RESOLUTION NO. 153-2000
Adopted August 22, 2000

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE
PROPOSED 238 UNIT DEVELOPMENT BY LNR-LENNAR BRANNAN STREET,
LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AFFECTING SITE G
(ASSessor’S BLOCK 3774, LOTS 18 AND 24);
RINCON POINT- SOUTH BEACH REDEVELOPMENT PROJECT AREA

BASIS OF RESOLUTION

1. LNR-Lennar Brannan Street, LLC, a California limited liability company,
   ("Developer"), proposes to rehabilitate the existing three-story historic warehouse
   building at Lot 18 to create 49 residential condominium units (including 24
   affordable housing units) and 5,000 square feet of storage space (the "Project”).
   Off-street parking will be available on the ground level, with access from Lot 18,
   and in the basement parking garage of the adjacent building at Lot 24.

2. In addition, the Developer proposes to demolish the warehouse structures at Lot
   24 and replace them with a new 5-story residential building containing 189 loft-
   style residential condominium units (including 27 affordable housing units) over a
   parking garage and retail space on the ground floor at the corner of Brannan and
   Delancey Streets.

3. The Developer’s proposal is the subject of an Owner Participation/Disposition
   and Development Agreement and Related Documents by and between the Agency
   and the Developer, which staff has recommended be approved by the Agency.

4. MBH Architects, the architect for the Project, presented the Schematic Design at

5. To accommodate the Project’s program, an amendment and a variance to the
   Design for Development for the Rincon Point-South Beach Redevelopment
   Project Area have been concurrently approved by the Agency.

6. Agency staff has had a number of meetings with the architect to review the design
   and the variance needed to allow this Project to be developed.

7. The Schematic Design has been presented to the Rincon Point-South Beach
   Citizens Advisory Committee ("CAC"). The CAC has recommended approval of
   the new design.

8. Following are the design concerns and conditions of approval that are the result of
   staff’s review, and staff and Developer discussions with the CAC:
a. The architects must further develop the detailed design of the exterior building facades during the next phase of work. Particular attention must be given to the detailing of the special architectural elements, such as the building balconies, to assure that an expression which reinforces the overall Project design is developed.

b. More detailed and larger scale design studies are required to further clarify the relationship of the different proposed exterior materials. Further study is required to assure that the enriched material proposed for the base of the building is designed to visually read as an integral part of the overall architecture for the Project.

c. The architects will need to submit samples of the proposed materials and color palette for the building exterior during the next phase of work. A large scale mockup representing the materials and color palette will be required prior to a final approval.

d. A more developed landscape design concept for the open space at the pedestrian and vehicular entry area located off of Delancey Street is required. Further development of the landscape design for the center courtyard area that is built on top of structure is also required.

9. Staff believes that these design concerns can be satisfactorily resolved in the next design phase.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the proposed 238-unit development by LNR-Lenmar Brannan Street, LLC, a California limited liability company, affecting Site G (Assessor's Block 3774, Lots 18 and 24) is conditionally approved in the form submitted by MBH Architects, on the drawings dated April 12, 2000 and revised on July 21, 2000, together with such refinements of the design that the Executive Director may approve, provided that such refinements do not alter the Schematic Design.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel