

BAYVIEW INDUSTRIAL TRIANGLE

REDEVELOPMENT PLAN

JULY 3, 1980

Copy of Redevelopment Plan

Filed in the office of the Recorder of the City and County of San Francisco on April 2, 1981, as Document No. D-072785; approved by Ordinance No. 350-80, adopted by the Board of Supervisors on June 30, 1980.

OFFICIAL REDEVELOPMENT PLAN
FOR THE
BAYVIEW INDUSTRIAL TRIANGLE APPROVED REDEVELOPMENT PROJECT

Adopted and approved by the Board of Supervisors
of the City and County of San Francisco
Ordinance No. 350-80, June 23, 1980

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I. INTRODUCTION

The Redevelopment Plan for the Bayview Industrial Triangle Redevelopment Project consists of the accompanying text (Part I), the Redevelopment Plan Map (Part II), and the Property Rehabilitation and Development Map (Part III). The Project is included in the Community Development Program of the City and County of San Francisco, State of California. This Redevelopment Plan was prepared by the Redevelopment Agency of the City and County of San Francisco with the consultation of the Citizens Advisory Committee of the Bayview Industrial Triangle Redevelopment Project Area pursuant to the Community Redevelopment Law of the State of California, and all applicable laws and ordinances.

II. GENERAL DEFINITIONS

The following definitions will govern the construction of this Redevelopment Plan unless the context otherwise requires:

- a. "Plan" means the Redevelopment Plan for the Bayview Industrial Triangle Redevelopment Project.
- b. "Redevelopment Plan Map" means that map which designates the Project boundaries, as well as the appropriate land uses for redevelopment.
- c. "Property Rehabilitation and Development Map" means that map which designates specific parcels of land for mandatory rehabilitation, voluntary rehabilitation, and new development.
- d. "Project" or "Project Area" means the area included within the boundaries of the Bayview Industrial Triangle Redevelopment Project Area.
- e. "Agency" means The Redevelopment Agency of the City and County of San Francisco, California.
- f. "City" means the City and County of San Francisco, California.
- g. "Planning Commission" means the Planning Commission of the City and County of San Francisco, California.
- h. "State" means the State of California.
- i. "Person" means any individual, family, partnership, corporation, or association.
- j. "Personal Property" means tangible property located on the real property that is not compensated for (other than for moving expenses) in the real property acquisition.
- k. "Declaration of Restrictions" means controls, restrictions and covenants running with the land sold or leased for private use.
- l. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000 et seq.).
- m. "Citizens Advisory Committee" (hereinafter referred to as CAC) is the representative committee formulated for the Bayview Industrial Triangle Redevelopment Project Area.
- n. "Rehabilitation Agreement" means a written agreement, signed by both the property owner participating in the program of voluntary rehabilitation and the Agency.
- o. "Right of Continued Occupancy" means a written statement provided to a tenant by an owner indicating his or her right to continue occupancy within a particular dwelling in the Project area.

III. DESCRIPTION OF PROJECT

A. Project Boundaries

The boundaries of the Project area are described as follows:

That certain area within the Bayview-Hunters Point neighborhood in the City and County of San Francisco, State of California within the following described boundaries:

BEGINNING at the intersection of the northwesterly line of Phelps Street and the southwesterly line of Jerrold Avenue, said point also being the most easterly corner of Lot 1, in Assessor's Block 5280; running thence southwesterly along the northwesterly line of Phelps Street 100 feet; thence at a right angle southeasterly 64 feet to a point on the southeasterly line of Phelps Street, said point being distant thereon 100 feet southwesterly from said southwesterly line of Jerrold Avenue, and which point is also at the most westerly corner of Lot 28, in Assessor's Block 5279; thence southeasterly along the southwesterly line of Lots 28, 33, 34, 35, 36, 37, 39, 41, 42, 43, 45, 48 and 49 in said Block 5279, a distance of 520 feet to the most westerly corner of Lot 4 in said Block 5279; thence at a right angle southeasterly along the northwesterly line of said Lot 4, a distance of 180 feet to the southeasterly line of Kirkwood Avenue; thence at a right angle southeasterly along said southwesterly line of Kirkwood Avenue 310 feet; thence north-northeasterly along the east-southeasterly right-of-way of Third Street 480 feet; thence northeasterly along the northeasterly right-of-way of Newhall Street 460 feet; thence northwesterly along the northeasterly right-of-way of Hudson Avenue 167 feet; thence north-northeasterly along the east-southeasterly right-of-way of Third Street 650 feet to the southeasterly production of the northeasterly line of Lot 3, in Assessor's Block 5235; thence northwesterly along the northeasterly line of said Lot 3, so produced, to the southeasterly line of Phelps Street; thence northwesterly at a right angle to said southeasterly line of Phelps Street 64 feet to the northwesterly line of Phelps Street; thence at a right angle southwesterly along said northwesterly line of Phelps Street and its southwesterly production to the POINT OF BEGINNING.

B. Existing Conditions

The Project area is predominantly industrial, with activities which include light and heavy manufacturing, warehousing, and processing. A few residences are located in the area, along with many vacant land parcels. On the easterly border of the Project is commercial activity, much of which is dilapidated. The Project is characterized by deteriorated buildings, vacant lots littered with debris, crowded streets with few public improvements, inadequate parking facilities, unstable soil conditions, underutilized land, and parcels of inadequate sizes for efficient use. These blighting conditions constitute a sub-standard working and living environment, and have a detrimental effect on businesses and residences both within and surrounding the Project.

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, the conditions causing blight presently existing in the Project by some or all of the following measures:

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 certain residential, commercial and industrial activities presently occupying structures which may be subject to acquisition or rehabilitation.
4. Demolition, removal, or clearance of certain existing buildings and structures on land acquired by the Agency.
5. Installation, construction, or reconstruction of streets, utilities, and other public improvements.
6. Disposition of all land acquired by the Agency for reuse in accordance with the Plan and such additional conditions as may be established by the Agency in any manner authorized by law in order to carry out the purposes of redevelopment.
7. Formulation and administration of rules and regulations for owner participation.
8. Formulation and administration of rules governing reasonable preference to persons who live in the Project, who are engaged in business in the Project or who own property which is acquired within the Project to reenter the redeveloped Project area.

IV. PROJECT PLAN

A. Objectives

The objectives of the Proposed Actions in this Plan are as follows:

1. The preservation and expansion of existing industries by means of voluntary rehabilitation.
2. The improvement of the Third Street frontage by means of mandatory rehabilitation in order to provide an attractive buffer between the residential and industrial areas.
3. The acquisition of vacant and under-developed land in order to rid the area of visible physical blight, and to provide space for new industrial and commercial development.
4. The removal of structurally substandard buildings not feasible for rehabilitation, which permits the use of the land for new industrial and commercial development.
5. The relocation and rehabilitation of residential structures from the industrial area to nearby residential areas if financially feasible, which also permits the use of the land for new industrial development.
6. The removal of impediments to land disposition and development through the assembly of vacant and under-developed land into reasonably sized and shaped parcels.
7. The enhancement of the working environment through the provision of necessary public improvements.
8. The provision of off-street parking to reduce the impact of expanded and new industrial development on the traffic and circulation patterns within the Project area.
9. The creation of a framework within which the economic health of the Project will be accomplished by private actions.
10. The stimulation of private investment, thereby improving the economic health, tax base, and employment opportunities of the City.
11. The provision of opportunities to property owners, businesses and residents to participate in effecting positive environmental change.
12. The elimination and prevention of the spread of blight and deterioration, and the conservation, rehabilitation, renewal and redevelopment of the Project area to the extent permitted by law and specified in this Plan.

Land Uses

The Project area shall be redeveloped with light industrial, commercial, and residential uses as shown on the Redevelopment Plan Map, and with all standards set forth in a separate document entitled "Design for Development". Redevelopment and rehabilitation within the Project area shall be limited to those categories of land use and in those areas indicated on the Redevelopment Plan Map and on the Property Rehabilitation and Development Map. Public rights-of-way, easement lines, and land use district boundaries shall be generally as indicated on the Redevelopment Plan Map and are subject to adjustments at the time of detailed engineering studies. No open space is to be provided. Approximately one or two parking lots will be provided off-street within the Project area for public purposes. It is expected that a maximum of approximately 60 dwelling units will exist within the area, upon the completion of this Project.

Land Uses Permitted by District

In order to achieve the objectives of the Plan, the use of the land and the development of the land shall be in accordance with the Redevelopment Plan Map, the Property Rehabilitation and Development Map, and the following categories

District 1. Light Industrial

Those land areas designated on the Redevelopment Plan Map as Light Industrial shall include any such use which is a permitted use for M-1 zoning districts, as allowed in the City Planning Code as it exists as of April 15, 1980. Uses shall include, but not be limited to, wholesaling, storage and open air handling of materials and equipment, industrial or chemical research, automotive and equipment repair, cabinet making, battery making, food processing, or other light manufacturing and processing uses.

District 2. Light Industrial or Commercial

Those land areas designated on the Redevelopment Plan Map as Light Industrial or Commercial shall include the same uses allowed in District 1; plus neighborhood convenience commercial uses permitted in C-1 zoning districts, as allowed in the City Planning Code as it exists as of April 15, 1980. Uses shall include but not be limited to, eating establishments, retailing, branch banking, professional and business offices, and laundering, cleaning and pressing establishments. Commercial uses shall be allowed only when, in the judgement of the Agency, efforts to generate new or expanded industrial uses have been reasonably attempted. In addition, residential uses are allowed above ground floor commercial uses within this district.

District 3. Commercial or Residential

Those land areas designated on the Redevelopment Plan Map as Commercial or Residential shall include the same neighborhood convenience commercial uses allowed in District 2, except for retail sales. Commercial uses shall be allowed only when, in the judgement of the Agency, efforts to generate exclusively residential uses have been reasonably attempted. In addition, residential uses are allowed above ground floor commercial uses within this district.

The following are prohibited with respect to any new use that may be allowed to locate in the Project area: any use which be reason of its nature or manner of operation creates conditions hazardous, noxious, or offensive to the community through the excessive emission of odors, fumes, smoke, cinders, dust, gas noise, vibration, refuse, or water-carried wastes; off-premise advertising signs.

Limitations on the type, size, number, and proposed use of buildings are discussed within the "Design for Development", dated May 6, 1980, which is incorporated in full herein by this reference.

V. PROJECT PROPOSALS

A. Rehabilitation

It shall be the purpose of this Plan to allow for the retention of as many existing businesses and residences as possible, and to add to the economic life of these businesses and residences by providing programs for rehabilitation. Mandatory rehabilitation is required for those substantially blighted parcels that are located on the border of the Project area along Third Street which are in need of upgrading in order to improve Third Street's appearance. Voluntary rehabilitation is intended for all remaining parcels within the Project area, not designated for either mandatory rehabilitation or new development, in order to enable the preservation and expansion of existing industries located within the Project area.

1. Voluntary Rehabilitation

A voluntary program of rehabilitation applies to all parcels designated for voluntary rehabilitation on the Property Rehabilitation and Development Map. The Agency is authorized and directed to advise, encourage, and assist in the rehabilitation of any structure in the Project area not owned by the Agency. Toward this end, the Agency and the City will conduct a program of assistance to encourage owners and tenants within the Project area to upgrade and maintain their property consistent with the "Minimum Property Standards for Rehabilitation" adopted by the Agency. Owners and tenants participating in this program of voluntary rehabilitation must sign a Rehabilitation Agreement.

The extent of rehabilitation, if undertaken in the Project area, shall be subject to the following limitations:

- * The rehabilitation of the structure must be compatible with the land use provided for in this Plan.
- * The rehabilitation of the structure must be carried out in an expeditious manner and in conformance with the rehabilitation standards to be adopted by the Agency.
- * The rehabilitation must not conflict with the expansion of public facilities and public improvements.
- * The rehabilitation must not conflict with the assemblage of land and its development in accordance with this Plan.

2. Mandatory Rehabilitation

Parcels designated for mandatory rehabilitation are also shown on the Property Rehabilitation and Development Map. An owner participant, whose property is specifically designated for mandatory rehabilitation, is required to execute an Owner Participation Agreement, if such an owner fails or refuses to rehabilitate his real property pursuant to this Plan and the Owner Participation Agreement, the Agency may, at its option, seek specific performance of said agreement, or acquire the property of such owner for Agency rehabilitation, or sell said property for redevelopment in accordance with the Plan. The Agency is authorized to rehabilitate or cause to be rehabilitated any building or structure in the Project area owned by the Agency.

B. Moving of Structures

As necessary in carrying out this Plan, the Agency may move or cause to be moved any structure which is capable of being rehabilitated to a location within or outside the Project area.

C. New Development

To the extent now or hereafter permitted by law, the Agency may pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project area, for itself or for any public body or entity, provided that such building, facility, structure or other improvement would be of benefit to the Project area. Parcels designated for new development (to be accomplished either by present property owners or through the Redevelopment Agency) are shown on the Property Rehabilitation and Development Map.

During the period of development in the Project area, the Agency shall insure that the provisions of this Plan and other documents formulated pursuant to this Plan are being observed, and that development in the Project area is proceeding in accordance with development documents and time schedules.

The Agency shall require that development plans be submitted to it for architectural review and approval. All utility connections for new development shall be placed underground. All new development must conform to this Plan and all applicable Federal, State and local laws, and must receive the approval of the appropriate public agencies.

D. Owner Participation

To the extent compatible with the purposes of the Plan and appropriate redevelopment of the Project, owners of real property to be mandatorily rehabilitated or developed in the Project may, subject to rules, regulations, and 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 an "Owner Participation Agreement".) by which the subject property will be mandatorily rehabilitated or developed for use in conformity with the Plan and the "Owner Participation Rules" promulgated by the Agency. Standards for rehabilitation are set forth in a separate document, entitled "Minimum Property Standards for Rehabilitation." Standards for new development are set forth in a separate document entitled "Design for Development."

Owner participation necessarily will be subject to, and limited by, such factors as: the nature, condition and use of existing improvements, if any; the reduction of the total number of individual parcels in the Project; the elimination of certain land uses; the construction of new public facilities and improvements; and the ability of owners to finance acquisition, rehabilitation and redevelopment in accordance with the Plan and the Declaration of Restrictions. In addition owner participation will also be limited by such controls as may be found necessary to ensure that redevelopment is carried out pursuant to the development standards found in the "Design for Development", and the rehabilitation standards found in the "Minimum Property Standards for Rehabilitation."

The Agency will not acquire real property which is retained by an owner under an owner participation agreement unless said owner fails to perform his or her obligations under said 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 may, at its option, seek specific performance of said agreement, or acquire the property of such owner for Agency rehabilitation, or sell said property for redevelopment in accordance with the Plan.

E. Owner and Tenant Preference

Persons who are either owners or tenants of residential, business, or other types of real property within the Project area being displaced by Agency property acquisition or other Agency action occasioned by the implementation of this Plan shall be afforded certain preferences. The Agency shall extend preferences to such persons in order that they may re-enter the redeveloped Project area. The Agency will administer such preferences through a Certificate or Preference Program. Participants in this program necessarily will be subject to and limited by the requirements of this Plan.

F. Acquisition of Real Property

Any real property located within the Project area may be acquired by the Agency by gift, devise, exchange, condemnation, or any other lawful method, including utilization of the power of eminent domain, if one or more of the following conditions are met:

- * The building is substandard to a degree requiring clearance as demonstrated by a structural inspection of the property.
- * The building must be removed in order to eliminate an environmental deficiency, including but not limited to: incompatible land uses, small and irregular lot subdivision, or overcrowding of the land.
- * The building must be removed in order to eliminate impediments to land development through assembly of land into parcels of reasonable size and shape, served by an improved street system and public utilities.
- * The building must be removed in order to effect a change in land use as provided for in this Plan.
- * The Agency shall not acquire any real property, either on which an existing building is to remain or on which new development is to occur, unless the owner fails or refuses to agree to participate in the Redevelopment Project pursuant to this Plan.

- * The Agency shall not acquire real property to be retained by an owner pursuant to an Owner Participation Agreement unless said owner fails to perform under that agreement.
- * The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than full fee title.
- * The Agency shall not acquire interests in oil, gas, or other mineral substances more than 500 feet from the surface, nor the right to extract such substances through any opening or penetration for any purpose connected therewith more than 500 feet from the surface.
- * In order to eliminate the conditions requiring redevelopment and in order to execute the Plan, it is in the public interest and is necessary for the power of eminent domain to be employed by the Agency, to acquire real property in the Project area which cannot be acquired by gift, devise, exchange, purchase or any other lawful method pursuant to the authorization of this Redevelopment Plan.

Real property designated for voluntary rehabilitation on the Property Rehabilitation and Development Map may be acquired by gift, devise, exchange, or by any other lawful method. However, in no event shall the Agency utilize the power of eminent domain on parcels to be voluntarily rehabilitated.

G. Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project area by any lawful means except eminent domain.

H. Property Management

During such time as any property in the Project area is owned by the Agency, such property shall be under the management and control of the Agency.

The Agency may in any year during which it owns property in this redevelopment Project pay directly to the City and County or any district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon such property had it not been exempt, an amount of money in lieu of taxes.

A proportionate share of any amount of money paid by the Agency to the City and County shall be disbursed by the City and County to any school district with territory located within this redevelopment Project area in the City and County. "Proportionate share," means the ratio of the school district tax rate, which is included in the total tax rate of the City and County, to the total tax rate of the City and County.

The Agency may also pay to any taxing agency with territory located within a project area other than the community which has adopted the Project, any amounts of money which in the Agency's determination is appropriate to alleviate financial burden or detriment caused to any taxing agency by this redevelopment Project.

I. Relocation

The Agency will provide relocation assistance and benefits in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and will meet applicable Federal, State, and local regulations. It is the Agency's objective that all eligible Project area residents be rehoused with a minimum of hardship in accommodations which are decent, safe, sanitary and suitable to their individual needs; be located in an area not less desirable than the Project area in regard to public utilities and public and commercial facilities, with reasonable access to their places of employment; and be provided housing priced within their financial means. The Agency will also assist those business concerns which may be displaced as a result of Project activities.

The Agency shall make relocation payments to eligible families and individuals displaced by redevelopment for moving expenses, for rental assistance, or for downpayment assistance. Eligible business concerns displaced by redevelopment shall likewise receive compensation and reimbursement for business displacement, for moving expenses, for direct losses of certain personal property otherwise uncompensated, for expenses incurred in searching for a replacement location, or alternatively, for payment in-lieu of moving and related expenses. Such relocation payments presently required, as well as those which may be required in the future, shall be made pursuant to federal rules and regulations, as they now exist or may hereafter be amended; and such payments shall be made only to the extent eligible for payment from funds available for those specific purposes by the federal government or other sources.

J. Demolition and Clearance

The Agency is authorized to demolish and clear buildings, structures, and other improvements from real property owned by the Agency in the Project area as necessary to carry out the purposes of this Plan.

K. Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities, within or outside the Project area, appropriate or necessary to carry out the Plan. Such public improvements may include, but are not limited to streets, curbs, gutters, sidewalks, street lights, street trees, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, and parks.

L. Temporary Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed temporary public improvements and temporary public utilities (within the Project area) necessary to carry out the Plan. Such temporary public improvements include but are not limited to parks, streets, and utilities. Temporary utilities may be installed above ground with the written approval of the Agency.

M. Preparation of Building Sites

The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project area owned by the Agency.

N. Disposition of Real Property

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

All real or personal property acquired by the Agency in the Project area shall be sold or leased for development at prices which shall be not less than fair value for uses in accordance with the Plan, except for real property which is conveyed by the Agency to the City and County of San Francisco or to any other public body with or without consideration.

Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property shall be obligated to use the property for the purposes designated in this 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 this Plan.

O. Disposition and Development Documents

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County of San Francisco.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project area sold, leased or conveyed by the Agency shall be made subject by appropriate documents to the restriction that there shall be no discrimination or segregation based upon race, color, religion, national origin, sex or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project area. In addition, such property shall be made subject to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the

Project area shall contain such nondiscrimination and nonsegregation clauses as are required by law. All deeds, leases, or contracts for the sale, lease, sublease or other transfer of any property in the Project area shall contain the nondiscrimination clauses prescribed by Section 33436 of the California Health and Safety Code.

P. Disposition of Personal Property

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.

Q. Temporary Relocation for Residents and Businesses

The Agency is authorized to provide temporary relocation benefits for renting residents and businesses displaced by the acquisition of property by the Agency, or during the course of Agency assisted rehabilitation work pursuant to this Redevelopment Plan.

In order to qualify for such temporary relocation benefits, both renting residents and businesses must be given the right of continued occupancy by the owner.

R. Replacement Housing

Whenever dwelling units housing persons and families or low or moderate income are destroyed or removed from the low- and moderate-income housing market as part of this redevelopment project, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income an equal number of replacement dwelling units at affordable housing costs, as defined by California Health and Safety Code, Section 50052.5, within the Project area or within the territorial jurisdiction of the Agency.

VI. METHODS OF FINANCING THE PROJECT

Upon adoption of this Plan by the Board of Supervisors, the Agency is authorized to finance this Project with assistance from the United States Government as part of the Community Development Program (CDP) through the United States Department of Housing and Urban Development (HUD) and with financial assistance from the City and County of San Francisco, the State of California, the federal government, Agency bonds or other available sources.

Specifically, the Agency will use existing and future programs available from the Federal government to create industrial, commercial and residential rehabilitation loan programs as well as industrial and commercial new construction loan programs, to assist owners and tenants in either their rehabilitation or new construction efforts, as well as to provide relocation benefits.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness in carrying out the Redevelopment Plan. The principal and interest on 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 will also be utilized, if available.

VII. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency and the citizens advisory group in carrying out this Plan and shall take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the Project area of conditions causing blight. Action by the City shall include but not be limited to the following:

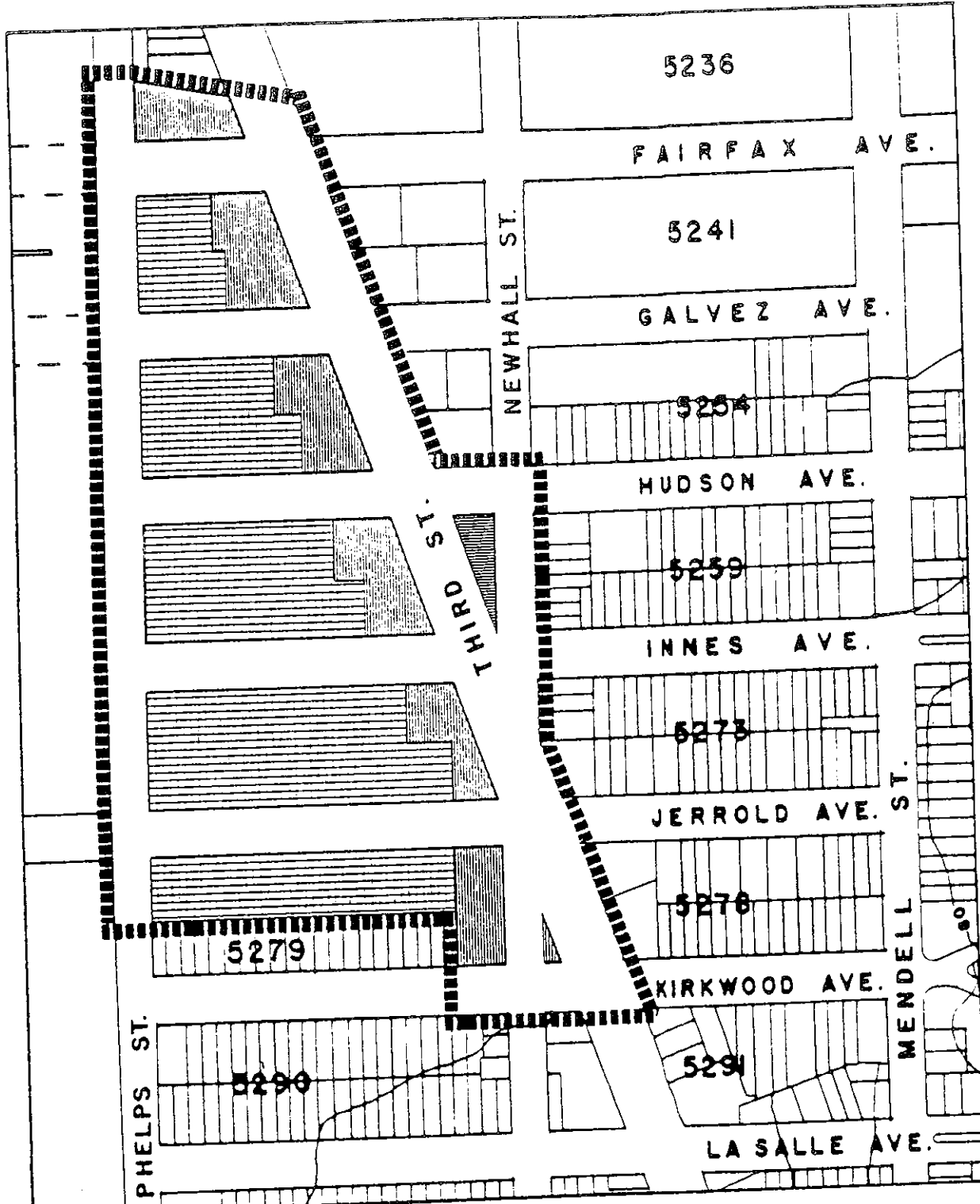
- * Institution and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project area.
- * Revision of zoning within the Project area to conform to the land uses and development authorized by this Plan, as it may be amended from time to time.
- * Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project area to be commenced and carried to completion without necessary delays.
- * Referral shall be made to the Agency prior to approval by the City of each building permit application. No building permit shall be issued unless it conforms to this Redevelopment Plan.
- * The City is authorized, but not obligated to provide funds to ensure the completion of the Project as a whole in accordance with this Plan.
- * The undertaking and completing of any other proceedings necessary to carry out the Project.

VIII. PROCEDURE FOR AMENDMENT





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

IX. PROCEDURE FOR VARIANCE

The land use provisions within this Plan shall be applied by the Agency in order to achieve the purposes of the redevelopment of this Project area. In regard to variances from the land use provisions in this Plan, the Agency may, in its discretion, modify such provisions where, owing to unusual and special conditions, enforcement would result in undue hardships, or would constitute an unreasonable limitation beyond the intent and purposes of these provisions, subject to the condition that the Agency shall find and determine that such modification results in substantial compliance with the intent and purposes of these land use provisions.

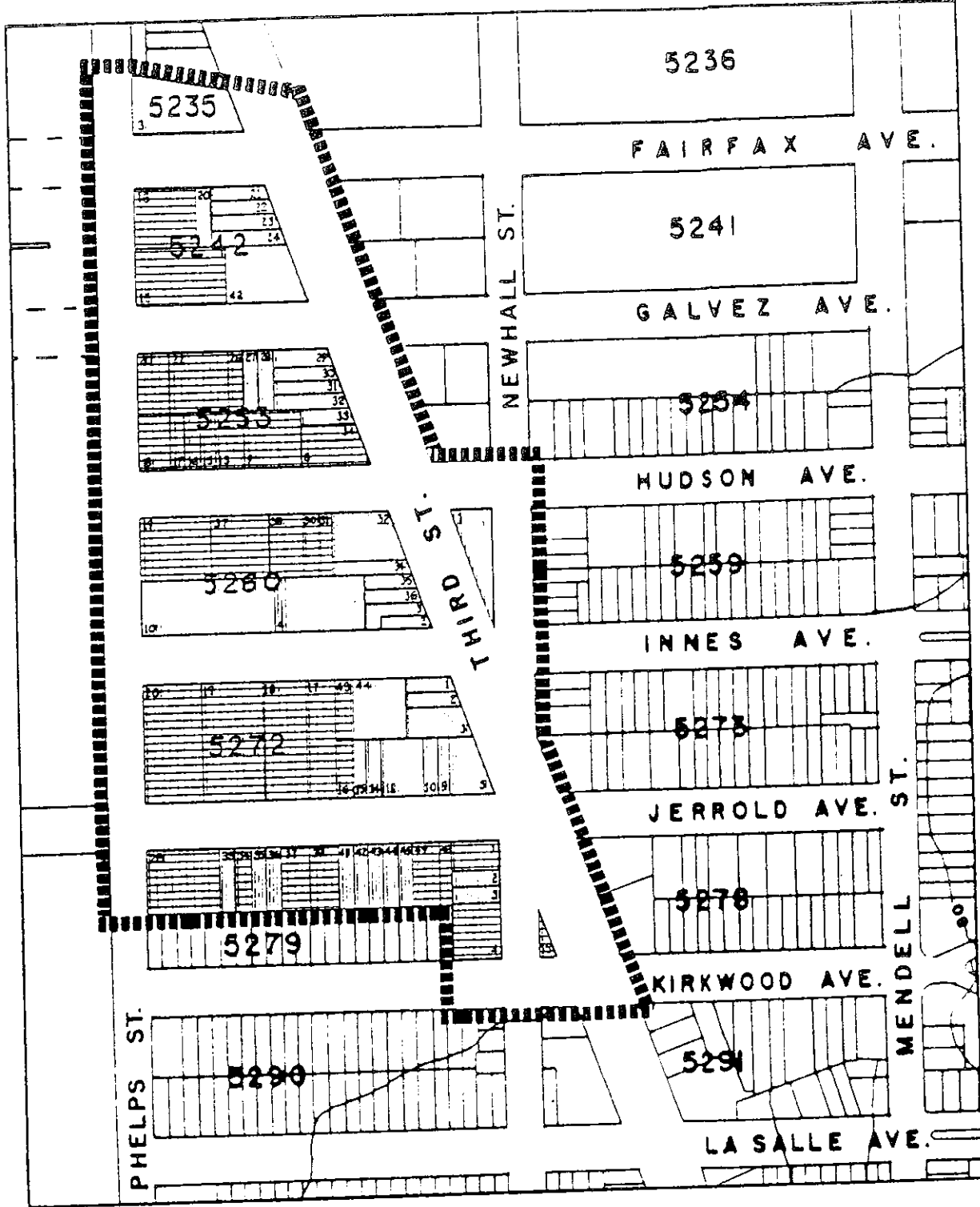


BAYVIEW INDUSTRIAL TRIANGLE
 REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN MAP





-  PROJECT BOUNDARY
-  LIGHT INDUSTRIAL
-  LIGHT INDUSTRIAL OR COMMERCIAL
-  COMMERCIAL OR RESIDENTIAL

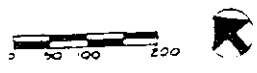
Part II





BAYVIEW INDUSTRIAL TRIANGLE
 REDEVELOPMENT PROJECT AREA
**PROPERTY REHABILITATION
 AND DEVELOPMENT MAP**

-  PROJECT BOUNDARY
-  MANDATORY REHABILITATION
-  VOLUNTARY REHABILITATION
-  NEW DEVELOPMENT



SAN FRANCISCO REDEVELOPMENT AGENCY