RESOLUTION NO. 171-2005

Adopted October 18, 2005
5 ayes, 2 nays

RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT THE MID-MARKET SPECIAL USE DISTRICT AMENDMENTS TO THE PLANNING CODE, IN CONNECTION WITH ADOPTION OF THE MID-MARKET REDEVELOPMENT PLAN; 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 proposed Mid-Market SUD will be the primary tool to implement Redevelopment Plan goals and policies that 1) promote the development of a mix of uses in the Project Area, including new housing of a variety of types and affordable to a range of income levels; 2) support the retention and development of arts, cultural and entertainment uses in the area; 3) encourage the preservation and adaptive reuse of historic resources; and 4) establish standards that encourage active uses and enhance the overall design quality of new development along Market Street and other major streets in the area.
4. The proposed Mid-Market SUD will establish new controls for permitted uses, development density, form and bulk, street-facing uses, residential exposure, open space and parking, the design and accessibility of public open spaces, signage, and incentive programs for arts, cultural and entertainment uses within the Mid-Market SUD boundaries. Underlying zoning districts will remain in effect except as amended by Mid-Market-specific development controls in the Mid-Market SUD.

5. On June 23, 2005, by Motion No. 17050 and Resolution Nos. 17051 and 17052, the City Planning Commission adopted CEQA findings, approved amendments to the Planning Code creating the Mid-Market SUD and amending the Zoning Map pursuant to the proposed Mid-Market SUD and forwarded the items to the Board of Supervisors for its consideration.

6. 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.

7. 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 Agency recommends that the Board of Supervisors adopt the Mid-Market Special Use District as part of its adoption of the Mid-Market Redevelopment Plan.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel