RESOLUTION NO. 193-2000
Adopted October 10, 2000

GRANTING VARIANCES TO THE REQUIREMENTS OF THE INDIA BASIN REDEVELOPMENT PLAN AND DESIGN GUIDELINES FOR THE PROPOSED 20,700 SQUARE FOOT DEVELOPMENT BY CHARLES H. BREIDINGER AND JOHN E. BREIDINGER, AS TENANTS IN COMMON, AT 1375 EVANS AVENUE (ASSESSOR’S BLOCK 5237, LOTS 13, 14, AND 15); INDIA BASIN INDUSTRIAL PARK APPROVED REDEVELOPMENT PROJECT AREA

BASIS OF RESOLUTION

1. The Board of Supervisors of the City and County of San Francisco approved the creation of the India Basin Industrial Park Approved Redevelopment Project Area (the “Project Area”) by Ordinance No. 26-69 adopted January 20, 1969, and amended by the Redevelopment Plan Amendment approved by Ordinance No. 474-86, adopted December 1, 1986, by the Redevelopment Plan Amendment approved by Ordinance No. 141-87, adopted April 20, 1987, and by the Redevelopment Plan Amendment approved by Ordinance No. 416-94, adopted December 12, 1994 (collectively, the “Redevelopment Plan”) which provide for the redevelopment or rehabilitation of certain lands in the Project Area. Design Guidelines for the Project Area have been developed and used by Agency staff in implementing the Redevelopment Plan’s design standards and to guide the approval of individual projects in the Project Area.

2. The developer, Charles H. Breidinger and John E. Breidinger, as tenants in common ("Developer"), proposes to develop a 20,700 square foot light industrial building on a 12,500 square foot site, located on 1375 Evans Avenue, which is on the south side of Evans Avenue between Mendell and Keith Streets in the Project Area. It is a three-story structure with off-street parking on the ground level.

3. The schematic design has been presented to staff to convey the architect’s initial design work.

4. The Redevelopment Plan requires one off-street parking space for each 600 square feet of gross floor area and one off-street loading area for each parcel and one additional space for each 30,000 square feet of total gross floor area and requires a 15 foot front setback for individual projects located along Evans Street. In addition, the India Basin Design Guidelines require a 25 foot front setback along Evans Avenue (10 feet more than required by the Redevelopment Plan) and do not permit metal siding as an exterior material.
5. Nine parcels were developed along the west side of Evans Avenue in India Basin, the smallest of these being 32,000 square feet with all of them having access from at least two streets. The 1375 Evans Avenue parcel was originally part of a larger parcel designated as 1395 Evans Avenue, which was the subject of an Owner Participation Agreement with the Agency in 1974. In 1990, it was subdivided, thereby creating a mid-block parcel at 1375 Evans Avenue of approximately 12,500 square feet. The Redevelopment Plan and the Design Guidelines did not anticipate a development parcel the size of 1375 Evans Avenue with access only from Evans Avenue.

6. Due to the small size and mid-block location of the site, the Developer is requesting variances to allow 31 parking spaces where 34 off-street parking spaces would be required and one off-street van loading space where one full sized off-street truck loading space would be required. The Developer is also requesting a variance from the Design Guidelines to allow a 15 foot setback along Evans Avenue, an encroachment of certain design elements into the setback area and the use of metal siding as an exterior material.

7. The three additional parking spaces required by the Plan would require excavation and construction of a basement garage floor without the benefit of substantially increasing the number of parking spaces because much of the floor plate would have to be used to accommodate ramps.

8. The off-street loading space size was established in the Plan to provide for large trucks that would service the industrial uses. The plan did not anticipate development of smaller/light industrial uses, where deliveries to tenants would be by vans and smaller trucks.

9. The site has a depth of only 100 feet, whereas other parcels are 200 feet deep and have frontages on two streets. The 25-foot setback in the Design Guidelines was established for deeper parcels and did not anticipate this new parcel with a depth of only 100 feet.

10. The Design Guidelines, prohibiting the use of metal siding was created to prevent the India Basin Project Area from being developed with the typical one story, corrugated metal sided, prefabricated warehouse type buildings. Changes in fabrication technology have resulted in new and visually more acceptable materials. The proposed metal siding for this building is similar to the ribbed metal sidings used on the Visual Arts Building in Yerba Buena Center as well as many of the new loft buildings constructed in the South of Market area. The ribbed metal siding also appears to be appropriate and compatible with the high tech glass curtain wall system proposed for the Evans Avenue frontage.

11. Agency staff recommends that the Agency Commission approve the four variances to the requirements of the India Basin Redevelopment Plan and the Design Guidelines.
RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that variances to the India Basin Redevelopment Plan and Design Guidelines are approved to allow 31 parking spaces where 34 off-street parking spaces are required, one van sized loading space where one full sized off-street loading space is required, a 15 foot setback along Evans Avenue where a front setback of 25 feet is required, permitting an encroachment into the setback area for certain design elements, subject to staff review and Commission approval of the schematic design and to allow metal siding where no exterior metal siding is allowed for the development by Charles H. Breidinger and John E. Breidinger, as tenants in common, at 1375 Evans Avenue between Mendell and Keith Streets.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel