RESOLUTION NO. 203-2001
Adopted November 27, 2001

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PROPOSED 29 UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 474 NATOMA STREET; SOUTH OF MARKET EARTHQUAKE RECOVERY PROJECT AREA

BASIS FOR RESOLUTION

1. On July 24, 2001, the Commission authorized the Disposition and Development Agreement, ("DDA") with Asian Inc., a California non-profit public benefit corporation ("Developer"), for the development of 29 units of housing for low and moderate income first-time buyers at 474 Natoma Street.

2. The proposed development would include 29 residential units on four floors above the ground floor, which incorporates the lobby and parking for 15 cars. The required open space is located on top of the garage. The units include: 5 one-bedroom with an average area of 585 square feet, 15 two-bedroom with an average area of 878 square feet, 7 three-bedroom with an average area of 1,204 square feet, and 2 three-bedroom townhouses with an average area of 1,169 square feet on the area adjacent to Minna Street.

3. The architects for the project, Soga + Albaugh, Architects Inc., developed the Schematic Design for the proposed development.

4. Staff recommends approval of the Schematic Design, subject to satisfactory resolution of the following design concerns. Staff proposes the following conditions to approval of the Schematic Design:
   - The wall mural art incorporating the name of the project, proposed to visually enliven the ground floor elevation on Natoma Street, shall be submitted to the Agency for review and approval.
   - Detailed landscaped drawings for the open space of the development, as well as the street trees shall be submitted to the Agency for review and approval.
   - Exterior materials and colors selection shall be submitted to the Agency for review and approval.
   - Prepare large-scale drawings of the exterior detailing for the building, including joints and reveals, for Agency review and approval.
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 project proposed by Asian Inc., a California nonprofit public benefit corporation, for the development located at 474 Natoma Street in the South of Market Earthquake Recovery Project Area is approved conditionally in the form submitted by the Developer, subject to resolution of the conditions of approval set forth above to the satisfaction of the Agency during the next phase of work, and provided that the design refinements do not alter the Schematic Design.

APPROVED AS TO FORM:

[Signature]

Bertha A. Ontiveros
Agency General Counsel