

RESOLUTION NO. 131-2007

Adopted December 4, 2007

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH ALFONSO AND MARISELA RAMIREZ, HUSBAND AND WIFE AS JOINT TENANTS, FOR A 3,366-SQUARE FOOT, TWO-STORY, LIGHT INDUSTRIAL BUILDING AT 1645 HUDSON AVENUE FOR THE FABRICATION AND SELLING OF ORNAMENTAL STEEL PRODUCTS; BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. Alfonso and Marisela Ramirez, husband and wife, own as joint tenants (the "Owner") an approximately 2,500-square-foot vacant lot located at 1645 Hudson Avenue between Third and Phelps Streets (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area").
2. The Owner proposes to construct an approximately 3,366-square-foot, two-story, light industrial building to operate a wholesale business called California Ironworks, which fabricates and sells ornamental steel products such as railings, gates and construction materials. The design proposes a building approximately twenty-five feet wide and sixty-seven feet long. The two-story building is approximately thirty-four feet in height. The first floor consists of a 1,683-square-foot fabrication metal shop with some storage area, an administrative office, and restrooms. The second floor consists of a 1,683-square-foot storage area for finished ornamental steel products and a restroom. The development will also include associated landscaping and fencing, an outdoor storage yard, and a tile-and-concrete driveway (the "Development").
3. The Owner will not conduct any outdoor welding work which would create noise and other nuisances adjacent and/or near residential properties.
4. The Bayview Industrial Triangle Redevelopment Plan (the "Plan") designates the Site as a Light Industrial Use District ("District 1"). Light Industrial Use includes, but is not limited to, wholesaling, storage and open air handling of materials and equipment, industrial or chemical research, automotive and equipment repair, cabinet making, batter making, food processing, or other light manufacturing and processing uses. The Owner shall be fabricating custom-orders for businesses and individuals. No retail sales are allowed in District 1.
5. The Development is permitted under the Plan and is not subject to the Plan's Design for Development's off-street parking and off-street loading requirements because the 3,366-square-foot building is less than the minimum square footage

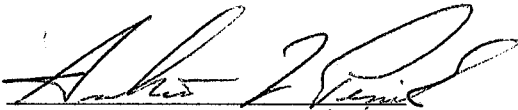
necessary to trigger those requirements (7,500 square feet for off-street parking and 10,000 square feet for off-street loading). The Design for Development also requires a minimum of two bicycle spaces within the Development.

6. The Owner has elected not to participate in the Agency's contracting and workforce policies since these policies are voluntary in cases where a project is privately funded and is in compliance with the Plan.
7. Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15303(c), the Development is categorically exempt from CEQA review as the Development consists of construction of a small industrial structure on a vacant lot that will be served by existing utilities and services.
8. The Plan provides for owners to participate in the redevelopment of private property in the Project Area. The Owner wishes to participate and to enter into an Owner Participation Agreement to build the proposed Development.

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 an Owner Participation Agreement and related documents with Alfonso and Marisela Ramirez, husband and wife as joint tenants, for the development of 1645 Hudson Avenue between Third and Phelps Streets (Assessor's Block 5260, Lot 031) in the Bayview Industrial Triangle Redevelopment Project Area for the fabrication and selling of ornamental steel products, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


for James B. Morales 12/3/07
Agency General Counsel