

RESOLUTION NO. 45-2006

Adopted March 21, 2006

CONDITIONALLY APPROVING A SCHEMATIC DESIGN FOR THE DEVELOPMENT OF A FIVE-STORY, MIXED-USE PROJECT INCLUDING 15 RENTAL UNITS AND GROUND- FLOOR RETAIL SPACE AT 950 NEWHALL STREET, LOCATED AT THE CORNER OF NEWHALL STREET AND KIRKWOOD AVENUE; BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

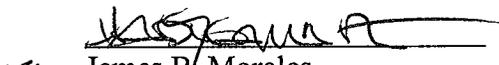
1. Bayview Village, LLC, a California limited liability company (the "Owner"), owns approximately 7,500 square feet of land, located at 950 Newhall Street (Assessor's Block 5279, Lot 004) (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area"). The Site is located at the corner of Newhall Street and Kirkwood Avenue. The Site is currently improved with a two-story, commercial building of approximately 6,500 square feet and 1,000 square feet of paved parking lot.
2. The Owner plans to demolish the existing building and construct a new five-story, mixed-use project. The project will include 15 rental units of residential housing and approximately 5,000 square feet of ground floor retail space, with 16 vehicle and five bicycle parking spaces in the basement, 1,332 square feet of useable open space on a second-floor terrace, and private outdoor terraces for all units (collectively, the "Development").
3. The Agency Commission, pursuant to Resolution No. 44-2006, is concurrently considering entering into an Owner Participation Agreement ("OPA") for the Development.
4. The Bayview Industrial Triangle Redevelopment Plan (the "Plan") provides for residential and retail uses on the Site. The Bayview Industrial Triangle Design for Development (the "Design for Development") permits a maximum floor area ratio of 4:1, which allows for a building with a density of 30,000 square feet and a maximum height of 65 feet.
5. The Owner has selected a local firm, Baum Thornley Architects, to develop the Schematic Design for the Site.
6. The Schematic Design for the proposed Development meets the density and height requirements indicated in the Design for Development and includes the required minimum number of off-street parking spaces and bicycle spaces.
7. Staff recommends approval of the Schematic Design, subject to satisfactory resolution of the following design concerns which staff believes can be addressed during the next design phase:

- Further study of the design detail of the corner at Newhall Street and Kirkham Avenue to create stronger building identity as seen from the Third Street corridor is required;
 - Further details on the placement, height and color scheme of proposed signage for the retail and residential space are required;
 - The placement of a transformer vault on Newhall Street needs to be resolved and approved by the Agency;
 - Further development of the landscape plan for the common area public terrace on the second floor is required and must be approved by the Agency;
 - Building materials and color schemes must be selected and submitted to the Agency for approval;
 - Resolution of the sidewalk design, along Newhall Street and Kirkwood Avenue, needs to be addressed and approved by the Agency; and
 - Street parking along Newhall Street needs to be resolved and approved by Agency staff.
8. Pursuant to the California Environmental Quality Act (“CEQA”) Guidelines Section 15332, the Development is categorically exempt from CEQA review as an infill development that will not result in significant environmental effects or expansion of utilities to service the project.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the schematic design for the development of a five-story, mixed-use project including 15 rental units of residential space and ground-floor retail space at 950 Newhall Street (Assessor's Block 5279, Lot 004), located at the corner of Newhall Street and Kirkwood Avenue in the Bayview Industrial Triangle Redevelopment Project Area, proposed by Bayview Village, 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 mixed-use project.

APPROVED AS TO FORM:


 James B. Morales
 Agency General Counsel