

RESOLUTION NO. 93-2006

Adopted July 18, 2006

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH MR. WING LEE, AN OWNER PARTICIPANT, FOR THE DEVELOPMENT OF A TWO-STORY, SINGLE-FAMILY DWELLING ON 1403 HUDSON AVENUE (ASSESSOR'S BLOCK 4710, LOT 056), A VACANT LOT LOCATED ON HUDSON AVENUE BETWEEN MENDELL AND KEITH STREETS; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. Mr. Wing Lee (the "Owner") owns approximately 3,200 square feet of land located at 1403 Hudson Avenue (the "Site") in the Bayview Hunters Point Redevelopment Project Area (the "Project Area"). The Site is a vacant lot located between Mendell and Keith Streets.
2. The Owner is seeking approval of a proposed Owner Participation Agreement ("OPA") to develop a new 2,800-square-foot, two-story, single-family dwelling to be occupied by the Owner (the "Development").
3. The proposed Development complies with the requirements of the Bayview Hunters Point Redevelopment Plan (the "Plan"). The Agency Commission is concurrently considering conditional approval of the schematic design.
4. The Owner has agreed to participate in the Agency's small business enterprise and construction workforce programs, to give first consideration for any construction workforce hires to Bayview-Hunters Point residents, and to utilize community-based organizations for any hiring referrals.
5. 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 an OPA to build the Development.
6. Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15332, the Development is categorically exempt from CEQA review because it involves the construction of a single-family residence in a residential zone.
7. 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 the Executive Director is authorized to execute an Owner Participation Agreement and related documents with Mr. Wing Lee, for the development of one new 2,800-square-foot, two-story, single-family dwelling to be occupied by the Owner, located at 1403 Hudson Avenue between Mendell and Keith Streets (Assessor's Block 4710, Lot 056) in the Bayview Hunters Point Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



for James B. Morales 7/18/06
Agency General Counsel