RESOLUTION NO. 178-2000
Adopted September 19, 2000
CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PROPOSED MIXED-USE DEVELOPMENT OF BLOCK 0749, LOT 04, LOCATED AT 1366 TURK STREET; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. 1366 TURK STREET, LLC, a California limited liability company, proposes to develop the site located at 1366 Turk Street, Block 0749, Lot 04, in the Western Addition Redevelopment Project Area A-2.

2. The proposed development would include sixteen (16) loft type residential units, commercial space at the ground floor and seventeen (17) off-street required parking spaces.

3. The Architects for the project, Stevens & Associates, 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. Proposed exterior materials and colors samples are to be submitted to the Agency for review and approval.
   b. Detailed landscape drawings for all open space areas for the project, as well as the sidewalk trees, are to be submitted to the Agency for review and approval.
   c. Although the general massing of the project is acceptable, substantial work to develop a more detailed building design is necessary during the next phase of work to create a high quality design.
   d. It will be particularly important to develop an appropriate architectural expression and detailing for the proposed bay windows, balcony railings and other openings which will have major influence on the visual success of the project.
   e. Further detailing and articulation of the proposed solid wall materials, through the use of reveal joints and other architectural treatment, particularly on the east and west walls, is of importance to create another level of visual interest.
f. Design studies of the ground level, including the residential entrance and the commercial frontage, are required to create a stronger architectural expression and enhance the visual interest of the building frontage on Turk Street.

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 1366 TURK STREET, LLC, a California limited liability company, for the mixed use development on Block 0749, Lot 04 at 1366 Turk Street in the Western Addition Redevelopment Project Area A-2 is conditionally approved in the form submitted by 1366 TURK STREET, LLC, subject to resolution of the conditions of approval set forth above to the satisfaction of the Agency during the preparation of preliminary construction documents, the next phase of work, and provided that the design refinements do not alter the Schematic Design.

APPROVED AS TO FORM:

Bertha A. Ontiveros
Agency General Counsel