

RESOLUTION NO. 105-2006

Adopted August 1, 2006

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH JOS LEVIN REALTY CORPORATION OF SAN FRANCISCO, A CALIFORNIA CORPORATION, FOR THE PROPOSED DEVELOPMENT AT 1618, 1620, AND 1630 JERROLD AVENUE, LOCATED BETWEEN THIRD AND PHELPS STREETS (ASSESSOR'S BLOCK 5272, LOTS 11, 14, AND 15); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

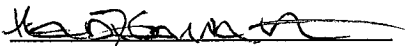
1. Jos Levin Realty Corporation of San Francisco, a California corporation (the "Owner"), owns approximately 0.3 acres (11,848 square feet) located at 1618, 1620, and 1630 Jerrold Avenue (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area "). The Site fronts Jerrold Avenue between Third and Phelps Streets.
2. Ewing Irrigation Products, Inc., a California corporation (the "Developer"), has a 10-year ground lease agreement to operate a landscape and irrigation wholesale business at 1618 and 1620 Jerrold Avenue. The Developer would like to expand its business next door onto the Owner's property at 1630 Jerrold Avenue, which is currently improved with a vacant two-bedroom, single-family house.
3. The Owner wishes to demolish the existing vacant house at 1630 Jerrold Avenue and allow the Developer to ground lease the property for its business expansion. The Developer proposes to install a new fence with landscaping at 1630 Jerrold Avenue as well as new street trees and landscape planters on the sidewalk in front of the Site. The Developer will also refurbish its existing warehouse building with new paint, lighting, and signage (collectively, the "Development").
4. 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.
5. The proposed Development complies with the requirements of the Plan and the Design for Development.
6. The Owner and Developer have agreed to comply with the Agency's small business enterprise, construction workforce, and permanent workforce programs for the Development.

7. The proposed Development is categorically exempt from California Environmental Quality Act (CEQA) environmental review pursuant to CEQA Guidelines Section 15301(1)(1), demolition of a single-family residence.
8. 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 1618, 1620, and 1630 Jerrold Avenue, located between Third and Phelps Streets (Assessor's Block 5272, Lots 11, 14, and 15); 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