RESOLUTION NO. 56-2000
ADOPTED APRIL 18, 2000

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE
RETENTION AND REHABILITATION OF THE 52 COLIN P. KELLY,
JR. STREET WAREHOUSE; (SITE H-2 ASSESSOR’S BLOCK 3789,
LOT 10) BY NORTHSIDE RESOURCES IV LIMITED PARTNERS
FOR THE DEVELOPMENT; RINCON POINT-SOUTH BEACH
REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. 52 Colin P. Kelly, Street Warehouse ("Warehouse") is an existing three-story structure with a
proposed addition of a partial one-story vertical addition over the existing building to provide
a gross building area of 12,879 square feet of commercial office space.

2. Northshore Resources IV Limited Partners has retained the architectural firms of Arnie
Lerner and Associates and Steve Massey and Associates (the Architects) to prepare the
architectural design for the rehabilitation of the Warehouse.

3. The Architects have developed the Schematic Design to retain and rehabilitate the
Warehouse, which has been determined to be eligible for inclusion in the National Register
for Historic Places, and is a noted contributory building to the South End Historic District.

4. Agency staff has worked extensively with the project Architects to resolve design issues
related to the reuse of the Warehouse for commercial use.

5. Agency staff working cooperatively with the Planning Department and the project Architects
presented the project design to the San Francisco Architectural Heritage ("Heritage"), the
Landmarks Preservation Advisory Board ("Landmarks") and the City Planning Commission.

6. Heritage, Landmarks and the City Planning Commissions received the project very positively
and praised the Architects for their thoughtful design that will retain and rehabilitate the
Warehouse.

7. There were minor design comments on several items that have been either addressed
satisfactorily or will require additional review and study prior to construction. The items that
require further study include an on-site actual full size sample of the proposed color,
material, color and finish of the exterior metal wall panel on the rooftop addition on the
Warehouse for review and approval by interested staff, commission members or the public.

8. Agency staff has reviewed the Schematic Design and finds it acceptable.