RESOLUTION NO. 33-2005

Adopted February 15, 2005

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PROPOSED DEVELOPMENT AT 1620-1662 INNES AVENUE, LOCATED BETWEEN PHELPS AND THIRD STREETS (ASSESSOR'S BLOCK 5260, LOT 4 AND LOT 10, AND ASSESSOR'S BLOCK 167, LOT 23, LOT 24, AND LOT 25); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. 1620-1662 Innes, LLC, a California limited liability company (the "Owner" and "Owner Developer"), owns an existing vacant lot of approximately 37,503 square feet located at 1620-1662 Innes Avenue (Assessor's Block 5260, Lot 4 and Lot 10 and Assessor's Block 167, Lot 23, Lot 24, and Lot 25) located between Phelps and Third Streets (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area.

2. The Bayview Industrial Triangle Redevelopment Plan (the "Plan") designates the Site as part of the Light Industrial Use District. The Bayview Industrial Triangle Design for Development (the "Design for Development") imposes certain development standards on the Site.

3. The Owner is proposing to develop a new two-story building of approximately 3,860 square feet on the Site, which will be leased to Echeguren Slate Inc., a California corporation, to operate a slate stone, tile, and construction materials wholesale and retail sales business. The building on the Site will contain a ground-floor showroom, administrative offices, warehouse space, and a night security guard's apartment. The apartment is permitted only in conjunction with, and auxiliary to, the principal use of the Site and cannot be rented as a dwelling unit or otherwise be used to produce income. The development will also include a paved yard on the remaining portion of the Site for storage and staging of the stone inventory, six (6) off-street parking spaces, one (1) off-street loading space, and three (3) bicycle spaces. A perimeter fence with associated landscaping will secure the Site, and the adjacent public sidewalk will be improved with landscaping and a new public sidewalk (collectively, the "Development").

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

5. The proposed Development complies with the requirements of the Plan and the Design for Development.
6. Agency staff has reviewed the Schematic Design and finds it acceptable subject to the resolution of the following items in the preliminary construction document submittal:

   a. Detailed drawings indicating the design details for exterior lighting, signage, and articulation of proposed materials shall be submitted for Agency staff review and approval.

   b. Further studies of the appropriate design treatment for the building base shall be submitted for Agency staff review and approval. Any projection on the Development shall comply with all applicable codes.

   c. A detailed landscape design, including planting details for the entire Development, shall be submitted to Agency staff for review and approval.

   d. The Development perimeter fence shall be appropriately detailed to create visual interest and establish a comfortable pedestrian scale. Detailed drawings of the slate entry pillars and fence shall be submitted for Agency staff review and approval.

   e. Samples of all exterior materials and colors shall be submitted to Agency staff for review and approval.

   f. All mechanical and similar equipment shall be adequately screened.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for the Development at 1620-1662 Innes Avenue on Assessor’s Block 5260, Lot 4 and Lot 10, and Assessor’s Block 167, Lot 23, Lot 24, and Lot 25 located between Phelps and Third Streets in the Bayview Industrial Triangle Redevelopment Project Area is conditionally approved in the form submitted by the Owner, subject to Agency staff’s approval of the proposal to be submitted by the Owner 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.

APPROVED AS TO FORM:

[Signature]

James B. Morales
Agency General Counsel