RESOLUTION NO. 230-2000

Adopted November 14, 2000

APPROVING AN AMENDMENT TO THE DESIGN GUIDELINES FOR THE INDIA BASIN INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA (ASSESSOR'S BLOCK 5203, LOT 23); INDIA BASIN INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA.

BASIS FOR RESOLUTION

1. The Design Guidelines for the India Basin Industrial Park Redevelopment Project Area (the “Design Guidelines”), established in 1970, are accompanying regulations to the Redevelopment Plan for the India Basin Industrial Park Redevelopment Project Area (the “Redevelopment Plan”). The Design Guidelines outline the design objectives and contain the development standards and design guidelines for projects within the India Basin Industrial Park Redevelopment Project Area (the “Redevelopment Area”).

2. In association with the proposed mixed-use development at 3433 Third Street on Assessor's Block 5203, Lot 23 (the “Project”), the Agency has proposed an Amendment to the Design Guidelines (the “Design Guidelines Amendment”) that would (1) change the minimum number of off-street parking spaces that may be provided for on Assessor’s Block 5203, Lot 23 (the “Project Site”) from one parking space for each six hundred (600) square feet of gross floor areas for all uses to one parking space for each one thousand (1,000) square feet of occupied floor area of Business Services uses and to one parking space for each seven thousand (7,000) square feet of occupied floor area of telecommunication switching facility uses; and (2) change the off-street loading requirement from one space for parcel, plus one additional space for each thirty thousand (30,000) square feet of gross floor area to one loading space for each one hundred thousand (100,000) square feet of gross floor area.

3. The San Francisco General Plan emphasizes the importance of public transit use and discourages developments that promote automobile use. The Design Guidelines Amendment is consistent with and furthers these policies. Any increased parking demand resulting from the proposed Project not met by existing or proposed parking facilities, may be inconvenient to persons choosing to drive to the area, but the Final Negative Declaration has determined that it does not constitute a significant effect on the environment.

4. The Design Guidelines Amendment changing the requirements for off-street loading was found adequate to meet the loading demand estimated in the Final Negative Declaration which determined that two off-street loading spaces was sufficient and did not have a significant environmental impact.

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 Project and the Design Guidelines Amendment.

6. 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 Design Guidelines 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.

7. On October 13, 2000, one (1) written appeal of the Preliminary Negative Declaration was filed with the Agency, within the appeal period. Pursuant to Agency Resolution No. 59-77, there was a public hearing on the appeal on October 31, 2000. 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.

8. 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.

9. Staff recommends Agency approval of the Amendment to the Design Guidelines.

FINDINGS

The Agency Finds that:

1. The Design Guidelines Amendment that would change the number of off-street parking spaces and change the amount off-street loading that may be provided for on Assessor’s Block 5203, Lot 23 shall have no effect on any other provision of the Design Guidelines.

2. The Amendment to the Design Guidelines is consistent with the Amendment to the Redevelopment Plan concurrently approved by the Agency by Resolution No. 228-2000.

3. The changes in off-street parking and loading that may be provided on Assessor’s Block 5203, Lot 23 are consistent with the proposed commercial-industrial mixed use building that was evaluated in the Negative Declaration.
4. All environmental effects of the Project have been considered and analyzed in the Final Negative Declaration, pursuant to Section 21090 and 21166 of the Public Resources Code, and no further environmental review is required.

5. The Agency finds that the Amendment to the Design Guidelines as described in the Final Negative Declaration would not have any unavoidable significant environmental impacts.

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

RESOLUTION

ACCORDINGLY, IT IS 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 Resolution No. 226-2000 are hereby incorporated by reference.

2. The Amendment to the Design Guidelines for the India Basin Industrial Park Redevelopment Project Area, affecting Assessor's Block 5203, Lot 23, is approved.

APPROVED AS TO FORM:

BERTHA A. ONTIVEROS
Agency General Counsel