RESOLUTION NO. 207-2000
Adopted October 24, 2000

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN
FOR THE DEVELOPMENT OF 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

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 (the "Project"). It is a three-story structure with off-street parking on the ground level.


4. The OPA requires Agency approval of the Schematic Design of the Project. The schematic design has been presented to staff to convey the architect’s initial design work.

5. The Agency staff met with the Developer’s architect and reached agreement regarding the design of a horizontal projection at the roofline, which will add another element of visual interest to the project. Staff has also reviewed the Schematic Design Documents and find them acceptable subject to the resolution of the following design concerns and comments during the next phase of design work:
a. Develop the details of the design of the horizontal projection to assure that it will have an appropriate degree of transparency.

b. Develop the detailing for the metal siding, including the method of attachment to the building structure.

c. Provide landscape drawings during the preliminary drawing phase.

d. Submit samples and colors for all of the proposed exterior materials and surfaces.

6. Agency staff recommends that the Agency Commission conditionally approve the Schematic Design documents.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design Documents for the development located on 1375 Evans Avenue (Assessor's Block 5237, Lots 13, 14 and 15), which is on the south side of Evans Avenue between Mendell and Keith Streets at the India Basin Redevelopment Project Area are conditionally approved in the form submitted by the architects, together with such refinements as the Executive Director may approve which do not substantially alter the design, subject to the satisfactory resolution of the following design concerns and comments:

a. Develop the details of the design of the horizontal projection to assure that it will have an appropriate degree of transparency.

b. Develop the detailing for the metal siding, including the method of attachment to the building structure.

c. Provide landscape drawings during the preliminary drawing phase.

d. Submit samples and colors for all of the proposed exterior materials and surfaces.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel