

RESOLUTION NO. 11-2006

Adopted January 17, 2006

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE DEVELOPMENT OF EIGHT RESIDENTIAL CONDOMINIUM UNITS AT 238 OLIVE STREET (ASSESSOR'S BLOCK 0719, LOT 082); WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

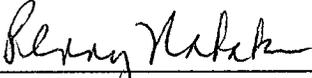
1. 238 Olive Street, LLC, a California limited liability company, has been formed to acquire and develop approximately 3,300 square feet of land located at 238 Olive Street (the "Site") in the Western Addition Redevelopment Project Area A-2 (the "Project Area"). The Site is located mid-block between Franklin Street and Van Ness Avenue, and it is currently undeveloped.
2. 238 Olive Street, LLC (the "Owner") is seeking approval of a proposed Owner Participation Agreement ("OPA") to build a five-story building on the Site, containing eight two-bedroom condominium units (the "Development"). The proposed Development will include nine off-street parking spaces: one at the ground level and reserved for the handicapped, and eight in stacked parking. Stacked parking is not mentioned in the Western Addition A-2 Redevelopment Plan (the "Plan"), but it is permitted under the Planning Code of the City and County of San Francisco (the "City").
3. The proposed Development complies with the requirements of the Plan. The Plan designates the Site as part of the Residential, High Density "RH" Use District, which allows for high-density residential developments. 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, and building height and bulk, and all other requirements of the Plan, including required open space for the residential units. The Owner is not seeking any Agency financial assistance.
4. The proposed Development is categorically exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15332, "Infill Development." The proposed project is an in-fill development meeting the following conditions: (1) the proposed Development is consistent with the applicable general plan designation and all applicable general plan policies and zoning designations and regulations; (2) the proposed Development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the Site has no value as habitat for endangered, rare or threatened species; (4) approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the Site can be adequately served by all required utilities and public services.

5. Agency staff recommends approval of the schematic design, subject to satisfactory resolution of the following design concerns which staff believes can be satisfactorily resolved in the next design phase:
 - More detailed studies, at a larger scale, of the ground floor of the building, and the residential entrance are required during the next phase of design work to assure the creation of an enhanced, safe and inviting pedestrian environment.
 - Larger-scale drawings of the bay windows are required to assure that they comply with the requisite code requirements and also clearly indicate the design intent.
 - Larger-scale drawings are required that clearly indicate the proposed articulations of the major facades of the building.
 - Samples of all proposed exterior materials and colors shall be submitted to the Agency for review and approval.
 - Detailed landscape drawings for all open space areas for the project, as well as street trees, shall be submitted to the Agency for review and approval.
6. The Owner presented the proposed schematic design to the Western Addition Citizens Advisory Committee's ("WACAC") 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 238 Olive Street, 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 the Agency during the next phase of work, and provided that the design refinements do not alter the schematic design for the proposed five-story building containing eight two-bedroom units at 238 Olive Street (Assessor's Block 0719, Lot 082), located between Franklin Street and Van Ness Avenue in the Western Addition Redevelopment Project Area A-2.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel