

RESOLUTION NO. 9-2006

Adopted January 17, 2006

CONDITIONALLY APPROVING A SCHEMATIC DESIGN FOR A MIXED-USE PROJECT THAT INCLUDES 128 FOR-SALE RESIDENTIAL CONDOMINIUM UNITS AT 1355-1375 SUTTER STREET; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. Sutter Place, LLC, a California limited liability company (the "Owner"), owns approximately 25,800 square feet of land located at 1355-1375 Sutter Street (the "Site") in the Western Addition Redevelopment Project Area A-2 (the "Project Area"). The Site is at the southwest corner of Franklin and Sutter Streets, and it is improved with a seven-story, 90,000-square-foot office/retail building and associated parking spaces.
2. The Owner is seeking to convert the existing building on the Site to a 13-story building with approximately 143,000 square feet of residential space (128 residential condominiums), approximately 4,800 square feet of retail space, and 138 parking spaces (the "Development"). There will be one parking space for each unit, and 10 parking spaces for the retail/commercial space. The residential unit mix will consist of 28 two-bedroom units, 40 one-bedroom units, and 60 one-bedroom-plus units. The proposed Development complies with the requirements of the Western Addition A-2 Redevelopment Plan (the "Plan"). No Agency assistance is being requested.
3. The Plan designates the Site as part of the Commercial, General High Density ("CH") Use District. The CH Use District allows high-density retail and commercial developments, including residential developments which are confined to space above the second story and which use ground level space only for access. The Plan sets a 130-foot height limit for buildings in this district. The Development complies with the limits set in the Plan for development density, building height and bulk and all other requirements, including required open space for the residential units.
4. Based on requirements set forth by the California Environmental Quality Act ("CEQA"), a Negative Declaration with mitigations was approved by the Agency Commission on January 17, 2006 by Resolution No. 8-2006. In the same resolution, the Agency Commission also approved the Owner Participation Agreement (the "OPA").
5. Agency staff has reviewed the schematic design and finds it acceptable subject to the satisfactory resolution of the following design concerns and conditions during the next design phase:
 - More detailed studies at a larger scale, submitted to Agency staff for review and approval, of the ground floor of the building, including the retail on Franklin Street, the residential entrance on Hemlock Street (Daniel Burnham Court), and

particularly the garage frontages on Sutter and Hemlock Streets are required during the next phase of design work to assure the creation of an enhanced, safe and inviting pedestrian environment. After review, Agency staff may request further design studies that would develop more successful ground-floor facade design.

- Larger-scale drawings of the bay window and balcony elements, submitted to Agency staff for review and approval, to assure that they comply with the requisite code requirements and also clearly indicate the design intent.
 - Larger-scale drawings submitted to Agency staff for review and approval are required to more clearly indicate the proposed articulations of the major masses of the building, as well as the facades.
 - Samples of all proposed exterior materials and colors shall be submitted to Agency staff for review and approval.
 - Detailed landscape drawings for all open space areas for the project, as well as street trees, shall be submitted to Agency staff for review and approval.
6. Agency staff and the Owner's representatives presented the schematic design to the Western Addition Citizens Advisory Committee ("WACAC") at its Planning and Development Subcommittee on November 14, 2005, and to the full WACAC on December 15, 2005. The WACAC and other community members expressed support for the schematic design and recommended its approval.
7. Staff recommends the conditional approval of the schematic design.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the schematic design for the Development proposed by Sutter Place, LLC, a California limited liability company, is approved conditionally in the form submitted, subject to resolution of the conditions of approval set forth above to the satisfaction of Agency staff during the next phase of work, and provided that the design refinements do not alter the schematic design for the mixed-use project that includes 128 residential condominium units at 1355-1375 Sutter Street (Assessor's Block 0690, Lot 016), located at the southwest corner of Franklin and Sutter Streets in the Western Addition Redevelopment Project Area A-2.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel