RESOLUTION NO. 67-2001
Adopted April 24, 2001

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN
FOR THE PROPOSED DEVELOPMENT LOCATED AT
1009 MISSION STREET; SOUTH OF MARKET EARTHQUAKE
RECOVERY REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On April 3, 2001, the Commission authorized the Disposition and Development Agreement with Habitat for Humanity San Francisco, a California nonprofit public benefit corporation ("Developer"), for the development of the 1009 Mission Street site.

2. The proposed development contains eight residential units, consisting of seven three-bedroom units and one two-bedroom unit on three floors above the ground floor, which is used for the lobby and the parking of eight cars.

3. The architect for the project, Marcy Li Wong, Architects, developed the Schematic Design.

4. Staff recommends approval of the Schematic Design, subject to the Developer’s fulfillment conditions:

   a. Submission of additional design studies of the Mission Street façade showing a friendlier pedestrian environment.

   b. Submission of a design study showing access to the garbage and recycle area through the garage door. If feasible, this revision would eliminate an additional roll up door at the ground floor on Mission Street.

   c. Submission of drawings showing that the windows at the corner bedrooms at Mission Street will be increased in size to match the bedroom windows at the rear yard.

   d. Submission of selected exterior materials and colors to the Agency for their review and approval.

   e. Submission of detailed landscape drawings for the project open space and for the trees on Mission Street to the Agency for their review and approval.
5. Staff believes that the noted design concerns can be satisfactorily resolved in the next design phase which is 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 project proposed by Habitat for Humanity San Francisco, a California nonprofit public benefit corporation ("Developer"), at 1009 Mission Street in the South of Market Earthquake Recovery Redevelopment Project Area is approved in the form submitted by the Developer, Habitat for Humanity San Francisco, subject to resolution of the conditions of approval set forth below:

a. Submission of additional design studies of the Mission Street façade showing a friendlier pedestrian environment.

b. Submission of a design study showing access to the garbage and recycle area through the garage door. If feasible, this revision would eliminate an additional roll up door at the ground floor on Mission Street.

c. Submission of drawings showing that the windows at the corner bedrooms at Mission Street will be increased in size to match the bedroom windows at the rear yard.

d. Submission of selected exterior materials and colors to the Agency for their review and approval.

e. Submission of detailed landscape drawings for the project open space and for the trees on Mission Street to the Agency for their review and approval.

5. Staff believes that the noted design concerns can be satisfactorily resolved in the next design phase which is preparation of the Preliminary Construction Documents.

The noted design concerns are to be completed to the satisfaction of the Agency during the next design phase which is preparation of the Preliminary Construction Documents.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel