

RESOLUTION NO. 87-2006

Adopted June 20, 2006

**CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR
THE MARY HELEN ROGERS SENIOR COMMUNITY, A 100-UNIT
LOW- AND VERY LOW-INCOME SENIOR RENTAL
DEVELOPMENT LOCATED ON CENTRAL FREEWAY PARCEL C,
SOUTHWEST CORNER OF GOLDEN GATE AVENUE AND
FRANKLIN STREET, LOT 13 IN ASSESSOR'S BLOCK 768, AND
ADOPTING FINDINGS UNDER THE CALIFORNIA
ENVIRONMENTAL QUALITY ACT; WESTERN ADDITION
REDEVELOPMENT PROJECT AREA A-2**

BASIS FOR RESOLUTION

1. On February 7, 2006, by Resolution No. 13-2006, the Commission authorized a new Exclusive Negotiations Agreement ("ENA"), for a term of twelve months, with Mission Housing Development Corporation, a California nonprofit public benefit corporation ("MHDC"), The John Stewart Company, a California corporation ("JSCO"), and Devine & Gong, Incorporated, a California corporation ("DGI")(collectively, the "Developer") to develop an affordable senior housing development known as the Mary Helen Rogers Senior Community (the "Project") on Central Freeway Parcel C (the "Site"), southwest corner of Golden Gate Avenue and Franklin Street, Lot 13 in Assessor's Block 768. The ENA with MHDC, JSCO, and DGI supersedes an exclusive negotiations agreement with MHDC that was authorized on November 18, 2003 and expired on April 18, 2005.
2. On February 17, 2004, by Resolution No. 16-2004, the Commission authorized a predevelopment loan agreement with MHDC in an amount not to exceed \$1,118,344 to undertake predevelopment activities for the Site ("Loan Agreement"). On February 7, 2006, by Resolution No. 13-2006, the Commission also authorized a first amendment to MHDC's existing Loan Agreement for the Site to add JSCO and DGI as additional borrowers.
3. The Site is located in a CI district ("commercial, general, intermediate density") of the Western Addition Redevelopment Project Area A-2 (the "Project Area").
4. To more efficiently achieve the Agency's housing production goals and to achieve a development that accurately reflects the Site's existing infrastructure and context, the Agency initiated an amendment to the Western Addition A-2 Redevelopment Plan (the "Plan"), which was amended by the San Francisco Board of Supervisors by Ordinance 74-05 on April 19, 2005.

5. On May 18, 2004, by Resolution No. 55-2004, the Commission adopted environmental findings for the Final Mitigated Negative Declaration ("Negative Declaration") for the Plan amendment, and determined that the Plan amendment, as implemented with mitigation measures, would not have a significant effect on the environment based on the criteria of the California Environmental Quality Act ("CEQA") and State CEQA Guidelines.
6. Pursuant to the Developer's ENA requirements, the Developer has submitted schematic design drawings ("Schematic Design") for the proposed development on the Site. The Schematic Design provides for the development of 100 units of affordable housing for low- and very-low income seniors, including formerly homeless seniors. The proposed L-shaped, 8-story building contains 28 studios and 72 one-bedrooms. The ground floor plan includes a variety of spaces: a large, southwesterly facing courtyard, a residential lobby and sitting area, a multi-purpose community room, a computer room, office space for social service providers, and an approximately 4,470 square foot retail café/senior service space. Open space for the residents is provided through the courtyard podium, two sixth floor roof terraces, and private unit balconies. Each typical residential floor has a centralized elevator lobby and laundry room. Twenty-nine parking spaces for the residential units and the retail café are also provided.
7. The proposed Schematic Design complies with the Plan.
8. The Developer presented the Schematic Design to the Western Addition Redevelopment Project Area A-2 Citizens Advisory Committee ("CAC") Planning and Development Subcommittee ("Subcommittee") on April 27, 2006. The Subcommittee was supportive of the Schematic Design, and recommended approval to the full CAC. On May 11, 2006, the full CAC unanimously endorsed the Schematic Design.
9. Based on the analysis contained in the Negative Declaration, the proposed Schematic Design will not have a significant effect on the environment, provided that mitigation measures specified in the Negative Declaration are implemented. Required mitigation measures for the Site include: 1) soils sampling, 2) air-construction monitoring during construction, 3) adherence to the San Francisco Planning Department's Archaeological Resource Alert sheet, and 4) pre-construction archeological testing. Soils sampling at the Site is already complete. Air-construction monitoring is standard practice for urban infill development projects. Adherence to the Archeological Resource sheet and pre-constructing archeological testing will be implemented. The Developer's ENA requires compliance with the mitigation measures in the Negative Declaration, and the contemplated permanent loan agreement and ground lease agreement will also require compliance with these mitigation measures.

10. Staff finds the Schematic Design acceptable subject to the resolution of the following design comments and concerns to the satisfaction of the Agency staff during the next design phase:
 - Further design studies are necessary for the balconies' parapets to better relate with the concrete slabs projected over the highest balconies.
 - Additional design studies are necessary for the architectural element at the north staircase of the high building volume to better relate with the other architectural elements of the building facades.
 - Detailed landscape design drawings for all open spaces in the development, as well as the street trees and sidewalk details, shall be submitted for review and approval.
 - Final selection of the exterior materials and colors shall be submitted for review and approval.
11. Approval of the Schematic Design is an undertaking pursuant to and in furtherance of the Plan in conformance with CEQA ("Implementing Action").
12. Agency staff, in making the necessary findings for the Implementing Action contemplated herein, considered and reviewed the Negative Declaration and has made documents related to the Implementing Action and the Negative Declaration files available for review by the Commission and the public, and these files are part of the record before the Commission.
13. The Negative Declaration findings adopted in accordance with CEQA by the Commission by Resolution No. 55-2004 on May 18, 2004, were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the Implementing Action.

FINDINGS

The Agency finds and determines that the Schematic Design is an Implementing Action within the scope of the Project analyzed in the Negative Declaration and requires no additional environmental review pursuant to State CEQA Guidelines Sections 15162 and 15164 for the following reasons:

1. The Implementing Action does not incorporate substantial changes into the Project analyzed in the Negative Declaration and will not require major revisions to the Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. No substantial changes have occurred with respect to the circumstances under which the Project analyzed in the Negative Declaration was undertaken that

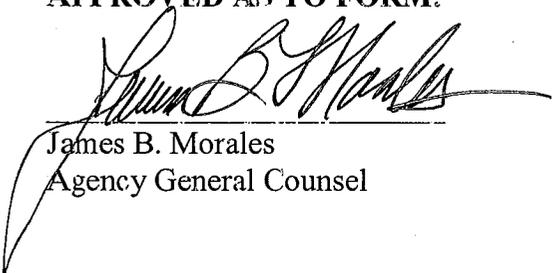
would require major revisions to the Negative Declaration due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the Negative Declaration.

3. No new information of substantial importance to the Project analyzed in the Negative Declaration has become available which would indicate that (a) the Implementing Action will have significant effects not discussed in the Negative Declaration; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the Negative Declaration will substantially reduce one or more significant effects on the environment.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco (1) that it has reviewed and considered the Negative Declaration findings and hereby adopts the CEQA findings set forth in Resolution No. 55-2004 incorporated herein and those set forth above, and (2) that the Schematic Design submitted by Mission Housing Development Corporation, a California nonprofit public benefit corporation, The John Stewart Company, a California corporation, and Devine & Gong, Incorporated, a California corporation (collectively, the "Developer") for the Mary Helen Rogers Senior Community, a 100-unit low- and very low-income senior rental development located on Central Freeway Parcel C, southwest corner of Golden Gate Avenue and Franklin Street, Lot 13 in Assessor's Block 768, in the Western Addition Redevelopment Project Area A-2, is conditionally approved in the form submitted by the Developer, subject to the Developer's resolution of the design concerns and conditions stated in this Resolution, together with such refinements as the Executive Director may approve which do not alter the Schematic Design concept.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel