RESOLUTION NO. 168-2005

Adopted October 18, 2005
5 ayes, 2 nays

APPROVING THE PROPOSED REDEVELOPMENT PLAN FOR
THE MID-MARKET REDEVELOPMENT PROJECT AREA
AND RECOMMENDING ITS ADOPTION BY
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 (the
“Planning Code”) through the Mid-Market Special Use District (the “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. The environmental effects of the proposed Redevelopment Plan for the Project
Area have been analyzed in the environmental impact report and related
documents prepared for the Redevelopment Plan in accordance with the
California Environmental Quality Act (“CEQA”).
5. On September 18, 2003, by adoption of Resolution No. 153-2003, the Agency certified the Final Environmental Impact Report for the proposed Redevelopment Plan (the “FEIR”) as adequate, accurate, and objective and in compliance with the CEQA (California Public Resources Code Sections 21000 et seq.) 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 (the “Planning Commission”), adopted Motion No. 17050, regarding certification of the FEIR.

6. The Agency and the City Planning Department (the “Planning Department”) subsequently prepared an Addendum to the FEIR (the “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.

7. 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 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 Planning Code providing for the SUD Regulations and the Zoning Maps in light of the SUD Regulations.

8. The FEIR prepared by the 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.

9. 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”).

10. The Agency held a public hearing on October 18, 2005, on adoption of the proposed Redevelopment Plan, notice of which was duly and regularly published in a newspaper of general circulation in 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.

11. Copies of the notice of public hearing were mailed by first-class mail to the following:

A. The last known address of each assesse of land in the proposed Project Area as shown on the last equalized assessment roll of the City.
B. To all residential and business occupants in the proposed Project Area.

12. Copies of the notice of public hearing were also 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.

13. 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.

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

15. 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:

1. The Agency hereby adopts the proposed Redevelopment Plan, which is incorporated herein by this reference, and recommends that the Board of Supervisors adopt the Redevelopment Plan.

2. The Executive Director of the Agency is hereby directed to submit a copy of this Resolution and related Resolutions, together with the FEIR, proposed Redevelopment Plan and the Report on the Redevelopment Plan to the Board of Supervisors for its consideration in acting on the adoption of the proposed Redevelopment Plan and SUD Regulations.

APPROVED AS TO FORM:

James B. Morales
Agency General Counsel