RESOLUTION NO. 167-2005

Adopted October 18, 2005
5 ayes, 2 nays

APPROVING THE REPORT ON THE REDEVELOPMENT PLAN FOR THE MID-MARKET REDEVELOPMENT PROJECT AND AUTHORIZING TRANSMITTAL TO THE BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO; MID-MARKET REDEVELOPMENT SURVEY AREA

BASIS FOR RESOLUTION

1. The Redevelopment Agency of the City and County of San Francisco (the “Agency”) has prepared a proposed Redevelopment Plan for the Mid-Market Redevelopment Project Area (the “Redevelopment Plan”).

2. The Redevelopment Plan proposes to create a new Mid-Market Redevelopment Project Area (the “Project Area”) located in downtown San Francisco along Market and Mission Streets between Fifth and Tenth Streets. The Redevelopment Plan will allow the Agency to: 1) assist in the revitalization of the City and County of San Francisco’s (the “City”) primary downtown thoroughfares, Market and Mission Streets, through promoting and participating in compatible urban infill and rehabilitation projects and programs that capitalize on existing assets, including the district’s historic commercial, arts, culture and entertainment infrastructure; 2) provide incentives for the development and rehabilitation of approximately 3,300 housing units and directly assist with the preservation and development of housing affordable by extremely low-, very low- and moderate-income persons, including single room occupancy (SRO) residential hotels; 3) create a more vibrant and balanced mixed-use district than currently exists through modified development controls as outlined in the City Planning Code through the Mid-Market Special Use District (the “Mid-Market SUD”); 4) improve the existing public infrastructure, including community facilities, open space, streetscapes and transit facilities; and 5) provide for balanced transportation and parking options, while minimizing impacts to transit, pedestrians and bicyclists.

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 Redevelopment Plan (the “Report”). The environmental document prepared in conjunction with the consideration of this proposed Redevelopment Plan has been included as part of the Agency’s Report.

4. On September 18, 2003, the Commission, by Resolution No. 153-2003, certified the Final Environmental Impact Report for the proposed Redevelopment Plan (the
“FEIR”) 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.). Also on September 18, 2003, the City, acting through the San Francisco Planning Commission certified the FEIR.

5. The Redevelopment Agency and the Planning Department subsequently prepared an Addendum to the FEIR ("FEIR Addendum") which provides additional information on the modification of the Project Area’s boundaries to add two additional parcels and updated the FEIR’s analysis in light of such boundary modification.

6. On June 23, 2005, the Planning Commission adopted a number of actions related to the Project including, but not limited to: 1) Motion No. 17050, formulating the preliminary plan for the Mid-Market Redevelopment Project Area, as amended (the “Preliminary Plan”), finding said Preliminary Plan in conformity with the City’s General Plan and making findings pursuant to CEQA, based on the FEIR, including the FEIR Addendum; and 2) Resolution No. 17051 and Resolution No. 17052, respectively recommending adoption of amendments to the City’s Planning Code providing for the SUD Regulations and the Zoning Maps in light of the SUD Regulations.

7. The FEIR prepared by the Redevelopment Agency, working with the Planning Department, consists of the draft EIR, any consultations and comments received during the review process, any additional information that became available, and the Summary of Comments and Responses, all as required by law, and the FEIR Addendum.

8. The FEIR and related Agency files are available for review at 770 Golden Gate Avenue, 3rd Floor, and are incorporated by this reference as a part of the record before the Agency pertaining to the Project, which also includes other documents and public comments pertaining to the Redevelopment Plan (collectively referred to as the “Project Record”).

9. The Agency held a public hearing on October 18, 2005, on adoption of the proposed Redevelopment Plan, notice of which was duly mailed 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.

10. In Resolution No. 166-2005, the Agency adopted CEQA findings and a Statement of Overriding Considerations, which also include as Exhibit 1, a Mitigation Monitoring and Reporting Program pertaining to the Redevelopment Plan in compliance with CEQA. Said findings are on file with the Secretary of the Agency and are incorporated herein by reference. Said findings apply to the
actions contemplated in this Resolution and are made part of this Resolution by reference herein.

11. The Commission has reviewed and considered the information in the FEIR prior to adoption of this Resolution.

12. 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 Redevelopment Plan.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that it approves the Report on the Redevelopment Plan for the Mid-Market Redevelopment Project and authorizes the Executive Director to transmit such Report on the Redevelopment Plan for the Mid-Market Redevelopment Project to the Board of Supervisors of the City and County of San Francisco in connection with its consideration of the proposed Mid-Market Redevelopment Plan.

APPROVED AS TO FORM:

James B. Morales
Agency General Counsel