

RESOLUTION NO. 94-2006

Adopted July 18, 2006

CONDITIONALLY APPROVING A SCHEMATIC DESIGN FOR THE DEVELOPMENT OF A TWO-STORY, SINGLE-FAMILY DWELLING ON 1403 HUDSON AVENUE (ASSESSOR'S BLOCK 4710, LOT 056), A VACANT LOT LOCATED ON HUDSON AVENUE BETWEEN MENDELL AND KEITH STREETS; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

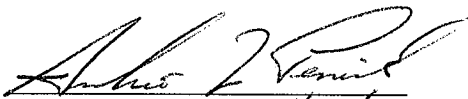
1. Mr. Wing Lee (the "Owner") owns approximately 3,200 square feet of land located at 1403 Hudson Avenue (the "Site") in the Bayview Hunters Point Redevelopment Project Area (the "Project Area"). The Site is a vacant lot located between Mendell and Keith Streets.
2. The Owner is seeking approval of a proposed Owner Participation Agreement ("OPA") to develop a new 2,800-square-foot, two-story, single-family dwelling to be occupied by the Owner (the "Development").
3. The Agency Commission is concurrently considering entering into an OPA for the Development.
4. The proposed Development complies with the requirements of the Bayview Hunters Point Redevelopment Plan (the "Plan").
5. The Owner, who is also the architect, will develop the Schematic Design for the Site.
6. The Plan provides for residential uses on the Site. The Schematic Design for the proposed Development meets the density and height requirements and includes the required minimum number of off-street parking spaces.
7. Staff recommends approval of the Schematic Design, subject to Agency Commission approval of the OPA and satisfactory resolution of the following design concerns which staff believes can be addressed during the next design phase:
 - More detailed drawings need to be developed indicating the specific detailed design for elements including balconies, proposed exterior lighting in front of the building and in open space areas, and articulation of proposed materials.
 - A detailed grading plan needs to be provided during the preliminary construction document phase.

- All mechanical and similar equipment (if exposed) needs to be adequately screened.
 - Samples of all proposed exterior materials and colors must be submitted for the Agency's review and approval.
 - Detailed landscape drawings for all private and common open space areas must be submitted for the Agency's review and approval.
8. Pursuant to the California Environmental Quality Act ("CEQA") Guidelines Section 15332, the Development is categorically exempt from CEQA review because it involves construction of a single-family residence in a residential zone.

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 one new 2,800-square-foot, two-story, single-family dwelling to be occupied by the Owner, located at 1403 Hudson Avenue between Mendell and Keith Streets (Assessor's Block 4710, Lot 056) in the Bayview Hunters Point Redevelopment Project Area, proposed by Mr. Wing Lee, is approved conditionally in the form submitted, subject to approval by the Agency Commission of the OPA and 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 residential project.

APPROVED AS TO FORM:


Se. James B. Morales 7/18/06
Agency General Counsel