RESOLUTION NO. 169-2000
Adopted September 12, 2000

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PROPOSED MIXED-USE DEVELOPMENT ON PARCEL 714-A(2), LOCATED ON THE NORTHWEST CORNER OF VAN NESS AVENUE AND MYRTLE STREET; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. On March 14, 2000, the Redevelopment Agency Commission authorized staff to enter into exclusive negotiations with Van Ness Care Center, a California corporation, for the purchase and development of Parcel 714-A(2) located on the northwest corner of Van Ness Avenue and Myrtle Street in the Western Addition Redevelopment Project Area A-2.

2. The proposed development would include a retail and residential lobby on the ground floor, convalescent care on the second floor, and 113 residential units in an assisted living development in the tower above with required underground parking.

3. The architects for the project, Kodama/Diseno, Architects and Planners, developed the schematic design (the “Schematic Design”) for the proposed development.

4. Staff recommends approval of the Schematic Design, subject to satisfactory resolution of the following design concerns which are proposed as conditions of approval:

   a. Further develop the detailed design of the building. Particular attention needs to be given to the design of the entrance at the loading dock area to achieve a satisfactory visual integration with the rest of the project. Additional studies of the major entrance to the building are required to clarify the design intent for this important element of the project. Design studies of the Van Ness Avenue elevation are also required to further enhance its visual interest at pedestrian level.

   b. Two of the major architectural character defining elements for the project are the metal trellis element located on the fifth floor of the building and the curved mansard roof and its associated brackets at the top of the building. Further studies are required to refine the design details of these elements as well as the windows, balconies and balustrades for the building. Additional work also is required to assure that the detailing of the north wall of the
building abutting Tommy’s Joint achieves a high level of visual interest since it will be highly visible when viewed from Van Ness Avenue.

c. Submit proposed exterior materials and color samples for review and approval. Because the design of the project places a great visual emphasis on the base of the building, the quality of the material for this area will be of particular importance.

d. Submit detailed landscape design for the proposed development including all open space and public sidewalk areas.

5. Staff believes that the noted design concerns can be satisfactorily resolved in the next design phase which is the preparation of the preliminary construction documents.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the development proposed by Van Ness Care Center, a California corporation, for the mixed use development on Parcel 714-A (2), located on the northwest corner of Van Ness Avenue and Myrtle Street in Western Addition Redevelopment Project Area A-2 is approved conditionally in the form submitted by the Developer, subject to resolution of the conditions of approval set forth above to the satisfaction of the Agency during the next phase of work, and provided that the design refinements do not alter the Schematic Design.

APPROVED AS TO FORM:

[Signature]
Bertha A Ontiveros
Agency General Counsel