

REVISED LEGISLATIVE DIGEST

(Substituted, 7/14/2020)

[Development Agreement - Reservoir Community Partners, LLC - Balboa Reservoir]

Ordinance approving a Development Agreement between the City and County of San Francisco and Reservoir Community Partners, LLC, for the Balboa Reservoir Project (at the approximately 17.6-acre site located generally north of the Ocean Avenue commercial district, west of the City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School), with various public benefits, including 50% affordable housing and approximately four acres of publicly accessible parks and open space; making findings under the California Environmental Quality Act, findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b), and findings of public convenience, necessity, and welfare under Planning Code, Section 302; approving development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Section 6.22 and Chapters 14B, 23, 41B, 56, 82, and 83, Planning Code, Sections 169, 138.1, 414A, 415, and 422, Public Works Code, Section 806(d), Subdivision Code, Section 1348, and Health Code, Article 12C; and ratifying certain actions taken in connection therewith, as defined herein.

Existing Law

California Government Code section 65864 *et seq.* (the Development Agreement Statute”) and San Francisco Administrative Code Chapter 56 (“Chapter 56”) authorize the City to enter into a development agreement regarding the development of real property.

Amendments to Current Law

The proposed ordinance would result in the approval of the proposed Development Agreement with Reservoir Community Partners, LLC (the "Developer") in accordance with the Development Agreement Statute and Chapter 56. The Development Agreement would provide the Developer with the vested right to develop the project site as described in the Development Agreement over a 25 year term. There are no proposed amendments to current law.

Background Information

This ordinance would approve a Development Agreement between the City and Reservoir Community Partners, LLC for the development of a mixed income housing development of up to approximately 1,100 housing units, including approximately 550 units affordable to low- and moderate-income households, approximately 4 acres of publicly accessible open spaces, a

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childcare center serving approximately 100 children, a community room, commercial space, and parking for use by residents and the general public. This ordinance would also adopt environmental findings. The substituted ordinance introduced on July 14, 2020 provides additional information regarding Article 12C of the Health Code.

By separate legislation, the Board is considering taking a number of actions in furtherance of the proposed project, including the approval of a Special Use District and Zoning Map amendments and the approval of the sale of the subject property to the Developer.

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