

RESOLUTION NO. 132-2007

Adopted December 4, 2007

APPROVING A SCHEMATIC DESIGN FOR A 3,366-SQUARE-FOOT, TWO-STORY, LIGHT INDUSTRIAL BUILDING AT 1645 HUDSON AVENUE FOR THE FABRICATION AND SELLING OF ORNAMENTAL STEEL PRODUCTS; BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. Alfonso and Marisela Ramirez, husband and wife, own as joint tenants (the "Owner") an approximately 2,500-square-foot vacant lot located at 1645 Hudson Avenue between Third and Phelps Streets (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area").
2. The Owner proposes to construct an approximately 3,366-square-foot, two-story, light industrial building to operate a wholesale business called California Ironworks, which fabricates and sells ornamental steel products such as railings, gates and construction materials. The design proposes a building approximately twenty-five feet wide and sixty-seven feet long. The two-story building is approximately thirty-four feet in height. The building will be constructed on a concrete slab with concrete block walls up to a height of ten feet. The structural frame of the building will be a steel frame. Wall and roof framing between the steel frame will be metal studs or purlins to support the metal panels for the finish shell. The front and rear elevations at the roll-up entrance doors shall be recessed with a cement plaster finish. At the base and the wainscot of the front elevation, African slate will be used to accent the building and the street entrance will be secured with metal gates with an African warrior shield motif. Large windows will be provided on the front and rear elevations to provide as much natural light as possible. The Owner also plans on installing solar panels on the new roof.
3. The first floor consists of a 1,683-square-foot fabrication metal shop with some storage area, an administrative office, and restrooms. The second floor consists of a 1,683-square-foot storage area for finished ornamental steel products and a restroom. The development will also include associated landscaping and fencing, an outdoor storage yard, and a concrete driveway and walkway (the "Development").
4. The Bayview Industrial Triangle Redevelopment Plan (the "Plan") designates the Site as a Light Industrial Use District ("District 1"). Light Industrial Use includes, but is not limited to, wholesaling, storage and open air handling of materials and equipment, industrial or chemical research, automotive and equipment repair, cabinet making, batter making, food processing, or other light

manufacturing and processing uses. The Owner shall be fabricating custom-orders for businesses and individuals. No retail sales are allowed in District 1.

5. The schematic design for the proposed Development meets the density and height requirements indicated in the Plan's Design for Development.
6. The proposed Development is not subject to the Design for Development's off-street parking and off-street loading requirements because the 3,366-square-foot building is less than the minimum square footage necessary to trigger those requirements (7,500 square feet for off-street parking and 10,000 square feet for off-street loading).
7. Concurrent with consideration of the schematic design, the Commission is considering approval of an Owner Participation Agreement ("OPA") for the Development.
8. Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15303(c), the Development is categorically exempt from CEQA review as the Development consists of construction of a small industrial structure on a vacant lot that will be served by existing utilities and services.
9. Staff recommends approving the categorical exemption under CEQA and approval of the schematic design for the Development.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the schematic design is approved in the form submitted to Agency staff for the Development at 1645 Hudson Avenue between Third and Phelps Streets (Assessor's Block 5260, Lot 031) in the Bayview Industrial Triangle Redevelopment Project Area.

APPROVED AS TO FORM:


James B. Morales 12/3/07
Agency General Counsel