

RESOLUTION NO. 79-2002

Adopted May 14, 2002

CONDITIONALLY APPROVING THE MASTER PLAN AND THE SCHEMATIC DESIGN FOR THE PHASE ONE IMPROVEMENTS FOR THE RENOVATION AND CONSTRUCTION OF THE PROPERTY LOCATED AT 1210 SCOTT STREET, BOUNDED BY SCOTT, PIERCE, ELLIS AND EDDY STREETS, WITH 1210 SCOTT STREET, LLC, A DELAWARE LIMITED LIABILITY COMPANY; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. 1210 Scott Street, LLC, a Delaware limited liability company, ("Owner") desires to rehabilitate, reconstruct and build new facilities in three construction phases (the "Project") to accommodate a private, coeducational high school, which is known as the Jewish Community High School of the Bay, on real property located at 1210 Scott Street, on a portion of Lot 44, bounded by Eddy, Ellis, Scott and Pierce Streets.
2. The Owner submitted a Master Plan for the development and a Schematic Design for the Phase 1 improvements prepared by the architectural firms, SMWM and Starkweather Bondy, dated April 23, 2002.
3. Phase 1 of the development includes demolition of a two-story hospital building located mid-block and demolition of a one and three-story administration building on Eddy Street and construction of both a temporary and a permanent open courtyard space.
3. Phase 2 of the development will consist of two sub-phases: one that would include demolition of the existing two-story parking structure on Pierce Street and construction of a gymnasium of approximately 10,200 square feet and a second phase that would include a two-story classroom building of approximately 10,000 square feet and an 11,000 square foot below grade parking structure for approximately 41 cars.
4. Phase 3 of the development will consist of the construction of a performing arts building of approximately 11,000 square feet.
5. Agency staff has reviewed the Master Plan and the Schematic Design for Phase 1 of the Project and finds them acceptable subject to resolution of the following design comments and concerns during the next phase of design work, including:
 - a. Design studies are required to illustrate the further development of the individual buildings during the schematic design for each phase.

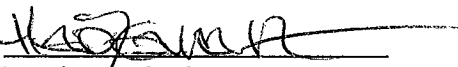
- b. Prepare more detailed plans to illustrate that the off-street loading for the project will satisfy all of the requirements of the Redevelopment Plan.
- c. Provide samples of proposed paving materials and colors for the fence and other site furniture for the Phase 1 improvements.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Master Plan and the Schematic Design for the Phase One improvements for the renovation and construction of the property located at 1210 Scott Street, bounded by Scott, Pierce, Ellis and Eddy Streets, in the Western Addition Redevelopment Project Area A-2, with 1210 Scott Street, LLC, a Delaware limited liability company, are conditionally approved subject to resolution of the following design comments during the next phase of design work.

1. Design studies are required to illustrate the further development of the individual buildings during the schematic design for each phase.
2. Prepare more detailed plans to illustrate that the off-street loading for the project will satisfy all of the requirements of the Redevelopment Plan.
3. Provide samples of proposed paving materials and colors for the fence and other site furniture for the Phase 1 improvements.

APPROVED AS TO FORM:


for Bertha A. Ontiveros
Agency General Counsel