RESOLUTION NO. 227-2000

Adopted November 14, 2000

APPROVING THE REPORT OF THE AGENCY TO THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO ON THE PROPOSED AMENDMENT TO THE INDIA BASIN INDUSTRIAL PARK REDEVELOPMENT PLAN AND TRANSMITTING THE REPORT ON THE PROPOSED PLAN AMENDMENT TO THE BOARD OF SUPERVISORS; INDIA BASIN INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On January 20, 1969, the Board of Supervisors of the City and County of San Francisco (the “Board of Supervisors”), by Ordinance No. 26-69, adopted the Redevelopment Plan for the India Basin Industrial Park Redevelopment Project Area (the “Redevelopment Plan”). The Board of Supervisors has amended the Redevelopment Plan three times: by Ordinance No. 474-85 on December 1, 1986, by Ordinance No. 141-87 on April 20, 1987 and by Ordinance No. 416-94 on December 12, 1994.

2. The Redevelopment Agency of the City and County of San Francisco (the “Agency”) has prepared a proposed amendment to the Redevelopment Plan (the “Redevelopment Plan Amendment”). The Redevelopment Plan Amendment would: (1) allow the development of up to 50,000 gross square feet of Retail and Business Services use on Assessor’s Block 5203, Lot 23 (the “Project Site”) that would not count against the 196,000 gross square foot limit for such uses in the India Basin Industrial Park Redevelopment Project Area (the “Project Area”); (2) require the provision of off-street parking on the Project Site at the rate of one parking space for each one thousand (1,000) square feet of occupied floor area of Business Services uses and one parking space for each seven thousand (7,000) square feet of occupied floor area of telecommunications switching facility uses; and (3) require the provision of off-street loading on the Project Site at the rate of one loading space for each one hundred thousand (100,000) gross square feet of Retail, Business Services and telecommunications switching facility uses.

3. The Project Site is an approximately 52,000 square foot vacant site in the northwestern-most corner of the Project Area. The India Basin Industrial Park was envisioned over thirty years ago as an industrial park with “light and major industrial uses,” and including mandated landscaped setbacks and restrictions on building materials.

4. Pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Agency has prepared a Report on the Redevelopment Plan Amendment to the Board of Supervisors. The Report on the proposed Redevelopment Plan Amendment describes the reasons for the changes to the land use provisions and parking and loading standards for the Project Site, describes the physical and economic conditions of the Project Area and Project Site, including conditions of blight, explains why the elimination of blight cannot be reasonably expected to be accomplished by the private sector acting alone or by
2 The Report of the Agency to the Board of Supervisors of the City and County of San Francisco on the Redevelopment Plan Amendment is approved, substantially in the form lodged with the Agency General Counsel.

3 The Executive Director is directed to transmit a copy of the Report of the Agency on the Redevelopment Plan Amendment to the Board of Supervisors of the City and County of San Francisco for its consideration.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel