

RESOLUTION NO. 138-2008

As amended by the Agency Commission on December 2, 2008

CONSIDERING THE CONDITIONAL APPROVAL OF A SCHEMATIC DESIGN FOR A 69-UNIT MIXED-USE PROJECT AT 1450 FRANKLIN STREET (ASSESSOR'S BLOCK 671, LOT 6); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. 1450 Franklin Street is located on approximately one quarter of an acre on the southeast corner of Franklin and Bush Streets (the "Site") in the Western Addition Redevelopment Project Area A-2 (the "Project Area"). The Site is developed with a two-story concrete building constructed in 1922-1923 that currently houses a specialty auto dealership and repair facility. The owner of the property is Pacific Heights Franklin Partners, L.P., a California limited partnership, as to an undivided ½ interest, and Pacific Heights Franklin Partners II, L.P., a California limited partnership, as to an undivided ½ interest, as tenants-in-common (collectively, the "Owner").
2. The Owner seeks the Agency's approval of the proposed schematic design for the development of the Site. This action requires that the Agency certify the Final Environmental Impact Report for the project, adopt environmental findings pursuant to the California Environmental Quality Act, and authorize an Owner Participation Agreement for the redevelopment of the Site.
3. The Owner's proposed schematic design includes demolition of the existing building and construction of a 13-story mixed-use structure containing 69 for-sale residential units, approximately 1,472 sq. ft. of commercial office space, and 73 off-street parking spaces. The schematic design depicts a steel-frame, podium-based building clad in a mixture of cement plaster, aluminum window systems, metal panels, and stone tiles or panels.
4. The permitted uses and development standards pertaining to the Site are described in the Redevelopment Plan for the Western Addition A-2 Redevelopment Project Area (the "Redevelopment Plan"), which designates the Site's zoning as CH (Commercial High Density) and its height and bulk district as 130-E.
5. Based on the analysis contained in the Final Environmental Impact Report for the Project ("Final EIR"), which was certified by the Agency Commission on December 2, 2008 in Resolution No. 136-2008, and the findings pursuant to the California Environmental Quality Act ("CEQA") adopted by the Agency Commission on December 2, 2008 in Resolution No. 137-2008, Agency staff has determined that the schematic design is consistent with the Project considered and reviewed in the Final EIR.

6. Agency staff has reviewed the schematic design, and finds it to be in compliance with the permitted uses and development standards described in the Redevelopment Plan.
7. Agency staff recommends approval of the schematic design proposed by the Owner, subject to successful resolution of the following design comments and concerns:
 - More detailed studies are required to develop architectural detailing for the exposed garage walls to provide visual interest and reduce its apparent mass.
 - Further development of the building elevations indicating proposed architectural detailing to create a secondary level of visual interest and further reduce the apparent mass of the project.
 - Provide drawings indicating the overall detailed landscape design for all of the open space and the street landscaping areas.
 - Provide selection of exterior materials and colors for Agency staff's review and approval.
8. At the Agency Commission hearing on this matter on December 2, 2008, the Owner's architect proposed a revised design that incorporates certain elements of the existing building's façade in the new building's façade at the ground floor and second floor levels. The Agency Commission amended the resolution to incorporate this revised design.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the schematic design for the proposed redevelopment of 1450 Franklin Street is conditionally approved in the revised form submitted by the Owner, described in Section 8 above, and presented to the Agency Commission at the public hearing on December 2, 2008, subject to Agency staff's approval of the proposal to be submitted by the Owner for resolution of the design conditions stated in the foregoing portions of this Resolution, together with such refinements as the Executive Director may approve which do not substantially alter the schematic design concept.

APPROVED AS TO FORM:


for _____
James B. Morales
Agency General Counsel