RESOLUTION NO. 32-2005

Adopted February 15, 2005

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH 1620-1662 INNES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR THE PROPOSED DEVELOPMENT AT 1620-1662 INNES AVENUE, LOCATED BETWEEN PHELPS AND THIRD STREETS (ASSESSOR’S BLOCK 5260, LOT 4 AND LOT 10 AND ASSESSOR’S BLOCK 167, LOT 23, LOT 24, AND LOT 25); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. 1620-1662 Innes, LLC, a California limited liability company (the “Owner” and “Owner Developer”), owns an existing vacant lot of approximately 37,503 square feet located at 1620-1662 Innes Avenue (Assessor’s Block 5260, Lot 4 and Lot 10 and Assessor’s Block 167, Lot 23, Lot 24, and Lot 25) located between Phelps and Third Streets (the “Site”) in the Bayview Industrial Triangle Redevelopment Project Area (the “Project Area”).

2. The Bayview Industrial Triangle Redevelopment Plan (the “Plan”) designates the Site as part of the Light Industrial Use District. The Bayview Industrial Triangle Design for Development (the “Design for Development”) imposes certain development standards on the Site.

3. The Owner is proposing to develop a new two-story building of approximately 3,860 square feet on the Site, which will be leased to Echeguren Slate Inc., a California corporation, to operate a slate stone, tile, and construction materials wholesale and retail sales business. The building on the Site will contain a ground-floor showroom, administrative offices, warehouse space, and a night security guard’s apartment. The apartment is permitted only in conjunction with, and auxiliary to, the principal use of the Site and cannot be rented as a dwelling unit or otherwise be used to produce income. The development will also include a paved yard on the remaining portion of the Site for storage and staging of the stone inventory, six (6) off-street parking spaces, one (1) off-street loading space, and three (3) bicycle spaces. A perimeter fence with associated landscaping will secure the Site, and the adjacent public sidewalk will be improved with landscaping and a new public sidewalk (collectively, the “Development”).

4. The proposed Development complies with the requirements of the Plan and the Design for Development.
5. Planning staff of the Redevelopment Agency of the City and County of San Francisco has determined that the proposed Development 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 Development is consistent with the Redevelopment Plan and other zoning requirements, 2) the Development 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 Development can be adequately served by all required utilities and public services.

6. 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 Development.

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 1620-1662 Innes, LLC, a California limited liability company, for the development of 1620-1662 Innes Avenue on Assessor’s Block 5260, Lot 4 and Lot 10, and Assessor’s Block 167, Lot 23, Lot 24, and Lot 25, located between Phelps and Third Streets in the Bayview Industrial Triangle Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel