

RESOLUTION NO. 225-99
(Adopted December 21, 1999)

CONDITIONALLY APPROVING THE BASIC CONCEPT DESIGN FOR THE PROPOSED MIXED-USE DEVELOPMENT AT 851 VAN NESS AVENUE BLOCK 738, LOT 17, LOCATED ON THE EAST SIDE OF VAN NESS AVENUE, BETWEEN ELLIS AND WILLOW STREETS; WESTERN ADDITION WA-2 REDEVELOPMENT AREA

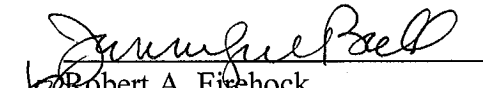
BASIS FOR RESOLUTION

1. Gentium Homes Van Ness, LLC, a California limited liability company, ("Developer") proposes to develop the site located at 851 Van Ness Avenue (Block 738, Lot 17), on the east side of Van Ness Avenue, between Ellis and Willow Streets.
2. The proposed development will include 32 market rate residential units, approximately 6,500 square feet of retail/commercial and required off-street parking.
3. The architect for the project, KTG Y Group, developed the Basic Concept Design for the proposed development.
4. Staff recommends approval of the Basic Concept Design, subject to satisfactory resolution of the following design concerns:
 - (a) Proposed exterior materials and colors samples are to be submitted to the Agency for review and approval.
 - (b) Detailed landscape drawings for all open space areas for the project, and the sidewalk trees, are to be submitted to the Agency for review and approval.
 - (c) Proposed architectural details of the exterior walls are to be included in the next phase of architectural design.
 - (d) Architectural treatment of the rear façade of the building is to match the façade treatment used at the side elevations.
 - (e) If the wind study report shows that the proposed building increases the wind speed above the comfort level as specified in the Planning Code, mitigating measures shall be incorporated in the design.
5. Staff believes that the noted design concerns can be satisfactorily resolved in the next design phase, preparation of the Schematic Design.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED BY the Redevelopment Agency of the City and County of San Francisco that the Basic Concept Design for the project proposed be Gentian Homes Van Ness, LLC, a California limited liability company, for the mixed-use development at 851 Van Ness Avenue (Block 738, Lot 17), located on the East side of Van Ness Avenue, between Ellis and Willow Streets in the Western Addition A-2 Redevelopment Area, is approved conditionally in the form submitted by the Developer, subject to project resolution of the conditions of approval set forth above to the satisfaction of the Agency during the next phase of work, and provided that the design refinements do not alter the Basic Concept Design.

APPROVED AS TO FORM:


Robert A. Firehock
Acting Agency General Counsel