RESOLUTION NO. 144-2001

Adopted July 24, 2001

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN
FOR THE DEVELOPMENT, PHASES 2 AND 3 OF THE
DEVELOPMENT OF BLOCK 737, LOTS 01, 14, and 16 BY THE
ROMAN CATHOLIC WELFARE CORPORATION, A
CALIFORNIA NON-PROFIT RELIGIOUS CORPORATION,
WESTERN ADDITION A-2 REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. By Resolution No. 193-94 dated September 27, 1994, the Agency approved an Owner Participation Agreement ("OPA") with the Roman Catholic Welfare Corporation, a California non-profit religious corporation (the "Owner") to permit the modification and addition to the Sacred Heart Cathedral Preparatory School ("School") located in Assessor's Block 737, Lots 1, 14, and 16 ("Property"), in the Western Addition A-2 Redevelopment Project Area.

2. Phases 2 and 3 consist of a new gymnasium and cafeteria and a new circulation connector with and seismic upgrading of the existing gymnasium.

3. The Owner has retained Case Architects as architect to prepare the architectural design for phases 2 and 3.

4. The architect has taken the program and developed a schematic design for the development phases 2 and 3.

5. Agency staff has reviewed the Schematic Design and finds it acceptable and recommends conditional approval, subject to resolution of the following design concerns and conditions in the next design phase:

   - The metal light baffles projecting over the Ellis Street sidewalk shall comply with the local codes and ordinances.

   - Additional design studies are necessary for the new building facade at the street level to create an attractive and friendly environment for pedestrians and adjacent properties.

   - Selection of the exterior materials and colors for the project shall be submitted to the Agency for review and approval.

   - Landscape details for the project open space, as well as the street trees, shall be submitted to the Agency for review and approval.
RESOLUTION

ACCORDINGLY, IT IS RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO that the Schematic Design for Phases 2 and 3 of Sacred Heart Preparatory School development located on Lots 01, 14, and 16 of Assessor's Block 737, Western Addition A-2 Redevelopment Project Area, is conditionally approved subject to the satisfactory resolution of staff's design conditions, together with such refinements as the Executive Director may approve which do not alter the Schematic Design concept.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
General Agency Counsel