

RESOLUTION NO. 106-2002

Adopted June 18, 2002

CONDITIONALLY APPROVING THE THREE-PHASE MASTER PLAN AND THE SCHEMATIC DESIGN OF THE PHASE 1 AND PHASE 2 IMPROVEMENTS FOR THE DEVELOPMENT OF 1818-1822 EDDY STREET, LOCATED ON THE NORTH SIDE OF EDDY STREET BETWEEN DIVISADERO AND SCOTT STREETS; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. Good Fortune and Wisdom, LLC ("Owner/Developer") desires to carry out a three-phase development consisting of the rehabilitation of two existing structures to accommodate a Buddhist Temple in a structure formerly known as the Holy Cross Church (Phase 1), a supporting monastery in the St. Patrick's Parish Hall structure designated as a City landmark (Phase 2), and the new construction of a five story structure containing approximately 20 residential units, with the required off-street parking (Phase 3), located at the north side of Eddy Street between Divisadero and Scott Streets at 1818-1822 Eddy Street, Lots 6, 7, 7A and 8 of Assessor's Block 1127 ("Site") in the Western Addition Redevelopment Project Area A-2.
2. The owner has executed a proposed Owner Participation Agreement and submitted a Master Plan for the development and a Schematic Design for the Phase 1 and Phase 2 improvements.
3. Phase 1 of the development consists of a conversion of the former Holy Cross Church structure to a Buddhist Temple, and includes seismic reinforcement of the building, addition of restrooms, and changes to the mechanical, electrical and roofing systems.
4. Phase 2 of the development will consist of a renovation of the front portion of the St. Patrick's Parish Hall structure, which has been designated as a City landmark, and replacement of the rear portion of the building with a new four story addition containing dormitory-type guest rooms with a kitchen facility.
- 5. Phase 3 of the development will consist of the construction of a new five-story building with approximately 20 residential units over two floors of parking.
6. Agency staff has reviewed the Master Plan and the Schematic Design for Phase 1 and 2 of the project and finds them acceptable subject to resolution of certain design comments and concerns during the next phase of design work.

RESOLUTION

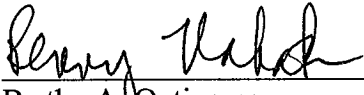
ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco as follows:

1. The Master Plan for the development of the property located at 1820 Eddy Street is conditionally approved, subject to the conditions described in this resolution for Phases 1 and 2 and the following conditions for the Phase 3 Housing component.
 - (a) Prepare further studies to reduce the garage structure to the minimum functionally acceptable height.
 - (b) Prepare more detailed studies to develop architectural detailing for the exposed garage walls to provide visual interest for and to reduce its apparent mass.
 - (c) Prepare the building elevations including indication of proposed architectural detailing and reveals to create a secondary level of visual interest and to further reduce the apparent mass of the development.
 - (d) Provide drawings indicating the detailed landscape design for all of the open spaces in the development.

2. The Schematic Design for the Phase 1 and Phase 2 improvements is hereby approved subject to resolution of the following design comments during the next phase of design work.
 - (a) Phase 1: Temple Building Component
 1. Prepare additional design studies to confirm the necessity to close certain existing windows
 2. Develop additional drawings illustrating the detailed development of the design of the low building abutting the rear of the Temple.
 - (b) Phase 2: Monastery Component
 - i. Prepare additional design studies clarifying in more detail the relationship between the existing building and the new addition, including proposed architectural detailing, materials and colors.
 - ii. Conduct further studies to determine the final alignment of windows on the north elevation of the building.

- iii. Conduct additional design studies to develop an appropriate level of architectural detailing that reduces the apparent mass of the north building elevation and creates a secondary level of visual interest.
- iv. Provide drawings indicating the detailed landscape design for all of the open spaces in the development.

APPROVED AS TO FORM:



Bertha A. Ontiveros
Agency General Counsel

for