

RESOLUTION NO. 111-2003

Adopted July 8, 2003

AMENDING THE SCHEMATIC DESIGN FOR BLOCK N1 TO ADJUST THE DISTRIBUTION OF OWNER INCLUSIONARY UNITS, PURSUANT TO AN OWNER PARTICIPATION AGREEMENT WITH CATELLUS DEVELOPMENT CORPORATION, A DELAWARE 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 ("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 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 January 25, 2000, by Resolution No. 9-2000, the Agency found that the potential environmental impacts of the Block N1 Major Phase are within the scope of the impacts discussed in the Final Subsequent Environmental Impact Report (FSEIR) certified on September 17, 1998, by Agency Resolution No. 182-98 and the San Francisco City Planning Commission Resolution No. 14696 and such findings are hereby incorporated by this reference as though fully set forth herein, and approved the Block N1 Major Phase Submission.
4. On November 14, 2000, by Resolution 233-2000, pursuant to the Plan and Plan Documents, the Agency approved a combined Basic Concept Design and Schematic Design ("Schematic Design") submitted by Catellus for Block N1 in Mission Bay North, which Schematic Design included a plan for the distribution of Inclusionary Units within Block N1 based on a marketing plan that provided for a mix of rental and

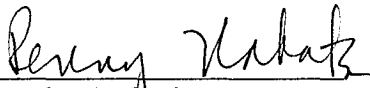
condominium units, pursuant to the requirements of Attachment C (Mission Bay North Housing Program) of the North OPA.

5. Because of changes in the marketing plan for Block N1 which will result in the rental of all units, Catellus has proposed to amend the approved Block N1 Schematic Design to revise the distribution of the Inclusionary Units consistent with the requirements of Attachment C (Mission Bay North Housing Program) of the North OPA, which revisions are detailed in the Commission memorandum considered in connection with this resolution.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Executive Director is authorized to approve the amended Schematic Design for Block N1, pursuant to the Mission Bay North Owner Participation Agreement with Catellus Development Corporation, to provide for a revised distribution of the Owner Inclusionary Units, as shown in the June 23, 2003 submission from Catellus attached to the Commission memorandum considered prior to this resolution.

APPROVED AS TO FORM:

for 
Bertha A. Ontiveros
Agency General Counsel