RESOLUTION NO. 21-2005

Adopted February 1, 2005

APPROVING THE PROPOSED SEVENTH AMENDMENT TO THE
REDEVELOPMENT PLAN FOR THE WESTERN ADDITION REDEVELOPMENT
PROJECT AREA A-2 AND RELATED DOCUMENTS FOR CONSIDERATION BY
THE BOARD OF SUPERVISORS; WESTERN ADDITION REDEVELOPMENT
PROJECT AREA A-2

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the
   “Agency”) has prepared a proposed Seventh Amendment to the Redevelopment
   Plan for the Western Addition Redevelopment Project Area A-2 (the “Plan
   Amendment”) which is incorporated by this reference as a part of this Resolution.

2. The proposed Plan Amendment proposes to make five changes to the Western
   Addition A-2 Redevelopment Plan: 1) permit affordable senior housing at a
   greater density than is currently permitted on three sites; 2) reduce the amount of
   parking required for senior housing on those sites; 3) increase the height limit on
   two of those sites formerly occupied by the Central Freeway; 4) 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 5) provide for a non-residential density
   bonus for mixed-use development involving rehabilitation of the former Muni
   substation, a designated historic resource.

3. On May 18, 2004, by Resolution No. 55-2004, the Agency adopted the
   Preliminary Negative Declaration for the Plan Amendment (the “Negative
   Declaration”) and determined that the Plan Amendment could not have a
   significant effect on the environment based on the criteria of the California
   Environmental Quality Act (“CEQA”) and the CEQA Guidelines, based on the
   reasons documented in the Initial Study attached to the Negative Declaration and
   the inclusion of the mitigation measures discussed in the Initial Study.

4. Pursuant to Resolution No. 55-2004, the Agency has previously adopted the
   mitigation measures described on pages 63-69 of the Negative Declaration and
   adopted a policy that requires a mitigation monitoring and reporting program to
   be developed before approval of specific developments to be carried out pursuant
   to the Plan Amendment.

5. Pursuant to Section 33457.1 of the California Community Redevelopment Law
   (Health and Safety Code Section 33000 et seq.), the Agency has prepared a
   Report on the Redevelopment Plan (the “Report”), which is incorporated by this
   reference as a part of this Resolution.
6. A copy of the Initial Study and Negative Declaration are attached to the Report as Appendix D and are also on file with the Agency's Planning Division.

7. The Agency has reviewed the Initial Study and Negative Declaration and finds that no additional environmental documentation is required by CEQA, because no substantial changes have occurred with respect to the circumstances of the Plan Amendment which would require major revisions. Also, there are no new significant environmental effects or a substantial increase in the severity of effects identified in the Initial Study.

8. No new information of substantial importance to the Plan Amendment has become available since the Agency's adoption of the Negative Declaration, therefore the Agency finds that:

   A. The Plan Amendment and its implementation will not have any potentially significant effects not discussed in the Initial Study;
   B. The Plan Amendment and its implementation will not have any significant environmental effects that are substantially more severe than those discussed in the Initial Study; and
   C. There are no mitigation measures or alternatives that were found to be infeasible in the Initial Study which would reduce one or more significant effects have become feasible, and there are no new or additional mitigation measures which are considerably different from those in the Initial Study that should be imposed as a requirement of the Plan Amendment.

9. The Planning Commission of the City and County of San Francisco considered the Plan Amendment on December 16, 2004 and adopted Motion No. 16903 determining that the Plan Amendment is consistent with the General Plan.

10. The Agency held a public hearing on February 1, 2005, on adoption of the proposed Plan Amendment, pursuant to notices duly provided as follows:

   A. Notice of the public hearing was regularly published in a newspaper of general circulation in the City and County of San Francisco (the “City”) once a week for four successive weeks beginning 30 days prior to the date of that hearing, and a copy of that notice and affidavit of publication are on file with the Agency.
   B. Copies of the notice of public hearing were mailed by first-class mail to the last known address of each assesse of land in the Western Addition Redevelopment Project Area A-2 (the “Project Area”) as shown on the last equalized assessment roll of the City.
C. Copies of the notice of public hearing were mailed by first-class mail to all residential and business occupants in the Project Area.

D. Copies of the notice of public hearing were mailed, by certified mail, return receipt requested, to the governing body of each taxing agency which receives taxes from property in the Project Area.

11. The Agency held a public hearing on February 1, 2005, provided an opportunity for all persons to be heard and has considered all evidence and testimony presented for or against any and all aspects of the proposed Redevelopment Plan.

RESOLUTION

ACCORDINGLY IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that:

1. The CEQA determinations and actions previously adopted in Resolution No. 55-2004 remain applicable to the Plan Amendment.

2. The Report on the Seventh Amendment to the Redevelopment Plan Western Addition Redevelopment Project Area A-2 is hereby approved and adopted.

3. The proposed Plan Amendment is approved and recommended for adoption by the Board of Supervisors.

4. The Executive Director of the Agency is hereby directed to submit a copy of this Resolution, the Report and the proposed Plan Amendment to the Board of Supervisors for its consideration in acting on the adoption of the proposed Plan Amendment.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel