

London N. Breed
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Thor Kaslofsky
EXECUTIVE DIRECTOR



Miguel Bustos
CHAIR

Mara Rosales
VICE CHAIR

Bivett Brackett
Alex Ludlum
Dr. Carolyn Ransom-Scott
COMMISSIONERS

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

AGENDA

TUESDAY, JUNE 21, 2022 • 1:00 P.M.

WATCH LIVE ON SFGOVTV: <https://sfgovtv.org/ccii>

(The video stream will be live approximately 5 minutes before the scheduled meeting start time.)

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE:** 2480 225 4262

Press #, then # again to enter the call. Press *3 to submit your request to speak.

(In order to avoid streaming delays, call the Public Comment line to listen to the live meeting.)

In accordance with the numerous local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. Individuals are encouraged to participate in the meetings remotely by calling during the public comment section of the meeting. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfocii.org/commission.

In November 2019, San Francisco voters approved Proposition F, which added Section 1.127 to the San Francisco Campaign and Governmental Conduct Code. Section 1.127 refers explicitly to, among others, the Commission on Community Investment and Infrastructure (CCII) and prohibits any person or entity with a "Financial Interest" in a "Land Use Matter" pending before CCII from making a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for these offices. The prohibition applies from the "date of commencement of the Land Use Matter" until 12 months after CCII has made a final decision or any appeal to a City agency from that decision has been resolved. Section 1.127 defines relevant terms, including "Land Use Matter," which means "(a) any request to a City elective officer for a Planning Code or Zoning Map amendment or (b) any application for an entitlement that requires a discretionary determination at a public hearing before a City board or commission." Section 1.127 requires CCII to post a description of this restriction on its meeting agendas and website. Additional information is available at: sfethics.org

REGULAR MEETING AGENDA

PLEASE BE ADVISED A MEMBER OF THE PUBLIC HAS UP TO THREE MINUTES TO MAKE PERTINENT PUBLIC COMMENTS ON EACH AGENDA ITEM UNLESS THE COMMISSION ADOPTS A SHORTER PERIOD ON ANY ITEM.

1. Recognition of a Quorum

2. Announcements

a) The next regularly scheduled Commission meeting will be held on Tuesday, July 5, 2022 at 1:00 pm.

b) Announcement of Time Allotment for Public Comments from participants dialing in:

Please be advised a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Commission adopts a shorter period on any item. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire for public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

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3. Report on actions taken at previous Closed Session meeting, if any

4. Matters of Unfinished Business - None

5. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM

a) Approval of Minutes: Special Meeting of April 12, 2022, and Regular Meeting of April 19, 2022

b) Authorizing a Personal Services Contract with MJF & Associates Consulting, a sole proprietorship, to provide outreach and administrative support services, including to the Mayor's Hunters Point Shipyard Citizen's Advisory Committee ("CAC"), the Legacy Foundation for Bayview Hunters Point, for a contract term of July 1, 2022 to June 30, 2025, and a total contract amount not to exceed \$957,100; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Action) (Resolution No. 15-2022)

REGULAR AGENDA

- c) Authorizing the continuation of teleconferenced meetings and making findings in support thereof under California Government Code Section 54953(e) (Discussion and Action) (Resolution No. 16-2022)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- d) Authorizing a Personal Services Contract with Parklab Open Space Management, a California Limited Liability Company, for the property management and maintenance of the Mission Bay Open Space system for a term of one year, from July 1, 2022 to June 30, 2023; authorizing a maximum contract amount not to exceed \$2,386,281 including a maximum contractor compensation amount not to exceed \$223,580; Mission Bay North And South Redevelopment Project Areas (Discussion and Action) (Resolution No. 17-2022)

Agenda Item Nos. 5(e) through 5(j) related to Transbay Block 4 will be presented together but acted on separately

STAFF PRESENTATION ESTIMATED TIME: 25 MINUTES

- e) Adopting environmental review findings pursuant to the California Environmental Quality Act related to the approval of amendments to the Redevelopment Plan for the Transbay Redevelopment Project Area and Development Controls and Design Guidelines for the Transbay Redevelopment Project, a Disposition and Development Agreement for Block 4 and adjacent Tehama Street right of way within Zone One of the Transbay Redevelopment Project Area, the Schematic Design for the development of block 4, and related actions, such activities being within the scope of, and adequately described within, the previously approved Transbay Terminal/Caltrain Downtown Extension/ Redevelopment Project Final Environmental Impact Statement/Environmental Impact Report a program environmental impact report; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 18-2022)
- f) Approving the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area in connection with the development of a mixed-use residential project on Block 4 of Zone One of the Transbay Redevelopment Project Area, and authorizing transmittal of the Report to the Board of Supervisors (Discussion and Action) (Resolution No. 19-2022)
- g) Approving an amendment to the Redevelopment Plan for the Transbay Redevelopment Project Area in connection with the development of a mixed-use residential project on Block 4 of Zone One of the Transbay Redevelopment Project Area; referring the Plan Amendment to the Planning Commission for its report and recommendation to the Board of Supervisors; recommending the Plan Amendment to the Board of Supervisors for adoption (Discussion and Action) (Resolution No. 20-2022)
- h) Approving an amendment to the Development Controls and Design Guidelines for the Transbay Redevelopment Project in conjunction with the approval of a mixed-use residential project at Transbay Block 4(Discussion and Action) (Resolution No. 21-2022)

- i) Authorizing, at a Public Hearing Under Section 33431 of the Health and Safety Code, a Disposition and Development Agreement with F4 Transbay Partners LLC, a Delaware Limited Liability Company, and Transbay Block 4 Housing Partnership, L.P., A California Limited Partnership, for the Purchase of Block 4 of Zone One of the Transbay Redevelopment Project Area (Block 4) and adjacent future Tehama Street Right of Way and development of approximately 681 residential units including 306 units affordable to low- or moderate-income households, ground floor retail, open space, streetscape improvements and underground parking; and adopting environmental review findings pursuant to the California Environmental Quality Act (Discussion and Action) (Resolution No. 22-2022)
- j) Conditionally approving the Schematic Design of a mixed-use residential project at Block 4 of Zone One of the Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 23-2022)

6. Public Comment on Non-Agenda Items

Members of the public may address the Commission on matters that are within the Commission jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Commission adopts a shorter period.

7. Report of the Chair

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment