RESOLUTION NO. 170-2000
Adopted September 12, 2000

CONFIRMING THE DESIGNATION OF PARCEL 685-I, J and L
(aka JAPANTOWN BOWL) AS CC - NEIGHBORHOOD COMMERCIAL AND
REAFFIRMING THE INTENT TO PROVIDE FOR SHOPPING, PERSONAL
SERVICE, COMMERCIAL, RECREATIONAL, AND OTHER
ESTABLISHMENTS TO MEET THE NEEDS OF RESIDENTS AND WORKERS
WITHIN THE COMMUNITY; WESTERN ADDITION APPROVED
REDEVELOPMENT PROJECT AREA A-2

BASIS OF RESOLUTION

1. The Western Addition A-2 Redevelopment Plan ("Redevelopment Plan") was
originally adopted by the Board of Supervisors of the City and County of San
Francisco by Ordinance No. 273-64, dated October 13, 1964.

2. The Agency entered into an Agreement Contemplating A Negotiated
Disposition of Land for Private Redevelopment with the Nihonmachi
Community Development Corporation ("NCDC") on March 19, 1968.

3. The development of the Nihonmachi portion ("Nihonmachi Sub-Area") of the
Western Addition Redevelopment Project Area A-2 ("Project Area"), on the
four blocks bounded by Post, Bush, Webster, and Laguna, was based on the
Nihonmachi Master Plan submitted by NCDC and approved by the Agency on
March 13, 1970.

4. NCDC assigned its rights to Parcels 685-I, J, and L to Kintetsu Enterprises on
May 6, 1975. The Agency deeded the parcels to Kintetsu on June 12, 1975,
and issued a Certificate of Completion of Improvement for the Japantown
Bowl property on August 17, 1976.

5. The commercial areas in the Nihonmachi Sub-Area are designated CC —
Commercial Community Shopping by the Redevelopment Plan.

6. Parcels 685-I, J, and L (the "Site") are included in the Nihonmachi Sub-Area,
are designated CC and are the existing site of the Japantown Bowl, which
street address is 1790 Post Street within the Project Area.

7. The Redevelopment Plan’s CC land use designation permits “shopping,
personal service, commercial, recreational and other establishments to meet
the needs of residents and workers within the community area.”

8. In interpreting the Agency’s land use designations in a project area, the
Agency may refer to the Planning Code zoning districts as a guide since the
land use will revert to the City’s zoning districts at the expiration of the
Redevelopment Plan. Under the Planning Code of the City and County of San Francisco, the underlying zoning classification for the Site is NC-2 Small Scale Neighborhood Commercial District (the "NC-2 District") as set forth in Section 711.1 of the Planning Code.

9. The NC-2 District is the zoning district most similar to the CC land use designation in the Redevelopment Plan.

10. The City’s NC-2 zoning permits neighborhood-serving commercial uses which “provide convenience goods and services to the surrounding neighborhoods as well as limited comparative shopping goods for a wider market.” The NC-2 District permits Personal Services, Business and Professional Services, Medical Services, and Financial Services all of which are primarily neighborhood-serving businesses. Administrative Services offices which provide executive, administrative, clerical and other services to the business community and not to the public are not permitted in NC-2 Districts.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that:

1. The Agency has determined that the CC – Commercial Community Shopping land use designation in the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 permits commercial uses to the extent that such uses are neighborhood-and community serving establishments that meet the needs of residents, workers, and community, including retail services and retail offices and that said land use district does not permit non neighborhood-serving and non-community-serving commercial uses, such as administrative offices.

2. The CC - Commercial Shopping land use designation is similar to that of Section 711.1 NC-2 Small Scale Neighborhood Commercial District of the Planning Code of the City and County of San Francisco.

3. The Agency, to the extent consistent with the Western Addition A-2 Redevelopment Plan, shall use the Planning Code’s definition of the NC-2 Small Scale Neighborhood Commercial District to interpret the Agency’s CC land use designation.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel