RESOLUTION NO. 199-2005

Adopted December 6, 2005

CONDITIONALLY APPROVING THE SCHEMATIC DESIGN FOR THE PROPOSED DEVELOPMENT OF A STORAGE/WAREHOUSE BUILDING AND OTHER SITE IMPROVEMENTS BY WHITE CAP CONSTRUCTION SUPPLY, INC., A DELAWARE CORPORATION, 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 Owner has retained the architectural firm of Carter & Burgess (the “Architects”) to prepare the schematic design for the project. The Architects have developed a Schematic Design for the construction of a new 9,216-square-foot storage/warehouse building at the Site, measuring approximately 30 feet in height. The project will also include upgrades to the existing landscaping as well as new street trees in the adjacent public sidewalk (collectively, the “Schematic Design”).

3. The Architects have designed the new storage/warehouse building utilizing architectural details consistent with the current state of the art for industrial architecture. The detailing of the exterior skin of the building and the standing seam metal roof coalesce in a cogent design that will be an asset to the Project Area.

4. The proposed landscape and design renovation of the existing building will further enhance the Site. The proposed landscape design will augment the existing landscaping of the Site. The existing building on the Site will be refurbished with exterior paint to match the design expression of the new building.

5. No formal community design review advisory body exists for the Project Area; however, the Agency consults, as appropriate, with the Bayview Hunters Point Project Area Committee (the “PAC”), which is the official advisory committee to the Redevelopment Agency of the City and County of San Francisco (the “Agency”) for the Bayview Hunters Point Redevelopment Survey Area, on design review of new developments in the Project Area. The PAC recommended approval of the Schematic Design at its meeting on November 17, 2005.
6. Agency staff has reviewed the Schematic Design and finds it generally acceptable, subject to the following conditions of approval that are the result of Agency staff review, and Agency staff/Owner discussions with the PAC:

a) Develop the detailing for the building skin, roof and other wall and window architectural details to demonstrate that the quality and construction methods of the building materials will reflect the schematic design renderings.

b) Submit a materials board with samples of the exterior materials and color for Agency staff review and approval.

c) At the appropriate time during the construction phase, provide full scale mockups of the actual exterior materials depicting their juxtaposition with each other for Agency staff review and approval.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED that the Schematic Design for the proposed development of a storage/warehouse building and other site improvements by White Cap Construction Supply, Inc., a Delaware corporation, 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, is conditionally approved in the form submitted together with such refinements as the Executive Director may approve which do not materially alter the Schematic Design.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel