RESOLUTION NO. 71-2005

Adopted May 3, 2005

AUTHORIZING THE SOUTH OF MARKET EARTHQUAKE RECOVERY REDEVELOPMENT PLAN DELEGATION AGREEMENT WITH THE PLANNING DEPARTMENT 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”) for consideration by the Redevelopment Agency Commission (the “Commission”) and the Board of Supervisors for the City and County of San Francisco (the “City”).

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. The South of Market Redevelopment Project Delegation Agreement (the “Delegation Agreement”) delegates to the City’s Planning Department (the “Planning Department”) the administration of development controls within the Project Area, except in certain instances as defined in the Delegation Agreement. The Delegation Agreement specifies the respective roles of the Agency and the Planning Department in reviewing development proposals and otherwise administering the development controls, with the objective of facilitating the development process and furthering the goals of the South of Market Earthquake Recovery Redevelopment Plan as amended. The Agency retains the right to terminate the Delegation Agreement with the Planning Department and administer the development controls itself.
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 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 Delegation Agreement is part of the South of Market Redevelopment Project for purposes of compliance with CEQA.

7. Prior to the adoption of this Resolution, 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 the Executive Director is authorized to execute the South of Market Redevelopment Project Delegation Agreement with the City and County of San Francisco’s Planning Department, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

James B. Morales
Agency General Counsel