RESOLUTION NO. 93-2004

Adopted July 20, 2004

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN
FOR 1521 SUTTER STREET, LOCATED BETWEEN OCTAVIA AND
GOUGH STREETS (ASSSESSOR'S BLOCK 688, LOT 20); WESTERN
ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. Since the late 1950s, the Blumenfeld Trust, Alan Lee Blumenfeld, and Max
Blumenfeld (the “Owner”) has owned 1521 Sutter Street, located on the south
side of Sutter Street, between Octavia and Gough Streets, Assessor's Block 688,
Lot 20 (the “Site”), in the Western Addition Redevelopment Project Area A-2 and
proposes to develop 28 residential units and 28 off-street parking spaces on the
Site.

2. The Owner has retained Levy Design Partners as architect to prepare the
architectural schematic design for the proposed development.

3. The Owner is proposing to demolish the existing office building and construct a
new five-story building with 28 residential condominiums. The building consists
of four stories of residential units above a one-story parking garage with 28 off-
street parking spaces. The building is setback 15 feet from the rear property line.

4. The Owner has submitted schematic design documents to the Redevelopment
Agency of the City and County of San Francisco (the “Agency”) for review and
approval.

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

a. More detailed drawings need to be developed indicating the specific
detailed design for elements including balconies, proposed exterior
lighting in front of the building and in common open space areas, and
articulation of proposed materials.

b. Further studies need to be made to determine the appropriate design
treatment for the base of the building as it relates to the residential portion
of the building above.

c. A roof plan needs to be developed to assure that the total area of any
structure above the 50’ height limit does not exceed 20% of the roof area.
d. All mechanical and similar equipment shall be adequately screened.

e. Samples of all proposed exterior materials and colors must be submitted for the Agency's review and approval.

f. Detailed landscape drawings for all private and common open space areas must be submitted for the Agency's review and approval.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the schematic design documents for the development of the property located at 1521 Sutter Street, Assessor's Block 688, Lot 20, between Gough and Octavia Streets, 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 the Resolution, together with such refinements as the Executive Director may approve which do not substantially alter the design.

APPROVED AS TO FORM:

James B. Morales
Agency General Counsel