RESOLUTION NO. 55-2004

Adopted May 18, 2004

ADOPTING A PRELIMINARY NEGATIVE DECLARATION FOR THE WESTERN ADDITION A-2 PLAN AMENDMENT; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the "Redevelopment Agency") intends to amend the Redevelopment Plan for the Western Addition Project A-2 Area (the "Plan Amendment") that would make five changes to the Western Addition A-2 Redevelopment Plan: a) permit affordable senior housing at a greater density than is currently permitted on four sites; b) reduce the amount of parking required for senior housing on those sites; c) increase the height limit on two of those sites formerly occupied by the Central Freeway; d) provide for a non-residential density bonus for mixed-use development as part of a mixed-use project that would include a jazz club; and e) provide for a non-residential density modification/bonus for a mixed-use development involving the rehabilitation of the former Muni substation, a designated historic resource, within the Redevelopment Plan area.

2. Redevelopment Agency and City Planning Department staff and consultants completed the Initial Study for the Plan Amendment, which determined that the Plan Amendment could not have a significant impact on the environment based on the criteria of the California Environmental Quality Act (California Public Resources Code Section 21000 et seq., "CEQA") and the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 et. seq., "CEQA Guidelines").

3. Based on such Initial Study a Preliminary Negative Declaration has been prepared regarding the Plan Amendment pursuant to CEQA and the CEQA Guidelines.

4. On April 27, 2004, a notice of the Preliminary Negative Declaration was duly published in a newspaper of general circulation in the City. The Preliminary Mitigated Negative Declaration (Negative Declaration) and the Initial Study were made available for public review in the Agency’s office. Notices were posted within the Western Addition Redevelopment Project Area A-2, including the properties that would be affected by the Plan Amendment. Copies of the Negative Declaration and the Initial Study were mailed to the Western Addition Citizens Advisory Committee and other individuals and community organizations.

5. In addition, the Redevelopment Agency also invited public comment on the Preliminary Negative Declaration at its regular meeting held on May 18, 2004, in
connection with consideration of the proposed Disposition and Development Agreement for the proposed mixed-use project at Parcel 732-A, located at the northeast corner of Fillmore and Eddy Streets, one of the development sites that would be affected by the Plan Amendment.

RESOLUTION

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

1. That it determines that the Plan Amendment could not have a significant effect on the environment based on the criteria of CEQA, the CEQA Guidelines, and the reasons documented in the Initial Study for the Plan Amendment attached to the Negative Declaration, with the inclusion of the mitigation measures discussed in the Initial Study.

2. Based on the foregoing determination, approves and adopts the Negative Declaration for the proposed Plan Amendment.

3. Also determines that, at the time that development of the sites affected by the proposed Plan Amendment is authorized by the Agency, the Agency shall adopt a mitigation monitoring and reporting program for the mitigation measures in the Initial Study that are applicable to the particular development that: a) lists the mitigation measure; b) specifies the party responsible for implementing the measure; c) establishes a schedule for mitigation implementation; d) assigns mitigation monitoring responsibility; and e) establishes monitoring actions.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel