

RESOLUTION NO. 106-2006

Adopted August 1, 2006

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PROPOSED DEVELOPMENT AT 1618, 1620, AND 1630 JERROLD AVENUE, LOCATED BETWEEN THIRD AND PHELPS STREETS (ASSESSOR'S BLOCK 5272, LOTS 11, 14 AND 15); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

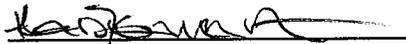
1. Jos Levin Realty Corporation of San Francisco, a California corporation (the "Owner"), owns approximately 0.3 acres (11,848 square feet) located at 1618, 1620, and 1630 Jerrold Avenue (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area (the "Project Area "). The Site fronts Jerrold Avenue between Third and Phelps Streets.
2. Ewing Irrigation Products, Inc., a California corporation (the "Developer"), has a 10-year ground lease agreement to operate a landscape and irrigation wholesale business at 1618 and 1620 Jerrold Avenue. The Developer would like to expand its business next door onto the Owner's property at 1630 Jerrold Avenue, which is currently improved with a vacant two-bedroom, single-family house.
3. The Owner wishes to demolish the existing vacant house at 1630 Jerrold Avenue and allow the Developer to ground lease the property for its business expansion. The Developer proposes to install a new fence with landscaping at 1630 Jerrold Avenue as well as new street trees and landscape planters on the sidewalk in front of the Site. The Developer will also refurbish its existing warehouse building with new paint, lighting, and signage (collectively, the "Development").
4. The Bayview Industrial Triangle Redevelopment Plan (the "Plan") designates the Site as part of the District 1, light industrial, land use district. The Bayview Industrial Triangle Design for Development (the "Design for Development") imposes certain development standards on the Site.
5. The proposed Development complies with the requirements of the Plan and the Design for Development.
6. Staff recommends approval of the schematic design, subject to satisfactory resolution of the following design concerns in the next design phase:

- Detailed drawings indicating the details for the landscaping, grading, and signage 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.
 - Detailed drawings of the sidewalk, driveway, and all streetscape improvements including street trees, tree wells and sidewalk scoring shall be submitted for Agency staff review and approval.
 - The screening elements for the loading gate and fence shall be further studied and submitted for Agency staff review and approval.
 - Detailed drawings indicating the design details for signage and articulation of proposed building materials shall be submitted for Agency staff review and approval;
7. The proposed Development is categorically exempt from the California Environmental Quality Act (CEQA) environmental review pursuant to CEQA Guidelines Section 15301(1)(1), demolition of a single-family residence.

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 at 1618, 1620, 1630 Jerrold Avenue (Assessor's Block 5272, Lots 11, 14 and 15) 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, together with such refinements as the Executive Director may approve which do not materially alter the schematic design.

APPROVED AS TO FORM:


James B. Morales
Agency General Counsel