

RESOLUTION NO. 10-2006

Adopted January 17, 2006

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH 238 OLIVE STREET, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF EIGHT RESIDENTIAL CONDOMINIUM UNITS AT 238 OLIVE STREET (ASSESSOR'S BLOCK 0719, LOT 082); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. 238 Olive Street, LLC, a California limited liability company, has been formed to acquire and develop approximately 3,300 square feet of land located at 238 Olive Street (the "Site") in the Western Addition Redevelopment Project Area A-2 (the "Project Area"). The Site is located mid-block between Franklin Street and Van Ness Avenue, and it is currently undeveloped.
2. 238 Olive Street, LLC (the "Owner") is seeking approval of a proposed Owner Participation Agreement ("OPA") to build a five-story building on the Site, containing eight two-bedroom condominium units (the "Development"). The proposed Development will include nine off-street parking spaces: one at the ground level and reserved for the handicapped, and eight in stacked parking. Stacked parking is not mentioned in the Western Addition A-2 Redevelopment Plan (the "Plan"), but it is permitted under the Planning Code of the City and County of San Francisco (the "City").
3. The proposed Development complies with the requirements of the Plan. The Plan designates the Site as part of the Residential, High Density "RH" Use District, which allows for high-density residential developments. The Plan sets a 130-foot height limit for buildings in this district. The Development complies with the limits set in the Plan for development density, and building height and bulk, and all other requirements of the Plan, including required open space for the residential units. The Owner is not seeking any Agency financial assistance.
4. The proposed Development is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15332, "Infill Development." The proposed project an in-fill development meeting the following conditions: (1) the proposed Development is consistent with the applicable general plan designation and all applicable general plan policies and zoning designations and regulations; (2) the proposed Development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the Site has no value as habitat for endangered, rare or threatened species; (4) approval of the proposed project would not result in any significant effects relating to traffic, noise,

air quality, or water quality; and (5) the Site can be adequately served by all required utilities and public services.

5. The Agency's Housing Participation Policy as amended by Resolution No. 71-2002 (the "AHPP") requires the inclusion of affordable housing on projects with 10 or more residential dwelling units subject to an owner participation agreement. In this case, the AHPP is not applicable because the Development has fewer than 10 housing units.
6. The Owner presented the Development to the Western Addition Citizens Advisory Committee's ("WACAC") Planning and Development Subcommittee on November 14, 2005, and to the full WACAC on December 15, 2005. The WACAC and other community members expressed support for the Development and recommended its approval.
7. The Plan provides for owners to participate in the redevelopment of private property in the Project Area, and the Owner wishes to participate and to enter into the OPA to build the Development. Staff recommends execution of the OPA with the Owner.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that:

1. The Development will not have a significant effect on the environment because it is deemed an "infill development" under CEQA Guidelines Section 15332. Based on the foregoing determination, the Development is categorically exempt from CEQA.
2. The Executive Director is authorized to execute an Owner Participation Agreement and related documents with 238 Olive Street, LLC, a California limited liability company, for the development of eight residential condominium units at 238 Olive Street (Assessor's Block 0719, Lot 082) in the Western Addition Redevelopment Project Area A-2, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:


for James B. Morales
Agency General Counsel