RESOLUTION NO. 94-2000
ADOPTED JUNE 20, 2000

APPROVING THE SCHEMATIC DESIGN FOR BLOCK 26A 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 the Redevelopment Plan for the Mission Bay South Redevelopment Project Area ("Plan"). On the same date, the Agency adopted related documents, including Resolution No. 193-98 authorizing execution of an Owner Participation Agreement ("South OPA") and 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, designated as 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. Submission of design plans and documents for any specific building ("Project") 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. On March 21, 2000, the Agency took the following related actions:

A. Adopted Resolution No. 41-2000, which finds that the potential environmental impacts of the Major Phase for Blocks 26, 26a, 27 and 28 are within the scope of the impacts discussed in the Final Subsequent Environmental Impact Report (FSEIR) certified on September 17, 1998, by the Agency (Resolution 182-98) and the Planning Commission (San Francisco City Planning Commission Resolution No. 14696) and such findings are hereby incorporated by this reference as though fully set forth herein.

B. Adopted Resolution No. 41-2000, which approved the Block 26, 26a, 27, 28 Major Phase Submission.

C. Adopted Resolution No. 42-2000, approving the Block 26a Basic Concept Design Submission.
4. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus submitted a Schematic Design for Block 26a in Mission Bay South, which application was deemed complete on April 21, 2000.

5. Pursuant to Section 304.11 of the Plan, the San Francisco Planning Commission has approval authority over the design of any particular office development project in the Plan area to determine an office development’s consistency with Planing Code sections 320-325. On March 9, 2000, the San Francisco Planning Commission reviewed the design and issued an office development project authorization for Block 26a, pursuant to the provisions of Section 304.11 of the Plan (Planning Commission Resolution No.15010).

6. The Agency staff reviewed the Schematic Design for Block 26a as provided in the DRDAP, finds it acceptable and recommends approval thereof.

**RESOLUTION**

**ACCORDINGLY, IT IS RESOLVED** by the Redevelopment Agency of the City and County of San Francisco that the Schematic Design for Block 26a is hereby approved pursuant to an Owner Participation Agreement with Catellus Development Corporation.

**APPROVED AS TO FORM:**

[Signature]
Bertha A. Ontiveros
Agency General Counsel