RESOLUTION NO. 200-2000
Adopted October 10, 2000

APPROVING THE COMBINED BASIC CONCEPT AND
SCHEMATIC DESIGN FOR THE BUILDING ON PARCEL 4 OF BLOCK
42 IN THE MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA
PURSUANT TO AN OWNER PARTICIPATION AGREEMENT WITH
CATELLUS DEVELOPMENT CORPORATION, A DELAWARE
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 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, 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 Combined Basic Concept and Schematic Design for the building on Parcel 4 of Block 42 in Mission Bay South ("Schematic Design"), which was deemed complete on July 20, 2000.

4. The Agency reviewed the Schematic Design as provided in the DRDAP.

5. By Resolution No. ___-2000, adopted concurrent with 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.

6. By Resolution No. ___-2000, adopted concurrent with this Resolution, the Agency approved the Blocks 41, 42, 43, & 45 Major Phase Submission.
7. Agency staff has reviewed the Schematic Design for Parcel 4 of Block 42 as provided in the DRDAP, finds it acceptable, and recommends approval thereof, subject to the resolution of ground floor use and design concerns described in Exhibit A.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Combined Basic Concept and Schematic Design for the building on Parcel 4 of Block 42, is hereby approved pursuant to the Mission Bay South Owner Participation Agreement with Catellus Development Corporation, subject to the attached hereto as Exhibit A.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel