

RESOLUTION NO. 13-2002
Adopted January 29, 2002

**AUTHORIZING A SECOND AMENDMENT TO THE
AGREEMENT FOR DISPOSITION OF LAND FOR
PRIVATE DEVELOPMENT WITH SAN FRANCISCO
BALLET ASSOCIATION, A CALIFORNIA NONPROFIT
PUBLIC BENEFIT CORPORATION, FOR THE
RENOVATION AND EXPANSION OF THE PROPERTY
LOCATED AT 455 FRANKLIN STREET; WESTERN
ADDITION REDEVELOPMENT PROJECT AREA A-2**

BASIS FOR RESOLUTION


1. On December 11, 1981 the Redevelopment Agency of the City and County of San Francisco (the "Agency") authorized execution of an Agreement for Disposition of Land for Private Development (the "LDA") with San Francisco Ballet Association, a California nonprofit public benefit corporation (the "Developer"), for the purchase and development of Disposition Parcel 792-D with the adjacent parcel owned by the Developer. The parcels are now Lot 31 of Assessor's Block 792 in the Western Addition Redevelopment Project Area A-2 (the "Site").
2. On June 22, 1982, by Agency Resolution No. 188-82, a First Amendment to the LDA was executed to adjust the dimensions of the two parcels referenced above.
3. The Developer has performed its obligations under the LDA, including completion of construction of improvements as set forth in the LDA, and has subsequently received a Certificate of Completion issued by the Agency on June 20, 1986.
4. The Developer now wishes to perform certain renovations and improvements on the existing building which currently contains 56,106 square foot of gross floor area ("Renovation") and to modify and expand the existing building to contain approximately 69,084 square foot of gross floor area by adding approximately 12,978 square foot of gross floor area (the "Expansion").
5. The proposed Renovation and Expansion is allowed under the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2. The Developer plans to undertake the Renovation before commencing construction work on the Expansion.

6. On November 29, 2001 the Developer hosted a neighborhood meeting to present its proposed Renovation and Expansion plans at which overall support for the project was expressed by the attendees.
7. Based on the Developer's request and neighborhood support, the Agency agrees to permit the Developer to proceed with the proposed Renovation and Expansion. The proposed Second Amendment to the LDA incorporates the terms and conditions under which the Developer is permitted to proceed with said improvements.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to enter into and execute a Second Amendment to the Agreement for Disposition of Land for Private Development with San Francisco Ballet Association, a California nonprofit public benefit corporation, substantially in the form lodged with Agency General Counsel.

APPROVED AS TO FORM:

for 

Bertha A. Ontiveros
Agency General Counsel