

RESOLUTION NO. 15-2005

Adopted January 25, 2005

CONDITIONALLY APPROVING THE DEVELOPMENT CONTROLS AND DESIGN GUIDELINES FOR THE TRANSBAY REDEVELOPMENT PROJECT; TRANSBAY REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

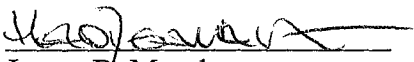
1. In connection with the adoption of the Transbay Redevelopment Project Area (the "Project Area"), the Redevelopment Agency of the City and County of San Francisco (the "Agency") proposes to adopt Development Controls and Design Guidelines (the "DCDG") for the Project Area. The proposed Project Area would be an approximately 40-acre area generally bounded by Mission Street in the north, Main Street in the east, Folsom Street in the south, and Second Street in the west. The effectiveness of this action is conditioned upon final adoption by the Board of Supervisors of an ordinance adopting the Redevelopment Plan for the Transbay Redevelopment Project (the "Redevelopment Plan").
2. The DCDG is a companion document to the Redevelopment Plan. The Redevelopment Plan establishes Goals and Objectives and basic land use standards for the Project Area. The DCDG provides legislated development requirements and specific design recommendations that apply to all development within the Project Area.
3. The Redevelopment Plan is being proposed to: 1) redevelop over 12 acres of vacant land as high-density, transit-oriented residential projects; 2) construct approximately 3,400 housing units of which approximately 1,200 would be affordable to very low- to moderate-income households; 3) enforce Development Controls and Design Guidelines to ensure new development provides a high-quality, livable community; 4) create streetscape and public open space improvements throughout the new project area; and 5) provide funding toward the construction of a new Transbay Terminal and Caltrain Downtown Extension.
4. On April 20, 2004, the Commission, by Resolution No. 45-2004, certified the Final Environmental Impact Statement/Environmental Impact Report (the "Final EIS/EIR") for the Transbay Terminal/Caltrain Downtown Extension/Redevelopment Project as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.) ("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.). On April 22, 2004, the other co-lead agencies on the Final EIS/EIR, the City and County of San Francisco and the Peninsula Corridor Joint Powers Board, also certified the Final EIS/EIR.

5. The Commission has reviewed and considered the information contained in the Final EIS/EIR.
6. The Commission hereby finds that the proposed DCDG is part of the Transbay Redevelopment Project for purposes of compliance with CEQA.
7. In Resolution No. 11-2005 the Commission adopted findings that various actions related to the Transbay Redevelopment Project Area Plan were in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings are in furtherance of the actions contemplated in this Resolution and are made part of this Resolution by reference herein.
8. The proposed DCDG has been the subject of extensive debate and discussion by the Citizen's Advisory Committee (the "CAC") for the proposed Project Area at more than a dozen meetings and additional workshops held over the past two years. The CAC has endorsed the development requirements and design recommendations in the DCDG. The DCDG was also presented to the Agency Commission at a workshop on August 17, 2004. Public comment was heard by the Agency at that time.

RESOLUTION

ACCORDINGLY IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Development Controls and Design Guidelines for the Transbay Redevelopment Project is hereby approved substantially in the form lodged with the Agency General Counsel, subject to a final adoption by the Board of Supervisors of an ordinance adopting the Redevelopment Plan.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel