RESOLUTION NO. 92-2004

Adopted July 20, 2004

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH THE BLUMENFELD TRUST, ALAN LEE BLUMENFELD, AND MAX BLUMENFELD, FOR THE PROPOSED DEVELOPMENT OF 28 CONDOMINIUM UNITS AT 1521 SUTTER STREET, LOCATED BETWEEN OCTAVIA AND GOUGH STREETS (ASSESSOR’S BLOCK 688, LOT 20); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. Since the late 1950s, the owners of record, the Blumenfeld Trust, Alan Lee Blumenfeld, and Max Blumenfeld (the “Owner”) have owned the real property located at 1521 Sutter Street, Assessor’s Block 688, Lot 20, located between Octavia and Gough Streets (the "Site"), in the Western Addition Redevelopment Project Area A-2.

2. The Site, approximately 10,313 square feet, is improved with an existing two-story office building.

3. The Western Addition A-2 Redevelopment Plan (the “Plan”) designates the Site as a Residential, High Density (“RH”) Use District and a 50-X Height and Bulk District. The RH Use District allows high-density residential development and supporting facilities.

4. The Owner is proposing to demolish the existing office building and construct a new five-story building with 28 residential condominiums and 28 off-street parking spaces (the “Project”). The proposed Project complies with commercial and residential density requirements required under the Plan.

5. The Owner is subject to the Agency’s Housing Participation Policy (“AHPP”) as amended on July 23, 2002, by Resolution No. 71-2002. Because the Project meets the Redevelopment Plan standards, does not require a variance, and/or a Redevelopment Plan amendment, a minimum of 10% of the total number of units must be affordable. The Owner has agreed to comply with this requirement and will provide three affordable units identified as Unit #107 (a two-bedroom unit) and Units #203 and #302 (one-bedroom units) on the schematic drawings dated May 8, 2004 by Levy Design Partners. These affordable units will be made available to first-time homebuyers who are low- and moderate-income households, which are defined as households earning up to 100% of the area median income.
6. Agency Planning staff has determined that the proposed Project is categorically exempt from environmental review because it is an Infill Development as defined under Section 15332 of the California Environmental Quality Act Guidelines and satisfies the following five requirements of this section: 1) the project is consistent with the Redevelopment Plan and other zoning requirements, 2) the Site is not more than five acres and is substantially surrounded by urban uses, 3) the Site has no habitat value, 4) approval would not result in significant effects relating to traffic, noise, air or water quality, and 5) the Site can be adequately served by all required utilities and public services.

7. The Owner intends to transfer the Site and assign all its rights in the OPA to Rodan LLC, a California limited liability company, after the Agency approves the OPA.

8. The Plan provides for owners to participate in the redevelopment of private property in the Project Area. This Owner wishes to participate and to enter into an Owner Participation Agreement to build the Project.

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 an Owner Participation Agreement and related documents with the Blumenfeld Trust, Alan Lee Blumenfeld, and Max Blumenfeld, for the development of 1521 Sutter Street, on Assessor’s Block 688, Lot 20 in the Western Addition Redevelopment Project Area A-2, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel