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**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
6th DAY OF JANUARY 2009**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 6th day of January, 2009, at the place and date duly established for holding of such a meeting.

President Francee Covington called the meeting to order at 4:00 p.m.

Ms. Covington welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Ms. Covington asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Ms. Covington stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Francee Covington, President
London Breed, Vice President
Linda Cheu
Leroy King
Ramon E. Romero
Darshan Singh
Rick Swig

Fred Blackwell, Executive Director, and staff members were also present.

- 2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.**
- 3. MATTERS OF UNFINISHED BUSINESS. None.**
- 4. MATTERS OF NEW BUSINESS:**

REGULAR AGENDA

- 4(a) Election of Officers**

President Covington entertained the nominations for the office of President.

Commissioner Breed nominated current President Francee Covington as President of the Commission, who has over the past year and a half has done a remarkable job leading the Agency during times of difficulties, often times with controversy. Ms. Breed stated that Ms. Covington has always been open in terms of allowing members of the public to have their say, and dealt with matters appropriately, has provided Commissioners with time to do what was necessary in order to do what is in the best interest of the people of the City and County of San Francisco.

Commissioner King nominated Commissioner Ramon Romero, and stated that it is a time for change.

Commissioner Singh seconded the nomination of Commissioner Romero as President.

President Covington stated there was a motion, and a second for Mr. Romero:

General Counsel James Morales stated that the nominations do not require a second.

Commissioner Cheu stated that she seconded Commissioner Breed's motion to nominate Ms. Covington as President.

President Covington asked if there were any other nominations for President, of which there were none. President Covington closed nominations and asked if there was public comment.

Speakers: Ms. Eli Aramburo

President Covington asked for a roll call vote.

The Commission Secretary called the roll for Commissioner Covington for President:

Commissioner Breed	- Aye
Commissioner Cheu	- Aye
Commissioner Covington	- Aye
Commissioner King	- Nay
Commissioner Romero	- Nay
Commissioner Singh	- Nay
Commissioner Swig	- Nay

The Commission Secretary stated that there were 3 Ayes, and 4 Nays.

The Commission Secretary called the roll for Commissioner Romero for President:

Commissioner Breed	- Nay
Commissioner Cheu	- Nay
Commissioner Covington	- Nay
Commissioner King	- Aye
Commissioner Romero	- Aye
Commissioner Singh	- Aye
Commissioner Swig	- Aye

The Commission Secretary stated that there were 4 Ayes, and 3 Nays and announced that there was a new President, Commissioner Ramon Romero.

President Romero thanked everyone for their support and stated that he too joined in the comments praising Commissioner Covington for the great job as President, and hoped everyone appreciated her service.

President Romero called the next item of nominations for Vice President.

Commissioner Singh congratulated Mr. Romero and thanked Commissioner Covington for a wonderful job. Mr. Singh nominated Commissioner Swig for Vice President.

Commissioner King seconded Mr. Singh's nomination.

Commissioner Swig nominated Commissioner Breed for Vice President.

Commissioner Breed stated that with all due respect, she appreciates the nomination by Mr. Swig, but respectfully declined.

President Romero asked if there were any other nominations, of which there were none.

President Romero closed nominations and asked if there was public comment, of which there was none.

President Romero requested a roll call vote.

The Commission Secretary called the roll for Commissioner Swig for Vice President.

Commissioner Breed	- Aye
Commissioner Cheu	- Aye
Commissioner Covington	- Aye
Commissioner King	- Aye
Commissioner Romero	- Aye
Commissioner Singh	- Aye
Commissioner Swig	- Aye

The Commission Secretary stated that the vote was unanimous with Commissioner Swig as the new Vice President.

President Romero thanked Commissioner Breed for her service as Vice President which was very much appreciated.

4(b) Presentation of Expiration and Transition of Bayview Hunters Point Project Area A and India Basin Industrial Park Project Area.

Presenter: Lisa Zyas-Chien, Agency Staff

Commissioner Swig asked if there was an opportunity to approach the private nonprofit sector about assisting in renovation so it is not a fully public sector opportunity, and stated that there are many foundations which are synonymous with children who might be there to fund, contribute, and speed the process. Mr. Swig asked if that was a possibility.

Director Blackwell stated there is a possibility but due to the economic climate at this time, it would be difficult to raise capital funds to revitalize the area but would probably be a good candidate for programmatic early childhood type philanthropic investment.

Commissioner Swig asked if a budget has been identified as to how much it would cost to renovate the park into a playground.

Ms. Zyas-Chien stated that DPW has been working with a consultant in costing out the total of the improvements that could be made but indicated that there was a sense that funds within the Project Area A budget which is under 1/2M dollars; may not be quite enough to do the whole work. Ms. Zyas-Chien stated that historically, in terms of the proposed playground structure, the community has included the potential collaboration of the Conservation Corp who recruit youth in the Bayview to help and train.

Director Blackwell stated that the park is a benefit primarily to the surrounding shoreline development owned and operated by AIMCO who have expressed an interest in investing in the upkeep, revitalization, and acquiring the park.

Commissioner Swig stated that he understands the weakness in the foundation area, but when it comes to children and playgrounds, and relatively insignificant costs, there might be an opportunity to approach a foundation that is focused on bricks and motor in the children's area.

The Commission Secretary stated that Agenda Item 4(c) – 4(i) items related to Visitacion Valley will be opened for public comment but would not be considered for adoption until the February 3, 2009 Commission Meeting.

4(c) Resolution No. 1-2009, Adopting Environmental Findings and a Statement of Overriding Considerations pursuant to the California Environmental Quality Act for the Visitacion Valley Redevelopment Program; Visitacion Valley Redevelopment Survey Area.

- 4(d) Resolution No. 2-2009, Approving the proposed Redevelopment Plan for the Visitacion Valley Redevelopment Project and making findings under the California Environmental Quality Act and pursuant to California Health and Safety Code Sections 33445 and 33679; recommending adoption of the proposed Redevelopment Plan by the Board of Supervisors; and submitting the Agency's recommendation, including the proposed Redevelopment Plan, to the Board of Supervisors; Visitacion Valley Redevelopment Survey Area.
- 4(e) Resolution No. 3-2009, Approving the Report on the Redevelopment Plan for the Visitacion Valley Redevelopment Project and authorizing transmittal of the Report on the Redevelopment Plan to the Board of Supervisors; Visitacion Valley Redevelopment Survey Area.
- 4(f) Resolution No. 4-2009, Approving the Visitacion Valley / Schlage Lock Design for Development; Visitacion Valley Redevelopment Survey Area.
- 4(g) Resolution No. 5-2009, Approving the Rules for Property Owner Participation, Relocation Plan, and the Business Occupant Re-Entry Policy for the Visitacion Valley Redevelopment Project; Visitacion Valley Redevelopment Survey Area.
- 4(h) Resolution No. 6-2009, Authorizing the Executive Director to enter into a Cooperation and Delegation Agreement with the San Francisco Planning Department; Visitacion Valley Redevelopment Survey Area.
- 4(i) Resolution No. 7-2009, Commending the Visitacion Valley Citizens Advisory Committee ("CAC") and expressing the intention of the Agency to consult with the CAC on the Implementation of the Visitacion Valley Redevelopment Project; Visitacion Valley Redevelopment Survey Area.

Presenter: Tom Evans, Agency Staff

Speakers: Kevin Blackwell, Nick Wolff, Douglas Fong, Marlene Tran, Sylvia Johnson, Russell Morine, Mark Redpath, Cindy Choy

Commissioner Swig stated the presentation focused on Zone 1 and nothing on Zone 2, and in informing the public more broadly, referenced the possibility of using the streetscape or other plans that were previously considered by Planning, asked for more background on the opportunity for land owners in Zone 2; what are the opportunities, and what does the Agency hope to gain by working on the Leland Avenue corridor.

Mr. Evans stated that the streetscape was a Planning Department initiated redesign of the streets to look at beautification and enhanced amenities along the street which the Agency can assist in finishing the project once tax increment resources become available. Mr. Evans indicated that the commercial corridor program which was originally launched by Lysc and Asian Neighborhood Design, the Mayor's Office looked into a series of

commercial retail improvement programs that could be initiated and then become part of SFShines program which is a façade improvement program throughout the city. Mr. Evans stated that the idea is to take the program already in existence with focused resources on Leland Avenue and Bayshore corridor using Sixth Street as a model. Mr. Evans indicated that they intend to continue to meet and discuss the program in more details with property owners and merchants.

Mr. Swig stated that the great foundation work that has been done so far will benefit everybody, and expressed his appreciation to all participants which will pay off in the planning. Mr. Swig referenced VV Schlage Lock Design for Development booklet, page 52, "parking, loading and bicycle use", which has to do with most of the plan, but noted that the grocery store is was not considered, and asked what the potential impact on density or parking.

Mr. Evans stated the location of the grocery store could be up to 60,000Sq.ft.; a larger grocery store would fit better on the southeastern side which would physically fit in the block they designed, and auto access would be better because the congestion impact starts happening north on Sunnydale. Page 53 of the Design for Development states the minimum and maximum parking requirements for commercial development which the retail development would be considered to fall into which would require at least two spaces for every thousand square feet above 10,000 square feet, with a maximum of up to four spaces per thousand square feet. Mr. Evans indicated that there was some level of uncertainty when the process began about the level of clean up needed for that area, it did carry a non-mixed use grocery store alternative, both in the EIR and discussed in the D for D where there would be a large retail component with surface and/or structure parking if housing was prohibited for something they find in the remediation. Mr. Evans indicated that they could see it as a mixed use development, such as the Safeway on King Street in Mission Bay where there is a grocery store on the ground floor, hide the parking as best you can, and build housing on top and use the air rights of that parking and grocery store facility to continue to infill development near the transit center.

Commissioner Cheu thanked Mr. Evans for a very thorough, clear, and comprehensive report. Ms. Cheu asked what current economic conditions may delay remediation of the site; address the translation issue expressed during public comment; what the current ethnic demographics are of the project area, and address the community center issue. Ms. Cheu stated that the translation issue is of great concern to her and stated that she has a lot of faith in staff that have gone to extensive efforts.

Mr. Evans stated that the economic conditions have put many development projects on hold, but the focus of the site for the next two to three years will be on cleaning, grading, and preparing the site for a vertical development. The money for the cleanup project has already been committed (\$20-\$30M) into an escrow account by the former and current land owner, the insurance policy is in order, the contractor is on board and has begun the process of a

demolition permit so they can begin the remediation work. Mr. Evans stated, in reference to the translation issue, Kai translates the agendas and material in Chinese, is available at nearly all CAC meetings, translators are available at the community workshops, headphones have been available for translation, and have had Chinese and Spanish only tables at the workshops. Mr. Evans stated, in reference to the community center, the boundary of the survey area was set by the Board of Supervisors in 2005, the Agency cannot extend the boundaries without an action at the Board of Supervisors. Mr. Evans stated that he believed the rationale for the boundary as it covers the non residential zoned areas of VV neighborhood and basically selected the commercial corridors of Leland Avenue and Bayshore, took all the area that was zoned NC, took the Schlage Lock site zoned M1, specifically not include any areas that were zoned residential because of sensitivity and concern for Redevelopment's presence in a residential neighborhood. The community center on Raymond Avenue is zoned public but sits within a block that is otherwise residentially zoned which Mr. Evans believes the rationale for it not being included initially.

Commissioner Singh asked how many CAC members are on the committee and asked if any were in attendance.

Mr. Evans stated currently there are 14 active members, 4 had personal conflicts and were not able to attend the meeting. Mr. Evans indicated that the attendance at the Commission meeting does not represent their usual full CAC meetings due to people working and the meeting starting before work hours are done.

Commissioner Singh thanked the CAC members for attending the meeting.

Commissioner Covington stated that she too agreed with Commissioner Cheu's concern about translation at meetings. Ms. Covington asked in terms of outreach, if other media outlets have been notified when the meetings are scheduled or to send a summary so people can read the information in the press.

Mr. Evans indicated that no other media outlets have been notified and he would contact President Covington for the media outlet resource.

ADOPTION: IT WAS MOVED BY MR. SWIG, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED, THAT AGENDA ITEMS 4(a) – 4(i) BE CONTINUED TO FEBRUARY 3, 2009.

- (j) Resolution No. 8-2009, Authorizing a Personal Services Contract with Levy Design Partners, Inc. in an amount not to exceed \$100,000 to provide architectural and engineering services for the repair of Building 101 on the Hunters Point Shipyard, for a one-year term, with one, one-year option to extend: Hunters Point Shipyard Redevelopment Project Area.

Presenter: Thor Kaslofsky, Agency Staff

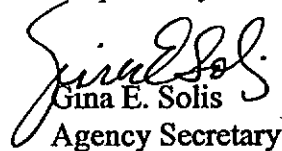
Speakers: None

ADOPTION: IT WAS MOVED BY MR. SWIG, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED, THAT RESOLUTION NO. 8-2009, BE ADOPTED.

5. **MATTERS NOT APPEARING ON AGENDA:** None
6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS:** None
7. **REPORT OF THE PRESIDENT:** None
8. **REPORT OF THE EXECUTIVE DIRECTOR:**
 - Director Blackwell invited Amy Brownell to give the Commission an update on the Hunters Point Shipyard dust monitoring.
9. **COMMISSIONERS' QUESTIONS AND MATTERS:** None
10. **CLOSED SESSION:** None
11. **ADJOURNMENT:**

It was moved by Commissioner Romero, seconded by Commissioner Swig, and unanimously carried that the meeting be adjourned at 6:30 p.m.

Respectfully submitted,


Gina E. Solis
Agency Secretary

ADOPTED: