RESOLUTION NO. 198-2005

Adopted December 6, 2005

AUTHORIZING AN OWNER PARTICIPATION AGREEMENT WITH WHITE CAP CONSTRUCTION SUPPLY, INC., A DELAWARE CORPORATION, FOR THE PROPOSED DEVELOPMENT AT 200 JENNINGS STREET, LOCATED AT THE CORNER OF JENNINGS AND NEWHALL STREETS (ASSESSOR’S BLOCK 4570, LOT 23); INDIA BASIN INDUSTRIAL PARK REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. White Cap Construction Supply, Inc., a Delaware corporation (the “Owner”), owns a parcel of land, approximately 2.5 acres in size (approximately 111,069 square feet), at 200 Jennings Street, Assessor’s Block 4570, Lot 23 (the “Site”), located at the corner of Jennings and Newhall Streets in the India Basin Industrial Park Redevelopment Project Area (the “Project Area”).

2. The India Basin Industrial Park Redevelopment Plan (the “Plan”) designates the Site as part of the District 2, Major Industry, land use district. The India Basin Design Guidelines (the “Design Guidelines”) impose certain development standards on the Site.

3. The Owner proposes to construct a new 9,216-square-foot storage/warehouse building at the Site, measuring approximately 30 feet in height. The existing 36,083-square-foot former PepsiCo warehouse building will remain on the Site. Both the existing and the new warehouse buildings will be used by the Owner’s construction materials supply business, White Cap Construction Supply, Inc. A total of 78 parking spaces and two off-street loading spaces will be provided to serve the development. The development will also include upgrades to the existing landscaping as well as new street trees in the adjacent public sidewalk (collectively, the “Development”).

4. The proposed Development complies with the requirements of the Plan and the Design Guidelines.

5. Planning staff of the Redevelopment Agency of the City and County of San Francisco has determined that the proposed Development is categorically exempt from environmental review because it involves new construction of a small structure not exceeding 10,000 square feet in floor area, as defined under Section 15303 of the California Environmental Quality Act Guidelines.
6. The Plan provides for owners to participate in the redevelopment of private property in the Project Area. This Owner wishes to participate and to enter into an Owner Participation Agreement to build the Development.

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 White Cap Construction Supply, Inc., a Delaware corporation, for the proposed development at 200 Jennings Street, located at the corner of Jennings and Newhall Streets (Assessor’s Block 4570, Lot 23) in the India Basin Industrial Park Redevelopment Project Area, substantially in the form lodged with the Agency General Counsel.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel