

**Mission Bay CAC Meeting Minutes**

**Meeting date:** January 8, 2026

**Item 1: Introductions and Attendance:**

Sarah Davis (Chair)	Present
Terezia Nemeth (Co-Vice Chair)	Present
Catherine Sharpe (Co-Vice Chair)	Absent
Donna Dell’Era	Present
Fernando Enciso-Marquez	Present
Alfonso Felder	Present
Michael D. Freeman	Present
Adelaide Hulbert	Excused
Yoyo Murphy	Present

**Item 2: Discussion/Action Item: Francisco Recreation and Parks Mission Creek Pavilion Operator – 10 minutes**

*Description of Item:* San Francisco Recreation and Parks will introduce Zócalo Coffee, the Mission Creek Pavilion café operator, and provide an update on operations, design, and opening.

**Copy of Presentation: No presentation was shown**

**Presenters:** Sara Ubelhart and Dan Grace Coffee

**Q&A Highlights:**

- Zócalo has been in business for over 30 years and operates multiple locations throughout the Bay Area.
- The Mission Creek location is proposed to serve coffee, food, baked goods, and liquor, with a designated espresso bar, food preparation area, cocktail bar, and outdoor seating.
- The tenant improvement permit was submitted in late December, and Zócalo anticipates opening in the spring.
- Tentative hours are 6:00 a.m. to 6:00 p.m., Monday through Friday, and 7:00 a.m. to 7:00 p.m. on weekends, with adjustments based on community needs. Mission Bay legacy events.

Action: No action was taken

**Item 3: Discussion/Action Item: Amendments to the Mission Bay South Signage Master Plan for the Event Center Sign Program (Chase Center) – 10 minutes**

*Description of Item:* Discussion and recommendation of proposed amendments to the Mission Bay South Signage Master Plan for the Event Center Sign Program (Chase Center). The proposed signage amendments will require approval by OCII's Commission.

**Copy of Presentation:** [click here](#)

**Presenters:** Ian McDoom and Vanessa Gonzalez (Golden State Warriors)

**Q&A Highlights**

- The community expressed a need for additional outreach regarding planned events at Thrive City and Chase Center, as well as improved wayfinding to the Generation Thrive room, where CAC meetings are held.

Action: All members present voted in favor.

**Item 4: Discussion/Action Item: San Francisco Railyards Project** - 10 minutes

Description of Item: Prologis will provide an overview and update on the San Francisco Railyards project, a 20-acre mixed use transit-oriented development located at Caltrain’s 4th and King rail station and yards.

**Copy of Presentation:** [click here](#)

**Presenters:** Genevieve Cadwalader (Prologis) and Kristen Hall (Kristen Hall City Design)

**Q&A Highlights**

- The maximum proposed height is 850 feet. The project includes a mixed-use development program consisting of approximately 7 million square feet of commercial space, 1,500 to 4,000 residential units, and open space. Affordable housing requirements will be proposed and negotiated as the project progresses.
- The proposed schedule includes a two-year entitlement process, followed by one year of permitting and one year of infrastructure work, then vertical construction. The first phase does not rely on federal funding or completion of the Portal Project.
- The community expressed that the project programming should include child care.

Action: No Action was taken

**Item 5: Announcements and Updates** – 10 minutes

- **OCII** – Marc provided an update.
  - The Mission Bay Drive median is maintained by Public Works and will receive more frequent active maintenance.
  - OCII is actively preparing the FY 2026–27 budget and the Recognized Obligation Payment Schedules, which will be brought before the OCII Commission and Oversight Board in the coming months. For more information, please visit [sfocii.org](http://sfocii.org). Additional upcoming actions include the following.
    - Oversight Board
      - January 12:
        - New tax allocation bonds and bond refunding
        - Mission Bay South 4E OPA amendment
      - January 26

- Recognized Obligation Payment Schedules action
    - Board of Supervisors
      - January 27:
        - Mission Bay South 4E Redevelopment Plan Amendment
    - OCII Commission
      - January 20
        - Recognized Obligation Payment Schedules workshop
      - February 3<sup>rd</sup>
        - Mission Bay South 4E loan agreements
- **Mission Bay Development Group** – Updated by Luke Stewart.
  - Stormwater Pump Station No. 3: There are no current delays, and the project remains on schedule.
  - Mid-Block 9 (Bridgeview): The contract has been awarded to NKT. Construction is anticipated to last approximately 10 months.
  - P19: Construction is complete, and final acceptance paperwork has been submitted.
  - Future Parks (Commons and P7/P9): Design firms have been shortlisted, and the selection process will begin shortly.
- **San Francisco Recreation and Parks Department** – Update provided by Taylor Cheatham and additional Recreation and Parks Department
  - During the winter months, park staff are working on pruning the parks, and the trash can supplier has developed a solution to reinstall the broken trash can bases.
  - Since the Recreation and Parks Department assumed maintenance and operations of Mission Bay Parks, the community has expressed a need for additional programming and volunteer opportunities. Recapalooza is planned for the spring, and recurring volunteer events are also being organized. Details will be distributed shortly.

**Item 6: Chair Update** - 5 minutes

- Chair Davis shared that Mission Bay was once home to a train station that has since been demolished and encouraged everyone to research its history. A FoundSF article can be found at the following link. [The railroad comes to SF](#)
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**Item 6: Public Comment (Persons wishing to address the members on non-agenda, but CAC related matters)** – 5 minutes

- The Mission Bay School public art has been installed.
- To sign up for upcoming Chase Center and Thrive City events emails, please use the following link [here](#).
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**Meeting Closure** – 6:34 PM