RESOLUTION NO. 69-2005

Adopted May 3, 2005

APPROVING THE PROPOSED REDEVELOPMENT PLAN AMENDMENT FOR THE SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA AND RECOMMENDING ITS ADOPTION BY THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO; SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the "Agency") has prepared a proposed Redevelopment Plan Amendment for the South of Market Earthquake Recovery Redevelopment Project Area (the "Plan Amendment").

2. The proposed Plan Amendment would include the following changes to the existing South of Market Earthquake Recovery Redevelopment Plan: A) expanding the scope of redevelopment actions to address all conditions of blight in the area; B) extending the Agency’s ability to incur and repay debt by an additional ten years; C) expanding the boundary of the original South of Market Earthquake Recovery Redevelopment Project Area to include the Western Expansion Area bounded by Folsom Street, Columbia Square, Harrison Street, and Seventh Street (collectively, the "Project Area"); D) adopting new redevelopment goals and objectives; E) authorizing the Agency to acquire certain properties through eminent domain, subject to the limitations contained in the proposed Plan Amendment; and F) providing for an amendment of the Owner Participation Rules.

3. Pursuant to Section 33352 of the California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.), the Agency has prepared a Report on the Plan Amendment (the "Report"). The environmental document prepared in conjunction with the consideration of this proposed Plan Amendment has been included as part of the Agency’s Report.

4. The environmental effects of the Plan Amendment for the Project Area, as well as the environmental effects of the proposed Plan Amendment, have been analyzed in the environmental documents, which are described in Resolution No. 9-2005. Copies of the environmental documents are on file with the Agency.

5. The Agency held a public hearing on May 3, 2005, on adoption of the proposed Plan Amendment, notice of which was duly and 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.
6. Copies of the notice of public hearing and the statement regarding purchase of real property by any means authorized by law, including eminent domain, were mailed by first-class mail to the last known address of each assessees of land in the proposed Project Area as shown on the last equalized assessment roll of the City.

7. Copies of the notice of public hearing were mailed by first-class mail to all residential and business occupants in the proposed Project Area.

8. 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 proposed Project Area.

9. The Agency has 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 Plan Amendment.

10. On January 18, 2005, the Commission, by Resolution No. 9-2005, certified the Final Supplement to the Final Environmental Impact Report for the proposed Plan Amendment and Project Area (the "Final Supplement") as adequate, accurate, and objective and in compliance with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.)("CEQA") and the CEQA Guidelines (14 California Code of Regulations Sections 15000 et seq.). On January 13, 2005, the City, acting through the San Francisco Planning Commission, adopted a parallel motion regarding certification of the Final Supplement.

11. The Commission has reviewed and considered the information in the FEIR and the Final Supplement for the Plan Amendment.

12. In Resolution No. 67-2005 the Commission adopted findings that various actions related to the Plan Amendment were in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings are in furtherance of the actions contemplated in this Resolution and are made part of this Resolution by reference herein.

RESOLUTION

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

1. The Agency has previously adopted a companion resolution, Resolution No. 67-2005, which approves and adopts the Agency’s CEQA Findings and Statement of Overriding Considerations as to the proposed Plan Amendment.
2. The Agency hereby adopts the proposed Plan Amendment, which is attached hereto and incorporated herein by this reference, and recommends that the Board of Supervisors adopt the Plan Amendment.

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

APPROVED AS TO FORM:

James B. Morales
Agency General Counsel