

RESOLUTION NO. 35-2007

Adopted April 17, 2007

CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR A PARKING GARAGE ON BLOCK 27, PARCELS 2 AND 3 IN THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, PURSUANT TO THE OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB, LLC AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On September 17, 1998, by Resolution No. 190-98, the Commission of the Redevelopment Agency of the City and County of San Francisco ("Agency Commission") approved the Redevelopment Plan for the Mission Bay South Redevelopment Project Area ("Plan"). On the same date, the Agency Commission adopted related documents, including Resolution No. 193-98 authorizing execution of an Owner Participation Agreement ("South OPA") and related documents between Catellus Development Corporation, a Delaware corporation ("Catellus"), and the Agency. On November 2, 1998, the San Francisco Board of Supervisors ("Board of Supervisors"), by Ordinance 335-98, adopted the Plan. The Plan and its implementing documents, as defined in the Plan, constitute the "Plan Documents."
2. The Plan Documents, particularly the Design Review and Document Approval Procedure designated as Attachment G to the South OPA ("DRDAP"), provide that the Agency will review and process development proposals in Mission Bay South in "Major Phases." Submission of design plans and documents for any specific building ("Project") must be consistent with the requirements established for each Major Phase.
3. On September 17, 1998, the Agency Commission adopted Resolution No. 182-98 which certified the Final Subsequent Environmental Impact Report as a program EIR for Mission Bay North and South pursuant to the California Environmental Quality Act ("CEQA") and State CEQA Guidelines Section 15180. On the same date, the Agency Commission also adopted Resolution No. 183-98, which adopted environmental findings (and a statement of overriding considerations), in connection with the approval of the Plan and other Mission Bay project approvals. The San Francisco Planning Commission ("Planning Commission") certified the FSEIR by Resolution No. 14696 on the same date. On October 19, 1998, the Board of Supervisors adopted Motion No. 98-132 affirming certification of the FSEIR by the Planning Commission and the Agency, and Resolution No. 854-98 adopting environmental findings and a statement of overriding considerations. Hereinafter, the Final Subsequent Environmental Impact Report, including any addenda thereto, shall be collectively referred to as the "FSEIR."

4. On March 21, 2000, the Agency Commission adopted Resolution No. 41-2000, which found that the potential environmental impacts of the Blocks 26 - 28 Major Phase were within the scope of impacts discussed in the FSEIR and approved the Blocks 26 - 28 Major Phase submission.
5. Catellus, the original master developer of the Mission Bay North and South Redevelopment Project Areas, has sold most of its remaining undeveloped land in Mission Bay to FOCIL-MB, LLC, ("FOCIL-MB"), a subsidiary of Farallon Capital Management, LLC, a large investment management firm. The sale encompasses approximately 71 acres of land in Mission Bay, and the remaining undeveloped residential parcels in Mission Bay South. FOCIL-MB has assumed all of Catellus's obligations under the South OPA and the Agency's Owner Participation Agreement for Mission Bay North (collectively, the "OPAs"), as well as all responsibilities under the related public improvement agreements and land transfer agreements with the City and County of San Francisco. FOCIL-MB will be bound by all terms of the OPAs and related agreements, including the requirements of the affordable housing program, equal opportunity program, and design review process.
6. As permitted under the South OPA, Alexandria Real Estate Equities ("Developer") purchased a large number of parcels in Mission Bay South, including Blocks 26 - 28. Developer will be bound by all relevant terms of the South OPA and related agreements, including the requirements of the equal opportunity program and design review process.
7. Pursuant to the Plan Documents, including the DRDAP, the Developer has submitted a Combined Basic Concept and Schematic Design for Block 27, Parcels 2 and 3 dated March 16, 2007 ("Schematic Design"). The Schematic Design for Block 27, Parcels 2 and 3 proposes slightly smaller parcel sizes than were previously approved in the Major Phase for Blocks 27, Parcels 2 and 3.
8. As permitted under the South OPA, the Agency may approve schematic designs for projects that amend or modify a previously approved Major Phase if the Agency makes three determinations: (1) that the project approval requested involves a deviation that does not constitute a material change to the Major Phase; (2) that the requested project approval will not be detrimental to the public welfare or injurious to the property or improvements in the vicinity of the project; and (3) that the grant of the project approval will be consistent with the general purposes and intent of the Mission Bay South Redevelopment Plan and Plan Documents. Agency staff finds that all three determinations can be made because the change to the Major Phase is minor and helps facilitate the development of an efficient parking structure to serve the proposed biotechnology projects on Block 26 and Block 27, Parcel 1. The change is consistent with the purposes and intent of the Mission Bay South Plan Documents.

9. Agency staff has reviewed the Schematic Design submitted by Developer, finds it acceptable and recommends approval thereof, subject to the resolution of certain conditions.
10. The FSEIR is a program EIR under CEQA Guidelines Section 15168 and a redevelopment plan EIR under CEQA Guidelines Section 15180. Approval of the Schematic Design is an undertaking pursuant to and in furtherance of the Plan in conformance with CEQA Section 15180 ("Implementing Action").
11. Agency staff, in proposing the necessary findings for the Implementing Action contemplated herein, considered and reviewed the FSEIR. Documents related to the Implementing Action and the FSEIR have been available for review by the Agency Commission and the public and are part of the record before the Agency Commission.
12. The FSEIR findings and statement of overriding considerations adopted in accordance with CEQA by the Agency Commission by Resolution Nos. 183-98 dated September 17, 1998, 199-2000 dated October 10, 2000, and 163-2005 dated October 18, 2005, were and remain adequate, accurate and objective and are incorporated herein by reference as applicable to the Implementing Action.

FINDINGS

The Agency finds and determines that the Schematic Design submission is an Implementing Action within the scope of the Project analyzed in the FSEIR and requires no additional environmental review pursuant to State CEQA Guidelines Sections 15180, 15162 and 15163 for the following reasons:

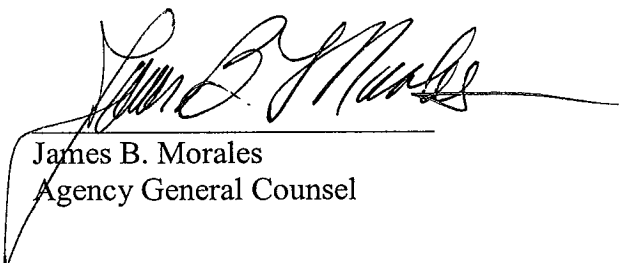
1. The Implementing Action does not propose substantial changes to the project as analyzed in the FSEIR.
2. No substantial changes have occurred with respect to the circumstances under which the Project analyzed in the FSEIR was undertaken that would require major revisions to the FSEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FSEIR.
3. No new information of substantial importance to the Project analyzed in the FSEIR has become available which would indicate that (a) the Implementing Action will have significant effects not discussed in the FSEIR; (b) significant environmental effects will be substantially more severe; (c) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (d) mitigation measures or alternatives which are considerably different from those in the FSEIR will substantially reduce one or more significant effects on the environment.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco (1) that it has reviewed and considered the FSEIR findings and statement of overriding considerations and hereby adopts the CEQA Findings set forth in Resolution Nos. 183-98, 199-2000, and 163-2005 incorporated herein and those set forth above; and (2) that the Combined Basic Concept and Schematic Design for Block 27, Parcels 2 and 3 is hereby approved pursuant to the Mission Bay South Owner Participation Agreement with FOCIL-MB, subject to the following conditions:

1. The vehicular curb cut width on South Street shall be limited to a maximum of 36 feet to maximize on-street parking and to reduce sidewalk interruptions.
2. Details of the water-jet cut aluminum panels shall be subject to further review and approval by Agency staff during the design development phase.
3. Further study of the glass cast panels shall occur during the design development phase to ensure that they adequately shield the impact of vehicle headlights on the surrounding areas.
4. Details of the planting species and planting requirements (dimensions of planter, quality and depth of soil, drainage, watering, maintenance, etc.) for the planting strip proposed for the interior border of the eastern arcade (adjacent to Bridgeview Way) shall be subject to further review and approval by Agency staff during the design development phase.
5. Further study of the spatial integration between the northwestern entrance to the garage (from Pierpoint Lane) and the adjoining open space in Parcel 1 shall occur during the design development phase in order to better relate both spaces.
6. Details of booths, railings and gates shall be subject to further review and approval by Agency staff during the design development phase.
7. The design of lighting for vehicular and personal safety shall be subject to further review and approval by Agency staff during the design development phase.
8. Prior to construction, the Developer should provide on-site mock-ups of the exterior walls for Agency staff review and approval. The mock-ups shall include the different panels, cement plaster, colors and other details appropriate for the final definition of colors, textures, projections, detailing, etc.

APPROVED AS TO FORM:



James B. Morales
Agency General Counsel