

Edwin M. Lee
MAYOR



Marilyn Mondejar
CHAIR

Miguel Bustos
VICE-CHAIR

Leah Pimentel
Mara Rosales
Darshan Singh
COMMISSIONERS

Nadia Sesay
INTERIM EXECUTIVE DIRECTOR

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
16th DAY OF MAY 2017**

The members of the Commission on Community Investment and Infrastructure 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 1:00 p.m. on the 16th day of May 2017, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:03 p.m. Roll call was taken.

Commissioner Pimentel – present
Commissioner Rosales - present
Commissioner Singh – present
Vice-Chair Bustos - present
Chair Mondejar - present

All Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, June 6, 2017 at 1:00 p.m. (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 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.

C. Announcement of Time Allotment for Public Comments

3. Report on actions taken at previous Closed Session meeting - None

4. Matters of Unfinished Business - None

5. Matters of New Business:

CONSENT AGENDA

- a) Approval of Minutes: Regular Meeting of April 18, 2017

PUBLIC COMMENT - None

Vice-Chair Bustos motioned to move Item 5(a) and Commissioner Rosales seconded that motion.

Secretary Nguyen called for a voice vote on Item 5(a).

Commissioner Pimentel - yes

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos - yes

Chair Mondejar - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING HELD ON APRIL 18, 2017, BE ADOPTED.

REGULAR AGENDA

- b) Establishing Park Rules for Candlestick Point and Hunters Point Shipyard Parks; Hunters Point Shipyard Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 18-2017)

Presenters: Nadia Sesay, Interim Executive Director; Jonathan Plowman, Development Specialist, Hunters Point Shipyard/Candlestick Point project; Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project

PUBLIC COMMENT

Speakers: Oscar James, native resident Bayview Hunters Point (BVHP); Chester K. Williams, Community Living Campaign

Mr. James expressed concern about the parks in San Francisco. He commended the Mission Bay parks maintenance and hoped that maintenance contracts for the Shipyard and Alice Griffith parks were awarded to a community company and that they made sure they had community people employed and trained to maintain those parks. Mr. James felt strongly that a community member would be more involved and dedicated to maintenance of the parks in the area. If the award did not go to a community company, he asked that at least residents from the community participate in park care. Mr. James hoped that OCII would do a good job in taking care of the parks because the former San Francisco Redevelopment Agency (SFRA) did not do a good job with this.

Mr. Williams stated that the Bayview (BV) was his sector and his concern was with technology. He remarked that if they wanted cell phone and WiFi access in BV parks, they needed to plan for it now. Mr. Williams reported that BV usually got the last of everything when it related to technology, which meant that low-income people would have no chance in getting ahead in this field because they had no access to it.

Vice-Chair Bustos commended staff on this project. His concern was with the naming of the parks and felt strongly that the parks should be named after community leaders who were from the area and who made the area what it was today. He was against naming parks after celebrities but wanted them named after real people from the City. Mr. Bustos inquired about the suggested name of Wedge Park for one of the parks.

Mr. Plowman responded that there was a City process involved in naming parks and streets and there was much interest in it. He did not know who had come up with the Wedge Park name. He deferred to Ms. Drew for more information.

Ms. Drew responded that there had been much interest around the naming of the streets and parks in Candlestick. She reported that there were three streets that would be named after community leaders from BVHP, namely Zerline Dixon, Elder Prior Smith and a third person whose name she could not remember. Ms. Drew reported that the BVHP CAC Chair, Dr. Hunnicutt, had organized a community process and had held several meetings where they solicited suggestions from the community for the naming of the parks and other streets in the area.

Vice-Chair Bustos referred to technology in the area and asked staff to research this for the residents there as well as for visitors to the parks. Mr. Bustos agreed with Mr. James' suggestion of hiring community members to maintain the parks and also agreed that care of the parks would be better if they hired community people to do it.

Mr. Plowman responded that in the parks maintenance contract they had a 50% goal for small business enterprise participation as well as a 50% goal for local workforce hire and they intended to achieve those goals. He reported that their central goal was to try to provide job opportunities for BV community members.

Commissioner Singh suggested that one of the parks be named after Leroy King who was one of the very first City commissioners and who had served for a long time.

Chair Mondejar reminded Commissioners that there was a carousel already named after Mr. King and also agreed with Commissioner Singh that naming a park after him was a good idea.

Commissioner Rosales pointed out that the Rec & Park Department had a website and inquired about how the public would be invited into the neighborhood to enjoy the parks as well as to enjoy the amenities offered in these new parks.

Mr. Plowman responded that staff was in contact with the Rec & Park Department because they were interested in creating a uniform system for making reservations for the parks and announcing events. He explained that the permit policy would be developed jointly with the entity they bring on to manage the parks; however, they did not have the details worked out yet. After having visited some of these parks, Mr. Plowman believed there would be a lot of word of mouth because the parks were so spectacular.

Chair Mondejar agreed with Commissioners Bustos and Singh that community leaders should be considered for park and street names. Ms. Mondejar pointed out that there were no women named at the Candlestick Park project, even though she acknowledged that there were not any women on the Giants or the 49er teams, but felt that they could have considered players' mothers. She wanted to make sure that women were also included in the naming of parks and streets for this new project. She also requested that they be sensitive to the ethnic make-up of the community. Regarding the park rules, Ms. Mondejar inquired about rules regarding the use of drones in the parks.

Mr. Plowman responded that the rules were becoming outpaced by technology. He reported that he had been looking through the rules for other parks and drones were not mentioned at all. But he agreed that this was a matter of interest and should be considered here.

Chair Mondejar recommended holding small concerts, craft fairs and other events in these parks to attract people from outside the community as well and especially since the parks would be opening soon.

Mr. Plowman agreed that these were the perfect areas for holding events of that type.

Vice-Chair Bustos recalled that a long time ago the agency had requested that a small building be installed in the new project which would serve an historical marker for the Ohlone Native American tribe. Mr. Bustos explained that the Muwekma Ohlone were the first people in San Francisco and they deserved to have something commemorated to them.

Mr. Plowman responded that he remembered this recommendation and had done some research into this. He reported that there were art pieces such as the Star Weave Canoe and also a historic walk that told the site's history and included the Ohlone. He did not recall any reference to a building. Mr. Plowman explained that they had left it to community interest to respond to demand for this.

Mr. Bustos stated that if the community were offered this as an option, then they would respond in the affirmative. He believed they could do better than one art piece.

Chair Mondejar suggested that they include a list on the OCII website of all the parks and public art and where they were located, as well as rules and requirements to reserve space, etc.

Commissioner Singh inquired about who would take care of the parks after 10:00 p.m.

Mr. Plowman responded that they would have security in the open spaces as well as the San Francisco Police Department and security that Lennar had contracted, so this would be jointly handled.

Chair Mondejar also suggested Oscar James, Dr. Veronica Hunnicutt, Dr. Espanola Jackson, and Commissioner Richardson to name parks after.

Vice-Chair Bustos motioned to move Item 5(b) and Commissioner Rosales seconded that motion.

Secretary Nguyen called for a voice vote on Item 5(b).

Commissioner Pimentel - yes

Commissioner Rosales - yes

Commissioner Singh - yes

Vice-Chair Bustos - yes

Chair Mondejar - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION NO. 18-2017, ESTABLISHING PARK RULES FOR CANDLESTICK POINT AND HUNTERS POINT SHIPYARD PARKS; HUNTERS POINT SHIPYARD PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Agenda Items 5(c) and 5(d) related to Bayview Hunters Point were heard together, but acted on separately

- c) Conditionally approving Schematic Designs, pursuant to the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement, for a mixed- use residential and retail building that includes 128 residential units, 13 of which are below market rate, and approximately 16,600 square feet of ground-floor, neighborhood retail at Candlestick Point South Block 6A, and adopting environmental review findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 19-2017)
- d) Conditionally approving Schematic Designs, pursuant to the Candlestick Point and Phase 2 of the Hunters Point Shipyard Disposition and Development Agreement, for a mixed- use residential and retail building that includes 127 residential units, 13 of which are below market rate, approximately 12,500 square feet of ground floor, neighborhood retail, and 5,000 square feet of community use at Candlestick Point South Block 8A, and adopting environmental review findings pursuant to the California Environmental Quality Act; Bayview Hunters Point Redevelopment Project Area (Discussion and Action) (Resolution No. 20-2017)

Presenters: Nadia Sesay, Interim Executive Director; Kasheica McKinney, Assistant Project Manager, Hunters Point Shipyard/Candlestick Point; Steve Sutherland, 5 Point; Patricia Senteno, Associate Principal and Senior Project Architect on both parcels, VAR Architects; Chris Hegland, VAR Architects; Tamsen Drew, Senior Project Manager, Hunters Point Shipyard/Candlestick Point Redevelopment Project; Jose Campos, Manager, Planning and Design Review, OCII

PUBLIC COMMENT

Speakers: Oscar James, native resident BVHP; Chester K. Williams, Community Living Campaign

Mr. James supported this proposal but stated that he wanted community members who had expertise as architects and engineers to have the opportunity to work on this project. Mr. James suggested helping some of the tenants who would like to start businesses by using funds from the Community Benefits package. He requested that training be provided to tenants where different organizations would go into the schools at the junior and high school level in Alice Griffith to expose kids to different kinds of businesses and motivate them to work toward a future. Mr. James reported that some COP holders who had been relocated had owned businesses in BVHP, the Western Addition, and South of Market and he wanted them to have the opportunity to return to the Shipyard and Alice Griffith to start businesses again.

Mr. Williams commended OCII on this presentation. He suggested that they place a technology lab service into the community so tenants could learn how to use computers and stressed that now was the time to plan for this. Mr. Williams noted that some of the residents were high-end and could afford this technology but there was another segment that did not have this skill and needed to learn. Mr. Williams suggested that they try to negotiate with cable companies to provide a special rate for tenants in these units because they were tied into an already existing system. He also suggested that each of these buildings have a separate satellite network that was attached to a hub in the area for faster speed for educating the community.

For the record, Ms. McKinney offered a letter from Dr. Veronica Hunnicutt on behalf of the CAC in support for Blocks 6A and 8A.

Commissioner Pimentel inquired about how residents would get parking spaces; inquired about whether parents would get preference because parents usually had cars. Ms. Pimentel referred to slide 9 and inquired about whether any of the businesses would be children-friendly, such as including a treehouse or a jamboree within a store.

Ms. McKinney responded that owners of the below market rate (BMR) units would be offered parking spaces first and then deferred to Mr. Sutherland for more information.

Mr. Sutton responded that BMR unit holders would have first choice and they could purchase a parking space at cost. He explained that they had chosen to decouple parking in order to reduce costs and if residents wanted to purchase parking, they could. Normally in the past, the cost of the parking was bundled into the unit price. He explained that for the market rate units, parking would be on demand and priced accordingly. Mr. Sutton reported that 80% of the units would have the option of getting parking spots. He responded that there would probably be no further preferences given other than those that came under the normal fair housing laws. He pointed out that there would be a grocery store within four blocks of the units and that this was a very walkable center.

Ms. McKinney responded that there had not been any programming yet for the retail space because it was still in the design phase but this was important input for the developer to hear.

Vice-Chair Bustos was pleased about the views, the textures and the colors. However, he was not pleased with the townhomes because they felt flat and looked like something from the 1970's. He inquired about whether there was something else they could do about this.

Mr. Haegglund responded that they had been working on trying to make the units look the same as well as look individual, that is, trying to find something that had variety without standing out too much. He referred to the townhomes as upside down units because the sleeping spaces were on lower floors and the living spaces were on the top floors; hence, the large windows on the top floors. He stated that they would take this back and look at the design again.

Commissioner Rosales reported that she did not have a problem with the townhome design and liked the different colors. She inquired about whether the siding for the townhomes was paneling or brick.

Mr. Haegglund responded that the material was a combination of stucco and wood siding or a painted siding. He reported that the final colors and material choices were still being defined. He explained that the intent was to give the units some texture in a contemporary way with muted colors and then some accent colors on the front doors and other places.

Commissioner Singh inquired about how many parking spaces there would be for each unit and how many spaces there would be in total; inquired about whether there would be parking for retail businesses.

Ms. McKinney responded that parking would not be 1:1. She reported that there were 107 parking spaces in each building for a total of 214. The commercial parking would be across the street in the retail center along with street parking.

Commissioner Rosales suggested they include an amenities map for next time, so they could see the entire project in full. She also suggested a vision plan for the workforce piece so they could better understand the common and overall efforts behind workforce development. Ms. Rosales indicated that they had traffic, housing and marketing plans and now they needed another plan for workforce.

Ms. McKinney responded that job training would be part of the community benefits and that they would be working with the developer on a master plan to show overall training and jobs for retail and other areas.

Commissioner Pimentel inquired about whether the commercial public parking would be metered; inquired about the bike workshop.

Ms. McKinney responded in the affirmative that public parking would be metered. She responded that there would be bike parking in both buildings and, as a result, one of the amenities would be a workshop space for residents to work on their bikes.

Chair Mondejar agreed with Commissioner Rosales about including an amenities map and also suggested they number the slides so they could all refer to the same page. Ms. Mondejar suggested an inspirational ideas report, that is, a story that told what inspired them to build this complex with this design and architecture. She inquired about whether six floors and 80 feet was the maximum height allowed; inquired about the inclusionary units; inquired about whether this was the maximum number allowed.

Ms. McKinney responded that the D4D specified the maximum height for each type of building and explained that this was the maximum height for a six story building with ground floor retail. She added that there would be some high rises also. Ms. McKinney responded that there would be 13 inclusionary units for each building so a maximum of 26 and that this was the number that was decided upon for these projects.

Ms. Drew responded that there was a BMR housing plan in the Phase II DDA which set forth affordable housing obligations for the agency as well as for the developer. She explained that for the 80-120% income group, it was the developer's obligation to include the affordable housing, which they could do so at their discretion. She reported that, like Phase I, they could include 5-20% inclusionary units in each block but they had to hit an average of 10.5% across their MR project. So, for these two blocks, they could have hit anywhere between 5-20% but they had to have at least 10.5% in this project.

Chair Mondejar referred to the Conditions of Approval for Block 8A slide and inquired about the reference to "further develop" building materials and asked about whether that meant there was a problem with this.

Mr. Campos responded that it was standard at the schematic design phase to still have questions about the actual materials that would be selected for the construction phase. He explained that after schematic design approval came the design development phase and during this phase they would get into discussions with the architect and the developer about choosing the best materials based on what was approved earlier with refinements. That was why they made note to further develop the material pallet.

Chair Mondejar thanked staff for the presentation.

Vice-Chair Bustos motioned to move Item 5(c) and Commissioner Pimentel seconded that motion.

Secretary Nguyen called for a voice vote on Item 5(c).

Commissioner Pimentel - yes

Commissioner Rosales - yes

Commissioner Singh - yes
Vice-Chair Bustos - yes
Chair Mondejar - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION NO. 19-2017, CONDITIONALLY APPROVING SCHEMATIC DESIGNS, PURSUANT TO THE CANDLESTICK POINT AND PHASE 2 OF THE HUNTERS POINT SHIPYARD DISPOSITION AND DEVELOPMENT AGREEMENT, FOR A MIXED- USE RESIDENTIAL AND RETAIL BUILDING THAT INCLUDES 128 RESIDENTIAL UNITS, 13 OF WHICH ARE BELOW MARKET RATE, AND APPROXIMATELY 16,600 SQUARE FEET OF GROUND-FLOOR, NEIGHBORHOOD RETAIL AT CANDLESTICK POINT SOUTH BLOCK 6A, AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Vice-Chair Bustos motioned to move Item 5(d) and Commissioner Pimentel seconded that motion.

Secretary Nguyen called for a voice vote on Item 5(d).

Commissioner Pimentel - yes
Commissioner Rosales - yes
Commissioner Singh - yes
Vice-Chair Bustos - yes
Chair Mondejar - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION NO. 20-2017, CONDITIONALLY APPROVING SCHEMATIC DESIGNS, PURSUANT TO THE CANDLESTICK POINT AND PHASE 2 OF THE HUNTERS POINT SHIPYARD DISPOSITION AND DEVELOPMENT AGREEMENT, FOR A MIXED- USE RESIDENTIAL AND RETAIL BUILDING THAT INCLUDES 127 RESIDENTIAL UNITS, 13 OF WHICH ARE BELOW MARKET RATE, APPROXIMATELY 12,500 SQUARE FEET OF GROUND FLOOR, NEIGHBORHOOD RETAIL, AND 5,000 SQUARE FEET OF COMMUNITY USE AT CANDLESTICK POINT SOUTH BLOCK 8A, AND ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- e) Conditionally approving the Schematic Design of a three-story, light industrial warehouse building with an accessory caretaker unit, at 1627 Jerrold Avenue and making environmental findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area (Discussion and Action) (Resolution No. 21-2017)

Presenters: Nadia Sesay, Interim Executive Director; Alok Vyas, Associate Planner and Urban Designer, OCII; Alan Hannawell and Veronica Koltuniak, Owners, Verokolt; Alice Arterberry, Architect, Arterberry Cooke Design

PUBLIC COMMENT

Speakers: Oscar James, native resident BVHP; Chester K. Williams, Community Living Campaign

Mr. James stated that he must have missed the CAC meeting when this item was brought forth. He stated that he was a member, trustee and deacon at the St. John Missionary Baptist Church nearby and there was no notice about this project provided to the church. He commended their work on the brother-in-law's house and he supported this item. He asked that in the future they let

the church know about any proposed work and get input from the surrounding entities to avoid surprise and negative reaction. Mr. James added that he was pleased that they were developing that lot.

Mr. Williams commended the architect for a good job on the project. His concern was with the traffic and noise that might occur with this new business and worried about conflicts with the residents in the neighborhood. He asked the Commission to consider that with this project.

Vice-Chair Bustos applauded the owners and architect on the design and in creating functional space which was pleasing to the eye as well as be able to incorporate some of the outside into the interior design. He asked them to reach out to the community church because they would serve as a great ally to the project.

Commissioner Pimentel was excited about the project and liked the design and the art behind the architecture. She asked the owner/architect to get neighborhood members involved and talk about the professions and occupations that went into that construction as a learning experience for the community.

Commissioner Singh inquired about the total value of the project; inquired about whether Mr. Hannawell had ever done any jobs previously for the City; inquired about the building material.

Mr. Hannawell responded that he thought it was approximately \$1 million to \$1 ½ million. He responded in the negative, that he had not worked for the City prior. He responded that the warehouse would hold an architectural salvage business and one of the products that they salvaged was a scallop screen which dragged through the ocean and allowed the smaller scallops to fall through and the larger ones that were legal to catch they kept. He responded that they procured the screen from a business partner who had an architectural salvage business on the east coast.

Commissioner Rosales was pleased with the design and stated that it had the wow factor. It would definitely stand out by itself from the surrounding buildings in the neighborhood and would add to the eclectic nature of the area.

Chair Mondejar was very pleased with the architectural inspiration story behind the project and commended the group on the project. She inquired about the Chinese business next store; expressed concern about the weight of the screen on the building and inquired about that.

Ms. Koltuniak responded that the Chinese business next store bent sheet metal for venting and built stainless steel countertops for restaurants. She responded that the screen would weigh 4,000 pounds and that it would be welded into the frame structure. She explained that they had already started working with the structural engineer on this part of the design.

Vice-Chair Bustos inquired about their business in San Francisco.

Ms. Koltuniak responded that she was an interior designer and had worked with another designer, Matt White, in recycling for many years. She explained that when the warehouse became available, they decided to move to San Francisco to create a west coast presence. She added that they were very excited about hiring local people when they moved into the community.

Vice-Chair Bustos thanked them for hiring a local team to work on this San Francisco project.

Chair Mondejar inquired about the architectural salvage business.

Ms. Koltuniak responded that as a designer she purchased many salvage items that she used in commercial projects. She reported that in her last project she used airplane side panels for a restaurant project. Ms. Koltuniak explained that there were many types of recycled items and raw material that could be used in architecture that would otherwise end up in landfill.

Vice-Chair Bustos motioned to move Item 5(e) and Commissioner Singh seconded that motion.

Secretary Nguyen called for a voice vote on Item 5(e).

Commissioner Pimentel - yes
Commissioner Rosales - yes
Commissioner Singh - yes
Vice-Chair Bustos - yes
Chair Mondejar - yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FIVE COMMISSIONERS THAT RESOLUTION NO. 19-2017, CONDITIONALLY APPROVING THE SCHEMATIC DESIGN OF A THREE-STORY, LIGHT INDUSTRIAL WAREHOUSE BUILDING WITH AN ACCESSORY CARETAKER UNIT, AT 1627 JERROLD AVENUE AND MAKING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; BAYVIEW INDUSTRIAL TRIANGLE, BE ADOPTED.

Public Comment on Non-Agenda Items

Speaker: Oscar James, native resident BVHP

Mr. James requested that OCII close the session in honor of Marie Booker, a community leader who taught native Swahili dancing in his neighborhood when the Navy was at the Shipyard. Her group danced for the Navy when the ships came in and Ms. Booker taught African dance to young girls in the community. He also suggested that they name a park after Ms. Booker because she changed the lives of many people in the area.

7. Report of the Chair

Chair Mondejar announced that she had attended the CityBuild graduation earlier that day. She reported that there were 11 graduates, including two women. This 10-month program was in its third year and was very successful. Ms. Mondejar announced that there was a mention about DAHLIA in the Examiner newspaper earlier in the week but, unfortunately, there was no mention of OCII, even though OCII had funded \$100,000 toward its development.

8. Report of the Interim Executive Director

Interim Executive Director Sesay echoed the comments of Mr. James regarding the loss of Ms. Booker. She announced that there were informational items in the Commissioner packets regarding the Yerba Buena Garden (YBG) Festival and also a sample application for the affordable housing lottery. Ms. Sesay commented on the DAHLIA article that it was written by a reporter and not by the Mayor's Office of Housing and Community Development. Comment made by Chair Mondejar was noted.

