

RESOLUTION NO. 18-2007

Adopted March 6, 2007

AUTHORIZING A FIRST AMENDMENT TO THE OWNER PARTICIPATION AGREEMENT WITH 238 OLIVE STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, TO REVISE THE PERFORMANCE SCHEDULE FOR A RESIDENTIAL DEVELOPMENT AT 238 OLIVE STREET (ASSESSOR'S BLOCK 0719, LOT 082); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

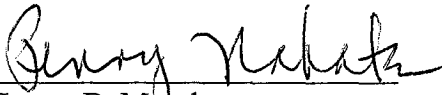
1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") and 238 Olive Street, LLC, a California limited liability company (the "Owner"), entered into an Owner Participation Agreement on January 17, 2006 (the "OPA") to permit the Owner to redevelop 238 Olive Street in the Western Addition Redevelopment Project Area A-2. The proposed redevelopment includes the construction of a five-story building containing eight two-bedroom, for-sale, condominium units and required parking.
2. Under the OPA, the Owner was required to submit to the Agency preliminary construction documents ("PCDs") by June 17, 2006. The Owner submitted the PCDs on January 29, 2007 and informed the Agency that it had unanticipated delays in forming its design team, which led to the late submission. The Owner has requested the Agency to approve a revision of the OPA to extend the deadline for submission of construction documents.
3. The proposed First Amendment to the OPA includes the required revisions to the Owner's performance dates. Under the revised schedule, construction will begin by mid-2008 and be completed by mid-2010.
4. Agency staff has reviewed the Owner's request and finds it acceptable subject to the approval and execution of the proposed First Amendment to the OPA.
5. The approval of the extension which is the subject of the proposed First Amendment to the OPA does not constitute a project as such term is defined in the California Environmental Quality Act (CEQA) and is therefore exempt from CEQA requirements.

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 a First

Amendment to the Owner Participation Agreement with 238 Olive Street, LLC, a California limited liability company, to revise the performance schedule for the redevelopment of 238 Olive Street in the Western Addition Redevelopment Project Area A-2, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


for James B. Morales
Agency General Counsel