

RESOLUTION NO. 124-2006

Adopted October 3, 2006

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH ALFRED MCAFEE, FOR THE PROPOSED DEVELOPMENT LOCATED AT 4132 THIRD STREET, AT THE INTERSECTION OF THIRD STREET AND INNES AVENUE (ASSESSOR'S BLOCK 5260, LOTS 002 AND 003); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

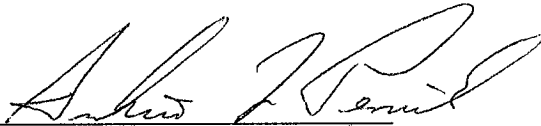
1. Alfred McAfee (the "Owner"), owns approximately 5,465 square feet of land located at 4132 Third Street (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area"). The Site is at the intersection of Third Street and Innes Avenue.
2. The Owner proposes to construct on the Site a condominium development consisting of a four-story wood-frame mixed-use building, containing seven, three-story townhouses over a ground floor garage area along side a commercial unit (the "Development").
3. The Bayview Industrial Triangle Redevelopment Plan (the "Plan") designates the Site as light industrial or commercial, with residential uses allowed above ground floor commercial uses. The Bayview Industrial Triangle Design for Development (the "Design for Development") imposes certain development standards on the Site.
4. The proposed Development complies with the requirements of the Plan and the Design for Development.
5. The Owner has agreed to comply with the Agency's small business enterprise, construction workforce, and permanent workforce programs for the Development.
6. Although the Development is not subject to the Agency's Housing Participation Policy ("AHPP") since the Development will contain less than ten residential units, the Owner has agreed to sell one of the seven townhouse units in accordance with the AHPP's affordability standards (the "Affordable Unit"); a description of reduced marketing procedures applicable to the Affordable Unit is under preparation and will be added to the Owner Participation Agreement (the "OPA") no later than thirty days after a building permit or site permit has been issued for the Development, and the Owner has agreed to carry out such reduced marketing procedures with the assistance of Agency staff.

7. The proposed Development is categorically exempt from the California Environmental Quality Act (CEQA) environmental review pursuant to CEQA Guidelines Section 15332, as an infill development that will not result in significant environmental impacts or expansion of utilities to service the project 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 OPA.

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 Alfred McAfee for the proposed development at 4132 Third Street, located at the intersection of Third Street and Innes Avenue (Assessor's Block 5260, Lots 002 and 003); in the Bayview Industrial Triangle Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel, together with such additions and changes approved by the Executive Director after consultation with the Agency General Counsel.

APPROVED AS TO FORM:



for James B. Morales 10/3/06
Agency General Counsel