

RESOLUTION NO. 16-2005

Adopted January 25, 2005

APPROVING THE TRANSBAY REDEVELOPMENT PROJECT DELEGATION AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE AGENCY; TRANSBAY REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

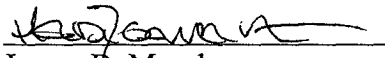
1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") proposes to adopt the Redevelopment Plan for the Transbay Redevelopment Project (the "Redevelopment Plan").
2. The proposed Redevelopment Plan would establish a redevelopment project area for an approximately 40-acre area 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 "Project Area"). 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.
3. The Redevelopment Plan and a companion document, the Development Controls and Design Guidelines (the "DCDG"), contain new development requirements for the Project Area, with a focus on the portion of the Project Area that is currently dominated by vacant and underutilized publicly-owned land, called "Zone One" in the Redevelopment Plan and the DCDG. The remainder of the Project Area, called "Zone Two" in the Redevelopment Plan and the DCDG, will use the City and County of San Francisco ("City") Planning Code (the "Planning Code") for its development requirements. A Special Use District for Zone Two has been added to the Planning Code and contains some additional development requirements from the Redevelopment Plan and the DCDG.
4. 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.

5. The Transbay Redevelopment Project Delegation Agreement (the “Delegation Agreement”) delegates to the City’s Planning Department (the “Planning Department”) the administration of development controls within Zone Two of the Project Area, except in certain instances as defined in the Delegation Agreement. The Delegation Agreement specifies 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 the Redevelopment Plan. The Agency retains the right to terminate the Delegation Agreement with the Planning Department and administer the development controls itself.
6. 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.
7. The Commission has reviewed and considered the information contained in the Final EIS/EIR.
8. The Commission hereby finds that the proposed Delegation Agreement is part of the Transbay Redevelopment Project for purposes of compliance with CEQA.
9. 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.

RESOLUTION

ACCORDINGLY IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute the Transbay Redevelopment Project Delegation Agreement with the City and County of San Francisco's Planning Department, substantially in the form lodged with Agency General Counsel.

APPROVED AS TO FORM:


for James B. Morales
Agency General Counsel