RESOLUTION NO. 8-2004

Adopted January 20, 2004

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF THE FULL GOSPEL SAN FRANCISCO CHURCH FOR AN APPROXIMATELY 4,050-SQUARE-FOOT EXPANSION TO THE EXISTING 10,900-SQUARE-FOOT, MULTIPURPOSE BUILDING LOCATED AT 1480 ELLIS STREET; ASSESSOR’S BLOCK 724, LOT 33; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. The Full Gospel San Francisco Church (the “Owner”) operates a church facility at 1480 Ellis Street at the northeast corner of Ellis and Webster Streets (the “Site”) in the Western Addition Redevelopment Project Area A-2. The Owner’s facilities at this location include a church, a surface parking lot, and a three-story, multipurpose building.

2. In 1986 the Commission authorized the Agency to enter into an Owner Participation Agreement (the “OPA”) to permit the construction of a three-story, 10,900-square-foot, multipurpose building on the Site to replace a smaller building the Owner had outgrown.

3. The Owner is seeking approval of a Third Amendment to the OPA to improve its existing 10,900-square-foot, multipurpose building and expand it by approximately 4,050 square feet of gross building area. The addition will be constructed on three levels and will provide the Owner with additional space to accommodate its congregation, including offices, classrooms, and sanctuary ancillary uses (i.e., fellowship, kitchen, and lounge).

4. The Owner has retained the architectural firm of Baek Young Ahn Architect to prepare the architectural design for the proposed expansion contemplated by the Third Amendment to the OPA. The project architect has developed the schematic design to expand the existing multipurpose building.

5. Agency staff has worked extensively with the project architect to resolve design issues related to the expansion of the multipurpose building.

6. The schematic design of the expansion of the multipurpose building was presented to and approved by the Western Addition Citizen’s Advisory Committee.
7. Agency architectural staff has reviewed the schematic design and finds it acceptable, subject to final approval of the exterior color scheme.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the schematic design for the approximately 4,050-square-foot expansion of the multipurpose building, proposed by the Full Gospel San Francisco Church, as presented to the Commission, is conditionally approved substantially in the form submitted together with such refinements as the Executive Director may approve which do not materially alter the schematic design.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel