RESOLUTION NO. 134-2004

Adopted November 16, 2004

CONDITIONALLY APPROVING THE COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR PARCEL 3 OF BLOCK N4A, A 194-UNIT RESIDENTIAL PROJECT IN THE MISSION BAY NORTH REDEVELOPMENT PROJECT AREA, 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. On August 15, 2000 the Agency adopted Resolution No. 148-2000, which found that the potential environmental impacts of the Blocks N3, N3a, N4, and N4a 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) and approved the Blocks N3-N4a Major Phase submission. On December 12, 2000 the Agency adopted Resolution No. 250-2000, which approved Catellus' combined Basic Concept and Schematic Design for Parcel 2 of Block N3a. Since that time, as permitted under the North OPA, Catellus sold Block N3a, Parcel 2 to another developer, Signature Properties ("Developer"), which will develop the parcel.

4. Pursuant to the Plan and Plan Documents, including the DRDAP, the Developer has submitted a Combined Basic Concept and Schematic Design for Parcel 3 of Block N4a, plans dated August 20, 2004, October 14, 2004 ("Revisions to Schematic Design") and November 16, 2004 ("Final Combined Basic Concept and Schematic Design").
5. The Final Basic Concept and Schematic Design shall replace the original combined Basic Concept and Schematic Design for Parcel 3 of Block N4a. The Agency has reviewed the Final Basic Concept and Schematic Design as provided in the DRDAP, finds it acceptable and recommends approval thereof, subject to the resolution of certain design concerns.

FINDINGS

The Agency finds and determines that the proposed development as submitted is an Implementing Action exempt from additional environmental review requirements pursuant to State CEQA Guidelines sections 15180, 15162 and 15163 for the following reasons:

A. The Implementing Action is within the scope of the Project analyzed in the FSEIR, and no FSEIR revisions are required due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

B. No substantial changes have occurred with respect to the circumstances of the Project analyzed in the FSEIR which would require major revisions to the FSEIR due to the involvement of new significant environmental effects, or a substantial increase in the severity of effects identified in the FSEIR.

C. There is no new information of substantial importance to the Project analyzed in the FSEIR which would indicate any of the following: (i) the Implementing Action will have significant effects not discussed in the FSEIR; (ii) significant environmental effects will be substantially more severe; (iii) mitigation measures or alternatives found not feasible which would reduce one or more significant effects have become feasible; or (iv) mitigation measures or alternatives which are considerably different from those in the FSEIR will substantially reduce one or more significant effects on the environment.

RESOLUTION

ACCORDINGLY, IT IS RESOLVED by the Redevelopment Agency of the City and County of San Francisco that the Amended Schematic Design for Parcel 3 of Block N4a is hereby approved pursuant to the Mission Bay North Owner Participation Agreement with Catellus Development Corporation, subject to resolution of the following design concerns to the Agency staff’s satisfaction at the next phase of design:

1. Additional design studies of the ground floor privacy screens and landscape treatment shall be submitted for Agency staff review. The design goal is to create visual interest for pedestrians while maintaining the privacy and security of the ground floor units and common areas.

2. The Project’s colors, materials, and finishes are subject to further review and approval by staff during the Design Development phase.
3. Additional landscape design studies of the podium level open space shall be submitted for Agency staff review. Agency staff has requested the design team to match the landscaping plans with the potential uses in these areas and address the need to screen the future neighboring building from the eastern courtyard.

4. Compliance with the San Francisco Bay Conservation and Development Commission regulations may require minor alterations to the project façade. Any changes to the design will require additional staff review.

Additionally, the schematic design approval is contingent on the completion and approval of park designs for the neighboring NP4 and NP5 parcels within 120 days of the N4a/P3 approval date, in accordance with the Mission Bay North Infrastructure Plan and the OPA Design Review and Document Approval Procedure requirements.

APPROVED AS TO FORM:

[Signature]
James B. Morales
Agency General Counsel