

London N. Breed  
MAYOR



Bivett Brackett  
CHAIR

Dr. Carolyn Ransom-Scott  
VICE-CHAIR

Vanessa Aquino  
Tamsen Drew  
Kent Lim  
COMMISSIONERS

Thor Kaslofsky  
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 JULY 2024**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting in person at 1:00 p.m. on the 16th day of July 2024.

**REMOTE ACCESS:**

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

**PUBLIC COMMENT:**

Members of the public may provide public comment in-person at the noticed location or remotely via teleconference (detailed instructions available at: <https://sfocii.org/remote-meeting-information>). Members of the public may also submit their comments by email to: [commissionsecretary.ocii@sfgov.org](mailto:commissionsecretary.ocii@sfgov.org); all comments received will be made a part of the official record.

**INSTRUCTIONS FOR PUBLIC COMMENT:**

**DIAL:** 1-415-655-0001      **ENTER ACCESS CODE:** 2663 627 7481      **PRESS #**      **PRESS #**  
**again to enter the call. Press \*3 to submit your request to speak.**

**REGULAR MEETING AGENDA**

**1. Recognition of a Quorum**

Meeting was called to order at 1:00 p.m. by Chair Brackett. Roll call was taken.

Commissioner Aquino - present  
Commissioner Drew - present  
Commissioner Lim - present  
Vice-Chair Scott - present  
Chair Brackett - present

All Commissioners were present.

**2. Announcements**

- a) The next regularly scheduled Commission meeting will be held **in person** on Tuesday, August 6, 2024 at 1:00 pm at City Hall in 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.
- c) **Announcement of Time Allotment for Public Comments from participants dialing in:**  
Please be advised that 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. We recommend that members of the public who are attending the meeting in person fill out a "Speaker Card" and submit the completed card to the Commission Secretary. All dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to provide any public comment. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

**PUBLIC COMMENT CALL-IN: 1-415-655-0001 ACCESS CODE: 2663 627 7481**

Secretary Nguyen read the instructions for the public to call in.

- 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 July 2, 2024

**PUBLIC COMMENT-** None

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

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

Commissioner Aquino - yes  
Commissioner Drew - yes  
Commissioner Lim - yes  
Vice-Chair Scott - yes  
Chair Brackett - yes

**ADOPTION:** IT WAS VOTED BY FIVE COMMISSIONERS THAT APPROVAL OF THE MINUTES FOR REGULAR MEETING OF JULY 2, 2024, BE ADOPTED.

**REGULAR AGENDA**

**The public hearing for the following agenda item, which was noticed under Section 33452 of the California Health and Safety Code, will be proposed for continuance to the Commission meeting of September 3, 2024**

Approving amendments to the Redevelopment Plan for the Hunters Point Shipyard Redevelopment Project Area and the Redevelopment Plan for the Bayview Hunters Point Redevelopment Project Area, referring the plan amendments to the Planning Commission for its report on conformity with the General Plan, and recommending the plan amendments to the Board of Supervisors for adoption; Hunters Point Shipyard Redevelopment Project Area and Bayview Hunters Point Redevelopment Project Area (Discussion and Action)

Presenter: Thor Kaslofsky, Executive Director

## **PUBLIC COMMENT**

Speakers: Witt Turner, Housing Action Coalition; Shirley Moore, resident, Candlestick Point; Oscar James, native resident, Bayview Hunters Point (BVHP); Brenda Ramirez, BVHP resident and neighbor of the Candlestick project; Uzuri Pease-Greene, Potrero Hill resident; Oronde Sterling, Owner, Sterling Framers; Judith Keenan, BVHP resident; Bryan Robinson, member, Candlestick Heights Neighborhood Association; Ace Washington; Michael Stanton

Mr. Turner stated that he was in support of the Candlestick project. He contended that this project represented a vital opportunity for housing, economic growth and improvement of the SE waterfront. And that it was more than just a development, but rather would create needed jobs and provide housing to make sure that San Francisco (SF) remained an inclusive place to live in. Mr. Turner supported the developer and stated that the intentions behind the delays must be focused on the best positive outcomes for the Bayview and the developer.

Ms. Moore stated that she lived 100' from the project and opposed the movement of the 2,500,000 sq. ft. of commercial space from Hunters Point to Candlestick Point. She expressed fear that moving this in addition to the Research & Development (R&D) space would overpower the community, cause health and environmental impacts and create traffic within the community. Ms. Moore stated that they had not heard anything about the traffic impacts of the development to the community. She also expressed concern about the Environmental Impact Report (EIR), which was signed in 2010 and the addendums being made to the EIR without any outreach to the community. She reported that they had to beg the developer to meet with community members and to date had been invited to one meeting. Ms. Moore stated that they would like to be included in ongoing meetings and that they would like to receive an updated EIR, which would reflect the many changes made to it. She stated that to not include those nearby residents in this matter was deceitful to the community.

Mr. James stated that his grandmother was the first person of color to buy a home in BVHP He stated that he was in support of this project because the community benefit package benefitted black residents in the community to be able to stay and to be able to become contractors. He stated that Lennar, now FivePoint had helped his community with scholarships, with down-payment assistance for home ownership and Certificate of Preference (COP) priorities. Mr. James expressed concern about FivePoint not including the entire community and he stated that they needed to meet with everyone, including Jamestown and Alice Griffith (AG). He described his family history in the community. Mr. James demanded that the Hunters Point Shipyard be 100% cleaned.

Ms. Ramirez stated that she lived less than 50' away from one of the R&D buildings that was being planned for. She expressed concern about health with the R&D project going up so close to residents and wanted to know what the effect would be on the community as well as concern about noise, dust, traffic and parking. She inquired about how much longer the construction would be

going on with the additional 2 million sq. ft. (of R&D) being moved over there. Ms. Ramirez inquired about how much sunlight would be taken away. She explained that it was difficult to learn by accident that this was about to happen without any notice to the community. She hoped the amendments would not go forward as currently written.

Ms. Pease-Greene stated that the toxins had always been at the Shipyard since blacks had been living there but nobody cared much about it until other people were moving into the area and they started building. She stated that she was 59 and the Shipyard had been toxic all her life. Ms. Pease-Greene was in support of this project because it was benefitting the low-income community. She commended the developers because they had stuck around and had not pulled out. She stated that she attended one meeting where a 13-year-old asked if the developer would consider meeting with youth and they said they would. This project had been going on for over 10 years and they should not pull out now. Ms. Pease-Greene added that it was impossible to not know about this project unless one just didn't read what is in one's mailbox until the last minute.

Mr. Sterling stated he was an SF hyper local and was in support of this project. He advocated that this project would create opportunity for micro-LBE (Local Business Enterprise) contractors like him to not only build in their community but also provide permanent employment such as maintenance work after the construction was finished, which would bring economic development back into the community. He added that there were meetings but people had to remain consistent.

Ms. Keenan was not against construction but was against two high-rises being built in the Bayview that were about to be built that would block the bay view.

Mr. Robinson stated that he supported the continuation of this matter because further discussion was needed and further information needed to be provided. He reported that there were some items that were in the notices but not brought up at the meetings. They had been promising jobs to his community forever; however, he continued to see the same workers come into his community on the projects who were not residents of his community and who did not support his community. He contended that those jobs were illusory in their promise. Mr. Robinson expressed concern about moving 2 million sq. ft. of commercial space to his area and he saw this as a problem because they already had 250,000 sq. ft. of commercial space at Executive Park that was under-utilized and which had been unoccupied for more than 7 years. Now they were proposing to build 10x that space and they had no one who would be occupying that space. Mr. Robinson added that there was a high vacancy rate of R&D and commercial space all over SF. Empty buildings did not employ people and created a blight on the area.

Mr. Washington spoke about the history of the redevelopment era and then about the Fillmore. He cautioned people to beware of the projects under discussion because it would take a very long time to finish these projects. He cautioned to pay attention to the history of all this. Mr. Washington lamented that there was no agency to look out for the Fillmore area.

Mr. Stanton was a neighbor of the Candlestick development. He expressed concern that a 2 million sq. ft. allocation for R&D did not make a community, but rather homes, retail and places where people lived and interacted made communities. He asked OCII to consider that a large empty research facility would not help the community.

Commissioner Drew motioned to continue this item until September 3 and Vice-Chair Scott seconded that motion.

Secretary Nguyen called for a voice vote on this item.

Commissioner Aquino - yes

Commissioner Drew - yes

Commissioner Lim - yes

Vice-Chair Scott - yes

Chair Brackett - yes

**ADOPTION:** IT WAS VOTED BY FIVE COMMISSIONERS THAT CONTINUANCE OF THE MATTER OF APPROVING AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND THE REDEVELOPMENT PLAN FOR THE BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA, REFERRING THE PLAN AMENDMENTS TO THE PLANNING COMMISSION FOR ITS REPORT ON CONFORMITY WITH THE GENERAL PLAN, AND RECOMMENDING THE PLAN AMENDMENTS TO THE BOARD OF SUPERVISORS FOR ADOPTION; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA AND BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA TO SEPTEMBER 3, 2024, BE ADOPTED.

Chair Brackett stated that this matter would be continued on September 3, 2024. She urged members of the public to reach out to OCII staff for more information and to continue participating in community meetings on the matter.

## **6. Public Comments on Non-Agenda Items**

Speakers: Ace Washington, the Fillmore Corridor Ambassador; Oscar James, BVHP native resident; Eros Agerlee

Mr. Washington spoke about the redevelopment era. He also spoke about the Fillmore District and about the Safeway located there and the fact that no one would speak to the community regarding the sale of the property. He was concerned that they wanted to shut down the Safeway and he wondered what would happen to the community without the Safeway. He asked for help from OCII to get more information on the status of the Fillmore and especially about the Fillmore garage.

Mr. James stated that this was the second-best Commission in history on redevelopment. He discussed the history of his community. Mr. James recalled that in the 1960's the Redevelopment Agency gave 50 years free rent to a produce market and that redevelopment used to give everything away to non-blacks. Everybody got benefits except black community residents. He added that today they had to beg for jobs in their own community.

Mr. Agerlee grew up in the Fillmore and stated that his aunt, Estelle Crawford, was the executive secretary for the Redevelopment Agency. He explained that in the past in order to get anything done in the Fillmore, one had to go through the Redevelopment Agency and the CAC and everybody knew what was going on. However, Mr. Agerlee contended that everybody needed to understand what the developers were doing and what their contracts really meant. Now Safeway was pulling out and the Heritage Center had been closed for years. Mr. Agerlee stated that the Fillmore was still dead even though some beautiful neighborhoods were being built around it. He asked OCII for help in the Fillmore.



## **7. Report of the Chair**

Chair Brackett stated that she had no report.

## **8. Report of the Executive Director**

Executive Director Kaslofsky stated that he had not report.

## **9. Commissioners Questions and Matters**

Commissioner Lim thanked Mr. James for including the Chinese as part of the community group.

Commissioner Aquino announced that on the previous Friday she had participated in the Sea of Change, which was the world's first commercial passenger ferry 100% fueled by hydrogen fuel cells and which seated about 80 passengers. Ms. Aquino was very pleased to have been part of this innovative experience and she felt that this was the way of the future.

Vice-Chair Scott stated that they used to have great internet access in the Bayview while the 49er's were at Candlestick but when they left, they tore down the tower and now access was almost zero in District 10. Dr. Scott noted from a news story that SF would be getting \$10 million to provide better and more internet services for BV and other under-served communities. Dr. Scott stated that this was good news for students, homeowners and all residents in D10, who had been struggling with a lack of good quality internet access.

Commissioner Lim commented that this was great news.

Chair Brackett stated that in light of comments regarding the Fillmore, the replacement housing legislation, the easement, the parking lot and the Safeway near the Heritage Center, she requested that Executive Director Kaslofsky provide an update from MOHCD (Mayor's Office of Housing and Community Development) and the City regarding the Safeway and adjoining properties. She also requested information about whether the parking lot management company had been reissued and whether they had hired someone from the community to work there as an attendant.

## **10. Closed Session - None**

## **11. Adjournment**

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

The meeting was adjourned at 2:03 p.m.

Respectfully submitted,



Lucinda Nguyen  
Commission Secretary