RESOLUTION NO. 36-2001
Adopted February 27, 2001

CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR THE MIXED-USE PROJECT ON PARCEL 1 OF BLOCK N2, BOUNDED BY KING, BERRY, THIRD AND FOURTH STREETS, PURSUANT TO AN OWNER PARTICIPATION AGREEMENT WITH 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 the Redevelopment Plan for the Mission Bay North Redevelopment Project Area (“Plan”). On the same date, the Agency adopted related documents, including Resolution No. 188-98 authorizing execution of an Owner Participation Agreement (“North OPA”) and related documents between Catellus Development Corporation, a Delaware 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 North OPA (“DRDAP”), provide that development proposals in Mission Bay North 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. The DRDAP provides that in the event that a Project application deviates materially from a Major Phase already approved, an amended Major Phase application must be submitted in accordance with the review and approval process for Major Phases and Projects.

4. On May 11, 1999, the Agency took the following related actions:

A. Adopted Resolution No. 56-99, which found that the potential environmental impacts of the Block N2 Major Phase were within the scope of impacts discussed in the Final Subsequent Environmental Impact Report (FSEIR) certified on September 17, 1998, by the Agency (Resolution No. 182-98) and the San Francisco Planning Commission (San Francisco Planning Commission Resolution No.14696).

B. Adopted Resolution No. 57-99 which approved the Block N2 Major Phase Submission.
5. Pursuant to the Plan and Plan Documents, including the DRDAP, Catellus submitted a combined Basic Concept and Schematic Design ("Schematic Design") for Parcel 1 of Block N2 in connection with the submittal of an amended Block N2 Major Phase application which reduces the maximum proposed retail development from 60,000 square feet to 10,000 square feet, and adds a maximum residential development component of 40 residential units, while retaining a maximum of 24,000 square feet of office space development. The amended Block N2 Major Phase application and the Schematic Design were deemed complete on December 1, 2000, pursuant to the DRDAP.

6. Concurrent with this Resolution, the Agency approved the amendment to the Block N2 Major Phase by adoption of Resolution No. 35-2001, which is incorporated by this reference.

7. The Agency has reviewed the Schematic Design as provided in the DRDAP, finds it acceptable and recommends approval thereof, subject to the resolution of certain design concerns.

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 Parcel 1 of Block N2 is hereby approved pursuant to the Mission Bay North Owner Participation Agreement with Catellus Development Corporation and the Redevelopment Plan for the Mission Bay North Redevelopment Plan, subject to resolution of the following design concerns to the Agency staff's satisfaction at the next phase of design:

1. Final building materials and colors.
2. Signage design, location, and materials.
3. Fenestration design details.
4. Design details associated with the combined garage entry/loading area.

APPROVED AS TO FORM:

[Signature]
Bertha A. Ontiveros
Agency General Counsel