

RESOLUTION NO. 31-2008

Adopted April 15, 2008

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR INTERIM LANDSCAPING AND A PROPOSED 14,690-SQUARE-FOOT GYMNASIUM AND APPROXIMATELY 14 CLASSROOMS ASSOCIATED WITH THE JEWISH COMMUNITY HIGH SCHOOL OF THE BAY, LOCATED ON THE PROPERTY COMMONLY KNOWN AS 1210 SCOTT STREET (ASSESSOR'S BLOCK 729, LOT 46); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. During the early 1970s, the Redevelopment Agency of the City and County of San Francisco (the "Agency") purchased and assembled the majority of the lots on Block 729, bounded by Ellis, Eddy, Pierce and Scott Streets, in the Western Addition Redevelopment Project Area A-2 (the "Project Area"). These Agency-owned lots became Agency Disposition Parcels 729-A, 729-A-1, and 729-B (the "Agency Parcels"). The California College of Podiatric Medicine (the "College") was the other major property owner on Block 729, and housed its operations in buildings adjacent to the Agency Parcels. The College eventually became interested in expanding its operations and rehabilitating its existing buildings. As a result, in 1973, the Agency sold the College the Agency Parcels under the terms of an Agreement for Disposition of Land for Private Development (the "1973 LDA") and entered into an Owner Participation Agreement (the "1973 OPA") with the College for the rehabilitation of its property.
2. In 1975, the College completed the first phase of its two-phased development of the expanded campus, primarily on one of the former Agency Parcels (729-A). However, due to a decline in enrollment and other budget-related issues, the College never completed its second phase of development, which was to be located on the two other former Agency Parcels (729-A-1 and 729-B).
3. In 2001, the College sold a portion of its property to 1210 Scott Street, LLC for the location of the Jewish Community High School of the Bay ("JCHS"). Also in 2001, pursuant to the terms of the 1973 LDA, the College conveyed the two remaining undeveloped Agency Parcels back to the Agency.
4. In 2002, 1210 Scott Street, LLC and the Agency entered into an Amended Owner Participation Agreement and Second Amendment to the Agreement for Disposition of Land for Private Development (the "2002 Agreement") for the phased rehabilitation and demolition of several older buildings and the new construction of a parking structure, classrooms, gymnasium, and assembly hall. At the same time, the Agency and 1210 Scott Street, LLC entered into an exchange agreement and completed the swap of some Agency-owned land for some land owned by 1210 Scott Street, LLC to regularize the two parcels (the "Exchange Agreement").

5. 1210 Scott Street, LLC completed the first phase of its proposed development under the 2002 Agreement, but the remaining phases, as described under the 2002 Agreement, are no longer contemplated. The 2002 Agreement, as well as other related documents (including the Exchange Agreement), are being amended concurrently with the proposed DDA to incorporate the planned revised development program.
6. 1210 Scott Street, LLC was subsequently dissolved and the JCHS parcels owned by it were transferred to 1210 Scott Street, Inc., a California nonprofit public benefit corporation (the "Developer"). The Developer now wishes to purchase the Agency-owned property (Assessor's Block 729, Lot 46, otherwise known as Agency Disposition Parcels 729-A-1 and 729-B) (the "Property") to complete the phased expansion of the JCHS campus. The Property is approximately 20,250 square feet.
7. On October 2, 2007, the Agency Commission approved a non-binding term sheet between the Agency and the Developer, which summarized certain basic terms related to the Agency's proposed sale of the Property to the Developer for the expansion of the JCHS (the "Term Sheet").
8. The Term Sheet called for the execution of a Disposition and Development Agreement (the "DDA") with the Developer within 120 days of the Commission's approval of the Term Sheet, unless a 60-day extension was granted by the Executive Director at the Developer's request. The Developer requested the extension, and the Executive Director extended the deadline for execution of the DDA to March 30, 2008. On March 18, 2008, by Resolution No. 7-2008, the Commission extended the term of the Term Sheet until April 30, 2008.
9. The Developer proposes to build a 14,690-square-foot gymnasium (the "Gymnasium") and an approximately 23,200-square-foot classroom building housing 14 classrooms (the "Classroom Building").
10. Staff has been working with the Developer over the last several months to finalize the proposed DDA, which is based on the terms the Commission already approved in the Term Sheet. Concurrent with this action, the Commission has been asked to approve the proposed DDA and amendments to two existing agreements to allow for the development of the Gymnasium and Classroom Building on the Property and the existing JCHS property.
11. The architectural design of the proposed new buildings maintains the educational use character, creates a visually pleasing street wall to enhance pedestrian movement, enforces the street corners at the intersections, and maintains the relationship with the existing school buildings, as well as the immediately adjacent buildings. In general, staff believes that the overall architectural and urban design of the proposed campus expansion reflects a commitment to harmoniously integrate the proposed new buildings with the adjacent existing residential neighborhood.

12. The overall basic concept design of the Gymnasium and Classroom Building contemplates a harmonious development along Scott, Ellis and Eddy Streets, following the slope of the street and articulating the two buildings with a prominent entrance arcade. In addition, along Eddy Street, there is an opening in the street wall that separates the Gymnasium from the existing school building, offering a view of the high school's existing interior courtyard.
13. On an interim basis, until the high school has started construction on the proposed Gymnasium and Classroom Building, the high school will install temporary landscaping on the Property. This temporary landscaping will include two natural turf areas, a meadow setting with pathways, benches, and a hedge.
14. Staff has reviewed the schematic design for the temporary landscaping, and for the proposed Gymnasium and Classroom Building, and finds it satisfactory provided that the following conditions be resolved in the next phases of design:
 - a. The temporary landscaping shall be irrigated and the site grading shall not allow rain water to drain outside the development site on the public sidewalks and streets, or on adjacent properties.
 - b. The planting materials selected shall be native species that are resistant to a cloudy, foggy and windy climate.
 - c. The proposed outdoor seating area shall be made of wood due to cold weather and wetness.
 - d. The additional necessary fencing shall match the existing fencing in terms of design, height and color.
 - e. The future additional open space shall be harmoniously integrated with the existing open space, so as to appear as a continuation of the existing open space.
 - f. The future street trees and sidewalk paving shall be compatible with the existing street trees and sidewalk paving of Scott, Ellis and Eddy Streets.
 - g. The exterior materials and colors selected for the proposed new buildings shall be complementary to the existing high school buildings.
 - h. Staff recommends continuing the color palette of the proposed new buildings to the existing garage structure to better integrate the built environment along Eddy and Pierce Streets.
15. The proposed development project includes the demolition of an existing small, non-historic structure, which is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301(l)(4); the temporary installation of landscaping, which is categorically

exempt as a minor alteration to land pursuant to CEQA Guidelines Section 15304; the subsequent construction of a gymnasium that will have a useable floor area of less than 10,000 square feet and will be available on a limited basis to the general public, which is categorically exempt as construction of a small structure pursuant to CEQA Guidelines Section 15303(c); and, construction of a classroom building that will increase the original school capacity by no more than 25 percent, which is categorically exempt as a minor addition to a school pursuant to CEQA Guidelines Section 15314. The development components, both individually and collectively, will not result in significant physical effects on the environment.

16. Staff recommends conditional approval of the schematic design for the interim landscaping and the Gymnasium and Classroom Building.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to conditionally approve the schematic design for interim landscaping and a proposed 14,690-square-foot gymnasium and approximately 14 classrooms associated with the Jewish Community High School of the Bay, located on the property commonly known as 1210 Scott Street (Assessor's Block 729, Lot 46), Western Addition Redevelopment Project Area A-2.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel