REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION A-2 REDEVELOPMENT PROJECT

AS AMENDED BY
ORDINANCE NO. 316-08
ADOPTED BY THE BOARD OF SUPERVISORS
ON
December 9, 2008

SAN FRANCISCO
REDEVELOPMENT AGENCY
OFFICIAL REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

Originally Adopted and Approved by the Board of Supervisors of the City and County of San Francisco, Ordinance No. 273-64, October 13, 1964

Amendments Adopted and Approved by the Board of Supervisors of the City and County of San Francisco
Ordinance No. 264-70, August 3, 1970
and
Ordinance No. 288-76, July 6, 1976
and
Ordinance No. 491-86, December 15, 1986
and
Ordinance No. 452-87, November 9, 1987
and
Ordinance No. 271-92, August 10, 1992
and
Ordinance No. 342-94, October 3, 1994
and
Ordinance No. 74-05, April 19, 2005
and
Ordinance No. 316-08, December 9, 2008
# REDEVELOPMENT PLAN
FOR THE WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

## CONTENTS

### PART ONE

<table>
<thead>
<tr>
<th>I. Description of Project</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Project Description and Boundaries</td>
<td>1</td>
</tr>
<tr>
<td>B. Existing Conditions</td>
<td>3</td>
</tr>
<tr>
<td>C. Summary of Proposed Actions</td>
<td>3</td>
</tr>
<tr>
<td>II. Project Plan</td>
<td></td>
</tr>
<tr>
<td>A. Purposes of the Plan</td>
<td>5</td>
</tr>
<tr>
<td>B. Land Use Plan</td>
<td>5</td>
</tr>
<tr>
<td>C. Land Use Provisions and Development Standards</td>
<td>6</td>
</tr>
<tr>
<td>D. Standards for Development Chart</td>
<td>7</td>
</tr>
<tr>
<td>E. Variances</td>
<td>20</td>
</tr>
<tr>
<td>F. Alternate Land Use</td>
<td>21</td>
</tr>
<tr>
<td>III. Project Plan Proposals</td>
<td></td>
</tr>
<tr>
<td>A. Owner Participation</td>
<td>22</td>
</tr>
<tr>
<td>B. Land Acquisition</td>
<td>22</td>
</tr>
<tr>
<td>C. Property Management</td>
<td>23</td>
</tr>
<tr>
<td>D. Relocation</td>
<td>23</td>
</tr>
<tr>
<td>E. Land Disposition</td>
<td>24</td>
</tr>
<tr>
<td>F. Redeveloper’s Obligations</td>
<td>24</td>
</tr>
<tr>
<td>IV. Other Plan Provisions</td>
<td></td>
</tr>
<tr>
<td>A. Moderate Income and Senior Citizen Housing</td>
<td>26</td>
</tr>
<tr>
<td>B. Public Housing</td>
<td>26</td>
</tr>
<tr>
<td>C. Rehabilitation</td>
<td>27</td>
</tr>
<tr>
<td>D. Hotel and Apartment Unit Conversions</td>
<td>27</td>
</tr>
<tr>
<td>E. Methods for Project Financing</td>
<td>28</td>
</tr>
<tr>
<td>F. Actions by the City</td>
<td>31</td>
</tr>
<tr>
<td>G. Payment for Property Condemned</td>
<td>31</td>
</tr>
<tr>
<td>H. Enforcement of the Plan</td>
<td>31</td>
</tr>
<tr>
<td>I. Duration of the Plan</td>
<td>32</td>
</tr>
<tr>
<td>J. Severability</td>
<td>32</td>
</tr>
<tr>
<td>K. Procedure for Amendment</td>
<td>32</td>
</tr>
</tbody>
</table>

### PART TWO

<table>
<thead>
<tr>
<th>Map I</th>
<th>-</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Map II</td>
<td>-</td>
<td>Property Retention, Rehabilitation and Acquisition</td>
</tr>
<tr>
<td>Map III</td>
<td>-</td>
<td>Height and Bulk</td>
</tr>
<tr>
<td>Map IV</td>
<td>-</td>
<td>Parcels Subject to Seventh Amendment</td>
</tr>
</tbody>
</table>
Pages 1-27 of the Redevelopment Plan for the Western Addition Redevelopment Project
Area A-2 remain unchanged.

Note: Additions are \textit{single-underline italics Times New Roman};
Deletions are \textit{strikethrough italics Times New Roman}
REDEVELOPMENT PLAN
FOR THE
WESTERN ADDITION REDEVELOPMENT
PROJECT AREA A-2

The Redevelopment Plan (hereinafter called the "Plan") for the Western Addition Redevelopment Project Area A-2 (hereinafter called the "Project") consists of two parts:

Part One is composed of the following text:

Part Two consists of Map I, Land Use, Map II, Property Retention, Rehabilitation and Acquisition, Map III, Height and Bulk Map, and Map IV, Parcels Subject to Seventh Amendment.

PART ONE

The Plan was prepared in accordance with the California Community Redevelopment Law. The Plan conforms to the Master Plan of the City and County of San Francisco insofar as said Master Plan applies to the Project. The Redevelopment Agency of the City and County of San Francisco (hereinafter called the "Agency") consulted with the City Planning and other departments and offices of the City and County of San Francisco in formulating the Plan.

I. DESCRIPTION OF PROJECT

A. Project Description and Boundaries

The Project comprises a portion of the Western Addition Redevelopment Area, which in Ordinance No. 5082 (Series of 1939) adopted by the Board of Supervisors of the City and County of San Francisco on August 2, 1948, and as amended in Ordinance No. 7056 (Series of 1939) adopted by the said Board of Supervisors on September 22, 1952, and by Ordinance No. 591-58 adopted by the said Board of Supervisors on November 3, 1958, and by Ordinance No. 76-64 adopted by said Board of Supervisors on March 9, 1964, was designated and described as a blighted area, the redevelopment of which is necessary to effectuate the public purposes as set forth in the California Community Redevelopment Law. Said Project is delineated in Part I and is more particularly described as follows:
COMMENCING at the intersection of the northerly line of Bush Street with the easterly line of Van Ness Avenue; thence southerly along said easterly line to the southerly line of McAllister Street extended, as the same line exists west of Van Ness Avenue; thence westerly along last said southerly line and its extension to the easterly line of Franklin Street; thence southerly along last said easterly line to the southerly line of Grove Street; thence westerly along last said southerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the southerly line of Fulton Street; thence westerly along last said southerly line to the easterly line of Golden Gate Avenue; thence westerly along last said southerly line to the easterly line of Pierce Street; thence northerly along last said westerly line to the southerly line of Eddy Street; thence westerly along last said southerly line to a point on the southerly line of Eddy Street, said point being 87.50 feet easterly of the intersection of the southerly line of Eddy Street and the easterly line of Divisadero Street; thence southerly 137.50 feet along the easterly line of Lot 19 of Assessor's Block 1128 to a point on the northerly line of Lot 16 of Assessor's Block 1128; thence easterly along said northerly line of said Lot 16, 18.50 feet to the easterly line of said Lot 16; thence southerly along said easterly line of said Lot 16, 27.50 feet to a point on the northerly line of Turk Street, said point being the southeasterly corner of said Lot 15; thence continuing on a prolongation of the easterly line of said Lot 15 to the southerly line of Turk Street; thence westerly along last said southerly line to the westerly line of St. Joseph's Avenue extended; thence northerly along last said westerly line and its extension to the westerly extension of the center line of O'Farrell Street as the same exists easterly of Broderick Street; thence easterly along last said center line to the center line of Pierce Street; thence southerly along the last said center line to the center line of Ellis Street; thence easterly along the last said center line to the southerly line of Steiner Street; thence northerly along the last said center line to a point on a line parallel with and perpendicularly distant 120 feet northerly from the northerly line of O'Farrell Street; thence at right angles easterly along said parallel line 171.875 feet; thence at right angles northerly 17.50 feet; thence at right angles easterly 137.50 feet; thence at right angles northerly 6 feet; thence at right angles easterly 137.50 feet to a point on the westerly line of Fillmore Street distant thereon 131.50 feet southerly from the southerly line of Geary Street; thence running to a point on the easterly line of Fillmore Street, said point being 137.50 feet southerly from the southerly line of Geary Street; thence easterly parallel to said line of Geary Street to the center line of Webster Street; thence southerly along the last said center line to the center line of O'Farrell Street; thence easterly along the last said center line to the center line of Hollis Street; thence southerly along the last said center line to the southerly line of Ellis Street; thence easterly along the last said southerly line to a point on a line drawn
southerly, parallel with and perpendicularly distant 156.25 feet westerly from the westerly line of Buchanan Street and its northerly production; thence southerly along said parallel line 137.50 feet; thence at right angles easterly along the westerly production and along the center line of Willow Street 190.625 feet to the point of intersection of the center line of Willow Street and the northerly production of the easterly line of Buchanan Street; thence southerly along last said easterly line to the northerly line of Turk Street; thence easterly along last said northerly line to the easterly line of Laguna Street; thence southerly along last said easterly line to the northerly line of Golden Gate Avenue; thence easterly along last said northerly line to the westerly line of Gough Street; thence northerly along last said westerly line to the center line of Eddy Street; thence easterly along last said center line to the center line of Gough Street; thence northerly along the last said center line to the center line of Willow Street; thence easterly along the last said center line 98.975 feet; thence at right angles northerly to the center line of Ellis Street; thence easterly along the last said center line to the center line of Franklin Street; thence northerly along the last said center line to the center line of Post Street; thence westerly along the last said center line to the westerly line of Steiner Street; thence northerly along the last said westerly line to the northern line of Bush Street; thence easterly along the last said northerly line to the point of commencement.

B. Existing Conditions

The Project is now a predominantly residential area characterized by conditions of blight which include residential buildings unfit and unsafe for occupancy; mixed and shifting uses; overcrowded dwelling units; inadequate provision for ventilation, light, sanitation and open spaces; obsolete platting; economic dislocation; and depressed property values. These conditions contribute substantially and increasingly to the problems of, and necessitate disproportionate expenditures for preservation of public health and safety, adequate police protection, crime prevention, correction, prosecution and punishment, treatment of juvenile delinquency, fire and accident prevention, and other public services and facilities.

C. Summary of Proposed Actions

The Agency in accordance with and pursuant to applicable Federal, State and local laws will remedy, or cause to be remedied, conditions causing blight presently existing in the Project by:

1. Rehabilitation, alteration, modernization, general improvement or any combination thereof (hereinafter called “Rehabilitation”) of certain existing structures;

2. Acquisition of real property by purchase, gift, devise, exchange, condemnation or any other lawful means;

3. Relocation of the occupants presently residing in structures which are acquired; or as necessary, in structures subject to rehabilitation;

4. Demolition, removal or clearance of certain existing buildings and structures on land acquired by the Agency;
5. Arrangement with proper authorities for the vacation and realignment of certain streets, utilities, and other rights-of-way;

6. Reservation of certain areas for public streets, rights-of-way and other public purposes;

7. Installation and relocation of necessary site improvements, utilities, and facilities;

8. Formulation and administration of rules and regulations for owner participation;

9. Formulation and administration of rules governing reasonable preference to persons who are engaged in business in the project area to re-enter in business within the redeveloped area;

10. Sale or lease of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be imposed by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.
II. PROJECT PLAN

A. Purposes of the Plan

The purposes of the actions proposed by the Plan are to:

1. Provides the framework within which restoration of the economic and social health of the Project Area and its environs will be accomplished by private actions.

2. Guide and stimulate the development of sound and attractive residences available to persons of varied incomes and ages, with emphasis on the provision of moderate-priced private housing for families of moderate income and for the elderly.

3. Guide development toward the production of a satisfying and urbane living and working environment preserving and enhancing the unique social, cultural and esthetic qualities of the City.

4. Stimulate and attract private investment to improve the City's economic health and expand the tax base.

B. Land Use Plan

The Project shall be redeveloped predominantly in residential uses of medium and high densities in accordance with the Master Plan of the City and County of San Francisco. Certain areas within the Project will be used for commercial, residential with commercial, institutional and public purposes.

If fully developed according to the standards of the Plan, the total medium density use will result in a range of 4,500 to 5,000 private dwelling units at an approximate density of one hundred forty (140) persons per net acre and the total high density use will result in a range of 1,300 to 1,500 private dwelling units at an approximate density of two hundred (200) persons per net acre. These in addition to the present 208 public housing units, which will remain, will result in a range of 5,800 to 6,500 dwellings including existing and new units.

The redevelopment of Project land shall be limited to those uses and in those areas indicated on the Land Use Map and the Property Retention, Rehabilitation and Acquisition Map and, unless designated for public uses, development in the Project shall be subject to the provisions and minimum standards hereinafter set forth in Paragraph C of this Section II, "Land Use Provisions and Standards for Development." Public rights-of-way, easement lines, and land use district boundaries shall be generally as indicated on said maps and are subject to minor adjustments at the time of detailed engineering studies.
C. **Land Use Provisions and Development Standards**

To achieve the purposes of the Plan, the Agency shall review and approve the specific plans, including landscaping plans and sign plan, for all development.

Proposed designs will be evaluated as to the manner in which they achieve the objectives of the Plan and a distinguished architectural expression.

In the disposition of land, the Agency may establish detailed design criteria for specific parcels to insure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents.

In order to achieve the purposes of the Plan the development and use of land within the Project shall be in accordance with land use provisions and standards set forth in this Paragraph C. The standards for development applicable to the use-districts shown on the Land Use Map are shown on the table, STANDARDS FOR DEVELOPMENT, following this page.

1. **Type, Size, Height, Number and Use of Buildings**

   Application of land use and other development regulations contained herein, (including the table STANDARDS FOR DEVELOPMENT) pertinent State and local codes and ordinances, and the number and size of land parcels will determine the type, size, height, number, and use of buildings in the area.

2. **Light, Air, and Privacy**

   Space shall be maintained between separate buildings to provide adequate light, air, and privacy.

3. **Open Space**

   The minimum amount of open space in areas to be developed for private use shall be determined by the application of development standards. Application of such standards will result in not less than 30 percent open space in the project.

   Those portions of building sites not containing structures shall be landscaped so as to complement the buildings and the entire site development. Paved areas shall be treated as integral elements in a comprehensive landscape design and shall be developed with individuality and quality of construction.

   The Agency shall encourage the cooperation of developers in the construction and maintenance of a comprehensive and integrated system of inviting and well-lighted grains to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial centers, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked, with distinctive landscaping, including clusters of what will become tall trees at key junction points.
Groups of new buildings shall be so sited as to provide visually defined open spaces of a scale and type of development suitable to the surrounding building types and uses. All building site open spaces shall be landscaped in accordance with plans prepared by the redeveloper and approved by the Agency.

4. **Height and Bulk**

No building, which term includes structures, or development, or part thereof, shall exceed the height and bulk limits set forth in this section, except as provided in Section D (Variances).

The height of buildings within the Project Area shall not exceed the amounts shown on Map No. III. The bulk of buildings shall be subject to the standards set forth in Section 4.2. The boundaries of the various Height and Bulk Districts shall be generally as shown on the map and are subject to minor adjustments based upon the review of the development proposal as described in Section C, Land Use Provisions and Development Standards.

The Building Height and Bulk provisions set forth in this Section of the Plan notwithstanding, approval of building height and bulk for all new development, whether on an owner participation parcel or on a parcel acquired from the Agency, is at the discretion of the Agency as part of its architectural review and approval process. This may result in less height and less bulk for new development than is otherwise indicated in this plan. The Agency in making its determination on height and bulk will use but will not be limited to the following criteria:

- shadowing effect of building on adjacent public and private open spaces.

- harmonious architectural relationship with adjacent buildings and development

4.1 **Height**

a. **Method of Measurement**

In the measurement of height for purposes of such the height limits shown on Map No. III, the following rules shall be applicable.

(1) The point above which such measurement shall be taken shall be as specified in the definition of "height" as follows: The vertical distance by which a building or structure rises above a certain point of measurement, which point shall be taken as indicated herein.
(a) In the case of either (b) or (c) below, such point shall be taken at the center line of the building or, where the building steps laterally in relation to a street that is the basis for height measurement, separate points shall be taken at the center line of each building step.

(b) Where the lot is level with or slopes downward from a street at the center line of the building or building step, such point shall be taken at curb level on such street. This point shall be used for height measurement only for a lot depth not extending beyond a line 100 feet from and parallel to such street, or beyond a line equal distance between such street and the street on the opposite side of the block, whichever depth is greater. Measurement of height for any portion of the lot extending beyond such line shall be considered in relation to the opposite (lower) end of the lot, and that portion shall be considered an upward sloping lot in accordance with Subsection (c) below, whether or not the lot also has frontage on a lower street.

(c) Where the lot slopes upward from a street at the center line of the building or building step, such point shall be taken at curb level for purposes of measuring the height of the closest part of the building within 10 feet of the property line of such street; at every other cross-section of the building, at right angles to the center line of the building or building step at that cross-section. The ground elevations used shall be either existing elevations or the elevations resulting from new grading operations encompassing an entire block. Elevations beneath the building shall be taken by projecting a straight line between ground elevations at the exterior walls at either side of the entire building in the same plan.

(d) Where the lot has frontage on two or more streets, the owner may choose the street or streets from which the measurement of height is to be taken, within the scope of the rules stated above.

Where height limits for buildings are established by this Plan, the upper points to be taken for measurement of height shall be as prescribed in the provisions relating to such height limits.

(2) The upper point to which such measurement shall be taken shall be the highest point on the finished roof in the case of a flat roof, and the average height of the rise in the case of a pitched roof, or any higher point of a feature not exempted under Subsection b., below.
(3) In cases where the height limit is 65 feet or less and a street from which height measurements are made slopes laterally along the lot, or the ground slopes laterally on a lot that also slopes upward from the street, there shall be a maximum width for the portion of the building or structure that may be measured from a single point at curb or ground level, according to the definition of "height", as specified in the following table. These requirements shall not apply to any property to which the bulk limitations in Subsection 4.2 are applicable.

(4) In the 50 foot height limit district, additional building height may be permitted to provide a more attractive roof silhouette, provided that no occupied floor shall be permitted above the 50 foot level. This additional building height shall be permitted only with the approval of the Agency Commission, which in no event shall exceed 16 feet.

<table>
<thead>
<tr>
<th>AVERAGE SLOPE OF CURB OR GROUND FROM WHICH HEIGHT IS MEASURED</th>
<th>MAXIMUM WIDTH FOR PORTION OF BUILDING THAT MAY BE MEASURED FROM A SINGLE POINT</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 percent or less</td>
<td>No requirement</td>
</tr>
<tr>
<td>More than 5 percent but no more than 15 percent</td>
<td>65 feet</td>
</tr>
<tr>
<td>More than 15 percent but no more than 20 percent</td>
<td>55 feet</td>
</tr>
<tr>
<td>More than 20 percent but no more than 25 percent</td>
<td>45 feet</td>
</tr>
<tr>
<td>More than 25 percent</td>
<td>35 feet</td>
</tr>
</tbody>
</table>
b. **Height Exemptions**

The features listed in this section shall be exempt from the height limits established by the Plan, in an amount up to but not exceeding that which is specified.

(1) The following features shall be exempt, provided the limitations indicated for each are observed; provided further that the sum of the horizontal areas of all features listed in this paragraph (1) shall not exceed 20 percent of the horizontal area of the roof above which they are situated; and provided further that the sum of the horizontal areas of all such features located within the first 10 feet of depth of the building, as measured from the front wall of the building, shall not exceed 20 percent of the horizontal area of the roof in such first 10 feet of depth.

Any sum of 20 percent heretofore described may be increased to 30 percent by unroofed screening designed either to obscure the features listed under (a) and (b) below or to provide a more balanced and graceful silhouette for the top of the building.

(a) Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself, including chimneys, ventilators, plumbing vent stacks, cooling towers, water tanks, panels or devices for the collection of solar or wind energy and window washing equipment, together with visual screening for any such features. This exemption shall be limited to the top 16 feet of such features where the height limit is more than 65 feet.

(b) Elevator, stair and mechanical penthouses, fire towers, skylights and corner windows. This exception shall be limited to the top 16 feet of such features where the height limit is more than 65 feet.

(c) Stage and scenery lofts.

(d) Ornamental and symbolic features of public, religious, and buildings with dedicated public rooftop open space, including towers, spires, cupolas, belfries, domes and other sculptural elements, where such features are not for human occupancy.

(2) The following features shall be exempt, without regard to their horizontal area, provided the limitations indicated for each are observed.

(a) Railings, parapets and catwalks, with a maximum height of 4 feet.

(b) Open railings, catwalks and fire escapes required by law, wherever situated.
(c) Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof levels, swimming pools with a maximum height of 4 feet and play equipment with a maximum height of 10 feet.

(d) Unenclosed seating areas limited to tables, chairs and benches, and related wind screens, lattices and sunshades with a maximum height of 10 feet.

(e) Landscaping, with a maximum height of 4 feet for all features other than plant materials.

(f) Short-term parking of passenger automobiles, without additional structures or equipment other than trellises or similar overhead screening for such automobiles with a maximum height of 8 feet.

(g) Amusement parks, carnivals, and circuses, where otherwise permitted as temporary uses.

(h) Flag poles and flags, clothes poles and clothes and weather vanes.

(i) Radio and television antennas where permitted as accessory uses and towers and antennas for sending or receiving radio and television signals where permitted as principal or conditional uses by this Plan.

(j) Warning and navigation signals and beacons, light standards and similar devices, not including any sign regulated by this Plan.

(k) Public monuments or sculptural elements owned by government entities.

(l) Cranes, scaffolding and batch plants erected temporarily at active construction sites.

(m) Structures and equipment necessary for the operation of industrial plants, transportation facilities, public utilities and government installations, where otherwise permitted by this Plan and where such structures and equipment do not contain separate floors.

4.2 Bulk Limits:

Measurement

The limits upon the bulk of buildings shall be as stated in this section. In each height and bulk district, the maximum building plan dimensions shall be as specified in the Table on Bulk Limits, at all horizontal cross-sections above the height indicated.
TABLE ON BULK LIMITS

<table>
<thead>
<tr>
<th>DISTRICT SYMBOL</th>
<th>HEIGHT ABOVE WHICH MAXIMUM DIMENSIONS APPLY (IN FEET)</th>
<th>MAXIMUM PLAN DIMENSIONS (IN FEET)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>LENGTH</td>
</tr>
<tr>
<td>A</td>
<td>40</td>
<td>110</td>
</tr>
<tr>
<td>B</td>
<td>50</td>
<td>110</td>
</tr>
<tr>
<td>E</td>
<td>65</td>
<td>110</td>
</tr>
<tr>
<td>F</td>
<td>80</td>
<td>110</td>
</tr>
</tbody>
</table>

The limits applicable to X District are described in Section 4.1.a (3)

5. **Setbacks**

No setback limits are established herein. In the location of buildings, emphasis shall be placed upon the enclosure of usable open space and the achievement of an attractive urban design.

6. **Land Coverage**

Land coverage shall be determined by the application of standards for density, floor area ratios, setbacks, open space standards, off-street parking and the requirements of good design. Groups of structures shall be so designed as to produce an esthetically pleasing total composition.

Emphasis shall be placed on the enclosure of usable open spaces and on providing definition to the streets and public rights-of-way.

7. **Off-Street Parking**

Adequate parking spaces shall be provided to serve the users of all new developments and facilities established in the area. Agency review of redevelopment plans shall be based on standards for provision of adequate parking shown on the TABLE OF PARKING REQUIREMENTS following this section.
All parking spaces shall be readily accessible and shall be at least 160 square feet in area except that where four or more spaces are required, the fourth such space may be a compact-car space and for each two spaces required in excess of four the second such space may be a compact car space and shall be at least 127.5 square feet in area. Every required space shall be of usable shape. The area of each such space shall be exclusive of driveways, aisles and maneuvering areas. Vertical clearance shall be not less than 7-1/2 feet in driving lanes and not less than 7 feet in parking areas.

In structures developed for mixed commercial and residential uses, parking requirements for each use must be met.

All off-street parking spaces shall be screened from view from public rights-of-way by an appropriate fence or structure at least six feet high supplemented by suitable landscaping. Openings for access in such screen fence shall not have a horizontal span of more than 18 feet.

Required parking spaces for multiple residential dwellings shall be located not more than 250 feet from the building served, and for other buildings not more than 800 feet from the building served.

Joint use of parking spaces may be approved by the Agency providing the Agency finds and determines that such joint use will adequately serve the needs of the joint users.

Provision of fewer parking spaces than established in the TABLE OF PARKING REQUIREMENTS may be approved by the Agency for a new development if the Agency finds and determines that such fewer spaces will adequately serve the needs of the users of the new development.

Within rehabilitation sites, parking spaces may be required up to the standards established herein consistent with the design objectives set forth in the property rehabilitation standards.

Required parking spaces may be provided by the developer alone or jointly with the developers of adjacent properties, or by a separate public or private entity if firm assurances satisfactory to the Agency are obtained of the continuing availability of spaces to property users.
<table>
<thead>
<tr>
<th>USE</th>
<th>MINIMUM SPACES REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (except as specified below)</td>
<td>One for each dwelling unit.</td>
</tr>
<tr>
<td>Residential, dwellings specifically</td>
<td>One for each two (2) dwelling units, except for senior</td>
</tr>
<tr>
<td>designed for and occupied by elderly</td>
<td>citizen housing on Parcel A, Parcel C and Rosa Parks, which shall provide not less than</td>
</tr>
<tr>
<td>or handicapped persons and limited to occupancy by</td>
<td>one space per five (5) dwelling units.</td>
</tr>
<tr>
<td>such persons by requirements acceptable to the</td>
<td></td>
</tr>
<tr>
<td>Agency.</td>
<td></td>
</tr>
<tr>
<td>Boarding house, guest house, dormitory, club, and</td>
<td>One for each three (3) bedrooms or for each six (6) beds</td>
</tr>
<tr>
<td>similar facilities</td>
<td>whichever results in a greater requirement; a minimum of two (2) spaces is required.</td>
</tr>
<tr>
<td>Hospital, convalescent hospital and similar facilities</td>
<td>One for each four (4) beds; a minimum of four (4) spaces is required.</td>
</tr>
<tr>
<td>Hotel</td>
<td>One for each two (2) guest bedrooms plus one for the manager's dwelling unit, if any.</td>
</tr>
<tr>
<td>Motel</td>
<td>One for each rental unit plus one for the manager's dwelling unit, if any.</td>
</tr>
<tr>
<td>Church</td>
<td>One for each ten (10) seats by which the number of seats in the main auditorium exceeds</td>
</tr>
<tr>
<td></td>
<td>one hundred (100).</td>
</tr>
<tr>
<td>Theater or Auditorium</td>
<td>One for each eight (8) seats.</td>
</tr>
<tr>
<td>Medical or dental offices or clinic</td>
<td>One for each three hundred (300) square feet of occupied floor area.</td>
</tr>
<tr>
<td>Other business offices</td>
<td>One for each five hundred (500) square feet of occupied floor area.</td>
</tr>
<tr>
<td>Restaurant, night club, bowling alley and similar</td>
<td>One for each two hundred (200) square feet of occupied floor area.</td>
</tr>
<tr>
<td>establishments</td>
<td></td>
</tr>
<tr>
<td>Retail space devoted to handling bulky merchandise</td>
<td>One for each one thousand (1,000) square feet of occupied floor area.</td>
</tr>
<tr>
<td>such as automobiles or furniture</td>
<td></td>
</tr>
<tr>
<td>Other retail space</td>
<td>One for each five hundred (500) square feet of occupied floor area up to twenty thousand</td>
</tr>
<tr>
<td></td>
<td>(20,000) square feet, plus one for each two hundred fifty (250) square feet of occupied</td>
</tr>
<tr>
<td></td>
<td>floor area in excess of twenty thousand (20,000) square feet.</td>
</tr>
<tr>
<td>Service, repair or wholesale sales space</td>
<td>One for each one thousand (1,000) square feet of occupied floor area.</td>
</tr>
<tr>
<td>Mortuary</td>
<td>Not less than five.</td>
</tr>
</tbody>
</table>
8. **Off-Street Loading**

Off-street loading facilities shall be provided in accordance with the following table:

**TABLE FOR OFF-STREET LOADING REQUIREMENTS**

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross Floor Area of Building or Use (sq. ft.)</th>
<th>Number of Loading Spaces Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail and wholesale sales, manufacturing and all other primarily goods handling</td>
<td>0-10,000</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>10,001-30,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>30,001-60,000</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>60,001-100,000</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>over – 100,000</td>
<td>4 plus 1 for each additional 80,000 square feet.</td>
</tr>
<tr>
<td>Offices, hotels, and all other uses not included above</td>
<td>0-10,000</td>
<td>0</td>
</tr>
<tr>
<td></td>
<td>10,001-100,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>100,001-250,000</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>over – 250,000</td>
<td>3 plus 1 for each additional 400,000 square feet.</td>
</tr>
<tr>
<td>Apartment Houses</td>
<td>100,000 and over</td>
<td>1 for each 100,000 square feet of floor Area.</td>
</tr>
</tbody>
</table>

Each loading space provided shall be of usable shape, accessible, and shall be not less than ten (10) feet in width, thirty-five (35) feet in length, and fourteen (14) feet in height including entry and exit except that the first such space required shall be not less than ten (10) feet in width, twenty-five (25) feet in length, and twelve (12) feet in height including entry and exit. These dimensions shall be exclusive of platforms, driveways and maneuvering areas.

9. **Sign**

All signs in the Project shall be designed and constructed to be complementary elements in total environment. Each sign shall identify only the user and/or use of the particular property or portion thereof on which the sign is located. Each sign shall be of size, shape, material, color, type of construction, method and intensity of lighting, and location to be in scale with and harmonious with development on its site and on adjacent sites in the Project and shall conform to guidelines established by the Agency. No roof signs shall be permitted. No sign shall move or have any moving parts.
Plans for all signs shall be submitted to the Agency as part of the development plans or rehabilitation plans for each building. The Agency shall evaluate the plans to ensure conformity with the above provisions.

Billboards and other general advertising signs are prohibited in the Project Area.

No exterior signs shall be erected for shopping and service establishments incorporated in residential structures in RH Use Districts.

Exterior signs on public or community parking garages shall be limited to identifying the function of the structure. There shall be not more than one sign per garage entrance. If such a garage is located in a commercial use district and automobile service facilities are available, there may be provided one sign at each garage entrance to so indicate. Such signs shall not exceed 12 square feet in area.

10. **Interim Parking**

The Agency may use cleared land within the Project for surface parking, or lease it temporarily for such purpose, pending its conveyance to the redevelopers.

**D. Variances**

1. **Land Use**

The land use provisions of this Plan shall be applied by the Agency in order to achieve the purposes and objectives of this plan. Accordingly the Agency may, in its discretion allow minor exceptions to such provisions, where owing to unusual or special conditions, strict enforcement would result in undue hardships, or would be an unreasonable limitation beyond the intent and purposes of these land use provisions, provided however that the Agency must find and determine that such exceptions result in substantial compliance with the intent of these land use provisions and furthers the purposes and objectives of the Plan. A minor exception shall mean a secondary or supplemental use that is consistent with and complimentary to the expressly permitted use.

2. **Development Standards**

The development standards set forth above shall be applied by the Agency in order to achieve the purposes of this Plan for the redevelopment of the Project Area; provided, however, that with respect to those physical standards and requirements relating to size of buildings; height or bulk of buildings; number of buildings; light, air, and privacy; open space (other than that publicly owned); density of development; land coverage; off-street parking and loading requirements; the Agency may, in its discretion, following its review and exploration of alternatives, modify such standards or requirements where: (a) owing to unusual and special conditions, enforcement of the development standards would result in undue hardships, or would constitute an unreasonable
limitation beyond the intent and purposes of such standards, and/or (b) achievement of a distinctly better design, in both a public and a private sense, than would be possible with strict adherence to the development standards, avoiding an unnecessary prescription of building form while carrying out the intent of the design principles and policies of the Plan.

In the case of properties subject to rehabilitation, variances from the development standards of this Plan may be granted at the discretion of the Agency where enforcements would preclude such retention and rehabilitation, provided such variances are consistent with the intent and purpose of the standards and requirements.

E. **Alternate Land Use**

The Agency may sell or lease Project land for development in accordance with either the primary or alternate land use designated on the Land Use Map. Land having primary and alternate use designations shall be offered for sale for either use but not for both. If, subsequent to the offer of sale for one use, development of such land to the other use appears to be in the best public interest, the Agency may authorize development for such other use, subject to such conditions as it may impose. Upon completion of the improvements for the use for which the Agency authorized actual conveyance of the property, the other use designation shall cease to have force and effect.
III. PROJECT PLAN PROPOSALS

A. Owner Participation

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property in the Project may, subject to rules and regulations including standards for rehabilitation promulgated by the Agency, be accorded the opportunity to participate in the redevelopment of the Project. Such participation shall be contingent upon execution by such owner of a binding agreement (hereinafter called "owner participation agreement") by which the property retained or acquired will be developed and used in conformity with the Plan, the Declaration of Restrictions, and the Owner Participation Rules and Regulations promulgated by the Agency. Standards for rehabilitation will be set forth in the Owner Participation Rules and Regulations.

Owner participation necessarily will be subject to and limited by such factors as the nature, condition and use of existing improvements, the reduction of the total number of individual parcels in the Project, the elimination of certain land uses, the realignment of streets, the construction of new public facilities and improvements, and the ability owners to finance acquisition, rehabilitation and redevelopment in accordance with the Plan and in accordance with such controls as may be found necessary to insure that redevelopment is carried out pursuant to the development standards of the Plan.

The Agency will not acquire real property which is retained by an owner under an owner participation agreement unless said owner fails, refuses neglects to perform his obligations under said agreement. In the event failure of an owner to participate pursuant to, and in full compliance with, the terms of an owner participation agreement, the Agency, at its option, may seek specific performance of said agreement or acquire the property of such owner participant in accordance with the provisions of said agreement and thereafter sell said property for redevelopment in accordance with the Plan.

B. Land Acquisition

1. All real property located in the Project, except as specifically exempted herein, may be acquired by the Agency by gift, devise, exchange, purchase, condemnation or any other lawful method. The public interest and necessity require the use of the power of eminent domain by the Agency to acquire those real properties in the Project which the Agency can not acquire by other lawful methods.
2. The Agency will not acquire real property owned by public bodies which will not consent to its acquisition; provided, however, that any such public property may be acquired by the Agency if it is transferred to private ownership before the Agency completes land disposition within the entire Project, unless the Agency and the private owner enter into an owner participation agreement concerning said property.

C. Property Management

Property acquired by the Agency in the Project shall be under the management and control of the Agency during its ownership of such property. Such property may be rented or leased by the Agency pending its conveyance for redevelopment.

D. Relocation

1. The Agency shall assist all persons (including families, business concerns and others) displaced by Project activities in finding other locations and facilities. In order to carry out redevelopment with a minimum of hardship to persons displaced from their homes, individuals and families shall be assisted in finding housing which is decent, safe, sanitary and within their financial means in reasonably convenient locations and otherwise suitable to their needs. In order to facilitate the rehousing of families and single persons who are displaced from their homes in the project area, the Agency will utilize aids presently available and those which may hereafter become available through City, State and Federal legislation, and for such purposes may use funds derived from any public or private source.

2. The Agency shall make relocation payments to persons (including families, business concerns and others) displaced by redevelopment, for moving expenses and direct losses of certain personal property for which reimbursement or compensation is not otherwise made. Such relocation payments shall be made pursuant to Agency rules and regulations and such payments shall be made only to the extent eligible for payment from funds made available for these specific purposes by the Federal Government or other sources.
E. **Land Disposition**

Subject to the provision of Section IV, all real property acquired by the Agency in the Project which is sold or leased for development or redevelopment for private Uses shall be sold or leased at prices which are not less than fair value for uses in accordance with the Plan.

Purchasers or lessees of property shall be obligated, pursuant to appropriate disposition documents, to develop and use the property for the purposes designated in the Plan, to begin development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of the Plan.

F. **Redeveloper's Obligations**

In order to provide adequate safeguards that the work of redevelopment will be carried out pursuant to the Plan, owner participation agreements, and agreements for the disposition of land by the Agency shall include provisions recognizing and requiring that:

1. The purchase of land is for redevelopment and not for speculation and reserving to the Agency such powers and controls as may be necessary to prevent transfer, retention or use of the property for speculation purposes;

2. The land shall be built upon and improved in conformity with the development standards of the Plan and the Declaration of Restrictions;

3. All developers and owner participants shall submit preliminary architectural plans, site and landscape plans and final plans including landscaping and sign plans, and specifications of the improvements proposed to be constructed on the land for architectural review and approval by the Agency in order to insure that development and construction will be carried out in a manner which will effectuate the purposes of the Plan. As a part of such plans and specifications developers and, if required by the Agency, owner participants shall submit time schedules for the commencement and completion of such improvements. All such plans and schedules shall be submitted within the time specified in the respective agreements with such developers and owner participants.
4. By and for the contracting parties, their heirs, executors, administrators and assigns, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, religion, sex, marital status, sexual orientation, national origin or ancestry in the sale, lease, sub-lease, transfer, use, occupancy, tenure or enjoyment of the premises therein described, nor shall the contracting parties, or any person claiming under or through them, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subleases or vendors in the premises described. All deeds, leases or contracts for the sale, lease, sublease or other transfer of any land shall be submitted to the Agency for approval and all such deeds, leases or contracts shall contain the nondiscrimination and nonsegregation clauses specified in Section 33436 of the California Community Redevelopment Law.

(INTENTIONALLY BLANK)
IV. OTHER PLAN PROVISIONS

A. Moderate Income and Senior Citizen Housing

In accordance with community needs and objectives, a portion of the Project may be allocated and sold or leased by the Agency for construction of moderate-priced private housing for sale or rental primarily to single persons, or families of moderate income or to senior citizens (persons 62 years of age or over). Families and persons displaced from their present residences by redevelopment project activities or other public action will be accorded priority in such housing in accordance with rules and regulations to be established by the Agency.

In order to insure that sales prices, rent levels and standards of construction and maintenance will be consistent with the needs of such persons and families, disposition of properties for such purposes shall be subject to the following special provisions in addition to the general provisions of this Plan:

1. The price established by the Agency for the sale of the property to the developer will take into consideration the need for moderate-priced private housing and senior citizen housing in the community, and will reflect the fair value of the property for such specialized use.

2. The Agency shall require the highest maintenance, design and construction standards feasible and consistent with the achievement of low rentals and sales prices.

3. Each developer's proposal shall include the sources and methods of financing, including subsidies, if any.

4. Residential property shall normally be sold to developers offering the lowest sales prices or rentals, after consideration of the financial soundness of each proposal, the adequacy of services and maintenance to be provided, the quality of proposed design and construction, and the degree to which the needs of persons and families of moderate income and senior citizens are to be fulfilled.

B. Public Housing

In accordance with community needs and objectives, land may be allocated and sold or leased by the Agency for the construction of not to exceed 275 public housing units on scattered sites, and of not to exceed 200 public housing units for the elderly. Sites selected by the Agency within the Project are hereby approved without necessity for further review and action specified in Resolution No. 9268 (Series of 1939) and Resolution No. 6-65.
C. **Rehabilitation**

Existing structures in the Project which remain shall be rehabilitated in their entirety in accordance with applicable current codes and ordinances of the City and County of San Francisco and the State of California as supplemented and expanded by Minimum Property Rehabilitation Standards formulated by the Agency. The Standards formulated by the Agency for residential structures shall conform to and be based upon current Federal Housing Administration Minimum Property Standards for Urban Renewal Rehabilitation.

D. **Hotel and Apartment Unit Conversions**

1. **Hotel Conversions**

In order to minimize the adverse impact on the housing supply and on displaced low income, elderly and disabled persons resulting from the loss of residential hotel units through their conversion or demolition, the Agency will require that prior to conversion or demolition of any residential hotel unit, as defined in Chapter 41 of the San Francisco Administrative code, that the provisions of Chapter 41 be complied with. For purposes hereof, the applicable provisions of Chapter 41 shall be those in effect on the effective date of this Fourth Amendment to the Plan.

2. **Apartment Unit Conversions**

Conversion of apartment units from dwelling use to tourist use, whether or not accompanied by rehabilitation, new construction or any combination thereof, requires the express approval of the Agency. Tourist is defined in Chapter 41 of the Administrative Code referenced above.

In determining whether or not to give approval the Agency, in addition to all factors set forth in other provisions of the Plan and other applicable law, will consider the following:

(1) the impact of the proposed conversion on the stock of the low- and moderate-income housing in the neighborhood and in the City;

(2) the compatibility of the proposed conversion with the neighborhood; and

(3) economic and financial factors germane to the proposed conversion.
E. **Methods for Project Financing**

(1) **General**

Upon adoption of the ordinance approving the Sixth Amendment to the Plan by the Board of Supervisors, and in accordance with the provisions of Community Redevelopment Law, the Agency is authorized to finance this Project with assistance from the United States Government, including the United States Department of Housing and Urban Development (HUD) as part of the City's Community Development Program (CDP) as well as from other federal programs, from State of California, from the City, from Agency bonds, or from other available sources.

The Agency is hereby authorized to issue bonds, obtain advances, borrow funds and create indebtedness in carrying out the Plan. *Upon adoption of Ordinance No. 316-08, the Agency is authorized to issue bonds, obtain advances, borrow funds and create indebtedness exclusively for the provision of affordable housing; provided, however, that nothing contained herein shall limit the Agency’s ability to incur indebtedness after the adoption of Ordinance No. 316-08 for the purpose of refunding, in whole or in part, indebtedness incurred for any purpose prior to the adoption of Ordinance No. 316-08 so long as such refunding achieves debt service savings. The term indebtedness, as used herein, shall include any such refunding indebtedness.* The principal and interest of such advances, funds, and indebtedness may be repaid from any funds which may appropriately be available to the Agency.

Any other loans, grants, or financial assistance from the United States, or any other public or private sources may also be utilized, if available.

(2) **Tax Allocation Financing**

The Agency may, from time to time, issue bonds, notes, interim certificates, debentures or enter into other contractual obligations for any of its Corporate purposes authorized by law. The Agency may also issue refunding bonds for the purpose of paying or retiring bonds previously issued by it. Taxes, if any levied upon the taxable property in the Project each year by or for the benefit of the State of California, City and County of San Francisco, any district, or other public corporations, after the effective date of the ordinance approving the Sixth Amendment to the Plan shall be divided as provided in Article 6, Chapter 6, Part I (the Community Redevelopment Law) of the Health and Safety Code of the State of California and Section 19 of Article XIII of the Constitution of the State of California, to wit:
a. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the redevelopment project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance (to wit, the assessment roll for the fiscal year 1964-1965), shall be allocated to, and when collected shall be paid into, the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in a redevelopment project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the county last equalized on the effective date of such ordinance shall be used in determining the assessed valuation of the taxable property in the project on said effective date), and

b. That portion of said levied taxes each year in excess of such amount shall be allocated to, and when collected shall be paid into a special fund of the redevelopment agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by such redevelopment agency to finance or refinance, in whole or in part, such redevelopment project. Unless and until the total assessed valuation of the taxable property in a redevelopment project exceeds the total assessed value of the taxable property in such project as shown by the last equalized assessment roll referred to in subparagraph designated a. hereof, all of the taxes levied and collected upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, then all moneys thereafter received from taxes upon the taxable property in such redevelopment project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.
In the proceedings for the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance, in whole or in part, the Western Addition A-2 Redevelopment Project, the portion of taxes mentioned in subparagraph b. hereof may be irrevocably pledged for the payment of the principal of and interest on such loans, advances, or indebtedness. Prior to the adoption of Ordinance No. 316-08, the number of dollars of taxes which may be divided and allocated to the Agency pursuant to Section 33670 of the California Health and Safety Code shall be limited to $270 million. Upon adoption of Ordinance 316-08, the limit on the total amount of tax increment funds that the Agency may receive is suspended, pursuant to Section 33333.8 (e) of the Health and Safety Code, solely to enable the Agency to fund its affordable housing obligations, as determined under Section 33333.8 (a) (1) (E) and Section 33333.7 (d) of the health and safety code.

c. No loans, advances, or indebtedness to finance the Project in whole or in part and to be repaid from the allocation of taxes pursuant to Section 33670 of the California Health and Safety Code shall be established or incurred by the Agency after January 1, 2009 except for 1) the purpose of funding its affordable housing obligations as defined in Section 33333.8 (a) (1) (E) and Section 33333.7 (d) of the Health and Safety Code, and 2) the purpose of refunding, in whole or in part, indebtedness incurred for any purpose prior to the adoption of Ordinance No. 316-08 so long as such refunding achieves debt service savings. The term indebtedness, as used herein, shall include any such refunding indebtedness.

d. Eminent domain proceedings to acquire property within the Project area shall not commence after January 1, 2006.

e. Bond issues, the principal and interest of which the Agency proposes to pay with tax allocations under Health and Safety Code 33670, are subject to Board of Supervisors' approval, as are all bond issues of the Agency. For bond issues where the Agency proposes to utilize tax allocations for other than repaying principal and interest, the Agency shall prepare, for the approval of the Board of Supervisors, an annual Project work program, which program shall outline in detail the activities to be undertaken by the Agency, the loans and/or advances to be received and/or the indebtedness to be incurred.

f. There shall be no allocation of taxes to the Agency pursuant to Section 33670 of the California Health and Safety Code, nor shall indebtedness be repaid by the Agency, after January 1, 2019 except for the exclusive purpose of funding its affordable housing obligations, as defined in Section 33333.8 (a) (1) (E) and Section 33333.7 (d) of the Health and Safety Code.
g. The Agency is authorized to alleviate any financial burden or detriment caused to any taxing agency as permitted by Health and Safety Code Section 33401.

F. Actions by the City

Subject to the policies and procedures established under its Charter and existing codes and regulations, the City and County of San Francisco shall aid and cooperate in the undertaking of the Project by:

1. Institution of proceedings for opening, closing, vacating, widening or changing the alignment or grade of streets and alleys and for other necessary modifications of the street layout in the Project.

2. Conveying vacated street areas (except those contemplated for retention for other public use) to the Agency without cost, or at a cost equal to the amount received by the Agency on subsequent disposition.

3. Institution of proceedings necessary for changes of improvements in publicly-owned public utilities within or affecting the Project.

4. Approving the required sale or exchange of land by and between local public bodies and City Departments concerned.

5. Approving the necessary sale or exchange of land by and between the Agency and the City Departments concerned.

6. Making the necessary changes in zoning use districts within the Project so as to conform to the land use provisions of the Plan.

7. Making inspections, determinations and enforcement necessary to assure that buildings remaining in the Project conform to all applicable health, safety, housing, building and other codes and regulations of the City and County San Francisco and the State of California.

G. Payment for Property Condemned

The financial plan described herein includes funds to pay for property acquired by the Agency. The Agency will pay the fair market value for all property acquired. In the condemnation of any real property, the Agency will comply with all the provisions of law relative to the exercise of the right of eminent domain.

H. Enforcement of Plan

The provisions of the Plan and other documents formulated pursuant thereto may be enforced by the Agency in any manner authorized by law.
I. **Duration of Plan**

The provisions of the Plan and the provisions of other documents formulated pursuant thereto shall be effective until January 1, 2009 except for 1) the non-discrimination and non-segregation provisions which shall continue in perpetuity, and 2) the provisions of documents pursuant to Section IV E, Methods for Project Financing, which establish loans, advances, or indebtedness to finance or refinance in whole or in part the Project, which shall continue for their stated term and 3) compliance with Section 33333.8 (a) (1) (E) and Section 33333.7 (d) of the Health and Safety Code for the exclusive purpose of funding the Agency’s affordable housing obligations.

J. **Severability**

If any provision, section, subsection, subdivision, sentence, clause or phrase of the Plan is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portion or portions of the Plan.

K. **Procedure for Amendment**

This Plan may be amended in any manner as is now or hereafter may be permitted by law.

(INTENTIONALLY BLANK)
Insert Maps:
1. Land Use (Map I: 11-9-87)
2. Property Retention Rehabilitation & Acquisition (Map II: 8-3-70)
3. Height and Bulk (Map III: 11-9-87)