RESOLUTION NO. 85-2001
Adopted May 22, 2001

AUTHORIZING A SECOND AMENDMENT TO THE AGREEMENT FOR DISPOSITION OF LAND AND IMPROVEMENTS FOR PRIVATE REHABILITATION WITH THE RONALD H. AND BARBARA KAUFMAN REVOCABLE TRUST CONCERNING THE CERTIFICATION OF TRANSFERABLE DEVELOPMENT RIGHTS FROM THE PROPERTY KNOWN AS THE PLANTER'S HOTEL, LOT 8 OF ASSESSOR'S BLOCK 3735 (PARCEL 3735-C), LOCATED ON THE NORTHWEST CORNER OF FOLSOM AND SECOND STREETS, FOR DONATION TO THE JEWISH MUSEUM SAN FRANCISCO, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION; YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On August 1, 1980, and pursuant to Resolution No. 93-80, the Redevelopment Agency of the City and County of San Francisco (the "Agency") entered into an Agreement for Disposition Land and Improvements for Private Rehabilitation (the "LDA") with Ronald H. Kaufman for the purchase and development of Parcel 3735-C, sometimes referred to as the Planter’s Hotel (the “Property”) located on the northwest corner of Folsom and Second Streets in the Yerba Buena Center Redevelopment Project Area. The current owner of the Site is the Ronald H. and Barbara Kaufman Revocable Trust (“Owner”).

2. The Agency approved the First Amendment to the LDA dated March 19, 1981 and recorded on August 29, 1981, in the Office of the Recorder of the City and County of San Francisco, California.


4. The Improvements on the Property may be eligible for treatment as a Preservation Lot pursuant to City Planning Code Section 128, if the Landmark’s Preservation Advisory Board finds that the Improvements have been rehabilitated and developed in accordance with City Planning Code Section 1111.6, and a Statement of Eligibility is issued for the Property indicating that certain transferable development rights consisting of unused gross floor area potential (“TDR”) are available for use on other lots located in C-3 zoned properties in accordance with City Planning Code Section 128.
5. The Owner has requested a Second Amendment to the LDA to provide a schedule for the Owner’s filing of an application with the Landmarks Preservation Advisory Board for a determination that the Site has been rehabilitated in accordance with City Planning Code Section 1111.6. Upon the issuance of such determination, the Property will be eligible for issuance of a Statement of Eligibility pursuant to City Planning Code Section 128 and the recently adopted Agency TDR Policy which regulate the certification and transfer of transferable development rights (TDR) from C-3 District properties.

6. If such Statement of Eligibility is issued for the Property, the Owner has agreed to donate available TDR from the Property to the Jewish Museum San Francisco, a nonprofit public benefit corporation (“Jewish Museum”), to enable the Jewish Museum to utilize proceeds from sale of such TDR to finance part of the adaptive reuse of the Jessie Street Substation, a City Landmark No. 87, located at the former 228 Jessie Street on the area commonly known as Central Block One in the Yerba Buena Center Redevelopment Project Area.

7. In order to provide for the completion of the process leading to the issuance of a Statement of Eligibility and the transfer of any TDR which becomes available from the Site to the Jewish Museum, it is necessary to also enter into a Second Amendment to the LDA to expand the Performance Schedule and other LDA obligations.

8. The certification of TDR for the Property and the approval of the TDR transfer to the Jewish Museum contemplated by the Second Amendment to the LDA is consistent with the Agency TDR Policy, will promote the goals and objectives of the Yerba Buena Center Redevelopment Plan and will enable the Jewish Museum to carry out its proposal for adaptive reuse of the Jessie Street Substation building, a City designated Landmark building.

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 Second Amendment to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with the Ronald H. and Barbara Kaufman Revocable Trust, substantially in the form lodged with the Agency General Counsel, and to execute any and all other ancillary documents and conveyance instruments necessary to effectuate the proposed development.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel