RESOLUTION NO. 152-2000
Adopted August 22, 2000

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE: AN OWNER PARTICIPATION/ DISPOSITION AND DEVELOPMENT AGREEMENT AND RELATED DOCUMENTS WITH LNR-LENNAR BRANNAN STREET, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY FOR DEVELOPMENT OF THE BRANNAN SQUARE MIXED USE DEVELOPMENT, AFFECTING SITE G, ASSESSOR BLOCK 3774, LOTS 18 AND 24; RINCON POINT–SOUTH BEACH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The Owner Participation Rules for the Rincon Point-South Beach Redevelopment Project Area ("Project Area") provide that certain individual parcels of real property within the Project Area must be aggregated to form parcels of adequate size and shape to accomplish the purposes of, and conform to, the Rincon Point-South Beach Redevelopment Plan ("Redevelopment Plan").

2. On August 24, 1982, by Resolution No. 156-82, the Redevelopment Agency Commission ("Commission") determined that Assessor’s Block 3774, Lots 18 and 24 ("Site G") must be aggregated for residential purposes.

3. Under the Redevelopment Plan, the primary land use designation for Site G is residential. The goals of the Plan emphasize the development of mixed income housing.

4. On June 18, 1987 the Agency purchased Lot 18 of Assessor’s Block 3774 at 1 Federal Street (which is part of Site G), a 20,240 square-foot parcel currently improved by a three-story building.

5. On February 4, 1999 LNR-Lennar Brannan Street, LLC, a California limited liability company ("Developer"), acquired Lot 24 at 200 Brannan Street (which is part of Site G) and two adjacent parcels (Lots 25 and 15) from the Sara Lee Corporation. Site G and Lots 25 and 15 are collectively called the Project Site.

6. On February 24, 1999, the Developer submitted a proposal to the Agency proposing the acquisition of the Agency’s Lot 18 in exchange for constructing 51 affordable ownership units as part of a larger development on the Project Site containing a total of approximately 250 residential units, 130,000 square feet of multi-media space, and parking.
7. By Resolution No. 107-99 dated July 27, 1999, the Agency authorized the Executive Director to enter into Exclusive Negotiations with the Developer leading to the execution of a Disposition and Development Agreement ("DDA") for Lot 18 and an Owner Participation Agreement for Lot 24 ("OPA").

8. The Developer and Agency staff has negotiated an Owner Participation/Disposition Development Agreement ("OP/DDA") to permit the conveyance of Lot 18 and the development of Lots 18 and 24 as 238 residential units, 1,300 square feet of neighborhood serving commercial space and up to 365 parking spaces ("Scope of Development").

9. By Resolution No. 64-2000 dated May 9, 2000, the Agency Commission certified the Final Environmental Impact Report (the "Final EIR") that assessed the potential environmental effects of the proposed Brannan Square Mixed Use Development ("Brannan Square"), at a joint meeting with the Planning Commission.

10. The Agency has prepared an Addendum to the Final EIR (the "Addendum"), specifically for the proposed Amendment to the Design for Development.

11. The Project and Final EIR files and the Addendum have been made available for review by the Agency Commission and the public, and these files are part of the record before the Commission.

12. Agency staff recommends the Agency approve the OP/DDA.

FINDINGS

1. The Agency finds that the OP/DDA is a project as defined by the California Environmental Quality Act ("CEQA").

2. All environmental effects of the Project have been considered and analyzed in the Final EIR and Addendum and that, Pursuant to Sections 21090 and 21166 of the Public Resources Code, no further environmental review is required.

3. The Agency adopted findings with respect to the Final EIR and Addendum by Resolution No. 149-2000 dated August 22, 2000 and those findings are hereby incorporated by reference.
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 Owner Participation/Disposition Development Agreement with LNR-Lennar Brannan Street, LLC, a California limited liability company, and related documents for the development of the Brannan Square Mixed Use Development affecting Site G, Assessor’s Block 3774, Lots 18 and 24, all substantially in the form(s) which have been lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
BERTHA A. ONTIVEROS
Agency General Counsel