RESOLUTION NO. 78-2000
ADOPTED JUNE 13, 2000

APPROVING THE BLOCK 28 BASIC CONCEPT DESIGN SUBMISSION IN THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA PURSUANT TO AN OWNER PARTICIPATION AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA

BASIS FOR RESOLUTION

1. On September 17, 1998, by Resolution No. 190-98, the Redevelopment Agency of the City and County of San Francisco ("Agency") approved a proposed Redevelopment Plan for the Mission Bay South Redevelopment Project Area ("Plan"). On the same date, the Agency adopted Resolution No. 193-98 authorizing execution of an Owner Participation Agreement ("South OPA") and other related documents between Catellus Development Corporation ("Catellus") 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 South OPA ("DRDAP"), provide that development proposals in Mission Bay South will be reviewed and processed in "Major Phases," as defined in and consistent with the Plan and the Plan Documents. Specific building ("Project") designs are part of the Project approvals and must be consistent with the requirements established for each Major Phase. The DRDAP sets forth the review and approval process for Major Phases and Projects.

3. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus submitted a Basic Concept Design for Block 28 in Mission Bay South, which was deemed complete on April 10, 2000.

4. The Agency reviewed the Basic Concept Design for Block 28 as provided in the DRDAP.

5. The San Francisco Planning Commission ("Planning Commission") has approval authority over the design of any particular office development project reviewed pursuant to Section 304.11 of the Plan. The Planning Commission reviewed the design and issued an office development project authorization for Block 28 on May 11, 2000, pursuant to the provisions of Section 304.11 of the Plan (per Planning Commission Resolution No. 15055). The Planning Commission decision on the design of any particular office development project reviewed pursuant to Section 304.11 of the Plan is binding on the Agency.
6. By Resolution No. 41-2000, 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, and additionally approved the Block 26, 26a, 27, 28 Major Phase Submission.

7. Agency staff has reviewed the Basic Concept Design for Block 28 and found it acceptable.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Block 28 Basic Concept Design Submission in the Mission Bay South Redevelopment Project Area is hereby approved.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel