
**REDEVELOPMENT PLAN
FOR THE
BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT**



**SAN FRANCISCO
REDEVELOPMENT AGENCY**

XXXXX XX, 2004

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Hunters Point Redevelopment Plan
Approved and Adopted by the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 25-69, January 20, 1969

Amendments Adopted and Approved by the Board of Supervisors
of the City and County of San Francisco,
Ordinance No. 280-70, August 24, 1970,
Ordinance No. 475-86, December 1, 1986,
Ordinance No. 417-94, December 12, 1994,
and Ordinance No. XXX-XX, XXXX XX, 2004.

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I. INTRODUCTION

The Redevelopment Plan (the "Plan") for the Hunters Point Project (the "Project") in the City and County of San Francisco, State of California, consists of the following text and maps, and the legal descriptions for Project Area A and Project Area B.

The Plan was prepared by the Redevelopment Agency of the City and County of San Francisco (the "Agency") pursuant to the California Community Redevelopment Law of the State of California (Health and Safety Code Sections 33000 et seq.), the California Constitution and all applicable local laws and ordinances. The Plan is referred to as the "Bayview Hunters Point Redevelopment Plan." During the preparation of this Plan, the Agency consulted with the Bayview Hunters Point community, the Bayview Hunters Point Project Area Committee (the "PAC") and with the Planning Department and other departments and agencies of the City and County of San Francisco. The Plan is consistent with the General Plan of the City and County of San Francisco and its applicable elements in effect on the effective date of the Hunters Point Plan Amendment (Ordinance No. XXXXX), and is in conformity with the eight Priority Policies of Section 101.1 of the Planning Code of the City and County of San Francisco (the "Planning Code") in effect at the date of adoption of this Hunters Point Plan Amendment.

This Plan is based on the Amended Preliminary Plan for the Hunters Point Redevelopment Project, formulated and adopted by the Planning Commission of the City and County of San Francisco (the "Planning Commission") by Motion No. XXXXX, on December 12, 1996, and as revised by the Planning Commission on XXXXX.

The Plan provides the Agency with the powers, duties and obligations to implement and further the programs generally formulated in this Plan for the redevelopment, rehabilitation and revitalization of the area within the boundaries of the Project (Project Area A and Project Area B). This Plan sets forth the objectives, basic redevelopment programs, and basic land use controls within which specific redevelopment activities in the Project will be pursued. All real property in the Project is made subject to the controls and requirements of this Plan and the other applicable Plan documents, as described herein.

II. DESCRIPTION OF PROJECT

A. Project Boundaries

The Project consists of Project Area A and Project Area B. Project Area A comprises all of the Redevelopment Area G (Hunters Point), as designated and described in Resolution No. 711-63 adopted by the Board of Supervisors of the City and County of San Francisco on December 23, 1963, portions of the Survey Area as designated and described in Resolution No. 100-68 adopted by the Board of Supervisors on February 13, 1968, and survey areas as designated and described in Resolution No. 313-70 adopted by the Board of Supervisors on May 25, 1970. The boundaries of Project Area A are indicated on Map 1, the Boundary Map, and are more particularly described in Attachment A.

Project Area B includes portions of the Survey Area designated and described in Resolution No. 26-95 adopted by the Board of Supervisors of the City and County of San

Francisco on January 3, 1995, and formally designated in name as the “Bayview Hunters Point Survey Area” in Resolution No. 439-99 adopted by the Board of Supervisors on May 10, 1999. The boundaries of Project Area B are indicated on the Boundary Map (Map 1), and are more particularly described in Attachment B.

B. Existing Conditions

Project Area A is predominantly a residential area of temporary World War II housing units; a dilapidated, abandoned commercial center; obsolete and inadequate public facilities; and some privately owned, deteriorating dwellings. The Project is characterized by dilapidated buildings of inadequate construction, unfit and unsafe for occupancy; deteriorating streets and public utilities of inadequate construction; a general absence of sidewalks, usable open and recreation space; and deficient public facilities. The conditions constitute a substandard living environment and have a detrimental effect on the neighborhoods within and surrounding the Project.

The Agency has addressed much of the adverse conditions in Project Area A; however, substantial blight remains, including undeveloped residential parcels, lack of economic and social support for area residents, and the spillover of adverse effects caused by blighting conditions in the adjacent Project Area B.

Project Area B is predominantly a mixed residential, industrial and commercial area that has suffered from severe economic decline for many years with the closure of the Hunters Point Naval Shipyard, the shrinking of heavy and light industrial bases, and the lingering effects of long-term environmental pollution. Consequent difficulty of rehabilitating residential and commercial areas have resulted in the prolonged use of obsolete and inadequate structures, nearly vacant and abandoned commercial and industrial buildings; obsolete and inadequate public facilities; and some privately owned, deteriorating dwellings. The Project is characterized by dilapidated buildings of inadequate construction, unfit and unsafe for occupancy; deteriorating streets and public utilities of inadequate construction; a general absence of usable open and recreation space; and deficient public facilities. The conditions constitute a substandard living environment and have a detrimental effect on the neighborhoods within and surrounding the project area, including, but not limited to, Project Area A.

III. BASIS FOR REDEVELOPMENT

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. The Agency shall endeavor to fulfill its mission, which consists of the following three elements, listed below, that overlap and complement one another.

- Housing. Over its history the Agency has acted as a catalyst for the construction of more than 25,000 units of housing in the City and in recent years has been the largest local provider of funding for affordable housing in the City.
- Economic Development. The Agency has implemented economic development programs that have included job creation, assistance to minority and disadvantaged businesses, assistance in site location or relocation, and expansion of the tax base.

- Quality of Life. The Agency has invested in community improvements such as parks, cultural and art institutions and other public amenities, in order to make project areas more livable for existing residents and businesses, and to make them more attractive to potential employers and investors. These “quality of life” enhancements have proven to be successful in attracting private capital.

This Plan includes major programs for affordable housing, economic development and community enhancements to effect the implementation of the Agency’s mission in the Project.

The purposes of the Community Redevelopment Law, which will be attained through, and the major objectives of, this Plan and its major programs are:

1. Eliminating blighting influences and correcting environmental deficiencies within the Project, including, but not limited to, abnormally high vacancies, abandoned, deteriorated and dilapidated buildings, incompatible land uses, depreciated or stagnant property values, and inadequate or deteriorated public improvements, facilities and utilities.
2. Removing structurally substandard buildings, providing land for needed public facilities, removing impediments to land development, and facilitating modern, integrated development with improved pedestrian and vehicular circulation within the Project and vicinity.
3. Redesigning and developing undeveloped and underdeveloped areas, which are improperly utilized.
4. Providing flexibility in the development of real property within the Project to respond readily and appropriately to market conditions.
5. Providing opportunities for participation by owners in the redevelopment of their properties.
6. Increasing the community’s supply of housing by facilitating economically feasible, affordable housing for existing very low-, low- and moderate-income households and residents in the community.
7. Strengthening the economic base of the Project and the community by strengthening retail and other commercial functions within the Project through the facilitation of new retail space, and as appropriate, new commercial and light industrial uses.
8. Retaining existing residents and existing cultural diversity to the extent feasible.
9. Encouraging participation of area residents in the economic development that will occur.

10. Supporting locally owned small businesses and local entrepreneurship.
11. Facilitating emerging commercial-industrial sectors through facilitating improvement of transportation access to commercial and industrial areas, improvement of safety within the Plan Area, and the installation of needed site improvements to stimulate new commercial and industrial expansion, employment, and economic growth.
12. Facilitating public transit opportunities to and within the Project to the extent feasible.
13. Providing land, as feasible and appropriate, for publicly accessible open spaces.
14. Achieving the objectives described above in the most expeditious manner feasible.

IV. PROJECT PLAN

A. Major Redevelopment Programs

1. Affordable Housing Program

The Agency shall implement an affordable housing program and, as feasible, may dedicate citywide affordable housing funds for the production of affordable housing outside of the Project where such production is determined to be necessary to effect the elimination of blighting conditions within the Project and the implementation of this Plan. The Agency is authorized to adopt and implement a Framework Housing Program to guide the Agency's affordable housing efforts within and outside of the Project in the greater Bayview Hunters Point community, and coordinate these efforts with the Mayor's Office of Housing and the San Francisco Housing Authority (the "Housing Authority"). The Housing Authority shall retain sole jurisdiction of its properties within Project Area B and in the Bayview Hunters Point community.

The Framework Housing Program shall set forth policies and implementation mechanisms, such as a model block single family rehabilitation program, to guide the production and maintenance of housing in Project Area A and Project Area B and the greater Bayview Hunters Point community, consistent with the City's Consolidated Housing Plan and the General Plan.

2. Economic Development Program

The Agency shall focus its economic development efforts within the seven Economic Development Activity Nodes of Project Area B: Northern Gateway, Town Center, Health Center, South Basin, Oakinba, Hunters Point Shoreline and Candlestick Point. The Economic Development Activity Nodes are shown on Map 2, the Activity Nodes Map. The Agency may pursue economic development efforts outside of Project Area B where

these efforts are determined to be necessary to effect the elimination of blighting conditions within the Project and the implementation of this Plan. The basis for the Economic Development Activity Nodes is described in the Bayview Hunters Point Community Revitalization Concept Plan (the “Concept Plan”), adopted by the PAC in November 13, 2000.

The Agency’s economic development efforts will focus on the following:

Northern Gateway

- Mixed-use, transit oriented development on Third Street.
- Residential, including affordable housing units, in appropriate development projects.
- Ground floor commercial retail space with commercial service space as appropriate.
- Industrial and large-scale commercial space on properties not adjacent to Third Street.
- Neighborhood-serving businesses that meet the basic shopping needs of the community.

The Concept Plan vision for this activity node area is characterized by:

- *Local shopping and entertainment venues on Third Street that incorporate and uplift existing businesses.*
- *A major business and employment development center in the northern portion of the Town Center, adjacent to the Industrial Park and anchored by Bayview Plaza.*
- *Transit hubs, including Muni and CalTrain, bringing people to and from Bayview Hunters Point and providing connections to employment.*
- *Maintaining and expanding industry within the industrially zoned areas to increase the job base and support the development of entrepreneurial opportunities with a focus on economic development with an ecological emphasis.*
- *The promotion of policies and land use decisions that provide job-training, employment and business opportunities to local residents.*
- *Economic development that fosters clean industry and facilities to improve the quality of life for area residents and workers, such as an eco-industrial park development.*

Town Center

- Smaller scale, mixed-use, transit oriented development on Third Street.
- Retention of existing buildings and facades where feasible and appropriate.
- Commercial retail focusing on restaurants, boutique shops, arts, cultural and entertainment uses.
- Creation of a community and citywide retail and cultural destination.
- Retention of residential neighborhoods on property not adjacent to Third Street.
- Creation and retention of major community service space.

The Concept Plan vision for this activity node area is characterized by:

- *A protected historic residential neighborhood, with a range of new infill housing and transit-oriented mixed-use development focused around light rail stations on the Third Street corridor.*
- *Local shopping and entertainment venues on Third Street that incorporate and uplift existing businesses.*
- *Projects and land uses that establish the Town Center as a cultural arts destination, with an emphasis on exceptional public art interwoven with infrastructure and buildings. Community destinations and gathering places – including a farmer’s market/community marketplace, plazas, and locations for festivals, fairs and community events.*
- *Transit hubs bringing people to and from Bayview Hunters Point and providing connections to employment, including Muni and CalTrain.*
- *Civic, educational, and community service facilities brought together to form a “mall” on Third Street and along Oakdale Avenue.*

Health Center

- Mixed-use, transit oriented development on Third Street.
- Concentration of living accommodations for senior citizens.
- Enhancement of amenities to serve an aging population.
- Ground floor commercial retail space with commercial service space as appropriate.
- Commercial activities focused on medical, medical related and supportive services.
- Commercial retail focused on the basic shopping needs of the community.

The Concept Plan vision for this activity node area is characterized by:

- *An enlarged Southeast Health Center with an Aging Campus, clustered senior services and new senior residential facilities.*
- *Transit hubs along Third Street bringing people to the Southeast Health Center and Aging Campus with larger-scale mixed-use commercial businesses located along the corridor.*
- *Community destinations and gathering places – including plazas along the Third Street corridor, a renovated Bayview Park, and community gardens and parks extending through the Southeast Health Center and senior living areas.*
- *A focus on housing for senior living around the Southeast Health Center including assisted-living facilities.*

South Basin

- Transit-oriented development adjacent to Third Street.

- Industrial and large-scale commercial space on properties not adjacent to Third Street.
- Buffering of homes from adverse environmental impacts caused by industrial uses.
- Residential, including affordable housing units, in appropriate locations.
- Ground floor commercial retail space with commercial service space as appropriate.
- Promote locally owned businesses and local entrepreneurs.
- Commercial retail focused on neighborhood-serving businesses that meet the basic shopping needs of the community.

The Concept Plan envisions a number of development centers within this activity node, including a large-scale commercial area along Bayshore Boulevard to the west, an eco-industrial park to the east, and a major waterfront park at Yosemite Slough on the eastern shoreline. The Concept Plan vision for this activity node area is further characterized by:

- *Community destinations and gathering places – including a restored and redeveloped Yosemite Slough on Candlestick Point State Recreation Area land.*
- *An office “park” area, with medical and other types of office uses bounding the Southeast Health Center and buffering adjacent residential from industrial uses to the southeast.*
- *An eco-industrial park in the southeast portion of the district, with defined truck routes linking the Shipyard and the freeway.*
- *Protected historic residential neighborhoods, with a range of new infill housing and transit-oriented mixed-use development focused around light rail stations.*
- *Renovation of the Alice Griffith Housing Development, with massive improvements in street layout and infill that reunites the enclave with the rest of the neighborhood.*

Oakinba

- Creation of a vibrant commercial center.
- Larger-scale, city-serving commercial businesses on major arterial roads.
- Compatibility of larger-scale commercial uses and light industrial uses with nearby residential neighborhoods.

The Concept Plan vision for this activity node area is characterized by;

- *The promotion of policies and land use decisions that provide job-training, employment and business opportunities to local residents.*
- *Economic development that fosters clean industry and facilities to improve the quality of life for area residents and workers.*
- *Maintaining and expanding industry within the area to increase the job base and support the development of entrepreneurial opportunities.*

Hunters Point Shoreline

- New housing on available infill development sites west of Innes Avenue.
- Renovated Housing Authority projects.
- Mixed-use neighborhood east of Innes Avenue.
- Small industrial businesses.
- Neighborhood-serving retail and commercial services and some residential units in a water-oriented neighborhood
- Emphasis on encouraging artists and artisans.

The Concept Plan vision for this activity node area is characterized by:

- *Water recreation along the India Basin shoreline and public access to the waterfront.*
- *Rehabilitated public housing that ties in physically and architecturally to other residential development in the community.*
- *New mixed-use residential developments that feature ground floor neighborhood-serving businesses and housing above in appropriate locations on the north side of Innes Avenue.*
- *New mixed-use development centers with flexible land uses on large undeveloped and underdeveloped parcels of land.*

Candlestick Point

- New San Francisco 49ers football stadium.
- 1.2 million square foot retail shopping mall.

On June 3, 1997, San Francisco voters approved Propositions D and F, which defined the new 49ers stadium and retail shopping mall. Proposition D authorized public financing in the form of lease revenue bonds for the Candlestick Point stadium and related infrastructure (including but not limited to, parking, streets and highways, and water and sewer systems), facilities, structures, equipment and furnishings. Proposition F approved the development of the stadium and mall project, making the necessary General Plan, Planning Code and Zoning Map amendments to amend the height limit to 200 feet for the stadium and 60 feet for the mall, and establishing the Candlestick Point Special Use District.

The Agency will implement Activity Node Development Programs for all or part of each Activity Node. An Activity Node Development Program shall detail revitalization of a specific Activity Node or a discrete area within an Activity Node and the Agency efforts to effect the Development Program, consistent with this Redevelopment Plan. The Agency will design each Activity Node Development Program to facilitate and support its efforts under its Affordable Housing Program.

In addition to the detailed economic development efforts as contained in an Activity Node Development Program, a Development Program may include the provision of assistance to local small businesses, including façade improvement loans, revolving small business loans and improvements to major arterials and local streets and enhancements

within public rights-of-way as identified in the streetscape plans for Third Street, Evans-Innes Avenue and Carroll-Crisp Avenue, and the Green Streets Program.

3. Community Enhancements Program

The Agency shall implement a community enhancements program, in conjunction with its affordable housing and economic development programs. In order to carry out community enhancements and effect full revitalization of the Project, the Agency is authorized to adopt and implement specific design guidelines as contained in the Bayview Hunters Point Design Guidelines (the “Design Guidelines”), and improvement/enhancement programs that may be created and implemented by the Agency, and as appropriate, other city, regional and state agencies, such as streetscape plans for Third Street, Evans-Innes Avenue and Carroll-Crisp Avenue, which are the major arterials identified on the Activity Nodes Map (Map 2); a Façade Improvement Program in concert with the streetscape plans to enhance key catalyst areas along the major roadways; a Green Streets Program to provide for the landscaping and lighting of local streets; a Framework Open Space Program; and a Comprehensive Open Space Strategy.

The Framework Open Space Program that shall set forth policies to guide the acquisition, development and maintenance of public open space by the Agency and/or the City’s Department of Recreation and Park (“RecPark Department”), the City’s Department of Public Works, and other city agencies and departments. Through the Framework Open Space Program, the Agency shall coordinate its open space efforts with the RecPark Department and may assist the RecPark Department in its efforts within the Project as determined to be feasible, appropriate, and consistent with this Redevelopment Plan.

The Agency will coordinate its open space efforts in a comprehensive manner with the efforts of other city, regional and state agencies whose jurisdictions abut Project Area A and Project Area B. Under the Framework Open Space Program, the Agency shall endeavor to create a Comprehensive Open Space Strategy, with other involved agencies, that will set forth general open space objectives in the Bayview Hunters Point community.

B. Land Use Plan

The Project shall be redeveloped in accordance with the Land Use Map for Project Area A and Project Area B (Map 3), and with all standards set forth in Paragraph C of this Section. Major streets shall be generally as indicated on Map 3.

The Project shall be redeveloped and rehabilitated predominantly for medium density residential use and for mixed-use along Third Street and larger-scale commercial and industrial uses in appropriate locations. To support residential development, appropriately scaled mixed residential-commercial retail development projects, and local shopping, public, and institutional uses, are permitted. The Project shall provide land for park and

recreation purposes and land for school purposes in Project Area A. Public utility facilities may be located in the Project subject to the approval of the Agency.

C. Standards for Development

1. Project Area A

Applicability of Standards. In order to achieve the objectives of the Plan in Project Area A, the use and development of land shall be in accordance with the standards set forth in this Paragraph C and the guidelines set forth in the Design Guidelines. The Standards for Development shall apply to all real property in Project Area A whether it is acquired by the Agency or not, subject to exceptions granted by the Agency as authorized herein.

Type, Size, Height, And Use of Buildings. Application of land use and other development regulations contained herein, pertinent state and local codes and ordinances and the number and size of land parcels will determine the type, size, height, and use of buildings in Project Area A.

Density. The average density of residential development shall be approximately thirty (30) dwelling units per acre.

Parking. Parking spaces shall be provided as follows:

Residential	1 space for each dwelling unit
Local Shopping	1 space for each 500 square feet of gross floor space
Churches	1 space for each 10 seats.

Joint use of parking spaces may be permitted to the extent that such joint use will adequately serve the needs of each user. The provision of parking in structures is permitted and encouraged wherever appropriate.

One off-street loading space shall be provided and maintained by retail establishments that exceed ten thousand (10,000) square feet of gross floor space.

Setbacks. No specific setbacks are established herein.

Height. No specific height limits are established herein.

Open Space. The Agency shall encourage the cooperation of developers in the construction and maintenance of private and semi-public outdoor open spaces (balconies, patios, rooftops) as well as a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial, and other frequently visited facilities and places. These

pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping.

Land Coverage. Land coverage shall be determined by the application of standards for density, parking, and open space. Structures shall be located to provide easy access to usable open space, off-street parking, greenways, and public rights-of-way.

Landscaping. Those portions of building sites not containing structures shall be landscaped to complement the buildings and the entire site development. Paved areas shall be treated as part of the landscape design.

Signs. Signs in Project Area A shall be designed and constructed to be complementary elements in the 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 criteria prescribed above.

Review of Architectural and Landscape Plans. The Agency shall review and approve the preliminary and final architectural and landscaping plans, including signs, fences, and walls for all development. The architectural plans and specifications shall be prepared by a registered architect. In evaluating the plans, the Agency shall consider, in addition to compliance with the Standards for Development, the design, location, preservation of views, size, and exterior materials of buildings, signs, landscaping, and other elements of site development. Particular emphasis will be given to the visual relationship to adjoining development and to the view of the development from public rights-of-way.

In the disposition of land, the Agency may establish design criteria for specific parcels to ensure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents. Development proposals will be evaluated as to the manner in which they achieve the objectives of the Plan.

Off-Site Improvements. The Agency may require a redeveloper or an owner participant, at his own expense, to install street trees, landscaping, paving, or other improvements on property other than the site that is the subject of the sale, lease, or owner participation agreement.

Exceptions. Where undue hardships, practical difficulties, or consequences inconsistent with the general purposes of this Plan result from the literal interpretation and enforcement of the Standards for Development and other limitations on development imposed by this Plan, the Agency, upon receipt of a verified application from the owner

of the property affected, stating fully the grounds of the application and facts pertaining thereto, and upon the Agency's own further investigation, may grant adjustments under such conditions and safeguards as it may determine consistent with the general purposes and intent of this Plan, provided that in no instance will any adjustments be granted that will change the land uses of this Plan. Other basic requirements of this Plan shall not be eliminated, but adjustments thereof may be permitted provided such adjustments are consistent with the general purposes and intent of this Plan.

2. Project Area B

Applicability of Standards. In order to achieve the objectives of the Plan in Project Area B, the use and development of land shall be in accordance with the Standards for Development, including the specific standards set forth in this Paragraph C, and the Design Guidelines. The Planning Code, as it may be amended from time to time, and applicable Standards for Development shall apply to all real property in Project Area B whether it is acquired by the Agency or not, so long as the Code and Standards are consistent with the Plan, and subject to exceptions granted by the Agency and/or the City as authorized herein.

Land in the jurisdiction of the Housing Authority within Project Area B and in the Bayview Hunters Point community shall remain in its jurisdiction, subject to the provisions and requirements of the Planning Code.

Type, Size, Height, And Use of Buildings. Application of land use and other development regulations contained herein pertinent to state and local codes and ordinances and the number and size of land parcels will determine the type, size, height, and use of buildings in Project Area B.

Parking. Parking spaces shall be provided as permitted in the Planning Code. The Agency will encourage joint use of parking spaces as may be permitted under the Planning Code to the extent that such joint use will adequately serve the needs of each user. The provision of parking in structures encouraged wherever appropriate and permitted under the Planning Code.

Open Space. The Agency shall encourage the cooperation of developers in the construction and maintenance of private and semi-public outdoor open spaces (balconies, patios, rooftops) as well as a comprehensive and integrated system of inviting and well-lighted greenways to provide direct pedestrian movement to and from schools, parks, playgrounds, commercial, and other frequently visited facilities and places. These pedestrian routes, both on and away from public streets, should be marked with distinctive landscaping.

Land Coverage. Land coverage shall be determined by the application of standards for density, parking, and open space. Structures shall be located to provide easy access to usable open space, off-street parking, greenways, and public rights-of-way.

Landscaping. Those portions of building sites not containing structures shall be landscaped to complement the buildings and the entire site development. Paved areas shall be treated as part of the landscape design.

Signs. Signs in Project Area B shall be designed and constructed in conformance with the Planning Code. In addition, signs shall be complementary elements in the total environment.

Review of Planning Applications and Architectural and Landscape Plans. The Agency will review the preliminary and final architectural and landscaping plans, including signs, fences, and walls for all development. In evaluating the plans, the Agency shall consider the design, location, preservation of views, size, and exterior materials of buildings, signs, landscaping, and other elements of site development. Particular emphasis will be given to the visual relationship to adjoining development and to the view of the development from public rights-of-way. The Agency shall seek input from the PAC, as it may exist at the time of Agency review. The Agency may delegate the review of planning applications and proposals for development to the Planning Department of the City and County of San Francisco.

In the disposition of land, the Agency may establish design criteria for specific parcels to ensure an attractive and harmonious urban design and may implement these criteria with appropriate provisions in the disposition documents. Development proposals will be evaluated as to the manner in which they achieve the objectives of the Plan.

Off-Site Improvements. The Agency may require a redeveloper or an owner participant, at his/her own expense, to install street trees, landscaping, paving, or other improvements on property other than the site that is the subject of the sale, lease, or owner participation agreement.

Exceptions. Where undue hardships, practical difficulties, or consequences inconsistent with the general purposes of this Plan result from the literal interpretation and enforcement of the Planning Code and other limitations on development imposed by this Plan, the Agency, upon receipt of a verified application from the owner of the property affected, stating fully the grounds of the application and facts pertaining thereto, and upon the Agency's own further investigation, may grant adjustments under such conditions and safeguards as it may determine consistent with the general purposes and intent of this Plan, provided that in no instance will any adjustments be granted that will change the land uses of this Plan. Other basic requirements of this Plan shall not be eliminated, but adjustments thereof may be permitted provided such adjustments are consistent with the general purposes and intent of this Plan.

V. PROJECT PROVISIONS

A. Owner Participation

Owners of real property in the Project may participate in the redevelopment of the Project by new development or rehabilitation in accordance with the Standards for Development or the standards for rehabilitation, which will be set forth in the Owner Participation Rules and Regulations.

For major redevelopment in excess of XXXX square feet of gross building area, such participation shall be contingent upon execution by the owner of a binding agreement (“owner participation agreement”) by which the property retained or acquired will be developed, maintained or rehabilitated for use in conformity with the Plan, the Declaration of Restrictions, the Standards for Development, if applicable, and the Owner Participation Rules and Regulations promulgated by the Agency.

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 of owners to finance acquisition, rehabilitation, and/or redevelopment in accordance with the Plan, the Declaration of Restrictions and in accordance with such controls as necessary to ensure that redevelopment is carried out pursuant to the Standards for Development.

The Agency will not acquire real property that is retained by an owner under an owner participation agreement unless the owner fails, refuses, or neglects to perform his obligations under the agreement. In the event of 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 the agreement or acquire the property of such owner and thereafter sell the property for redevelopment in accordance with the Plan.

B. Business Reentry

The Agency shall extend reasonable preferences to persons who are engaged in business within the Project to participate in the redevelopment of the Project, or to reenter into business within the redeveloped Project, if they otherwise meet the requirements of this Plan. In order to extend reasonable preferences to businesses to reenter into business within the redeveloped Project, the Agency has promulgated rules for the Business Occupant Re-Entry Preference Program within the redeveloped Project.

C. Rehabilitation

Existing structures in the Project that remain shall be rehabilitated 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.

D. Land Acquisition

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 may require the use of the power of eminent domain by the Agency to acquire those real properties in the Project that cannot be acquired by other lawful methods.

The Agency shall not acquire residentially zoned property in the Project through the use of eminent domain.

The Agency will not acquire real property owned by public bodies which will not consent to 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 the property.

Eminent domain proceedings to acquire property within Project Area A shall not commence after December 1, 1998, and within Project Area B shall not commence after February 24, 2016.

E. 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.

F. Relocation

The Agency shall assist all persons (including families, business concerns and others) directly displaced by Project activities in finding other locations and facilities. Reasonable priority shall be extended to those so displaced to return to the Project if they otherwise meet the requirements prescribed in this Plan. 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. 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.

The Agency shall make relocation payments to families and individuals directly displaced by redevelopment for moving expenses and for direct losses of certain personal property for which compensation is not otherwise made. Business concerns displaced by redevelopment shall likewise receive compensation and reimbursement for small business displacement, for moving expenses, and for direct losses of certain personal property otherwise uncompensated. 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 government and other sources.

G. Land Disposition

Subject to the provisions of Section VI, 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 that 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 and complete 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.

H. Redeveloper's Obligations

In order to provide adequate safeguards that redevelopment will be carried out pursuant to the Plan, agreements for the disposition of land by the Agency and owner participation agreements shall include provisions under which property owners and purchasers of land from the Agency agree that:

1. The purchase of land by a private party is for redevelopment and not for speculation 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.
3. Preliminary and final architectural plans and specifications for all new construction and rehabilitation of existing structures, including landscaping and signs for the improvements proposed to be constructed shall be submitted to the Agency for review and approval. 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, and all persons claiming under or through them, there shall be no discrimination against or segregation of any person or group of persons on account of race, creed, color, 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 persons claiming under or

through them, establish or permit any such practice or practices of discrimination of segregation with reference to the selection, location, number, use of occupancy of tenants, sub-tenants, lessees, sub-lessees, or vendees in the premises described. All deeds, leases or contract which the Agency enters into with respect to the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of any land shall contain the nondiscrimination and non-segregation clauses specified in Section 33436 of the California Community Redevelopment Law.

I. Utility Lines

The Agency shall facilitate the underground placement of utility lines in the Project to the extent physically and economically feasible.

J. Limitation on the Number of Buildings

The number of Buildings within the Project shall not exceed approximately 7,500.

K. Number of Dwelling Units

The number of dwelling units presently within the Project is currently approximately 2,600, and shall be approximately 6,600 under this Plan.

L. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, color, creed, religion, sex, gender identity, sexual orientation, age, marital or domestic partner status, national origin or ancestry, or disability including HIV/AIDS status permitted in the sale, lease, sublease, transfer, use, occupancy, tenure or enjoyment of property within the Project.

M. Low-to-Moderate Priced Housing

In accordance with community needs and objectives, a majority of the Project will be allocated and sold or leased by the Agency for construction of housing for sale or rental to families of low to –moderate-income. Families and persons displaced from their present residences by redevelopment 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 ensure 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 housing affordable to low- and moderate-income households 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. Residential property normally shall 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 low- to moderate-income are to be fulfilled.

N. Federal Funds

For the purpose of carrying out the Project in Project Area A, the Agency will obtain project temporary loans from the United States of America (the “Government”) in the estimated amount of twenty-five million nine hundred sixty- three thousand six hundred and fifty-seven dollars (\$25,963,657). The obligations evidencing the Agency’s indebtedness, to the Government for the project temporary loans shall be in a form satisfactory to the Government. These obligations will not be a debt of the City and County of San Francisco, the State of California, nor any of its political subdivisions. Neither the City and County of San Francisco, the State of California, nor any of its political subdivisions shall be liable on the obligations nor in any event shall the obligations be payable out of funds or properties other than those of the Agency, and the obligations shall so state on their face.

The purpose for which the proceeds obtained from the project temporary loans shall be spent are: (1) the acquisition of Project land in Project Area A; (2) the expenses incurred through the relocation of persons residing in Project Area A; (3) the expenses relating to the razing, demolition, or removal of buildings and other improvements in Project Area A; (4) the expenses in connection with the disposition of land in Project Area A; (5) the expenses of administering the Project including interest charges and other expenses necessary to effectuate the Plan.

The Agency will make payment on the project temporary loans from the proceeds of the disposition of land in Project Area A estimated at three million thirty-seven thousand and two hundred dollars (\$3,037,200), and from Capital Grants from the Government estimated at twenty-two million five hundred–eighty-nine thousand three hundred and eighty-seven dollars (\$22,589,387).

Both the project temporary loans and the Capital Grants are to be made by the Government to the Agency under the terms of a Contract entered into by and between the Agency and the Government.

The Capital Grants will not be made to the Agency by the Government until local grants-in-aid have been provided, as required by the Contract referred to in the preceding paragraph of the Plan.

Pursuant to the provisions of Section 133 of Title I of the Housing Act of 1949, as amended, the Agency will pool to the extent necessary the noncash local grant-in-aid credits for such site improvements and public facilities which the City and County of San Francisco and/or the San Francisco Unified School District have provided in connection with the Western Addition A-2 Project. Thus, notwithstanding the former financing plans of other redevelopment projects, the excess noncash local grant-in-aid credits for site improvements and public facilities to be provided with respect to the Western Addition A-1 Project (and any subsequent neighborhood project areas) shall be utilized to the extent necessary to finance the redevelopment of Project Area A.

In the event that the local grant-in-aid credits obtained by the provision of facilities and improvements listed herein above are not equal to one-third of the aggregate net project cost of the Western Addition, A-1 and Project Area A projects or are not available in the time and manner contemplated by Section 132 (b) of the Housing Act of 1949, as amended, the City and County of San Francisco subject to its fiscal laws, will provide annually such additional non-cash and cash local grants-in-aid as may be necessary to increase the total amount of noncash and cash grants-in-aid to not less than one-third of the net project costs thereof to the extent that such additional local grants-in-aid are required by virtue of Project activities during any such year.

O. Tax Increment Financing

The Agency is authorized to finance the implementation of this Plan with financial assistance from the City, State of California, federal government, tax increment funds, interest income, Agency bonds, donations, loans from private financial institutions, assessments, the lease or sale of Agency-owned property or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

The City or any other public agency may expend money to assist the Agency in carrying out this Plan. As available, gas tax funds from the state and county may be used for street improvements and public transit facilities.

All taxes levied upon taxable property within Project Area B each year, by or for the benefit of the State of California, the City, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

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 the taxing agencies upon the total sum of the assessed value of the taxable property in Project Area B as shown upon the assessment roll used in connection with the taxation of such property by such taxing agencies, last equalized

prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for the taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which does not include the territory of Project Area B on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of San Francisco last equalized on the effective date of the ordinance shall be used in determining the assessed valuation of the taxable property in Project Area B on the effective date).

Except as provided in subdivision (e) of Section 33670 or in Section 33492.15 of the Community Redevelopment Law, that portion of the 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 Agency to pay the principal of and interest on loans, monies advanced to or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the implementation of this Plan. Unless and until the total assessed valuation of the taxable property in Project Area B exceeds the total assessed value of taxable property in Project Area B as shown by the last equalized assessment roll referred to in this section B2, all of the taxes levied and collected upon the taxable property in Project Area B shall be paid into the funds of the respective taxing agencies. When the loans, advances, indebtedness, if any, and interest thereon, have been paid, all monies thereafter received from taxes upon the taxable property in Project Area B shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned above in this section B2 are hereby irrevocably pledged for the payment of the principal of and interest on the advance of monies, or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed or otherwise) by the Agency to finance or refinance the implementation of this Plan in whole or in part, including but not limited to direct and indirect expenses. The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out this Plan.

P. Tax Allocation

The Agency is authorized to issue bonds, notes, interim certificates, debentures or other obligations for any of its corporate purposes authorized by law, from time-to-time, as it deems appropriate. The Agency may also issue refunding bonds for the purpose of paying or retiring bonds previously issued by it.

The Agency shall not pay indebtedness or receive property taxes in Project Area A pursuant to Section 33670 of the California Health and Safety Code after January 1, 2019.

For Project Area B, The amount of bonded indebtedness of the Agency to be repaid from the allocation of taxes to the Agency pursuant to Section 33670 of the Community Redevelopment Law, which can be outstanding at one time, shall not exceed \$350,000,000, except by amendment of this Plan.

The bonds and other obligations of the Agency are not a debt of the City or the State, nor are any of its political subdivisions liable for them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency, and such bonds and other obligations shall so state on their face. The bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part its activities in Project Area B beyond twenty (20) years from the effective date of the ordinance adopting the Bayview Hunters Point Plan Amendment unless amended following applicable provisions of the Community Redevelopment Law, except that the Agency may incur loans, advances or indebtedness beyond twenty (20) years from the effective date of the ordinance adopting the Bayview Hunters Point Plan Amendment to be paid from the Low and Moderate Income Housing Fund as defined by the Community Redevelopment Law or to meet the Agency's replacement housing or inclusionary housing requirements as set forth in Sections 33413 and 33413.5 of the Community Redevelopment Law. This limit shall not prevent the Agency from refinancing, refunding, or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limit to repay indebtedness required by Section 33333.2 of the Community Redevelopment Law.

The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 from Project Area B after forty-five (45) years from the effective date of the ordinance adopting the Bayview Hunters Point Plan Amendment.

Q. Other Loans and Grants

Any other loans, grants, guarantees or financial assistance from the United States government, the State of California or any other public or private source will be used if available.

R. Actions by the City

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and the other applicable Plan Documents, including preventing the recurrence or spread of conditions causing blight within the Project. The Agency may delegate authority to carry out portions of this plan to a City agency, department or commission.

S. Enforcement of Plan

Except as otherwise specified in Section E above, the administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by legal action instituted by the Agency to seek appropriate remedy, except as may be limited by owner participation agreements. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions, which are expressly for the benefit of owners of property within the Project, may be enforced by such owners.

T. Duration of Plan

The Plan shall be effective in Project Area A until January 1, 2009, except for the nondiscrimination and nonsegregation provisions, which shall continue in perpetuity. Any declaration of restrictions formulated pursuant to this Plan may contain provisions for the extension of such declaration of restrictions for successive periods.

In Project Area B, the provisions of this Plan shall be effective for thirty (30) years from the date of adoption of the Bayview Hunters Point Plan Amendment by the Board of Supervisors, except that the nondiscrimination and nonsegregation provisions shall run in perpetuity. After this time limit on the duration and effectiveness of the Plan, the Agency shall have no authority to act pursuant to this Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, except that, if the Agency has not completed its replacement and inclusionary housing obligations pursuant to Section 33413 of the Community Redevelopment Law, it shall retain its authority to implement its requirements under Section 33413, including its ability to incur and pay indebtedness for this purpose, and shall use this authority to complete these housing obligations as soon as reasonably possible.

U. Severability

If any provisions, 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 of portions of the Plan.

V. Procedure for Amendment

This Plan may be amended by means of the procedure established in Sections 33450-33458 of the Community Redevelopment Law or by any other procedure hereafter established by law.

ATTACHMENT A

The Boundaries of Project Area A are indicated on the Boundary Map (Map 1), and are more particularly described as follows:

Beginning at the point of intersection of the northwesterly line of Mendell Street with a line drawn parallel with and perpendicularly distant 100 feet northeasterly from the northeasterly line of Innes Avenue; running thence southeasterly along the parallel line so drawn to the northwesterly line of Lane Street; thence northeasterly along the northwesterly line of Lane Street to its intersection with a line drawn parallel with and perpendicularly distant 100 feet southwesterly from the southwesterly line of Galvez Avenue; thence northwesterly along the last parallel line to the southeasterly line of Mendell Street; thence northeasterly along the southeasterly line of Mendell Street to a line drawn parallel with and perpendicularly distant 100 feet northeasterly from the northeasterly line of Galvez Avenue; thence southeasterly along the last parallel line to the northwesterly line of Keith Street to its intersection with the southwesterly line of Fairfax Avenue; thence southeasterly along the southwesterly line of Fairfax Avenue produced southeasterly to its intersection with the southeasterly line of Keith Street; thence northeasterly along the southeasterly line of Keith Street produced northeasterly to its intersection with the northeasterly line of Fairfax Avenue, thence along the northeasterly line of Fairfax Avenue the following courses and distances: southeasterly 300.836 feet; southeasterly along an arc of a curve to the right tangent to the preceding course, with a radius of 175.534 feet, a central angle of 32° 20' 31", a distance of 99.084 feet; southeasterly tangent to the preceding curve 34.487 feet; at a right angle southwesterly 9 feet; and southeasterly on the arc of a curve to the right, whose tangent deflects 90° 00' 00" to the left from the preceding course, with a radius of 221 feet, a central angle of 3° 07' 20", a distance of 12.043 feet to the southwesterly line of Fairfax Avenue; thence deflecting 144° 32' 9" to the right from the tangent to the preceding curve and running northwesterly along the southwesterly line of Fairfax Avenue 2.671 feet, thence continuing along the southwesterly line of Fairfax Avenue the following courses and distances: northwesterly along an arc of a curve to the left, tangent to the preceding course, with a radius of 100 feet, a central angle of 25° 50' 32". A distance of 45.103 feet; northwesterly along an arc of a reverse curve to the right, with a radius of 100 feet, a central angle of 25° 50' 32", a distance of 45.103 feet. And northwesterly tangent to the preceding curve 73.988 feet to a point on the southwesterly line of Fairfax Avenue distant thereon 265.220 feet southeasterly from the southeasterly line of Keith Street; thence leaving the southwesterly line of Fairfax Avenue south 62° 19' 13" west 43.370 feet; thence north 26° 38' 51" west 8.730 feet; thence north 81° 55' 51" west 127.710 feet; thence south 53° 19' 54" west 28.400 feet; thence south 10° 40' 51" east 83.580 feet; thence south 12° 00' 13" west 64.610 feet; thence south 25° west 44.690 feet; thence south 31° 41' 18" west 69.610 feet, thence south 9° 40' 46" west 39.050 feet; thence south 10° 04' 18" east 55.080 feet; thence south 22° 34' 00" west 56.800 feet to the northeasterly line of Hudson Avenue; thence southeasterly along the northeasterly line of Hudson Avenue 76.020 feet, thence at a right angle southwesterly 180 feet; thence at a right angle southeasterly 207.573 feet; thence deflecting 70° 43' 48" to the right and running southerly 98.255 feet to a point on the former northwesterly line of Jennings Street, distant thereon 7.250 feet northeasterly from the northeasterly from the

northeasterly line of Innes Avenue; thence southwesterly along the former northwesterly line of Jennings Street 47.250 feet to the center line of Innes Avenue; thence northwesterly along the center line of Innes Avenue 95.281 feet-, thence southeasterly along an arc of a curve to the right, whose tangent deflects 145' 42' 16" to the left from the preceding course, with a radius of 828 feet, a central angle of 14' 13' 16", a distance of 205.514 feet; thence southeasterly tangent to the preceding curve a distance of 160.232 feet; thence continuing southeasterly along an arc of a curve to the left, tangent to the preceding course, with a radius of 122 feet, a central angle of 48' 31' 00", a distance of 103.307 feet; thence southeasterly tangent to the preceding curve a distance of 440 feet to the center line of Middle Point Road, formerly Ingalls Street; thence northeasterly along the center line of Middle Point Road to a point perpendicularly distant 100 feet southwesterly from southwesterly from the southwesterly line of Innes Avenue; thence southeasterly parallel with the last line of Innes Avenue to a point perpendicularly distant 225 feet northwesterly from the northwesterly line of Hawes Street⁴ thence northeasterly parallel with the northwesterly line of Hawes Street 100 to the southwesterly line of Innes Avenue; thence southeasterly along the southwesterly line of Innes Avenue 289 feet to the southeasterly line of Hawes Street; thence at a right angle southwesterly along the southeasterly line of Hawes Street 100 feet; thence at right angle northwesterly to the center line of Hawes Street; thence southwesterly along the southwesterly extension of the center line of Hawes Street to a point distant thereon 442.823 feet northeasterly from the former northeasterly line of Newcomb Avenue; thence southeasterly along an arc of a curve concave southwesterly, having a radius of 74.50 feet (a radial line to the curve at last mentioned point bears North 25' 43' 29" east), through a central angle of S' 25' 50', a distance of 10.962 feet: thence south 27' 47' 39" west 171.95 feet; thence south 27' 20' 36" east 290.700 feet; thence south 54' 28' 21" east 371.245 *fm* to the center line of former Griffith Street, thence southwesterly along the last center line to the center line of former Newcomb Avenue; thence northwesterly along the center line of Newcomb Avenue to a point distant thereon 225 feet southeasterly from the former southeasterly line of Hawes Street; thence southwesterly parallel with the southeasterly line of Hawes Street to the northeasterly line of Lot 12, in Block 284, as the lot and block are shown on that certain map entitled, "Map of the Property of the South San Francisco Homestead and R.R. Association", filed April 15, 1867, in Book 2 'A' and " B" of Maps, at page 39, in the office of the Recorder of the City and County of San Francisco, State of California; thence southeasterly along the northeasterly line of Lot 12 to the southeasterly line of the lot; thence southwesterly along the last southeasterly line and its southwesterly extension to the southwesterly line of Oakdale Avenue; thence northwesterly along the last line of Oakdale Avenue to a point distant thereon 75 feet northwesterly from the northwesterly line of Ingalls Street; thence southwesterly at a right angle to the southwesterly line of Oakdale Avenue 30 feet; thence at a right angle northwesterly 25 feet; thence at a right angle southwesterly 70 feet to a point perpendicularly distant 100 feet northeasterly from the northeasterly line of Palou Avenue, thence northwesterly parallel with the northeasterly line of Palou Avenue to the southeasterly line of Jennings Street; thence at a right angle southwesterly along the southeasterly line of Jennings Street, 100 feet to the northeasterly line of Palou Avenue; thence northwesterly along the northeasterly line of Palou Avenue 89 feet, more or less, to a point distant thereon 25 feet northwesterly from the northwesterly line of Jennings Street; thence at a right angle northeasterly 100 feet;

thence northwesterly parallel with the northeasterly line of Palou Avenue to a point perpendicularly distant 225 feet southeasterly from the southeasterly line of Keith Street; thence northeasterly parallel with the last line of Keith Street to the southwesterly line of Oakdale Avenue; thence northwesterly along the southwesterly line of Oakdale Avenue to a point distant thereon 150 feet southeasterly from the southeasterly line of Keith Street; thence northeasterly parallel with the last line of Keith Street to the northeasterly line of Oakdale Avenue; thence at a right angle northwesterly along the last line of Oakdale Avenue to a point distant thereon 112.50 feet southeasterly from the southeasterly line of Keith Street; thence northeasterly parallel with the southeasterly line of Keith Street to a point perpendicularly distant 100 feet southwesterly from the southwesterly line of Newcomb Avenue; thence northwesterly parallel with the southwesterly line of Newcomb Avenue to a point perpendicular distant 75 feet southeasterly from the southeasterly line of Keith Street, thence northeasterly parallel with the southeasterly line of Keith Street to the southwesterly line of Newcomb Avenue; thence northwesterly along the southwesterly line of Newcomb Avenue and its northwesterly extension to its intersection with the northwesterly line of Keith Street; thence northeasterly along the last line of Keith Street to a point distant thereon 100 feet southwesterly from the former southwesterly line of McKinnon Avenue; thence northwesterly parallel with the last line of McKinnon Avenue to a point perpendicularly distant 200 feet southeasterly from the southeasterly line of Lane Street-, thence northeasterly parallel with the southeasterly line of Lane Street to the southwesterly line of McKinnon Avenue; thence northwesterly along the last line of McKinnon Avenue and its northwesterly extension to its intersection with the northwesterly line of Lane Street thence northeasterly along the last line of Lane Street to its intersection with the southwesterly line of La Salle Avenue; thence northwesterly along the last line of La Salle Avenue and its northwesterly extension to its intersection with the northwesterly line of Mendell Street, thence northeasterly along the last line of Mendell Street to the point of beginning.

ATTACHMENT B

The Boundaries of Project Area B are indicated on the Boundary Map, page 3, and are more particularly described as follows: