

RESOLUTION NO. 19-2007

Adopted March 20, 2007

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PHASE 3 IMPROVEMENTS FOR THE DEVELOPMENT OF 1818-1822 EDDY STREET, LOCATED ON THE NORTH SIDE OF EDDY STREET BETWEEN DIVISADERO AND SCOTT STREETS; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

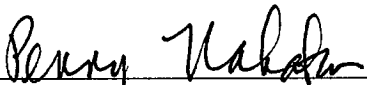
1. Good Fortune and Wisdom, LLC ("Owner/Developer") is carrying out a three-phase development consisting of the rehabilitation of two existing structures to accommodate a Buddhist Temple in a structure formerly known as the Holy Cross Church (Phase 1), a supporting monastery in the St. Patrick's Parish Hall structure designated as a City landmark (Phase 2), and the new construction of a five-story structure containing 19 residential units, with the required off-street parking (Phase 3), located at the north side of Eddy Street between Divisadero and Scott Streets at 1818-1822 Eddy Street, Lots 6, 7, 7A and 8 of Assessor's Block 1127 in the Western Addition Redevelopment Project Area A-2.
2. The Owner has executed a proposed Owner Participation Agreement and submitted a Master Plan for the development and a Schematic Design for the Phase 1 and Phase 2 improvements.
3. **Phase 1** of the development consists of a conversion of the former Holy Cross Church structure to a Buddhist Temple, and included seismic reinforcement of the building, addition of restrooms, and changes to the mechanical, electrical and roofing systems. Phase 1 is presently completed.
4. **Phase 2** of the development consists of a renovation of the front portion of the St. Patrick's Parish Hall structure, which has been designated as a City landmark, and replacement of the rear portion of the building with a new four-story addition containing dormitory-type guest rooms with a kitchen facility. Phase 2 is presently 90% completed.
5. **Phase 3** of the development will consist of the construction of a new five-story building with 19 residential units over two floors of parking.
6. Agency staff has reviewed the Schematic Design for Phase 3 of the project and finds it acceptable subject to the resolution of certain design comments and concerns during the next phase of design work.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the Phase 3 improvements is hereby approved subject to resolution of the following design comments during the next phase of design work.

1. More detailed studies are required to develop architectural detailing for the exposed garage walls to provide visual interest for pedestrians and to reduce its apparent mass.
2. Further development of the building elevations indicating proposed architectural detailing to create a secondary level of visual interest and to further reduce the apparent mass of the project.
3. Provide drawings indicating the overall detailed landscape design for all of the open space and landscaping areas in the development project.
4. Provide selection of exterior materials and colors for Agency staff's review and approval.

APPROVED AS TO FORM:


for James B. Morales
Agency General Counsel