RESOLUTION NO. 170-2005

Adopted October 18, 2005
5 ayes, 2 nays

APPROVING THE MID-MARKET REDEVELOPMENT PROJECT
DELEGATION AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN
FRANCISCO AND THE AGENCY; 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 "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. The Redevelopment Plan primarily relies on the City Planning Code (the
   "Planning Code") as proposed for amendment by regulations establishing a Mid-
   Market Special Use District ("SUD Regulations"), proposed to control land uses
   and development in the Project Area, but only to the extent that the Planning
   Code or any amendments to it are consistent with the Redevelopment Plan.

4. The Mid-Market Redevelopment Project Delegation Agreement (the "Delegation
   Agreement") delegates to the City's Planning Department (the "Planning
   Department") the administration of development controls within a Project Area in
   most instances. The Delegation Agreement states that the Planning Department
will approve permits and otherwise administer and enforce the Planning Code for any property or project that does not require Agency Action. Projects requiring Agency Action will involve both the Agency and the Planning Department, but final approval of the project will remain with the Agency. Agency Action is defined as the Agency’s funding, acquisition, disposition, or development of property through a Disposition and Development Agreement (DDA), or execution of an Owner Participation Agreement (OPA), loan and grant agreements, or other transactional and funding documents between a property owner and the Agency.

5. The Agency held a public hearing on October 18, 2005, concerning the proposed Redevelopment Plan, notice of which was duly mailed to interested parties 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. 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.

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 Mid-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, such Delegation Agreement to take effect on the adoption of the Redevelopment Plan for the Mid-Market Redevelopment Project and the amendment of the Planning Code by adoption of the SUD Regulations.

APPROVED AS TO FORM:

[Signature]

James B. Morales
Agency General Counsel