

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
17th DAY OF DECEMBER 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 17th day of December 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 1:00 p.m. by Chair Bustos. Roll call was taken.

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

Commissioner Brackett arrived late. All other Commissioners were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, January 7, 2020 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 - None

REGULAR AGENDA

- a) Electing the Chair and Vice Chair under Section 27 of the Successor Agency Bylaws (Discussion and Action)

Chair Bustos requested a nomination for the position of OCII Chair. Vice-Chair Rosales nominated Miguel Bustos and the nomination was seconded by Commissioner Scott. Mr. Bustos accepted the nomination.

PUBLIC COMMENT - None

Secretary Cruz called for a voice vote on Item 5(a) to elect Miguel Bustos to serve as OCII Chair.

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT THE ELECTION OF MIGUEL BUSTOS AS OCII CHAIR BE ADOPTED.

Chair Bustos requested a nomination for the position of Vice-Chair. Commissioner Scott nominated Mara Rosales and the nomination was seconded by Chair Bustos. Ms. Rosales accepted the nomination.

Secretary Cruz called for a voice vote on Item 5(a) to elect Mara Rosales to serve as OCII Vice-Chair.

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

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSENCE THAT THE ELECTION OF MARA ROSALES AS OCII VICE-CHAIR BE ADOPTED.

- b) Workshop on the current status of commercial, retail, hotel, residential and open space development in the Mission Bay North and South Project Areas and overview of additional projects for commercial space at 1450 Owens (Alexandria Real Estate), hotel/residential space at Blocks 29-30 (Golden State Warriors Phase II), and an increased number of affordable housing units (Discussion)

Presenters: Nadia Sesay, Executive Director; Marc Slutzkin, Project Manager, Mission Bay (MB)

PUBLIC COMMENT

Speakers: Oscar James, native resident Bayview Hunters Point (BVHP); Jim Donnelly, MB resident owner; Sarah Bertram, MB resident

Mr. James recalled that he served as Commissioner for Model Cities which was responsible for the property which is now Mission Bay. He explained that during the 1950's this area was a train spur and individuals who had been laid off from the HP Shipyard and became homeless lived in the boxcars at the train yard. Mr. James requested that homeless housing be created for COP individuals from the 94124 zone and other BVHP and MB communities. He also requested that Below Market Rate (BMR) housing be offered for that area as well. Mr. James commended the Warriors for building a hotel on the site and stated that the Warriors organization had been a blessing for both San Francisco and Oakland communities.

Mr. Donnelly inquired about the total number of entitlements for Block 12W and 4East and whether there were any entitlements left as compared to the original plan.

Ms. Bertram spoke about the importance of open space in MB and was also in support of development of the area. However, she stated that members of the community were concerned about the effect of construction of a high building on the athletic field, especially with regards to the amount of shade that it would disburse. Ms. Bertram expressed concern that this could change the experience for children and members of the community if the area became significantly shaded.

Commissioner Scott commended staff on the presentation and the work and development in that area and thanked everyone for their hard work.

Vice-Chair Rosales thanked staff for the presentation and was especially pleased with the historical aspect of it. She referred to the 250-room hotel under construction and to the second hotel of 129 rooms which was being proposed and inquired about whether there was enough demand for another hotel.

Mr. Slutzkin responded in the affirmative and added that the second hotel there would contain another floor which would be extra tall for visiting basketball teams.

Vice-Chair Rosales referred to the plans for the school and childcare centers and inquired about how quickly the school would come online.

Mr. Slutzkin responded that the goal was 2025. He explained that the school site was located within the UCSF Campus and UCSF and SFUSD are currently in discussions about transferring the site to SFUSD.

Vice-Chair Rosales referred to Supervisor (Matt) Haney and the issue of access to parks and open space that had been limited by fencing and his office had been able to break through that.

Mr. Slutzkin responded that once the parks were built, they remained fenced by the City while construction was still ongoing. So the grass might be rolled out and might look ready for use; however, he explained that the park would not be "accepted" until a 90-150 day legislative process was completed by the City.

Vice-Chair Rosales inquired about what happened once the open space was accepted and whether it was transferred directly to the Parks and Rec Department.

Mr. Slutzkin responded in the negative. He explained that OCII had a 45-year master lease for all open space, which was owned either by the City or the Port and that all three are parties to the master lease. OCII was responsible for it. Mr. Slutzkin added that everyone paid into a CFD5 fund to maintain the open space and a third party management firm was hired to manage the parks.

Vice-Chair Rosales referred to slide 13 and the amenities map, which displayed 108 retail spaces. She inquired about why MB was so successful in terms of its vacancy rate for retail and whether the rent structure was more favorable for that area.

Mr. Slutzkin responded that now that “there was a there there”, retailers were willing to come in, especially since the food truck park had opened up. He responded that he did not think the rent structure was more favorable because many of the spaces were going for MR and the developer was getting top dollar.

Chair Bustos thanked Mr. Slutzkin for his presentation. He stated that while they were going through the different projects, he remembered voting on those projects way back when. Mr. Bustos hoped that minority business participation and construction hours stayed high. He thanked community members for their comments.

c) Workshop on the current status of development in Zone 1 of the Transbay Redevelopment Project Area (Discussion)

Presenters: Nadia Sesay, Executive Director; Shane Hart, Transbay Project Manager

PUBLIC COMMENT

Speaker: Oscar James, native resident, BVHP

Mr. James spoke about MB and South of Market (SOMA) housing. He recalled that during redevelopment many people had been relocated out of those areas who did not receive a Certificate of Preference and he believed they should receive a preference. Mr. James indicated that perhaps they could use the school they went to in order to prove they had lived there. Mr. James stated that the developers and others were making millions of dollars off the construction of these projects and they needed to provide the homeless with housing and offer more BMR housing.

Chair Bustos thanked Mr. Hart for his presentation.

6. Public Comment on Non-Agenda Items

Speaker: Oscar James, native resident, BVHP

Mr. James wished everyone a happy holiday inclusive of all religions. He stated that it was a blessing that they had come this far this past year. He was very pleased with the Navigation Center that Mayor Breed was able to get built in the Embarcadero area.

7. Report of the Chair

Chair Bustos announced that he had no report.

8. Report of the Executive Director

Executive Director Sesay announced the grand opening on December 4 of the Transbay (TB) Child Development Center with Mayor Breed and Supervisor Haney in attendance to celebrate the completion of this center for ages 18 months to 5 years old. Ms. Sesay reported that Commissioners Scott and Brackett attended this as well. Ms. Sesay explained that this was one of over 30 early care and education centers in this high-need neighborhood and that OCII and other City agencies had partnered to fund this center. It would be licensed to care for over 60 children ages 18 months to five

years old, and 50% of the space was subsidized and operated by SOM Childcare. Ms. Sesay reported that first priority would go to residents within the building.

9. Commissioners' Questions and Matters

Chair Bustos reminded everyone that this was the last meeting for 2019 and wished everyone a happy holiday.

Commissioner Scott commented that they had accomplished a great deal just since she had become a Commissioner and was amazed and proud to be able to witness the changes that were going on. She commended the OCII team for their hard work over the past year. Ms. Scott stated that she had seen many changes and there seemed to now be a greater effort to be more inclusive and thoughtful.

Vice-Chair Rosales wished everyone a Merry Christmas and Happy New Year (in Spanish too).

Commissioner Brackett commented that while she was attending the TB Child Development Center opening, she had run into a childhood friend who had been displaced from the Fillmore area. Ms. Brackett reported that this individual had been able to return to San Francisco and was working at one of the OCII sites. This was a real success story. Ms. Brackett wished everyone a happy holiday.

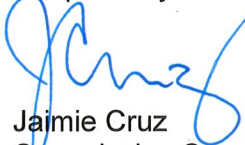
10. Closed Session - None

11. Adjournment

Vice-Chair Rosales motioned to adjourn and Commissioner Scott seconded that motion.

Chair Bustos adjourned the meeting at 1:52 p.m.

Respectfully submitted,



Jaimie Cruz
Commission Secretary