RESOLUTION NO. 81-2004

Adopted June 15, 2004

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR
837 TURK STREET, LOCATED BETWEEN GOUGH AND
FRANKLIN STREETS (ASSESSOR’S BLOCK 761, LOT 26 AND A
PORTION OF LOT 27); WESTERN ADDITION REDEVELOPMENT
PROJECT AREA A-2

BASIS FOR RESOLUTION

1. 801 Elm Street, LLC, a California limited liability company (the "Owner"),
acquired 837 Turk Street, located between Gough and Franklin Streets, (with
frontages on Turk and Elm Streets), Assessor's Block 761, Lot 26 and a portion of
Lot 27 (the "Site"), in the Western Addition Redevelopment Project Area A-2 and
desires to develop 28 residential condominium units, 500 square feet of
commercial space fronting Turk Street, and 47 off-street parking spaces on the
Site.

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.

4. Agency staff has reviewed the schematic design of the proposed project and finds
it acceptable subject to a satisfactory resolution of the following design concerns
and conditions:

   a. More detailed studies, at a larger scale, of the ground floor of the building,
      including the retail space on Turk Street and the residential entrance on
      Elm Street, to assure the creation of an enhanced, safe and inviting
      pedestrian environment.

   b. Larger-scale drawings of the bay windows and vertical fin elements to
      assure that they comply with the requisite code requirements and indicate
      the design intent.

   c. Larger-scale drawings that clearly indicate the proposed articulations of
      the major facades of the building.

   d. Samples of all proposed exterior materials and colors for the Agency’s
      review and approval.
e. Detailed landscape drawings for all open space areas, as well as street trees, for Agency staff’s review and approval.

f. One of the following events must occur with respect to Elm Street: 1) the entire length of Elm Street between Franklin and Gough Streets is re-opened according to the City and County of San Francisco’s (the “City”) Department of Public Works requirements, or 2) the Owner must provide the Agency with satisfactory written documentation that it can begin and complete the project as currently designed without the re-opening of Elm Street in accordance with City requirements.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED that the schematic design for the development of the property located at 837 Turk Street between Gough and Franklin Streets with frontages on Turk and Elm Streets, Assessor’s Block 761, Lot 26 and a portion of Lot 27 in the Western Addition Redevelopment Project Area A-2, as presented to the Commission is conditionally approved in the form submitted by the Owner, subject to Agency staff’s approval of the Owner’s proposed resolution of the design 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]
James B. Morales
Agency General Counsel