

## **RESOLUTION NO. 8-2008**

*Adopted March 18, 2008*

### **CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FROM HABITAT FOR HUMANITY SAN FRANCISCO FOR SEVEN RESIDENTIAL UNITS ON A PORTION OF PARCEL EE-2 LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF WHITNEY YOUNG CIRCLE AND HUDSON AVENUE; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA**

#### **BASIS FOR RESOLUTION**

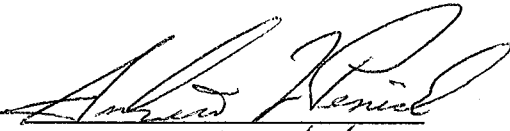
1. On August 2, 2006, the Redevelopment Agency of the City and County of San Francisco ("Agency") authorized an Exclusive Negotiations Agreement with Habitat for Humanity San Francisco ("Habitat") and Em Johnson Interest to develop twenty-four (24) single family homes for low-income, first time homebuyers on the parcel known as EE-2, in the Bayview Hunters Point Redevelopment Project Area.
2. Habitat's portion of the residential development consists of seven four-bedroom, two-story dwellings on individual subdivided lots along Whitney Young Circle. Five units will consist of four bedrooms and two baths and two will be accessible units with four bedrooms and two baths.
3. The design of the seven residential units is well conceived and staff will continue to work with the architect during the subsequent phases to ensure that the schematic design ("Schematic Design") is appropriately developed.
4. This first design phase, Schematic Design, has been presented to staff using drawings, with site and floor plans, sections, elevations and renderings to convey the architect's design approach.
5. Staff has reviewed the Schematic Design documents and has found them acceptable subject to the Agency's satisfaction of the following conditions during the preparation of the Preliminary Construction Drawings.
  - a. Review and Approval of landscape drawings showing: Plant species, size and location; Ground cover; Related details and specifications; any changes to drainage, paving and other exterior site features.
  - b. Review and Approval of the architect's submittal of color and material samples.

6. Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15332 (in-fill development projects), conditional approval of the Schematic Design is categorically exempt from CEQA review.

### **RESOLUTION**

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design documents for the seven residential units to be developed by Habitat for Humanity San Francisco located on Parcel EE-2 at the northwest corner of the intersection of Whitney Young Circle and Hudson Avenue in the Bayview Hunters Point Redevelopment Project Area as represented by the design submittal are conditionally approved in the form submitted by the architect, subject to satisfactory resolution of staff's design comments, together with such refinements as the Executive Director may approve which do not substantially alter the design.

**APPROVED AS TO FORM:**

  
for James B. Morales 3/12/08  
Agency General Counsel