Project Area may participate in the redevelopment of the Project Area by new development or rehabilitation in accordance with the standards for development or the standards for rehabilitation, which will be set forth in the Owner Participation Rules.

The Agency may require, as a condition to participation in redevelopment in the Project Area, that each participant may enter into a binding written Owner Participation Agreement ("OPA") with the Agency by which the property will be developed, maintained or rehabilitated for use in conformity with this Redevelopment Plan, the Planning Code, the Owner Participation Rules, declaration of restrictions, if any, and applicable design guidelines promulgated by the Agency.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition, and use of existing improvements; the reduction of the total number of individual parcels in the Project Area; the elimination of certain land uses; the realignment of streets; the construction of new public facilities and improvements; and the ability of owners to finance acquisition, rehabilitation, and/or redevelopment in accordance with this Redevelopment Plan, the Declaration of Restrictions and in accordance with such controls as necessary to ensure that redevelopment is carried out pursuant to the Standards for Development.



#### **4.5.2 Owner Participation Rules**

Property owners shall be given a reasonable opportunity to participate in redevelopment. The Agency has adopted, after a public hearing, rules governing participation by property owners known as the OP Rules, which are subject to amendment from time to time. The OP Rules were adopted pursuant to the CRL in order to implement the provisions of this Redevelopment Plan regarding participation by property owners. The OP Rules incorporate procedures to encourage, permit and govern the participation by property owners within the boundaries of the Project Area to the maximum extent consistent with the objectives of this Redevelopment Plan.

Owners of property within Zone One are required to provide plans and phasing programs that clearly define the delivery of infrastructure and open space, and that address the environmental sustainability of new development as a part of an OPA or other agreement to be approved by the Agency and other city departments before proceeding with development plans.

#### **4.6 Cooperation and Delegation Agreement**

The Agency and Planning Department will enter into a Cooperation and Delegation Agreement in order to provide coordinated review of development proposals. The Cooperation and Delegation Agreement shall specify the respective roles of the Agency and the Planning Department in reviewing development proposals and otherwise administering the development controls, with the objective of facilitating the development process and furthering the goals of this Redevelopment Plan. The Cooperation and Delegation Agreement will specify how the Planning Department will assist in the review of plans and entitlements within Zone 1, where the Agency will retain land use jurisdiction and development will be subject to an OPA(s) with the Agency. The Cooperation and Delegation Agreement will delegate to the Planning Department the approval of entitlements and the administration of development controls within Zone 2 of the Project Area, except where a development proposal requires Agency Action.

## **5.0 Land Use and Development Controls**

### **5.1 General Controls and Limitations**

All real property in the Project Area is hereby subject to the controls and requirements of this Redevelopment Plan, and the applicable provisions of the Design for Development adopted pursuant to this Plan. This Redevelopment Plan also incorporates the Planning Code and Zoning Maps, as amended from time to time, for purposes of establishing the land use controls in Zone 2. No real property or real property interest may be developed, rehabilitated, subdivided, or otherwise changed after the date of the Adoption of this Redevelopment Plan, except in conformance with the provisions of this Redevelopment Plan, applicable provisions of the Planning Code, as amended from time to time, and the applicable development controls and design guidelines of the Design for Development, as amended from time to time. .

### **5.2 Redevelopment Project Area Districts**

The *Project Area Development Districts Map* (Map 2) illustrates the boundaries of two development districts within the Project Area, designated as Zone 1 and Zone 2.

The land uses permitted in areas shown on Map 2 as Zone 1, also referred to as the Concept Plan Sub-Area, shall be those described in Section 5.3 of this Plan. In Zone 1, development of real property must follow the provisions of the Visitation Valley Design for Development and is subject to the property owner(s) and the Agency entering into one or more Owner Participation Agreements..

The land uses permitted in areas shown on Map 2 as Zone 2 shall be those permitted in the Planning Code and Zoning Maps, as amended by the Schlage Lock/ Visitation Valley Special Use District, and as amended from time to time. In Zone 2, development of real property must also follow the Design Guidelines of the Design for Development. The Agency shall delegate development approvals within Zone 2 to the Planning Department as described in Section 4.6, above.

In the event the Planning Code or any other ordinance is amended or supplemented with regard to any land use in the Project Area, the land use provisions of this Plan applicable to Zone 2 shall be automatically modified accordingly without the need for any formal plan amendment, so long as those Planning Code provisions or other ordinances are consistent with the goals and objectives of this Redevelopment Plan.

### **5.3 Permitted Land Uses in Zone 1**

The Zone 1 Land Use Map, attached as Map 3, illustrates the location of proposed land use districts within the Concept Plan Sub-Area.

### **5.3.1 Mixed Use Residential District**

Areas shown on the Map 3 as Zone 1-Mixed Use Residential District shall be maintained, developed or used primarily for housing, consistent with the Agency's on-site affordable housing requirement in Subsection 6.2.2, with community serving retail and flex-use space allowing residential or small scale commercial activities. The size and other parameters of new development proposals must conform to appropriate provisions of the Design for Development.

The following land uses are permitted in the Mixed Use Residential District:

#### **Residential:**

- Dwelling units
- Live/work flex-space units

#### **Retail Businesses, Offices and Personal Services:**

- Neighborhood serving retail and personal services up to 10,000 square feet per user
- Community-serving professional, medical, and business offices
- Counter service, self service and full service restaurants
- Bars
- Physical fitness and health facilities

#### **Education, Arts and Community Activities:**

- Institutional and education facilities
- Arts activities in commercial or community spaces
- Recreation facilities
- Religious institutions
- Childcare facility

#### **Permitted Accessory Uses:**

- Outdoor activity area
- Home occupation
- Automated teller machines (ATMs)
- Parking

#### **Excluded Uses**

- General Advertising
- Commuter Parking
- Large format retail, (single users over 10,000 square feet)
- Medical Cannabis Club

- Drive-through facilities
- Automotive Repair or Service Stations
- On site dry cleaning operations
- Mortuary
- Industrial Activities
- Wholesale Retail, Warehousing, or Self Storage

### **5.3.2 Mixed Use Commercial District**

Areas shown on the Map 3 *Redevelopment Land Use and Design Framework Plan* as Zone 1-Mixed Use Commercial District shall be maintained, developed or used primarily for neighborhood serving retail and multiple-family housing, consistent with the Agency's on-site affordable housing requirement in Subsection 6.2.2. The size and other parameters of new development proposals must conform to appropriate provisions of the Design for Development.

The following land uses are permitted in the Mixed Use Commercial District:

#### Residential:

- Dwelling units
- Group housing without individual cooking facilities
- Live/work flex-space units

#### Retail Businesses, Offices and Personal Services:

- Neighborhood serving retail and personal services
- Medium to Large format grocery store or food marketplace
- Moderate-scale professional and business offices, up to 50,000 square feet
- Physical fitness and other health facilities
- Counter service, self service and full service restaurants
- Bars
- 

#### Education, Arts and Community Activities:

- Institutional and education facilities
- Arts activities in commercial or community spaces
- Recreation facilities
- Religious institutions
- Childcare facility

#### Permitted Accessory Uses:

- Outdoor activity or indoor recreation areas
- Home occupation

- Automated teller machines (ATMs)
- Parking

#### Excluded Uses

- General Advertising
- Commuter Parking
- Large format retail- Except for full service grocery stores, (single users over 10,000 square feet)
- Medical Cannabis Club
- Drive-through facilities
- Automotive Repair or Service Stations
- On site dry cleaning operations
- Mortuary
- Industrial Activities
- Wholesale Retail, Warehousing, or Self Storage

### **5.3.3 Railroad Right of Way**

Areas shown on the Map 3 - *Redevelopment Land Use and Design Framework Plan* as Zone 1-Railroad Right of Way shall be maintained for rail operations and accessory uses. The design of new development and infrastructure proposals should reflect the design goals of the Design for Development.

### **5.3.4 Interim Uses**

Pending the development of land by developers and participants, the Agency Commission may authorize or permit the temporary use of any land in Zone 1 of the Project Area for interim uses not otherwise in conformity with the uses permitted in this section of the Plan, provided those interim uses do not conflict with the goals of the plan or otherwise create conflicts with the surrounding neighborhoods. Interim uses are temporary land uses permitted for a maximum of two (2) years.

## **5.4 Permitted Land Uses in Zone 2**

Areas shown on Map 2 - *Project Area Development Districts* as Zone 2 shall be maintained, developed or used for neighborhood commercial uses and multi-family housing, consistent with the General Plan as it now reads or as it may be amended from time to time in the future and as permitted by the Planning Code as it now exists or as it may be amended from time to time in the future.

## **5.5 Public Facilities**

### **5.5.1 Open Space, Public and Semi-Public Uses**

In any area of the Project Area, the Agency is authorized, subject to Board of Supervisors' approval and compliance with other conditions as specified in Section 33445 of the CRL, to assist in the establishment, alteration or enlargement of public, semi-public, or community uses, including parks, plazas, playgrounds, recreational and sports facilities. All such uses shall conform, so far as possible, to the provisions of this Plan applicable to the uses in the specified area, the Design for Development and the Planning Code. The Agency and the City may approve an Infrastructure Plan, or other documents to further define the specifications of public open spaces. The Agency may impose other reasonable restrictions upon such uses as are necessary to protect the development and use of the Project Area.

A minimum of 10% of the land area within Zone 1 will be dedicated for publicly accessible open space and community facilities. The approximate location of the open space areas are illustrated in Map 3 – *Redevelopment Land Use and Design Framework Plan*, and further defined in the Design for Development and other Plan Documents.

### **5.5.2 Public Rights-of-Way**

The proposed street layout for Zone 1 is illustrated on the Redevelopment Framework Plan (Map 4). New streets must be aligned and designed to conform with provisions of the Design for Development. Additional public streets, alleys, rights-of-way and easements and rights of way, may be created in the Project Area as needed for development and circulation. The Agency and the City may approve an Infrastructure Plan consistent with this Redevelopment Plan and the Design for Development to further define the specifications of future streets and rights-of-way.

Existing streets within Zone 2 shall remain generally within their existing alignment. Existing streets, intersections, or other rights-of-way may be narrowed, widened, redesigned or otherwise altered, as necessary for multi-modal circulation and proper redevelopment of the Project Area. Such modifications, as may be implemented, shall conform to the General Plan and the Design for Development as they now read or as they may be amended from time to time in the future. The Agency and the City may approve an Infrastructure Plan to further define the specifications of alterations of existing streets and utilities.

### **5.5.3 Off-Site Improvements**

The Agency and/or the Planning Department may require a land owner, at his/her own expense, to install street trees, landscaping, roadway and intersection improvements, sidewalks, transportation facilities or other improvements on property other than the site that is the subject of the sale, lease, or owner participation agreement, including public rights-of-way. Such improvements shall be designed in conformity with the Design for Development, approved streetscape and open space plans and/or applicable infrastructure plans.

## **5.6 Standards and Procedures for Development in Project Area**

To achieve the objectives of this Redevelopment Plan in the Project Area, the use and development of land shall also be in accordance with this Redevelopment Plan, the Design for Development in Zone 1, and the Planning Code in Zone 2. Prospective property developers should refer directly to the Design for Development and the Planning Code, where applicable, for standards, as well as to the remainder of this Redevelopment Plan and Related Plan Documents.

### **5.6.1 Type, Height, Size and Use of Buildings – Zone 1**

The Redevelopment Plan, the General Plan, and the Design for Development establish the development controls authorized in Zone 1 of the Project Area. The Design for Development provides specific limitations to the height and other dimensions of new buildings, standards for development of new buildings, as well as design guidelines directing the architectural character of future development.

The Planning Commission and the Redevelopment Commission may adopt amendments to the Design for Development to better achieve the goals and objectives of this Redevelopment Plan.

### **5.6.2 Type, Height, Size, and Use of Buildings – Zone 2**

The Planning Code and the Design Guidelines of the Design for Development establish the development controls authorized in Zone 2 of the Project Area. The Planning Code specifies height and bulk dimensions of future buildings. .

The Planning Commission and the Board of Supervisors may adopt amendments to the Planning Code to better achieve the goals and objectives of this Redevelopment Plan. In the event the General Plan, Planning Code or any other applicable ordinance is amended or supplemented with regard to any land use or development control in Zone 2 of the Project Area, the land use provisions and development controls of

this Redevelopment Plan shall be automatically modified accordingly without the need for any formal plan amendment process unless those amendments or supplements are contrary to the goals and objectives of this Redevelopment Plan. Development in Zone 2 shall follow the Design Guidelines of the Design for Development. To the extent that the inclusionary housing requirements in Planning Code section 315 are inconsistent with this Redevelopment Plan, this Redevelopment Plan shall take precedence over Planning Code section 315. Thus, developers in the Project Area are required to comply with the inclusionary housing standards in this Redevelopment Plan.

### **5.6.3 Limitation on the Number of Buildings**

The number of building presently within the Project Area is currently approximately 110. The number of buildings within the Project Area shall not exceed approximately 500.

### **5.6.4 Number of Dwelling Units**

The number of dwelling units presently within the Project Area is currently approximately 200 and shall be approximately 1,800 under this Redevelopment Plan.

### **5.6.5 Parking**

Parking spaces shall be as permitted and/or required as prescribed in the Design for Development for Zone 1 and in the Planning Code for Zone 2. The Agency will encourage joint use of parking spaces to the extent that such joint use will adequately serve the needs of each user.

### **5.6.6 Signs**

Signs in the Project Area shall be designed and constructed in conformance with the Design for Development in Zone 1 and Article 6 of the Planning Code in Zone 2. In addition, signs shall be complementary to elements in the total environment.

## **5.7 Environmental Sustainability**

The planning and design of all elements of the physical redevelopment of the project area, including site remediation, future private development, and public parks, streets, and infrastructure shall be conducted using the best practices for sustainable design to meet the goals of the Sustainability Plan and the goals and objectives of the Redevelopment Plan outlined above in Section 3.0. The Design for Development and other planning documents provide specific standards for sustainable design and



construction. These standards may be revised as technologies and best practices evolve over the duration of the Plan.

## **5.8 Variance in Zone 1**

The owner of any Zone 1 property, may make a written request for a variance that states fully the grounds of the application and the facts pertaining thereto. Upon receipt of a complete application, the Agency may conduct its own further investigation and, after consultation with the CAC and the Planning Department, the Agency Commission may, at a duly noticed public hearing, grant a variance from this Redevelopment Plan or the Design for Development under the following circumstances:

- Due to unique physical constraints or other extraordinary circumstances applicable to the property, the enforcement of development regulations without a variance would otherwise result in practical difficulties for development and create undue hardship for the property owner or constitute an unreasonable limitation beyond the intent of this Redevelopment Plan.
- The granting of a variance must be in harmony with the goals of the Redevelopment Plan, and shall not be materially detrimental to the public welfare or materially injurious to neighboring property or improvements in the vicinity.

In granting a variance, the Agency will specify the character and extent thereof, and also prescribe conditions necessary to secure the goals of this Redevelopment Plan and the Design for Development. The Agency's determination to grant or deny a variance shall be final and shall not be appealable to the Planning Department.

## **5.9 Variance in Zone 2**

A development proposal within Zone 2 of the Project Area, pursuant to a Cooperation and Delegation Agreement, may seek a variance from the Planning Code. Any request for a variance will be reviewed by the Planning Department, in its sole discretion, using the guidelines and procedures established by the Planning Department and the Planning Code, unless the variance is for a development that is subject to Agency Action and the Agency has elected to consider the variance as a part of the Agency Action. The Planning Department's determination to grant or deny a variance is not appealable to the Agency. In considering a variance for a project subject to Agency Action, the Agency shall follow the Planning Code standards for a variance.

## **6.0 REDEVELOPMENT PROGRAM**

This Redevelopment Plan creates the Visitacion Valley Redevelopment Project Area and the Agency's redevelopment strategy for the elimination of blight, facilitation and construction of affordable housing, provision of community enhancements, and support for local economic development in the Project Area. To the extent that the Agency has delegated land use authority to the Planning Department by a Cooperation and Delegation Agreement then in effect, references below to actions or determinations by the Agency may be undertaken by either the Planning Department and/or Planning Commission, consistent with the terms of such Cooperation and Delegation Agreement.

### **6.1 Affordable Housing Production**

#### **6.1.1 Affordable Housing Program**

The CRL provides that the production of Affordable Housing is a fundamental purpose of redevelopment. The Agency shall implement its Affordable Housing Program and, as feasible, may dedicate funds from the Housing Fund for the production of affordable housing within the Project Area. In addition, the Agency may also utilize funds from the Housing Fund to produce or cause the production of Affordable Housing outside of the Project Area, if the Affordable Housing requirements of the Project Area, as described below, are met, and such Affordable Housing is deemed to be of benefit to the Project Area. The Affordable Housing Program shall be consistent with the City's Consolidated Housing Plan and the General Plan and may include:

- Below market rate rental and home ownership inclusionary units within market rate projects,
- Stand Alone Affordable Housing in the form of affordable rental and/or home ownership developments,
- Supportive Housing projects serving high need populations,
- Rehabilitation of existing housing units in the Project Area,
- Local marketing, outreach and technical assistance for affordable rental and home ownership opportunities, and
- Assistance towards the rehabilitation of the public housing facilities at Sunnydale Housing Authority site
- Other activities authorized for the development of Affordable Housing, as described in Section 33334.2 of the CRL.

#### **6.1.2 Affordable Housing Production Goals**

Section 33413 (b) (2) of the CRL requires that, prior to the expiration of this Redevelopment Plan, at least fifteen percent (15%) of all new and Substantially Rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency shall be available at affordable housing cost to, and occupied by, persons and families of very low-, low- or moderate-income, as defined in Section 33334.2 of the CRL. Not less than forty percent (40%) of the dwelling units required to be Affordable Housing, or no less than six percent (6%) of all new units in the Project Area, must be made available at affordable housing cost to, and occupied by very low-income households.

The Agency shall exceed this CRL requirement by causing, prior to the expiration of this Redevelopment Plans, at least twenty five (25%) of all new and Substantially Rehabilitated dwelling units developed within the Project Area by public or private entities or persons other than the Agency to be available at affordable housing cost to, and occupied by, persons and families of extremely low-, very low-, low- or moderate-income, as defined in Section 33334.2 of the CRL.

#### **6.1.2 Zone 1 - Affordable Housing Policy**

To facilitate the Agency's compliance with subdivision (b)(2) of CRL section 33413, and meet the increasing need for affordable housing in the City, at least twenty five (25%) of all new dwelling units developed within the Zone 1 must be available at affordable housing cost to, and occupied by, persons and families of extremely low-, very low-, low- or moderate-income.

The 25% affordable housing production requirement may be reached through a combination of inclusionary units within market rate projects, Stand Alone Affordable Housing developments, and/or dedication of developable land to the Agency for the purpose of constructing Affordable Housing developments.

In order for affordable rental units to be available to extremely low-through low-income households in Zone 1, the maximum income eligibility for rental housing units shall be fifty percent (50%) of AMI. The Agency, based on available funding sources and financial feasibility, shall make all efforts to maximize the affordability within the Affordable Housing Program by serving households who earn less than 50% of AMI.

Additionally, in order for Affordable Housing in the form of affordable homeownership units to be available to low and moderate income

households, the maximum income eligibility for affordable ownership housing units shall be one hundred percent (100%) of AMI for owner occupied units, with a goal of achieving an average of eighty five percent (85%) of AMI for owner occupied units.

### **6.1.3 Zone 2 - Inclusionary Housing Policy**

To facilitate the Agency's compliance with subdivision (b)(2) of CRL section 33413, developers of housing within Zone 2 of the Project Area shall comply with the Citywide Inclusionary Housing Ordinance, as codified in Planning Code sections 315 et seq., and as it may be further amended from time to time, except that:

- (1) The duration, monitoring, marketing, and controls for affordable units shall be consistent with the Community Redevelopment Law and Agency policy.
- (2) Inclusionary homeownership units shall be monitored by the Agency and implemented consistent with the Agency's Limited Equity Program.
- (3) The construction of off-site units as permitted under Planning Code sections 314.4(e) (1) and 315.5 must be developed within the Project Area.
- (4) In lieu fee payment as described in Planning Code section 315.6 is only permitted as a means of meeting the inclusionary housing requirement for housing developments of 10 units or less. In lieu fees shall be paid to the Agency for use toward Affordable Housing in the Visitacion Valley neighborhood . Larger projects must provide Affordable Housing on site or off-site within the Visitacion Valley neighborhood.

### **6.1.4 Tax Increment Committed To Housing**

Consistent with Board Resolution No. 427-05 (June 10, 2005) and Agency Resolution No. 134-2005, the Agency shall use over fifty percent (50%) of the total tax increment funds that the Mayor and Board of Supervisors allocate to the Agency for the purpose of redevelopment activities that increase, improve, and preserve the City's supply of Affordable Housing that is affordable by persons and families of extremely low-, very low-, low- or moderate-income.

In a given year, the Agency is required to set aside no less than 20 percent (20%) of all taxes allocated to the Agency pursuant to CRL section 33670(b) to be used by the Agency for the purposes of increasing, improving and preserving the City's supply of housing for persons and

families of very low-, low- or moderate-income, as required under CRL section 33334.2, unless certain findings are made as required by that section to lessen or exempt such requirement.

The Agency may use the funds specified in CRL section 33334.2 to meet, in whole or in part, the affordable housing production or replacement housing requirements. These funds may be used within the Project Area, or outside the Project Area in that affordable housing outside the Project Area also benefits the Project Area pursuant to CRL section 33334.2(g). These funds shall not be used outside the Project Area unless the goals of Section 6.2.2 have been met or are scheduled to be met by approved projects and/or dedicated funding sources.

#### **6.1.5 Replacement Housing**

In accordance with CRL section 33334.5, whenever dwelling units housing persons of low or moderate income are destroyed or removed from the housing market, as part of the implementation of this Redevelopment Plan, the Agency shall, within four (4) years of such destruction or removal, rehabilitate, develop or construct, or cause to be rehabilitated, developed or constructed, for rental or sale to persons and families of low- or moderate-income an equal number of replacement dwelling units at affordable rents within the Project Area or within the territorial jurisdiction of the City in accordance with the provisions of CRL sections 33413 and 33413.5.

#### **6.1.6 Occupancy Preferences**

Whenever the Agency provides a subsidy, financial assistance or some other material benefit such as site assembly, site specific capital improvements, or a Plan amendment, that results in low- or moderate-income housing units being developed in the Project Area or elsewhere pursuant to this Redevelopment Plan, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to persons and families of low- and moderate-income in the following order of priority, to the extent permitted by law:

- (1) Certificate of Preference Holders,
- (2) Rent burdened households in San Francisco defined as persons paying more than fifty percent (50%) of their income for housing,
- (3) Persons residing in San Francisco Housing Authority public housing developments that have not completed redevelopment through the HOPE VI or HOPE SF program,
- (4) San Francisco residents, and then

- (5) Members of the general public.

Any residential preference authorized under this Section shall be permitted only to the extent that such preference: a) does not have the purpose or effect of delaying or otherwise denying access to a housing development or unit based on race, color, ethnic origin, gender, religion, disability, age, or other protected characteristic of any member of an applicant household; and b) is not based on how long an applicant has resided or worked in the area.

## **6.2 Economic Development Programs [Non-Housing]**

### **6.2.1 Proposed Economic Development Programs**

Consistent with CRL limitations on use of tax increment, the Agency may develop the following economic programs within the Project Area in conjunction with property owners, residents, community-based organizations, and other city agencies:

- Façade improvement program for existing businesses and/or property owners on Leland Avenue and Bayshore Boulevard in the Project Area,
- Tenant improvement program for existing businesses on Leland Avenue and Bayshore Boulevard,
- Brownfield evaluation and clean-up assistance for commercial and industrial properties,
- Local small business assistance programs,
- Assistance with marketing and promotional activities for local business groups,
- Support for community job training programs, and
- Local hiring and equal opportunity programs.

### **6.2.2 Employment and Contracting Opportunities in Implementation**

The Agency will implement programs in the Project Area that meet or exceed Agency and City policies regarding workforce development contracting opportunities and equal opportunity, particularly for economically-disadvantaged Visitation Valley residents and businesses. The goal of such program(s) shall be to provide first consideration to local residents, defined for the sole purpose of this section as residents of the 94134 postal zip code area, for job opportunities resulting from new development and other elements of the redevelopment program.

The Agency in cooperation with the City and community based organizations will implement job training programs targeting future employment opportunities related to the Redevelopment Plan. The Agency and the City will establish a clear single point of contact to facilitate the placement of Visitation Valley residents into job opportunities with project sponsors and contractors.

For those projects that require Agency Action, including Owner Participation Agreements, the Agency shall require the developer to comply with the Agency's equal opportunity and local hiring policies, including: the Small Business Enterprise Program, Construction Workforce Program, Permanent Workforce Program, Nondiscrimination and Equal Benefits policies, Minimum Compensation and Health Care Accountability policies and the Agency's Prevailing Wage Policy, where applicable, as such policies are amended or succeeded from time to time.

The Agency's Small Business Enterprise Program provides preferences in contracting for small businesses located within redevelopment project areas; for contracts related to this Redevelopment Plan priority shall be given to businesses within the Visitation Valley Project Area.

## **6.3      Community Enhancement Programs [Non-Housing]**

### **6.3.1      Proposed Community Enhancement Programs**

The Agency may adopt and implement a community enhancements program that is consistent with the CRL, that will promote the full revitalization of the Project Area, and that will involve the Agency and as appropriate, other City, regional and state agencies in its implementation. The following community enhancement programs are suggested under this Redevelopment Plan:

- Streetscape improvements for Leland Avenue, Bayshore Boulevard, and Tunnel Avenue including enhanced landscaping, lighting signage and traffic calming where needed;
- New streets, transit facilities, and public infrastructure to serve new development parcels and the Project Area;
- Development of cultural, educational, and/or community facilities;
- Development and installation of local signage and gateway elements;
- Assistance to community and public arts programs,
- Development of public parks and recreational facilities; and
- Preservation, rehabilitation and adaptive reuse of historic structures.

### **6.3.2 Open Space Development**

The open space areas designated in the Redevelopment Framework Plan (Map 3) consist of a set of parks to contribute to a system of neighborhood parks, plazas, and, recreational facilities, in the Visitation Valley area. The Agency may assist in the development and/or maintenance of new public parks or the enhancement of existing public facilities within the Project Area, subject to Board of Supervisors' approval and compliance with other conditions as specified in Section 33445 of the CRL.

The Agency may require the cooperation of developers in the construction and maintenance of public, private and semi-public outdoor open spaces (plazas, balconies, patios, courtyards, rooftops).

### **6.3.3 Public Street Improvements**

The Agency will work with City agencies and private developers toward the construction of new streets and streetscape improvements to create landscaped and well-lighted streets to provide direct pedestrian movement within, to and from new development, schools, parks, playgrounds, commercial areas, and other frequently visited facilities and places. The Agency will insure that the designs of such facilities reflect the sustainability goals of the Redevelopment Plan described in Section 3.1.

### **6.3.4 Public Amenities**

The Agency, in consultation with the CAC and other community representatives, will work with City agencies and educational institutions toward the provision of new community facilities within the Project Area, including the potential adaptive reuse of the former Schlage Office building.



## **7.0 Methods of Financing the Redevelopment Plan**

### **7.1 General Description of Proposed Financing Method**

The Agency is authorized to finance the implementation of this Redevelopment Plan with financial assistance from the City, State of California, federal government, tax increment financing, interest income, Agency bonds, donations, loans from private financial institutions, assessments, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Redevelopment Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

The City or any other public agency may expend money to assist the Agency in carrying out this Redevelopment Plan. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

#### **7.1.1 Tax Increment Financing**

All taxes levied upon taxable property within the Project Area each year, by or for the benefit of the State of California, the City, any district or any other public corporation (sometimes called "Taxing Agencies") after the Effective Date of the ordinance approving this Redevelopment Plan, shall be divided as follows:

That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the Taxing Agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such Taxing Agencies, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective Taxing Agencies as taxes by or for the Taxing Agencies on all other property are paid. For the purpose of allocating taxes levied by or for any Taxing Agency or agencies which does not include the territory of the Project Area as of the Effective Date of such ordinance but to which such territory is annexed or otherwise included after such Effective Date, the assessment roll of the County of San Francisco last equalized on the Effective Date of the ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on the Effective Date.

Except as provided in CRL section 33670(e) or section 33492.15, that portion of levied taxes each year in excess of such amount shall be

allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the redevelopment project. Unless and until the total assessed valuation of the taxable property in the Project Area exceeds the total assessed value of taxable property in the Project Area as shown by the last equalized assessment roll referred to herein, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective Taxing Agencies. When the loans, advances or indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective Taxing Agencies as taxes on all other property are paid.

The Agency irrevocably pledges the portion of taxes allocated to the Agency for the payment of the principal and interest on the advance of monies, or making of loans or the incurring of an indebtedness (whether funded, refunded, assumed or otherwise), to finance or refinance the implementation of this Redevelopment Plan in whole or in part, including but not limited to direct and indirect expenses. The Agency is authorized to make pledges as to specific advances, loans and indebtedness as appropriate in carrying out this Redevelopment Plan.

#### **7.1.2 Agency Bonds**

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the implementation of this Redevelopment Plan. Neither the members of the Agency Commission nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The maximum amount of bonded indebtedness of the Agency to be repaid from the allocation of taxes to the Agency pursuant to CRL section 33670, which can be outstanding at one time, shall not exceed \$160 million, except by amendment of this Redevelopment Plan.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor are any of their political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

#### **7.1.3 Time Limit on Establishment of Indebtedness**

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part its activities in the Project Area beyond twenty (20) years from the Adoption of the ordinance adopting the Visitacion Valley Redevelopment Plan unless such Redevelopment Plan is amended following applicable provisions of the Community Redevelopment Law, except that the Agency may continue to incur loans, advances or indebtedness to be paid from the Low- and Moderate-Income Housing Fund as defined by the Community Redevelopment Law to meet the Agency's affordable housing obligations pursuant to applicable provisions of the CRL, including CRL Sections 33333.8, 33413 and 33413.5. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by CRL Section 33333.2.

#### **7.1.4 Time Limit for Receipt of Tax Increment Funds**

The Agency shall not pay indebtedness or receive property taxes pursuant to CRL Section 33670 from the Project Area after forty-five (45) years from the Adoption of this Redevelopment Plan.

#### **7.1.5 Other Loans, Grants and Miscellaneous Financing Sources**

Any other loans, grants, guarantees or financial assistance from the federal government, the State, the City or any other public or private source will be used if available.

## **8.0 GENERAL POLICIES APPLICABLE TO THE PROJECT AREA**

In order to eliminate existing blight in the Project Area, to prevent its reoccurrence and to accomplish the goals of this Redevelopment Plan, the Agency may implement the following policies listed in this Section, as said policies may be amended from time to time. In addition, the Agency may adopt additional policies, from time to time, in its sole discretion, as are desirable and necessary to accomplish the goals of this Redevelopment Plan.

### **8.1 Relocation of Displaced Persons, Businesses and Others in Project Area**

The stated goal of this Redevelopment Plan is to avoid displacing any residential units or existing businesses. However the CRL requires redevelopment plans to institute policies regarding relocation and state law requires the preparation of a relocation plan as soon as possible after the initiation of negotiations and before proceeding with any phase of a project or an activity that will result in displacement. If the implementation of the goals and objectives of the Redevelopment Plan results in displacement, the Agency shall comply with the CRL requirements and the policies below.

#### **8.1.1 Assistance in Finding other Locations**

The Relocation Plan prepared by or at the direction of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low- and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing unit shall be a standard dwelling that is suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and contain at least the same number of bedrooms and other living areas as the dwelling unit destroyed or removed by the Agency. The Agency shall not displace such person or family until such housing unit is available and ready for occupancy.

The Agency shall, pursuant to a Relocation Plan, assist or cause to be assisted all eligible persons (including individuals and families), business concerns and others, if any, displaced from the Project Area by redevelopment activities undertaken or assisted by the Agency, in finding other locations and facilities, and, where possible, shall relocate businesses to a location of similar size within the Project Area. In order to implement this Redevelopment Plan with a minimum of hardship to eligible persons,

business concerns and others, if any, displaced by the implementation of this Redevelopment Plan, the Agency shall assist such persons, business concerns and others in finding new locations in accordance with Community Redevelopment Law, California Relocation Assistance Law and other applicable law.

### **8.1.2 Relocation Payments**

The Agency shall make or cause to be made relocation payments to persons (including individuals and families), business concerns and others displaced by implementation of this Redevelopment Plan as may be required by law. The Agency shall make such relocation payments pursuant to the relocation assistance requirements of Government Code sections 7260 *et seq.* and regulations adopted by the State of California, as well as Agency rules and regulations adopted pursuant thereto. In the event that the Agency uses federal funding to implement this Redevelopment Plan, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and regulations adopted there under, as amended, shall be applied, if such federal requirements provide for greater benefits than are available under California law. The Agency may make such other payments as it determines to be appropriate and for which funds are available.

### **8.1.3 Business Tenant Preference**

The Agency shall extend reasonable preferences to persons who are engaged in business within the Project Area to participate in the redevelopment of the Project Area, or to re-enter into business within the redeveloped Project Area, if they otherwise meet the requirements of this Redevelopment Plan. In order to extend reasonable preferences to businesses to reenter into business within the redeveloped Project Area, the Agency has promulgated rules for the Business Occupant Re-Entry Policy within the redeveloped Project Area.

## **8.2 Nondiscrimination and Equal Opportunity**

### **8.2.1 Nondiscrimination in Implementation**

All property in the Project Area is hereby subject to the restriction that, in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property in the Project Area, there shall be no discrimination or segregation on any basis listed in subdivision (a) or (d) of Section 12955 of the California Government Code, as those bases are defined in Sections 12926, 12926.1, subdivision (m) and paragraph (1) of subdivision (p) of Section 12955, and Section 12955.2 of the California Government Code; or on the following bases: race, color, creed, religion, sex, gender identity, sexual orientation, age, marital or domestic partner status,

national origin or ancestry, or disability including HIV/AIDS status. All property sold, leased, conveyed or subject to an Owner Participation Agreement shall be expressly subject by appropriate documents to the restriction that all deeds, leases or contracts for the sale, lease, sublease or other transfer of land in the Project Area shall contain such nondiscrimination and non-segregation clauses.

#### **8.4 Enforcement, Amendments and Severability of Redevelopment Plan**

##### **8.4.1. Actions by the City**

The City shall aid and cooperate with the Agency in carrying out this Redevelopment Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Redevelopment Plan and the other applicable Plan Documents, including preventing the recurrence or spread of conditions causing blight in the Project Area and assisting economic development programs and environmental remediation within the Project Area.

The City shall work with Agency toward the timely review of designs of and approval of permits for new roads, infrastructure, parks, and buildings. The City shall comply with the provisions of the CRL that generally entitle the Agency to all of the property tax revenues, after statutory pass-through payments, realized from growth in property values since the inception of this Redevelopment Plan.

##### **8.4.2 Administration and Enforcement**

The Agency shall administer and enforce this Redevelopment Plan, including the preparation and execution of any documents implementing this Redevelopment Plan, except as otherwise delegated pursuant to the Cooperation and Delegation Agreement or other duly-authorized action.

The provisions of this Redevelopment Plan or other documents entered into pursuant to this Redevelopment Plan may also be enforced by legal action instituted by the Agency, or by the City pursuant to a Cooperation and Delegation Agreement, to seek appropriate remedy. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Redevelopment Plan.

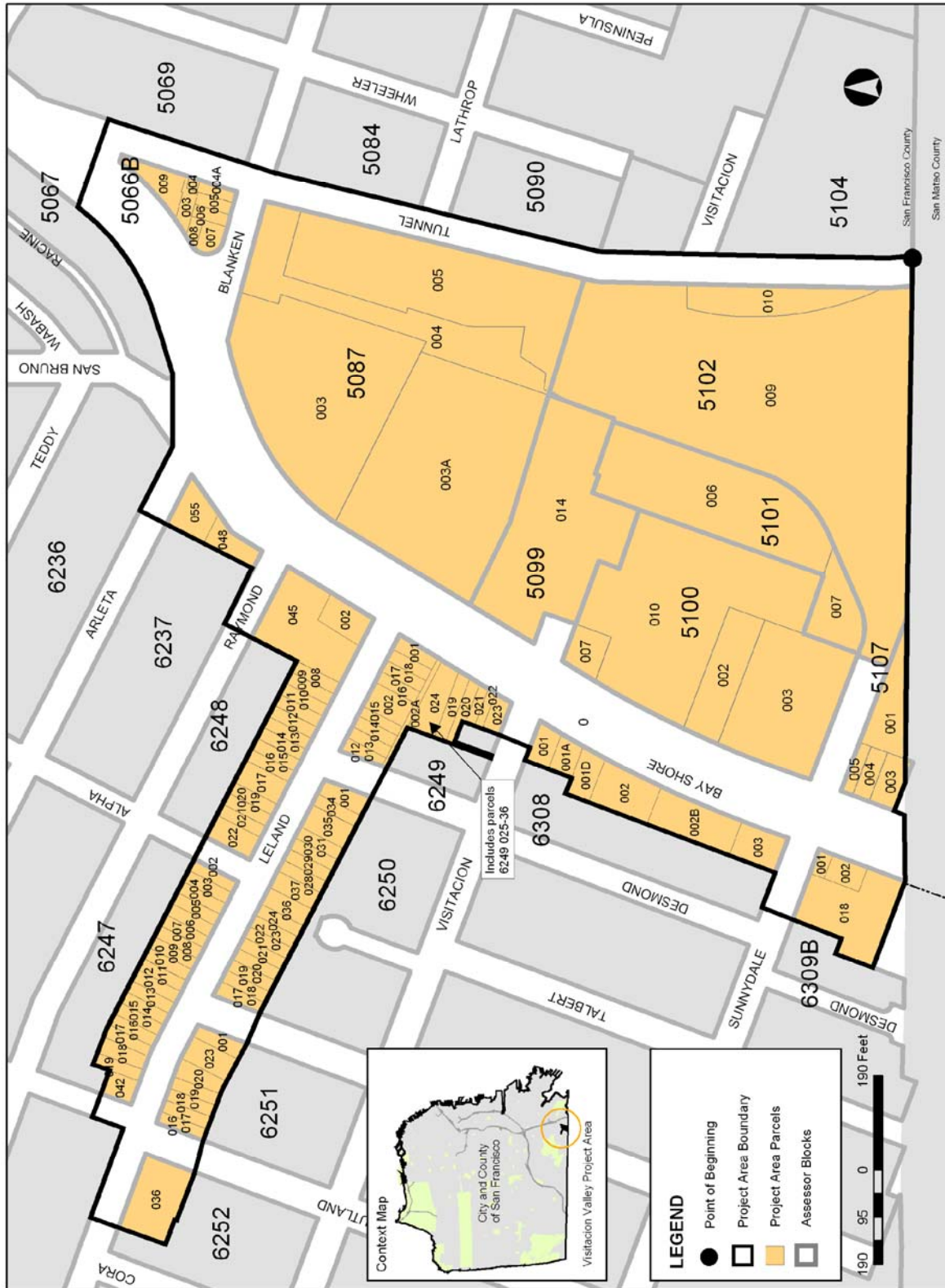
##### **8.4.3 Procedures for Plan Amendment**

This Redevelopment Plan may be amended by means of the procedure established in CRL sections 33450-33458 or by any other procedure hereafter established by law.

#### **8.4.4 Severability**

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Redevelopment Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of this Redevelopment Plan.

# MAP 1 –Project Area Boundary

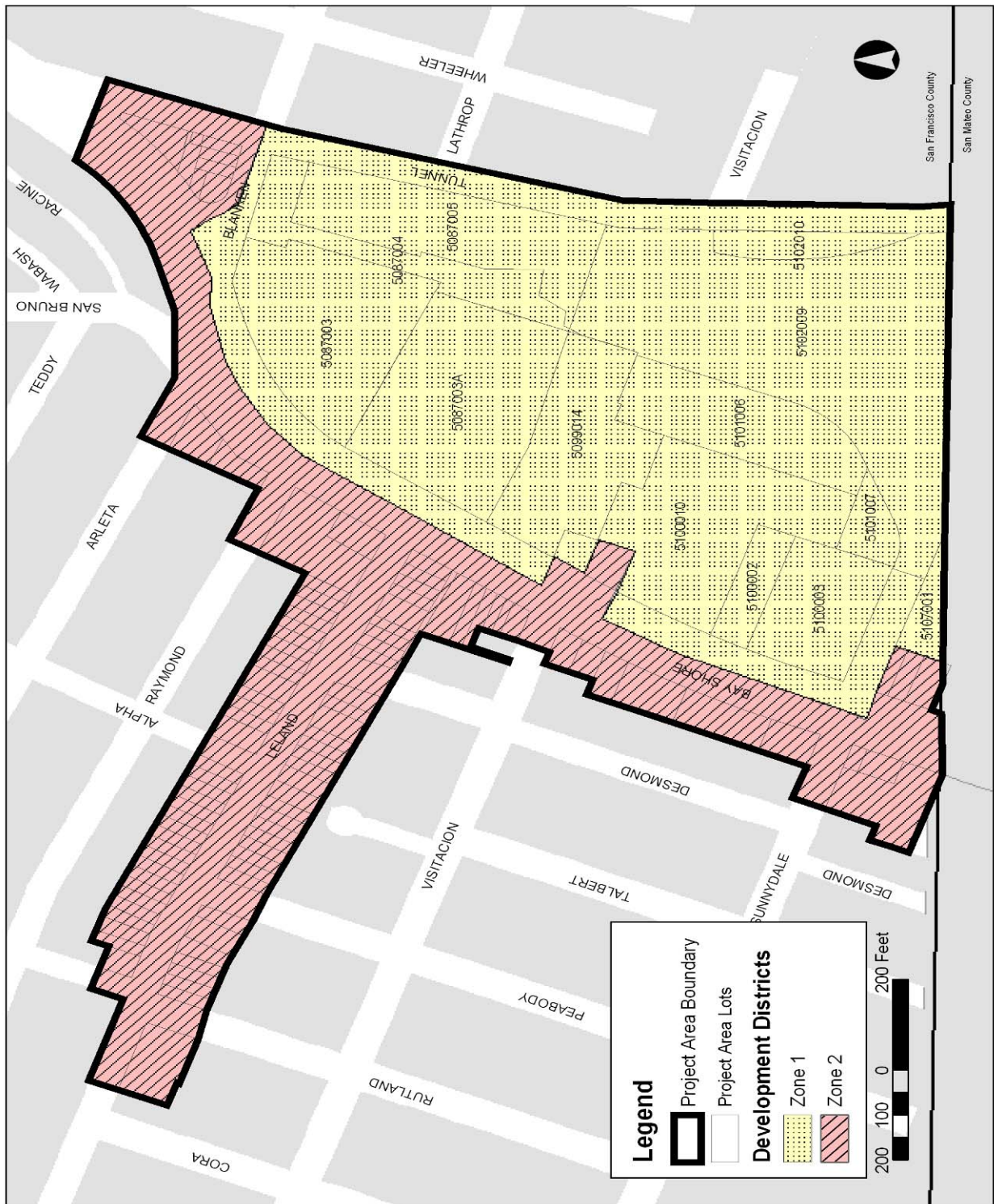


San Francisco Redevelopment Agency  
December 18, 2008

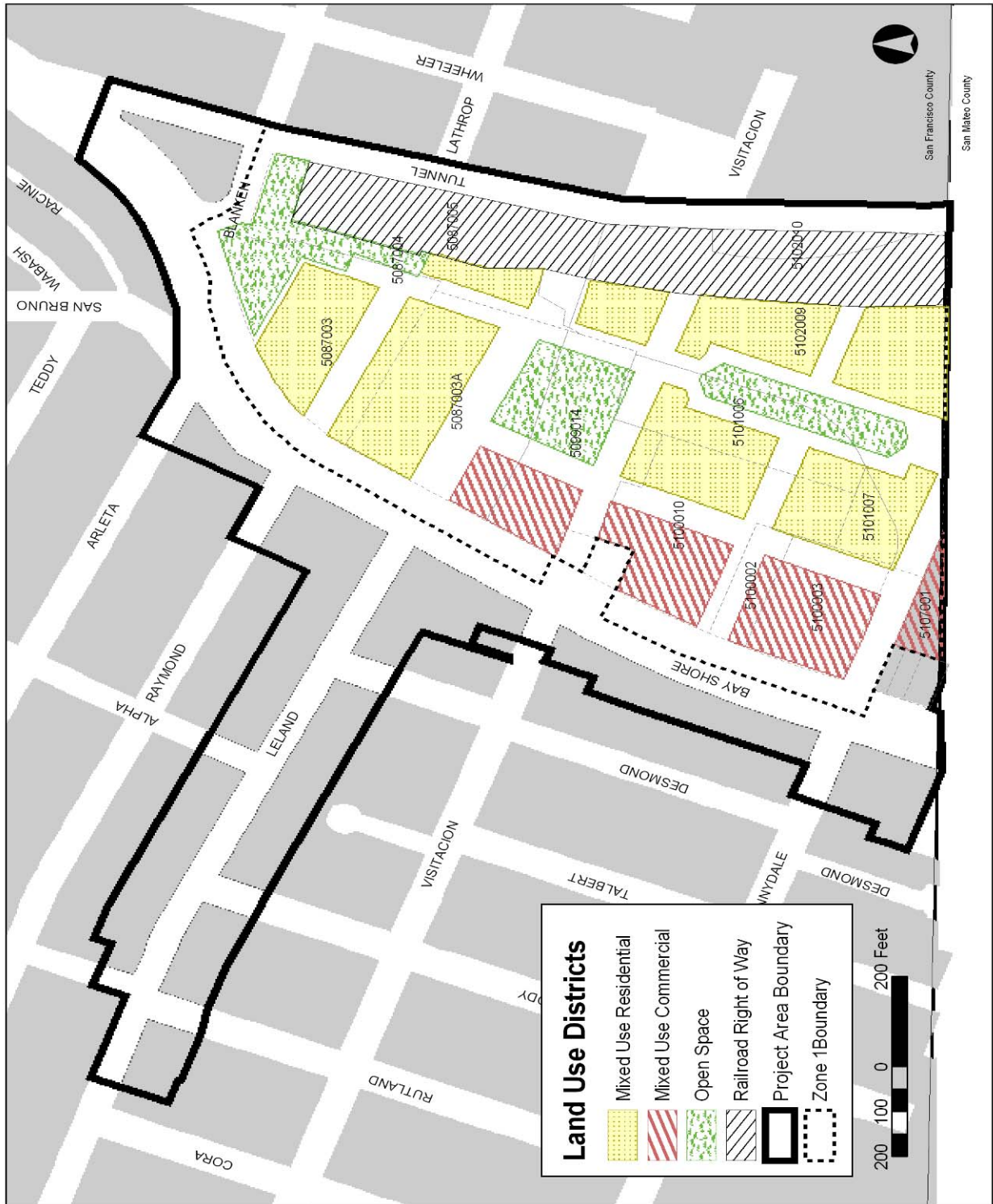
**SF** Map 1 Project Area Boundary  
**RA** Visitacion Valley Redevelopment Project



## MAP 2 – Project Area Development Districts



## MAP 3 –Zone 1 Redevelopment Land Use and Design Framework



## **Attachment A - Legal Description Visitacion Valley Project Area**

The Boundaries of the Project Area are indicated on the Boundary Map (Map 1), and are more particularly described herein. The Visitacion Valley Project Area contains all that real property in the City and County of San Francisco, State of California and within the Project Area boundary described as follows:

Beginning at the point of intersection of the easterly line of Tunnel Avenue with the county line of the City and County of San Francisco; thence northerly and northeasterly along the easterly and southeasterly lines of Tunnel Avenue to the northeasterly line of Lot 24 in Block 5069; thence northwesterly to the point of intersection of the northwesterly line of Bayshore Boulevard with the northeasterly line of Lot 10A in Block 5067; thence southwesterly along said northwesterly line of Bayshore Boulevard and its southwesterly prolongation to its intersection with the southeasterly prolongation of the northeasterly line of Arleta Avenue; thence northwesterly along said southeasterly prolongation and along said northeasterly line of Arleta Avenue to the most westerly corner of Lot 8 in Block 6236; thence southwesterly to the intersection of the southwesterly line of Arleta Avenue with the northwesterly line of Lot 55 in Block 6237; thence southwesterly along the northwesterly lines of Lots 55 and 48 in Block 6237 to the northeasterly line of Raymond Avenue; thence northwesterly along said northeasterly line of Raymond Avenue to the most westerly corner of Lot 8 in Block 6237; thence southwesterly to the intersection of the southwesterly line of Raymond Avenue with the northwesterly line of Lot 45 in Block 6248; thence southwesterly along said northwesterly line of said Lot 45 to the northeasterly line of Lot 8 in Block 6248; thence northwesterly along the northeasterly lines of Lots 8 through 17 and Lots 19 through 22 to the southeasterly line of Alpha Street; thence northwesterly to the most easterly corner of Lot 2 in Block 6247; thence northwesterly along the northeasterly lines of Lots 2 through 19 to the northwesterly line of Lot 19 in Block 6247; thence southwesterly along said northwesterly line of Lot 19 to the northeasterly line of Lot 42 in Block 6247; thence northwesterly along said northeasterly line of Lot 42 and its northwesterly prolongation to the northwesterly line of Rutland Avenue; thence southwesterly along said northwesterly line of Rutland Avenue to the northeasterly line of Leland Avenue; thence northwesterly along said northeasterly line of Leland Avenue to the northeasterly prolongation of the northwesterly line of Lot 36 in Block 6252; thence southwesterly along said northeasterly prolongation and along said northwesterly line of said Lot 36 to the southwesterly line of said Lot 36; thence southeasterly along said southwesterly lines of said Lot 36 to the northwesterly line of Rutland Avenue; thence southeasterly to the most westerly corner of Lot 16 in Block 6251; thence southeasterly along the southwesterly lines of Lots 16 through 20, Lot 23 and Lot 1 in Block 6251 to the northwesterly line of Peabody Street; thence southeasterly to the most westerly corner of Lot 17 in Block 6250; thence southeasterly along the southwesterly lines of Lots 17 through 24, Lots 36 and 37, Lots 28 through 31, Lot 35, Lot 34 and Lot 1 in Block 6250 to the northwesterly line of Desmond Street; thence southeasterly to the most westerly corner of Lot 2A in Block 6249; thence southeasterly along the southwesterly line of said Lot 2A to the northwesterly line of Lot 24 in Block 6249; thence southwesterly along the northwesterly lines of Lots 3, 19 and 20 in Block 6249 to the northeasterly line of Visitacion Avenue; thence southeasterly along said northeasterly line of Visitacion Avenue to the northwesterly line of Lot 5 in Block 6249; thence northeasterly along said northwesterly line to the northeasterly line of said Lot 5; thence southeasterly along said northeasterly line to the southeasterly line of said Lot

5; thence southwesterly along said southeasterly line and its southwesterly prolongation to the southwesterly line of Visitacion Avenue; thence northwesterly along said southwesterly line of Visitacion Avenue to the northwesterly line of Lot 1 in Block 6308; thence southwesterly along the northwesterly lines of Lots 1 and 1A in Block 6308 to the northeasterly line of Lot 1D in Block 6308; thence northwesterly along said northeasterly line of Lot 1D to the northwesterly line of said Lot 1D; thence southwesterly along the northwesterly lines of Lots 1D, 2, 2B and 3 in Block 6308 to the northeasterly line of Sunnydale Avenue; thence northwesterly along said northeasterly line of Sunnydale Avenue to the northeasterly prolongation of the northwesterly line of Lot 18 in Block 6309B; thence southwesterly along said northeasterly prolongation and along said northwesterly line of said Lot 18 to the northeasterly line of said Lot 18; thence northwesterly along said northeasterly line of said Lot 18 to the northwesterly line of said Lot 18; thence southwesterly along said northwesterly line of Lot 18 to the southwesterly line of said Lot 18; thence southeasterly along said southwesterly line of Lot 18 to the county line of the City and County of San Francisco; thence easterly along said county line to the southeasterly line of Bayshore Boulevard; thence northeasterly along said southeasterly line of Bayshore Boulevard to the southwesterly line of Lot 3 in Block 5107; thence southeasterly along said southwesterly line of Lot 3 to said county line; thence easterly along said county line to the point of beginning.

[45.9 acres]



## Attachment B – 2008 Assessor Parcel Lists

### All Parcels within the Visitacion Valley Project Area

Parcel	Block	Lot	Parcel	Block	Lot	Parcel	Block	Lot
5066B003	5066B	003	6247017	6247	017	6249018	6249	018
5066B004	5066B	004	6247018	6247	018	6249019	6249	019
5066B004A	5066B	004A	6247019	6247	019	6249020	6249	020
5066B005	5066B	005	6247042	6247	042	6249021	6249	021
5066B006	5066B	006	6248002	6248	002	6249022	6249	022
5066B007	5066B	007	6248008	6248	008	6249023	6249	023
5066B008	5066B	008	6248009	6248	009	6250001	6250	001
5066B009	5066B	009	6248010	6248	010	6250017	6250	017
5087003	5087	003	6248011	6248	011	6250018	6250	018
5087003A	5087	003A	6248012	6248	012	6250019	6250	019
5087004	5087	004	6248013	6248	013	6250020	6250	020
5087005	5087	005	6248014	6248	014	6250021	6250	021
5099014	5099	014	6248015	6248	015	6250022	6250	022
5100002	5100	002	6248016	6248	016	6250023	6250	023
5100003	5100	003	6248017	6248	017	6250024	6250	024
5100007	5100	007	6248019	6248	019	6250028	6250	028
5100010	5100	010	6248020	6248	020	6250029	6250	029
5101006	5101	006	6248021	6248	021	6250030	6250	030
5101007	5101	007	6248022	6248	022	6250031	6250	031
5102009	5102	009	6248045	6248	045	6250034	6250	034
5102010	5102	010	6249001	6249	001	6250035	6250	035
5107001	5107	001	6249002	6249	002	6250036	6250	036
5107003	5107	003	6249002A	6249	002A	6250037	6250	037
5107004	5107	004	6249024	6249	024	6251001	6251	001
5107005	5107	005	6249025	6249	025	6251016	6251	016
6237048	6237	048	6249026	6249	026	6251017	6251	017
6237055	6237	055	6249027	6249	027	6251018	6251	018
6247002	6247	002	6249028	6249	028	6251019	6251	019
6247003	6247	003	6249029	6249	029	6251020	6251	020
6247004	6247	004	6249030	6249	030	6251023	6251	023
6247005	6247	005	6249031	6249	031	6252036	6252	036
6247006	6247	006	6249032	6249	032	6308001	6308	001
6247007	6247	007	6249033	6249	033	6308001A	6308	001A
6247008	6247	008	6249034	6249	034	6308001D	6308	001D
6247009	6247	009	6249035	6249	035	6308002	6308	002
6247010	6247	010	6249036	6249	036	6308002B	6308	002B
6247011	6247	011	6249012	6249	012	6308003	6308	003
6247012	6247	012	6249013	6249	013	6309B001	6309B	001
6247013	6247	013	6249014	6249	014	6309B002	6309B	002
6247014	6247	014	6249015	6249	015	6309B018	6309B	018
6247015	6247	015	6249016	6249	016			
6247016	6247	016	6249017	6249	017			

### **Parcels within Visitation Valley Project Area Development Zone One**

<b><u>Parcel</u></b>	<b><u>Block</u></b>	<b><u>Lot</u></b>
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5087003	5087	003
5087003A	5087	003A
5087004	5087	004
5087005	5087	005
5099014	5099	014
5100002	5100	002
5100003	5100	003
5100010	5100	010
5101006	5101	006
5101007	5101	007
5102009	5102	009
5102010	5102	010