

RESOLUTION NO. 125-2006

Adopted October 3, 2006

CONDITIONALLY APPROVING A SCHEMATIC DESIGN FOR THE PROPOSED DEVELOPMENT LOCATED AT 4132 THIRD STREET AT THE INTERSECTION OF THIRD STREET AND INNES AVENUE (ASSESSOR'S BLOCK 5260, LOTS 002 AND 003); BAYVIEW INDUSTRIAL TRIANGLE REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

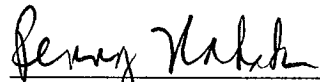
1. Alfred McAfee (the "Owner"), owns approximately 5,465 square feet of land located at 4132 Third Street (the "Site") in the Bayview Industrial Triangle Redevelopment Project Area. The Site is at the intersection of Third Street and Innes Avenue.
2. The Owner proposes to construct on the Site a condominium development consisting of a four-story wood-frame mixed-use building, containing seven three-story townhouses over a ground floor garage area along side a commercial unit (the "Development").
3. The Agency Commission is concurrently considering entering into an Owner Participation Agreement ("OPA") for the Development.
4. The proposed Development complies with the requirements of the Bayview Industrial Triangle Redevelopment Plan (the "Plan").
5. Alan Martinez, the architect, will develop the Schematic Design for the Site.
6. The Plan provides for residential and commercial space uses on the Site. The Schematic Design for the proposed Development meets the density and height requirements and includes seven 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.

- Provide detailed drawings of the exterior graphics with glass mosaic tiles.
- All projections over the sidewalk need to meet applicable City Code requirements.
- Detailed landscape drawings for all private and common open space areas must be submitted for the Agency's review and approval.
- Samples of all proposed exterior materials and colors must be submitted for the Agency's review and approval.
- All exterior signs for the commercial spaces need to be pre-approved by the Agency prior to filing for a permit with the Department of Building Inspection.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to execute an Owner Participation Agreement and related documents with Alfred McAfee for the proposed development at 4132 Third Street, located at the intersection of Third Street and Innes Avenue (Assessor's Block 5260, Lots 002 and 003); in the Bayview Industrial Triangle Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:



for
James B. Morales
Agency General Counsel