

RESOLUTION NO. 85-2008

Adopted August 5, 2008

APPROVING A VARIANCE FROM THE OFF-STREET PARKING REQUIREMENT FOR THE ADDITION OF A TWO BEDROOM RESIDENTIAL UNIT TO AN EXISTING RESIDENTIAL STRUCTURE LOCATED AT 2033 BUSH STREET (ASSESSOR'S BLOCK 0676, LOT 026A); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

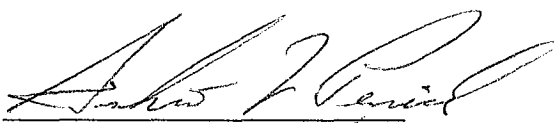
1. The owner, Otis Turner ("Owner"), proposes to add a two bedroom residential unit of approximately 890 square feet in the basement area of an existing four bedroom Victorian house, located at 2033 Bush Street, between Webster and Buchanan Streets in the Western Addition Redevelopment Project Area A-2. It is a two-story, Historically Significant house with no off-street parking.
2. The Western Addition A-2 Redevelopment Plan ("Redevelopment Plan") requires one off-street parking for each additional residential unit. The Redevelopment Agency of the City and County of San Francisco ("Agency") may, in its discretion allow minor exceptions to such provisions, where owing to unusual or special conditions, strict enforcement would result in undue hardships, or would be an unreasonable limitation beyond the intent and purposes of the land use provisions, provided however that the Agency finds and determines that such exceptions result in substantial compliance with the intent of the land use provisions and furthers the purposes and objectives of the Redevelopment Plan.
3. The residential structure is designated as Historically Significant, and consequently, the Owner is unable to physically alter the building in order to provide any off-street parking in the structure. Further, there is not enough space in the front of the building or to provide vehicular access to the rear of the building to provide a parking space.
4. The location of the residential structure is such that public transit is readily available within one to two blocks of the project site: MUNI Lines 2, 3, and 4 run on Sutter Street, one block to the south; Lines 38 and 38L run on Geary Boulevard, two blocks to the south; Line 22 runs on Fillmore Street, two blocks to the west; and Line 1 runs on Sacramento Street, three blocks to the north.
5. The proposed project meets all requirements of the Redevelopment Plan, except for the one required parking space.

6. Due to Historically Significant Status, the basement level being 4.5' below grade, and the property being within easy access to public transit, the Owner is requesting a variance to the required one off-street parking space.
7. The proposed project obtained the full support of the Western Addition Citizens Advisory Committee ("WACAC") Planning and Development Subcommittee on February 28, 2008, and the WACAC Full Board on March 13, 2008.
8. Agency staff recommends that the Agency Commission approves a variance to the off-street parking requirement of the Redevelopment Plan due to undue hardship. There is no room on the site to allow for a parking space nor is there a parking lot within 800 feet of the site where the Owner could provide off-site parking.
9. The creation of a two bedroom residential unit in the basement area of an existing Victorian house (i.e., second dwelling unit) and the related request for a variance from the off-street parking requirement are exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Sections 15303 and 15061(b)(3). The proposed development activities and the granting of a variance would not have a significant effect on the physical environment.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that a variance is approved for the off-street parking requirement for the addition of a two bedroom residential unit at the basement level of the residential structure located at 2033 Bush Street, between Webster and Buchanan Streets in the Western Addition Redevelopment Project Area A-2.

APPROVED AS TO FORM:


for James B. Morales 7/30/08
Agency General Counsel