RESOLUTION NO. 125-2004

Adopted October 19, 2004

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR 1300 EDDY STREET HOUSING PROJECT, LOCATED BETWEEN BUCHANAN AND WEBSTER STREETS (ASSESSOR’S BLOCK 733, LOT 02); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. Bruce Lee, Trustee of the Lee Management Team, and Jeanie M. Gee, Surviving Trustee of the Gee Family Trust (the “Owners”), jointly own an approximately 31,600-square-foot property on Eddy Street (the “Site”), located between Buchanan and Webster Streets in the Western Addition Redevelopment Project Area A-2 (the “Project Area”).

2. Commonly known as 1300 Eddy Street, the Site is currently improved with an approximately 19,600-square-foot grocery store and a surface parking lot. The Owners are in the process of selling the Site to Eddy Street LLC, a California limited liability company, referred to in this resolution as the Developer. The Owners intend to sell the Site to the Developer, after the Agency has authorized the Owner Participation Agreement (the “OPA”). When the sale of the Site has occurred, the Developer shall become the “Owner” as defined in the OPA.

3. The Developer plans to demolish the existing grocery store and construct 30 single-family, townhome-style, residential units (27 market-rate units and three below-market-rate units). Lot sizes range from about 704 square feet to about 1,428 square feet. All of the units will have two bedrooms and range in size between 1,327 square feet and 1,512 square feet. All units also will have private yards ranging from 176 to 440 square feet and attached one-car garages (except one unit which will include a detached carport). Access to the public right-of-way will be provided by an internal driveway, which will be governed by mutual reciprocal easements giving homeowners rights to use the driveway. A homeowners’ association will maintain the internal driveway.

4. The Western Addition A-2 Redevelopment Plan (the “Redevelopment Plan”) allows for Residential, Medium Density (“RM”) development on the Site. The Site’s zoning designation would permit a maximum of 158 Agency Rooms and a maximum height limit of 50 feet. The proposed development reaches 30 feet in height and includes 120 Agency Rooms. In addition, due to the size of the lots and the fact that street access will be provided by an internal driveway, the Agency also required that development standards pertaining to the Site comply with City of San Francisco (the “City”) Planning Code sections regarding planned unit developments. The Developer agrees to participate in the redevelopment of
its Site in conformity with the Redevelopment Plan and the relevant City Planning Code sections.

5. The Developer has retained BCV Architects to prepare the architectural schematic design for the proposed development (the “Schematic Design”).

6. Staff has reviewed the Schematic Design and finds it acceptable subject to a satisfactory resolution of the following design concerns and conditions:
   • A complete architectural design set of drawings for each housing type shall be submitted to the Agency for review and approval by November 5, 2004.
   • A detailed landscape design for the entire project, including the streets trees and landscaping, shall be submitted to the Agency for review and approval.
   • Samples of all exterior walls, windows, doors, trims, roofs, and fences shall be submitted to the Agency for review and approval.
   • Samples of exterior colors shall be submitted to the Agency for review and approval.
   • An exterior residential signage master plan shall be submitted to the Agency for review and approval.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED that the Schematic Design for the proposed development of the property located between Buchanan and Webster Streets (Assessor’s Block 733, Lot 02) in the Western Addition Redevelopment Project Area A-2, as presented to the Commission is conditionally approved in the form submitted by the Owners and Developer, subject to Agency staff’s approval of the proposal to be submitted by the Developer for 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