

RESOLUTION NO. 103-2006

Adopted August 1, 2006

CONDITIONALLY APPROVING A SCHEMATIC DESIGN AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE DEVELOPMENT OF 131 UNITS FOR LOW- AND MODERATE-INCOME FIRST-TIME HOMEBUYERS AT 330 BERRY STREET AND 335 BERRY STREET (BLOCK N4/PARCEL 2 AND BLOCK N4A/PARCEL 2) BY BRIDGE REGIONAL PARTNERS, INC., A CALIFORNIA NONPROFIT PUBLIC BENEFIT CORPORATION; MISSION BAY NORTH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On September 17, 1998, by Resolution No. 185-98, the Redevelopment Agency of the City and County of San Francisco ("Agency") approved the Redevelopment Plan for the Mission Bay North Redevelopment Project Area ("Plan"). On the same date, the Agency adopted related documents, including Resolution No. 188-98 authorizing execution of an Owner Participation Agreement ("North OPA") and related documents between Catellus Development Corporation, a Delaware Corporation ("Catellus"), and the Agency.
2. The Agency and the Planning Department, together acting as co-lead agencies for conducting environmental review for the Plan, the North OPA and other permits, approvals and related and collateral actions ("Project"), prepared and certified a Final Subsequent Environmental Impact Report ("FSEIR"). On September 17, 1998, the Agency Commission adopted Resolution No. 182-98 which certified the FSEIR for the Project, and Resolution No. 183-98, which adopted environmental findings (and a statement of overriding considerations), pursuant to the California Environmental Quality Act ("CEQA") and State Guidelines in connection with the approval of the Plan, the North OPA and other Project approvals. The San Francisco Planning Commission ("Planning Commission") certified the FSEIR by Resolution No. 14696 on the same date. On October 19, 1998, the Board of Supervisors adopted Motion No. 98-132 affirming certification of the FSEIR by the Planning Commission and the Agency, and Resolution No. 854-98 adopting environmental findings and a statement of overriding considerations.
3. On August 15, 2000, the Agency Commission adopted Resolution No. 148-2000, which found that the potential environmental impacts of Blocks N3, N3a, N4 and N4a were within the scope of impacts discussed in the FSEIR and approved Blocks N3, N3a, N4 and N4a ("Site").
4. On January 27, 2005, the Agency issued a Request for Qualifications ("RFQ") for the combined development of the third and fourth Agency Affordable Housing Parcels in the Mission Bay North Redevelopment Project Area, seeking nonprofit teams capable of developing affordable homeownership family housing on the Site.

5. On July 19, 2005, the Agency Commission authorized Agency staff to enter into an Exclusive Negotiations Agreement with BRIDGE Regional Partners, Inc., a California nonprofit public benefit corporation (“BRIDGE”), to develop the Site. On July 19, 2005, the Agency Commission also authorized a predevelopment loan of \$2,450,701 to commence development activities for the development. To date, BRIDGE has met all milestones pursuant to the Schedule of Performance in both agreements.
6. BRIDGE selected Leddy Maytum Stacy Architects as the building architect and Cliff Lowe Associates as the landscape architect for the development. Together with BRIDGE, they developed the Schematic Design for the Site.
7. The Schematic Design for the proposed Site meets the density and height requirements indicated in the Mission Bay Design for Development Guidelines and includes the required off-street parking spaces and bicycle spaces. On July 13, 2006, BRIDGE Housing Corporation and their architect presented the Schematic Design to the Mission Bay Citizens Advisory Committee (“CAC”); the CAC was supportive of the developer’s Schematic Design.
8. Agency staff recommends approval of the Schematic Design, subject to a satisfactory resolution of the following design concerns during the next phase of work:
 - a. Further study of building colors to articulate and to enhance the richness of the various building elements. Such study should also include a material and color mock-up of sufficient size to be built on the construction sites during an early phase of construction.
 - b. Further study of relocating some of the secured bicycle parking spaces closer to the garage entrance at 335 Berry Street (Block N4A/Parcel 2).
 - c. Further define the materiality and details of the proposed security barrier between the car share parking spaces and residential parking spaces at 330 Berry Street (Block N4/Parcel 2).
 - d. Along the north property line on 330 Berry Street (Block N4/Parcel 2), provide landscape design and details to achieve an acceptable design for the street level parking garage fronting the 280 off-ramp.
 - e. Review and approval of the parking consultant report is required by Agency staff.
9. BRIDGE is required to implement mitigation measures specific to the Site, which include construction-related mitigations to minimize dust in the air as well as the implementation of a Stormwater Pollution Prevention Program contained in the FSEIR.

FINDINGS

The Agency finds and determines that the Schematic Design submission is an implementing action ("Implementing Action") within the scope of the Project analyzed in the FSEIR and requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15162 and 15163 for the following reasons:

1. The Implementing Action is within the scope of the Project analyzed in the FSEIR and no major revisions are required due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. No substantial changes have occurred with respect to the circumstances under which the Project analyzed in the FSEIR was undertaken that would require major revisions to the FSEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FSEIR.
3. No new information of substantial importance to the Project analyzed in the FSEIR has become available which would indicate that (a) the Implementing Action will have significant effects not discussed in the FSEIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the FSEIR will substantially reduce one or more significant effects on the environment.

RESOLUTION

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

- (a) it has reviewed and considered the FSEIR findings and statement of overriding considerations and hereby adopts the CEQA Findings set forth in Resolution Nos. 182-98 and 183-98 incorporated herein and those set forth above; and
- (b) the Schematic Design for the project proposed by BRIDGE Regional Partners, Inc., a California nonprofit public benefit corporation, for the development on Block N4/Parcel 2 and Block N4a/Parcel 2, located at 330 Berry Street and 335 Berry Street in the Mission Bay North Redevelopment Project Area is hereby conditionally approved, subject to resolution of the design concerns to Agency staff's satisfaction at the next phase of design, provided that such refinements do not alter the Schematic Design.

APPROVED AS TO FORM:


for James B. Morales 7/26/06
Agency General Counsel