RESOLUTION NO. 70-2005

Adopted May 3, 2005

APPROVING THE DESIGN GUIDELINES FOR THE SIXTH STREET ECONOMIC REVITALIZATION PROGRAM; 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 to the Owner Participation Rules.

3. In connection with the adoption of the Plan Amendment, the Agency proposes to adopt Design Guidelines for the Sixth Street Economic Revitalization Program (the “Design Guidelines”). The Design Guidelines were developed to improve the quality of Sixth Street buildings redeveloped with Agency assistance, including acquisitions for rehabilitation or new construction, SRO rehabilitation loans, façade improvement loans, business improvement loans, and construction pursuant to Owner Participation Agreements. The Agency has requested the San Francisco Planning Department to administer design review using the Planning Code with reference to these guidelines and pursuant to the South of Market Redevelopment Project Delegation Agreement.

4. 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 and County of San Francisco (the “City”), acting through the San Francisco Planning Commission, adopted a parallel motion regarding certification of the Final Supplement.

5. The Commission has reviewed and considered the information in the Final Supplement.

6. The Commission hereby finds that the Design Guidelines is part of the South of Market Redevelopment Project for purposes of compliance with CEQA.

7. The Commission has previously adopted CEQA Findings and a Statement of Overriding Considerations attached to Resolution No. 67-2005 for the Plan Amendment. Said findings approved by such resolution include findings for the actions contemplated in this Resolution, are on file with the Secretary of the Agency and are made part of this Resolution by this reference.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Design Guidelines for the Sixth Street Economic Revitalization Program are hereby approved substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel