

RESOLUTION NO. 53-2006

Adopted April 18, 2006

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH JOS LEVIN REALTY CORPORATION OF SAN FRANCISCO, A CALIFORNIA CORPORATION, FOR THE PROPOSED DEVELOPMENT AT 1632, 1634, AND 1640 JERROLD AVENUE, LOCATED BETWEEN THIRD AND PHELPS STREETS (ASSESSOR'S BLOCK 5272, LOTS 16, 17, AND 18); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

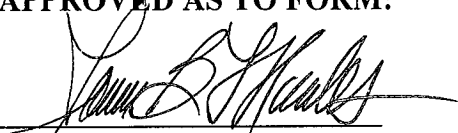
1. Jos Levin Realty Co. of San Francisco, a California corporation (the "Owner"), owns approximately 0.6 acres of land (27,500 square feet), located at 1632, 1634, and 1640 Jerrold Avenue (the "Site"), commonly known as 1634 Jerrold Avenue, in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area"). The Site is currently improved with three small storage/commercial buildings ranging from 300 to 1,000 square feet.
2. The Owner has entered into a 10-year groundlease agreement with Grubb & Nadler, Inc., a California corporation (the "Developer") for the Site. The Developer proposes to demolish all existing buildings on the Site and build a new, approximately 6,400-square-foot warehouse building to operate a wholesale and retail plant and garden business along with an ancillary landscape design and installation business.
3. The Bayview Industrial Triangle Redevelopment Plan (the "Plan") designates the Site as part of the District 1, Light Industrial, land use district. The Bayview Industrial Triangle Design for Development (the "Design for Development") imposes certain development standards on the Site.
4. The proposed new warehouse building will include a garden sales area, administrative offices, and a small retail café. The remaining portion of the Site will be used for garden display areas, inventory storage, parking and loading. A total of nine off-street parking spaces, two loading spaces, and four bicycle parking spaces will be provided. The Developer will install a new perimeter fence with associated landscaping and new street trees on Jerrold and Innes Avenues adjacent to the Site (collectively, the "Development").
5. The proposed Development complies with the requirements of the Plan and the Design for Development.

6. Planning staff of the Redevelopment Agency of the City and County of San Francisco has determined that the proposed Development is categorically exempt from environmental review pursuant to Section 15332 of the California Environmental Quality Act Guidelines. The proposed Development is a site surrounded by urban uses, has no natural habitat, and is adequately served by all required utilities and public services.
7. The Plan provides for owners to participate in the redevelopment of private property in the Project Area. This Owner wishes to participate and to enter into an Owner Participation Agreement.

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 an Owner Participation Agreement and related documents with Jos Levin Realty Corporation of San Francisco, a California corporation, for the proposed development at 1632, 1634, and 1640 Jerrold Avenue, located between Third and Phelps Streets (Assessor's Block 5272, Lots 16, 17, and 18); in the Bayview Industrial Triangle Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel