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COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

CITY HALL, ROOM 416
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Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfocii.org/commission. The agenda packet is also available at the reception desk at 1 South Van Ness Avenue, 5th Floor. If any materials related to an item on this agenda have been distributed to the Commission after distribution of the agenda packet, those materials are available for public inspection at the Commission's Office located at 1 South Van Ness Avenue, 5th Floor, during normal office hours.

AGENDA

TUESDAY, MARCH 15, 2016 • 1:00P.M.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 311.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2400 at least 72 hours prior to the meeting/hearing: assistive listening device, real time captioning, American Sign Language interpreters, use of a reader during a meeting, large print agendas or other accommodations are available upon request. Meeting minutes are available via our website at sfocii.org
5. In order to assist the Office of Community Investment and Infrastructure efforts to accommodate persons with severe allergies, environmental illness, chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Office of Community Investment and Infrastructure to accommodate these individuals.

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. IT IS STRONGLY RECOMMENDED THAT MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE COMMISSION SHOULD FILL OUT A "SPEAKER CARD" AND SUBMIT THE COMPLETED CARD TO THE COMMISSION SECRETARY.

1. Recognition of a Quorum

2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, April 5, 2016 at 1:00 pm (City Hall, Room 416).

- b) Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting.

Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

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

4. Matters of Unfinished Business

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) [Intentionally Omitted]

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 25 MINUTES

- b) Approving amendments to the Design for Development, Streetscape Master Plan and Major Phase 1 Application for Candlestick Point, and conforming changes to applicable Project Documents, and adopting environmental findings, including amending two adopted mitigation measures, pursuant to the California Environmental Quality Act and to the Disposition and Development Agreement with CP Development Co., LP, subject to City approvals to the extent required by the Interagency Cooperation Agreement and Planning Cooperation Agreement; Bayview Hunters Point and Hunters Point Shipyard Project Areas (Discussion and Action) (Resolution No. 13 – 2016)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- c) Authorizing a 75-year ground lease with Mercy Housing California 64, L.P, a California limited partnership, for the construction of an 120 unit (including one manager’s unit) very low-income affordable family rental housing development at Transbay Block 7 (255 Fremont/222 Beale Street), and adopting findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 14 – 2016)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- d) Informational presentation from Related California on the status of securing a grocery store tenant in the Transbay Block 8 mixed-income housing development (250 Fremont Street); Transbay Redevelopment Project Area (Discussion)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- e) Authorizing a 75-year air rights lease with T8 Housing Partners, L.P, a California limited partnership, for the construction of an 80 unit (including one manager’s unit) very low-income affordable family rental housing development at Transbay Block 8 (250 Fremont Street), and adopting findings pursuant to the California Environmental Quality Act; Transbay Redevelopment Project Area (Discussion and Action) (Resolution No. 15 – 2016)

STAFF PRESENTATION ESTIMATED TIME: 5 MINUTES

- f) Authorizing a seventh amendment to the legal services contract with Shute, Mihaly & Weinberger LLP, a Limited Liability Partnership, to increase the contract amount by \$450,000, for a total aggregate amount not to exceed \$2,400,000, to provide specialized legal services related to public trust and state park issues for the Candlestick Point and Hunters Point Shipyard Phase 2 Project; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Discussion and Action) (Resolution No. 16 – 2016)

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. It is strongly recommended that members of the public who wish to address the Commission fill out a "Speaker Card" and submit the completed card to the Commission Secretary.

7. Report of the Chair

8. Report of the Executive Director

9. Commissioners' Questions and Matters

10. Closed Session

- a) CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Pursuant to California Government Code Section 54956.8, a closed session has been calendared to give direction to staff regarding the potential sale of the property described below.)

Property: 200 Main Street (Portion of Block 3739, Lot 008) also known as Transbay Block 4
OCII Negotiators: Tiffany Bohee, Sally Oerth, James Morales, Shane Hart, Jeffrey White, Christine Maher

Negotiating Parties: For F4 Transbay Partners LLC, a Delaware Limited Liability Company, a joint venture of Urban Pacific Development, LLC, an affiliate of Hines Interests Limited Partnership, and Broad Street Principal Investments, L.L.C, an affiliate of Goldman Sachs: Christopher Collins and Cameron Falconer

Under Negotiation: _____ Price, _____ Terms of Payment, ____x____ Both

(Discussion)

11. Adjournment