

RESOLUTION NO. 228-2000

Adopted November 14, 2000

APPROVING A PROPOSED AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE INDIA BASIN INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA; TRANSMITTING THE PROPOSED REDEVELOPMENT PLAN AMENDMENT TO THE CITY PLANNING COMMISSION FOR A DETERMINATION OF GENERAL PLAN CONSISTENCY; SUBMITTING THE AGENCY'S RECOMMENDATION AND THE PROPOSED REDEVELOPMENT PLAN AMENDMENT TO THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO AND RECOMMENDING APPROVAL OF THE PROPOSED REDEVELOPMENT PLAN AMENDMENT BY 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. The purpose of this Redevelopment Plan Amendment is to eliminate blight by allowing the development of a five-story building containing a telecommunications

switching facility, office space, and retail uses with associated parking located on two levels on a current vacant lot in the India Basin Industrial Park Redevelopment Project Area.

5. On September 21, 2000, the Bayview Hunters Point Project Area Committee, which advises the Agency on projects for the adjacent Bayview Hunters Point Redevelopment Survey Area, endorsed the 3433 Third Street project on the Project Site (the "Project"), and recommended that the Commission approve the Project.

6. Notice of a November 14, 2000 public hearing to consider the Redevelopment Plan Amendment was duly and regularly published in the San Francisco Independent, a newspaper of general circulation in the City and County of San Francisco, once a week for three successive weeks prior to the date of the hearing, on October 21 and 28, 2000 and November 4, 2000. A copy of that notice and affidavit of publication are on file with the Agency.

7. Copies of the notice of public hearing were mailed by first-class mail to the last known address of each assessee of land in the Project Area as shown on the last equalized assessment roll of the City and County of San Francisco on October 13, 2000.

8. Copies of the notice of public hearing were mailed by first-class mail to all residential and business occupants of the Project Area on October 13, 2000.

9. Copies of the notice of public hearing were mailed by certified mail, return receipt requested, to the governing body of each taxing agency, which receives taxes from the property in the Project Area on October 13, 2000.

10. A public hearing was held on November 14, 2000 at which the Agency Commission considered the Redevelopment Plan Amendment.

11. The Agency has provided an opportunity for all persons to be heard and has considered all evidence and testimony presented for or against any and all aspects of the proposed Redevelopment Plan Amendment.

12. On September 23, 2000, the Agency published a Preliminary Negative Declaration, representing the independent, objective judgment of the Agency and finding that, with the incorporation of mitigation measures, the Project, including the Redevelopment Plan Amendment, could not have a significant impact on the environment. The Preliminary Negative Declaration was prepared, noticed and circulated in a manner adequate and complete pursuant to the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, Chapter 31 of the San Francisco Administrative Code and Agency Resolution 59-77. The Negative Declaration found the proposed project would not cause a substantial increase in parking demand that cannot be accommodated by existing facilities and parking provided by the proposed Project.

13. On October 13, 2000, one (1) written appeal of the Preliminary Negative Declaration was filed with the Agency, within the appeal period. The Agency held a public hearing on the appeal on October 31, 2000, and heard public comments. Concurrently with this resolution, by Resolution No. 226-2000, the appeal of the Preliminary Negative Declaration was considered and rejected and the Final Negative Declaration was approved by the Agency.

14. The Project and Negative Declaration files have been made available for review by the Agency Commission and the public, and these files are part of the record before the Commission.

FINDINGS

1. The Agency hereby finds that the proposed Redevelopment Plan Amendment is part of the Redevelopment Plan for the India Basin Industrial Park Redevelopment Project Area.

2. The Agency finds that the Redevelopment Plan Amendment as described in the Final Negative Declaration would not have any unavoidable significant environmental impacts.

3. The Agency has concurrently adopted findings with respect to the Negative Declaration by Resolution No. 226-2000.

4. The Project will assist in the elimination of one or more blighting conditions within the Project Area and will facilitate the physical, environmental, social and economic revitalization of the India Basin Industrial Park.

RESOLUTION

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

1. The Findings of the Negative Declaration as set forth in Agency Resolution No. 226-2000 concurrently adopted are hereby incorporated by reference.

2. The proposed 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 Redevelopment Plan Amendment to the Planning Commission of the City and County of San Francisco for consideration of the Redevelopment Plan Amendment's consistency with the San Francisco General Plan.

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

5. The Agency Recommends that the Board of Supervisors of the City and County of San Francisco approve and adopt the Redevelopment Plan Amendment.

APPROVED AS TO FORM:



Bertha A. Ontiveros
Bertha A. Ontiveros
Agency General Counsel