

RESOLUTION NO. 58-99

(Adopted May 11, 1999)

**APPROVING THE STREETScape MASTER CONCEPT PLAN FOR THE
MISSION BAY NORTH REDEVELOPMENT PROJECT AREA
PURSUANT TO AN OWNER PARTICIPATION AGREEMENT
BETWEEN THE REDEVELOPMENT AGENCY OF
THE CITY AND COUNTY OF SAN FRANCISCO
AND CATELLUS DEVELOPMENT CORPORATION;
MISSION BAY NORTH REDEVELOPMENT PROJECT AREA**

BASIS FOR RESOLUTION

1. On September 17, 1998, by Resolution No. 185-98, the Redevelopment Agency of the City and County of San Francisco ("Agency") approved a proposed Redevelopment Plan for the Mission Bay North Redevelopment Plan Area ("Plan"). On the same date the Commission adopted related documents, including Resolution No. 188-98, authorizing execution of an Owner Participation Agreement ("North OPA") and related documents between Catellus Development Corporation and the Agency. The Plan and its implementing documents, as defined in the Plan, constitute the "Plan Documents."

2. The Plan and the Plan Documents, including the Design Review and Document Approval Procedure, Attachment G to the North OPA ("DRDAP"), provide that development proposals in Mission Bay North will be reviewed and processed in certain development phases or "Major Phases," consistent with the Plan and the Plan Documents. The DRDAP sets forth the review and approval process for Major Phases. The DRDAP also requires approval of a Streetscape Master Plan for the entire North Plan Area concurrent with the review and approval of the first Major Phase in the North Plan Area.

3. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus submitted a Streetscape Master Concept Plan for the North Plan Area. The application was deemed complete on March 4, 1999.

4. The Agency reviewed the Streetscape Master Concept Plan as provided in the DRDAP. Pursuant to the DRDAP, other City agencies have completed review of portions of the Streetscape Master Concept Plan within their respective jurisdictions.

5. The Arts Commission has approval authority over certain portions of the Streetscape Master Concept Plan as provided in the Mission Bay North Memorandum of Understanding between the Arts Commission and the Agency dated January 4, 1999. The Arts Commission reviewed and approved portions of the Streetscape Master Concept Plan within its jurisdiction on May 3, 1999.

6. The Agency held a workshop on the Streetscape Master Concept Plan on April 27, 1999. Public comments were heard by the Commission at that time. The March 4, 1999 submission was subsequently revised to incorporate minor comments as set forth in the current submission before the Commission dated May 5, 1999.

7. Agency staff has reviewed the Streetscape Master Concept Plan and found it acceptable.

8. Prior to and on the same date as the consideration of this Resolution, the Agency made certain findings in accordance with the California Environmental Quality Act, and such findings are hereby incorporated as though fully set forth herein.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Streetscape Master Concept Plan for the North Plan Area is hereby approved substantially in the form lodged with Agency General Counsel and dated May 5, 1999, subject to satisfaction of the condition included in Exhibit A attached to this Resolution.

APPROVED AS TO FORM:



Robert A. Firehock
Acting Agency General Counsel

EXHIBIT A

(North Plan Area Streetscape Master Concept Plan)

Owner shall submit, no later than sixty (60) days after this approval of the North Plan Area Streetscape Master Concept Plan by the Redevelopment Commission, a North Plan Area Streetscape Master Design Detail Plan to augment the planting, lighting, paving and street furnishing street surface elements of the North Plan Area Streetscape Master Concept Plan. This submission shall be as follows:

Plans

Plans of typical locations within the North Plan Area shall depict a plan relationship of street trees, street lighting, and street furnishings. Plans shall describe the typical layout of Type I and Type II paving plans.

Design Drawings

Plan and elevation drawings or other similar design drawings shall describe design characteristics for the following streetscape surface elements: lighting fixtures, mast arms, lighting poles and street furnishings.

Materials

A palette of colors, materials, photographs, illustrations or other materials sufficient to depict the general characteristics of lighting fixtures, mast arms, lighting poles, street furnishings and paving shall be submitted.

Upon approval such additional design detail will become part of the North Plan Area Streetscape Master Plan and the North Plan Area Streetscape Master Plan will be deemed complete.