

London N. Breed
MAYOR



Miguel Bustos
CHAIR

Mara Rosales
VICE-CHAIR

Bivett Brackett
Dr. Carolyn Ransom-Scott
COMMISSIONERS

Nadia Sesay
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
15th DAY OF OCTOBER 2019**

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 15th day of October 2019, 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 1:02 p.m. by Chair Bustos. Roll call was taken.

Commissioner Brackett - present
Commissioner Scott – present
Vice-Chair Rosales - present
Chair Bustos - present

All Commissioners were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, November 5, 2019 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 September 17, 2019

PUBLIC COMMENT - None

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

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

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT APPROVAL OF MINUTES OF REGULAR MEETING OF SEPTEMBER 17, 2019, BE ADOPTED.

REGULAR AGENDA

Agenda Items 5(b) through 5(d) related to the Major Phase Amendment for Candlestick Point were presented and acted on together

- b) Adopting findings, including amending adopted mitigation measures, pursuant to the California Environmental Quality Act related to approval of the 2019 Modified Project Variant for the Candlestick Point/Phase II of the Hunters Point Shipyard Development Project, including findings concerning the implementation of a threshold of significance for evaluating transportation impacts based on vehicle miles traveled; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action)(Resolution No. 25-2019)
- c) Adopting findings pursuant to the California Environmental Quality Act and approving an amendment to the Candlestick Point Design for Development; Bayview Hunters Point Redevelopment Project Area (Discussion and Action)(Resolution No. 26-2019)
- d) Adopting findings pursuant to the California Environmental Quality Act and approving a Major Phase Amendment for Candlestick Point Major Phase One, including associated revisions to the Candlestick Point Infrastructure Plan and Candlestick Point/Hunters Point Shipyard Phase 2 Transportation Plan, conversion of non-residential uses within the Bayview Hunters Point Redevelopment Plan Area and transfer of Research & Development/Office use from the Hunters Point Shipyard Redevelopment Plan Area to the Bayview Hunters Point Redevelopment Plan Area; and approving a modification to the Phasing Plan and Schedule of Performance for Candlestick Point; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action)(Resolution No. 27-2019)

Presenters: Nadia Sesay, Executive Director; Lila Hussain, Project Manager, Hunters Point Shipyard/Candlestick Phase II; Sally Oerth, Deputy Director

PUBLIC COMMENT

Speakers: Linda Fadeke Richardson; Bayview resident; Oscar James, native resident, Bayview Hunters Point (BVHP); Neola Gans; Joyce Armstrong, member Shipyard CAC and BVHP CAC and President, Public Housing Tenants Association (PHTA); Kimberly Hill-Brown, PHTA Secretary; Tim Paulson, Secretary/Treasurer, Construction Trades Council; James Mabrey, BVHP local business owner and BV resident; Rev. Arelious Walker, Community Pastor; Randal Seriguchi, Executive Director, Urban Ed Academy, BVHP; Alphonso Rhodes, ALS Painting, BV; Dr. Veronica Hunnicutt, Shipyard CAC; Cory Smith, San Francisco Housing Action Coalition

Ms. Richardson stated that there was no other company in the history of this City other than FivePoint that has provided community benefits of over \$53 million, which will increase with Candlestick Point. Ms. Richardson reminded Commissioners that she spent 18 years on the BVHP Project Area Committee working on the land use master plan, which included open space, housing, arts, transportation improvements, among other things, all of which was adopted by FivePoint. Ms. Richardson wanted to make this the goal standard for all future projects in the SE sector of the City. She commended FivePoint for their community outreach efforts, job training and job opportunities. She stated that these items were of some urgency because residents were leaving the BVHP area every day and they could not wait any longer. She urged Commissioners to pass these items and thanked them for their endorsement.

Mr. James stated that he had been working on the Shipyard project for 45 years and wanted to make sure the community benefits were provided. He reminded everyone that BVHP had suffered all this time with the loss of residents and employment and it was time to move this forward. He commended FivePoint for their commitment in helping contractors and working with local residents on this project. Mr. James talked about his history with the Shipyard. He urged Commissioners to move this project and asked FivePoint to hire more people to work in this project when it was finished.

Ms. Gans stated that she was in support of these items.

Ms. Armstrong stated that as representative of Public Housing Tenant Association, she was there in support of these items and commended FivePoint for their work and the work of the CAC. She urged OCII to pass these items.

Ms. Hill-Brown was in support of moving forward with this resolution. She recalled that Alice Griffith was her first home and this area had been her backyard. She talked about her grandfather who had been in the Navy and was very grateful to the older members of the community who knew and recalled the history of this area. Ms. Hill-Brown commended La Shon Walker (FivePoint Outreach program), who had allowed District 10 residents to have input during the meetings and urged them to participate in these projects.

Mr. Paulson stated that organized labor had been behind this project since its inception and was there on its behalf to support this project moving forward. He recalled that when this project started, no one knew whether the 49ers would stay at Candlestick or not. He commended FivePoint for moving forward despite this confusion and for their investment in this project.

Mr. Mabrey stated that as a local business owner of janitorial services, he employed 100% local residents and spoke about how instrumental FivePoint had been in helping his small business grow. This project would enable him to continue to grow his business even more and urged OCII to pass these items.

Rev. Walker spoke about his history in San Francisco as Pastor and now Emeritus Pastor of his Church in BVHP. He stated that he completely supported this project and was excited about the housing and jobs that would come of it. He talked about the history of his family coming from Texas to San Francisco and working in redevelopment of the area. He commended FivePoint for their work in this project.

Mr. Seriguchi described his organization, a non-profit in BVHP since 2010, which had served boys and men of color in the area. Their mission name was Man the Bay, which recruited African American men to move to the City, provide them with housing and train them as teachers. Mr. Seriguchi stated that FivePoint had been very helpful to his organization and they were hoping that ultimately one of their teachers would be able to live at this project. He hoped OCII would approve these items.

Mr. Rhodes stated that he had owned his small business in BV for 18 years and had employed residents in the neighborhood. FivePoint had been very good to the small local businesses and if these items passed, he would be able to employ more local residents.

Dr. Hunnicutt reminded OCII that she was Dean of the SE Campus of City College of San Francisco for 13 years as well as an educator, teacher and administrator in the City. She stressed that this project had it all—housing at 60% AMI or lower, childcare in different sites, training for jobs that would be coming in the project, homeless housing, senior housing, community facilities, honoring of certificate preferences, community benefits already in progress, a hotel, a film center, assistance for small businesses, among other items. She reported that the CAC had already approved this project and asked OCII to not forget about this forgotten neighborhood and do some good for the BV as well as for the entire City.

Mr. Smith aligned with all the previous speakers and hoped that all the improvements and benefits became a reality. He also wanted to make sure that there were no unnecessary delays in construction with this project and that this project would keep moving forward with the same sense of urgency that they had recognized so far.

Commissioner Scott thanked all the speakers for their input and OCII staff and FivePoint for their due diligence. She stated that she was one of the residents who was moved in the 40's to HP because of redevelopment and was pleased that she saw that now the story had flipped and they had the opportunity to change this area from the forgotten to the community finally served.

Commissioner Brackett thanked Rev. Walker at the Church which had been in the area for such a long time and for his work in building housing in the area, especially for seniors. She thanked FivePoint for preserving the childcare facility in that neighborhood; thanked Ms. Hill-Brown for her comments regarding the effect that Candlestick has had on the community; thanked FivePoint and OCII for preserving the original amount of housing units and adding another 428 units. She thanked Mr. Rhodes and Mr. Mabrey for their comments because they had been affected by the early outreach by Lennar to local businesses. Ms. Brackett restated the strong historic tie that continued through today with the presence of the original business owners 20 years later in the area. She pointed out that small businesses had not been included in the 2008 meeting under COP because it was originally just residential but she hoped they could add in something for COP businesses.

Vice-Chair Rosales was moved to hear the community stand up and tell OCII what this project meant to them at every level. She stated that she could now trust FivePoint with the plans moving forward after seeing all the numbers and hearing the personal testimonies brought forward and was in full support of this item.

Chair Bustos stated that he was on the Redevelopment Agency very early on and remembered the long hours of discussion regarding this project. However, now it was really happening. He reminded everyone that the SE area of this City had been totally neglected and was pleased to be able to do the right thing for this community. Mr. Bustos commended Kofi Bonner (Regional President, FivePoint) for putting together a team that took the time to get to know the community and make the community a part of the project by listening to everyone and their opinion and still making it all come together. He thanked everyone who had worked on this project and those who would be working on this project in the future. Mr. Bustos stated that this project was one he would be most proud of when his time to leave had come.

Commissioner Scott motioned to move Items 5(b), (c) and (d) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Items 5(b), (c) and (d).

Commissioner Brackett – yes
Commissioner Scott - yes
Vice-Chair Rosales - yes
Chair Bustos – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 25-2019, ADOPTING FINDINGS, INCLUDING AMENDING ADOPTED MITIGATION MEASURES, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT RELATED TO APPROVAL OF THE 2019 MODIFIED PROJECT VARIANT FOR THE CANDLESTICK POINT/PHASE II OF THE HUNTERS POINT SHIPYARD DEVELOPMENT PROJECT, INCLUDING FINDINGS CONCERNING THE IMPLEMENTATION OF A THRESHOLD OF SIGNIFICANCE FOR EVALUATING TRANSPORTATION IMPACTS BASED ON VEHICLE MILES TRAVELED; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 26-2019, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING AN AMENDMENT TO THE CANDLESTICK POINT DESIGN FOR DEVELOPMENT; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 27-2019, ADOPTING FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING A MAJOR PHASE AMENDMENT FOR CANDLESTICK POINT MAJOR PHASE ONE, INCLUDING ASSOCIATED REVISIONS TO THE CANDLESTICK POINT INFRASTRUCTURE PLAN AND CANDLESTICK POINT/HUNTERS POINT SHIPYARD PHASE 2 TRANSPORTATION PLAN, CONVERSION OF NON-RESIDENTIAL USES WITHIN THE BAYVIEW HUNTERS POINT REDEVELOPMENT PLAN AREA AND TRANSFER OF RESEARCH & DEVELOPMENT/OFFICE USE FROM THE HUNTERS POINT SHIPYARD REDEVELOPMENT PLAN AREA TO THE BAYVIEW HUNTERS POINT REDEVELOPMENT PLAN AREA; AND APPROVING A MODIFICATION TO THE PHASING PLAN AND SCHEDULE OF PERFORMANCE FOR CANDLESTICK POINT; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Applause from the audience.

6. Public Comment on Non-Agenda Items

Speaker: Oscar James, native resident, BVHP

Mr. James recalled the name of Larry DeCarlos who was the director of the Model Cities working in the Mission very long ago and wanted to provide that name for OCII. He commended OCII again for their dedication and the CAC for their dedication in the community.

7. Report of the Chair

Chair Bustos announced that he had no report.

8. Report of the Executive Director - None

9. Commissioners' Questions and Matters – None

10. Closed Session - None

11. Adjournment

Commissioner Scott moved to adjourn and Commissioner Brackett seconded that motion.

Chair Bustos adjourned the meeting at 2:13 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary