

RESOLUTION NO. 148-2006

Adopted November 7, 2006

CONDITIONALLY APPROVING A SCHEMATIC DESIGN FOR A COMMERCIAL BUILDING LOCATED IN JAPANTOWN AT 1746 POST STREET, ASSESSOR'S BLOCK 0685, LOT 012, BETWEEN WEBSTER AND LAGUNA STREETS; WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

BASIS FOR RESOLUTION

1. Shogakukan, Inc., a Japan corporation ("Owner"), is the owner of an approximately 5,568-square-foot property located in Japantown at 1746 Post Street, on the north side of Post Street, between Webster and Laguna Streets, Lot 012 in Assessor's Block 0685 (formerly Agency Disposition Parcel 685-C) ("Site") in the Western Addition Redevelopment Project Area A-2 ("Project Area").
2. The Site is currently improved with a 30-foot, two-story commercial building (plus a basement and mezzanine) that is approximately 12,780 square feet and was constructed in 1923.
3. The Owner proposes to demolish the existing building and construct a three-story building (including a basement) for commercial use on the Site. The new approximately 50-foot building will have approximately 20,830 actual square feet of commercial space that will include the following uses:
 - On the basement level – a cinema with approximately 156 seats and a projection booth;
 - On the ground floor level – a lobby, cinema ticket sales, and ancillary support space. In addition, the Owner is currently considering a combination of uses including a café, bookstore, restaurant, coffee bar, and/or radio station booth; and
 - On the second and third floors – offices and possibly some retail (collectively, the "Development").
4. The Site is located in the Western Addition A-2 Redevelopment Plan's ("Redevelopment Plan") Commercial, Community, Shopping ("CC") Use District and 50 foot Height and Bulk District. At approximately 50 feet, the proposed Development is in conformity with the Redevelopment Plan's height restrictions. However, the proposed Development will require a variance from the Redevelopment Plan's floor area ratio ("FAR") requirements. The Agency

Commission, pursuant to Resolution No. 147-2006, is concurrently considering a variance from the FAR requirements of the Redevelopment Plan for the proposed Development and authorization of an Owner Participation Agreement (“OPA”) for the proposed Development.

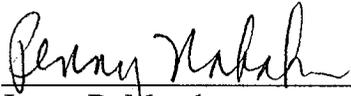
5. The potentially significant environmental impacts of the proposed Development are analyzed in an environmental impact report (“EIR”), which has been certified as a Final EIR pursuant to the California Environmental Quality Act (“CEQA”) prior to consideration of this Resolution and CEQA findings regarding the proposed Development have also been adopted.
6. The Owner has selected two local firms, Kwan Henmi Architects and Adams Frasch Design, to develop the schematic design for the Site.
7. Staff recommends approval of the schematic design, subject to successful resolution of the following design concerns during the next phase of design submittals:
 - More detailed studies are needed of the façade’s frame to determine the appropriate dimensions in relation to the rest of the façade design.
 - Further studies are needed of the front stairwell element for appropriate material and relationship to overall façade design.
 - Further studies are needed to determine whether the glass louvers should be placed as a vertical or horizontal element.
 - Detailed studies are necessary for the spacing of the glass louvers to determine the termination of the top and bottom of the system relative to the overall façade design.
 - Detailed studies to develop a window system for the rear façade which relates to the front façade window system.
 - Further studies of the design of the first floor of the rear façade to develop additional architectural elements to reduce the scale of its almost two-story high blank wall.
 - Further studies of the overall color scheme and materials for the front and rear façades.

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 an

approximately 50-foot-high commercial building at 1746 Post Street (Assessor's Block 085, Lot 012), located between Webster and Laguna Streets in the Western Addition Redevelopment Project Area A-2, is conditionally approved in the form submitted by the Owner and presented to the Agency Commission, subject to Agency staff's approval of the proposal to be submitted by the Owner for resolution of the design conditions stated in the Resolution, together with such refinements as the Executive Director may approve which do not substantially alter the schematic design concept.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel

