

RESOLUTION NO. 141-99
(Adopted September 14, 1999)

APPROVING THE STREETScape MASTER DESIGN DETAIL 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 ("Plan") for the Mission Bay North Redevelopment Project Area ("North Plan Area"). On the same date the Commission adopted related resolutions, 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 the North Plan Area 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 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 the portions of the Streetscape Master Concept Plan within its jurisdiction on May 3, 1999.

5. The Streetscape Master Concept Plan was revised to incorporate minor comments and dated May 5, 1999, and was approved by the Agency on May 11, 1999, by Resolution 58-99. As a condition of that approval, the Agency required the subsequent submittal of a Streetscape Master Design Detail Plan.

6. Pursuant to the condition, Catellus submitted a Streetscape Master Design Detail Plan for the North Plan Area. The application was deemed complete on June 28, 1999.

7. The Arts Commission approved the portions of the Streetscape Master Design Detail Plan within its jurisdiction on August 2, 1999.

8. Agency staff has reviewed the Streetscape Master Design Detail Plan and found it acceptable.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Streetscape Master Design Detail Plan for the North Plan Area dated September 8, 1999, is hereby approved in substantially the form lodged with Agency General Counsel, together with such changes as may be approved by Agency staff which do not materially alter the substance thereof.

APPROVED AS TO FORM:



Robert A. Firehock
Robert A. Firehock
Acting Agency General Counsel