RESOLUTION NO. 145-2002

Adopted August 13, 2002

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN SUBMITTED BY 1600 WEBSTER STREET ASSOCIATES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR THE DEVELOPMENT OF THE PROPERTY AT 1790 POST STREET, LOCATED AT THE NORTHEAST CORNER OF WEBSTER AND POST STREETS (ASSESSOR’S BLOCK 685, LOT 51); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. 1600 Webster Street Associates, LLC, a California limited liability company ("Owner") purchased 1790 Post Street, Assessor's Block 685, Lot 51 ("Site") and desires to develop a five story mixed use development consisting of 48 residential units, approximately 3,000 square feet of commercial space at the ground floor and 55 off-street parking spaces.

2. The Owner has retained Gary Gee Architects, Inc., as architect to prepare the architectural schematic design for the proposed development.

3. The architect has taken the program and developed a schematic design for the development ("Schematic Design").

4. Staff has reviewed the Schematic Design for the proposed development and finds it acceptable subject to Agency staff’s approval of the Owner’s resolution of the following concerns and conditions:

   a. Preparation of a more detailed design of the building skin during the next phase of work to assure a successful development of the architectural concept for the project and a design of high quality.

   b. Preparation of more detailed studies, at a larger scale, of the ground floor of the building, including the retail frontage and the residential entrance are required during the next phase of design work to assure the creation of an enhanced and inviting pedestrian environment.

   c. Submission of samples of all proposed exterior materials and colors.

   d. Submission of detailed drawings for all of the open space areas for the project, indicating proposed landscaping as well as street trees.
e. During the next phase of design, submission of a master graphics plan for the retail commercial frontage.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the development of the property located at the northeast corner of Webster and Post Streets (Assessor’s Block 685, Lot 51), Western Addition Redevelopment Project Area A-2, as presented to the Commission, is conditionally approved in the form submitted by the Owner, subject to the Owner’s resolution of the design concerns and conditions stated in this Resolution, 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
Agency General Counsel