

RESOLUTION NO. 54-2006

Adopted April 18, 2006

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PROPOSED DEVELOPMENT AT 1632, 1634, AND 1640 JERROLD AVENUE, LOCATED BETWEEN THIRD AND PHELPS STREETS (ASSESSOR'S BLOCK 5272, LOTS 16, 17 AND 18); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

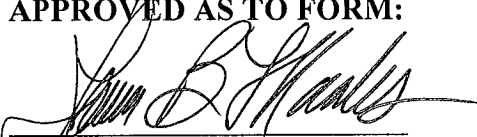
1. Jos Levin Realty Corporation of San Francisco, a California corporation (the "Owner"), owns approximately 0.6 acres of land located at 1632, 1634, and 1640 Jerrold Avenue (the "Site"), commonly known as 1634 Jerrold Avenue, in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area "). The Site is currently improved with three small storage/commercial buildings ranging from 300 to 1,000 square feet.
2. The Owner is ground leasing the Site to Grubb & Nadler, Inc., a California corporation (the "Developer"). The Owner and Developer wish to enter into an Owner Participation Agreement (the "OPA") to demolish all existing buildings on the Site and build an approximately 6,400-square-foot warehouse building to operate a wholesale and retail plant and garden business along with an ancillary landscape design and installation business. The Developer plans to relocate its existing business, The Palm Broker, from the Mission District neighborhood to the Site.
3. The proposed new warehouse building will include a garden sales area, administrative offices, and a small retail café. The remaining portion of the Site will be used for garden display areas, inventory storage, parking and loading. The Developer will install a new perimeter fence with associated landscaping and new street trees on Innes and Jerrold Avenues adjacent to the Site (collectively, the "Development").
4. The proposed Development complies with the requirements of the Bayview Industrial Triangle Redevelopment Plan (the "Plan") and the Bayview Industrial Triangle Design for Development (the "Design for Development"). The Developer is not seeking any Agency financial assistance or variances from the Plan or Design for Development.
5. The Developer has selected a local firm, Boor Bridges 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:
 - Detailed drawings indicating the design details for signage and articulation of proposed building materials shall be submitted for Agency staff review and approval;
 - Samples of all exterior materials and colors shall be submitted for Agency staff review and approval;
 - Design details of the sidewalk and curb-cut patching and relocation on both Jerrold and Innes Avenues shall be submitted for Agency staff review and approval; and
 - The screening elements for the parking and delivery gates shall be further studied and submitted for Agency staff review and approval.
8. The proposed Development is categorically exempt from environmental review pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15332.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the schematic design for the proposed development of a wholesale and retail plant and garden business at 1632, 1634, 1640 Jerrold Avenue (Assessor's Block 5272, Lots 16, 17 and 18), located between Third and Phelps Streets in the Bayview Industrial Triangle Redevelopment Project Area, proposed by Jos Levin Realty Corporation of San Francisco, a California corporation, 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 wholesale and retail project.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel