

Item 1: Introductions and Attendance:

Sarah Davis (Chair)	Present
Terezia Nemeth (Co-Vice Chair)	Present
Catherine Sharpe (Co-Vice Chair)	Excused
Donna Dell’Era	Present
Fernando Enciso-Marquez	Excused
Alfonso Felder	Present
Michael D. Freeman	Present
Adelaide Hulbert	Excused
Yoyo Murphy	Present (represented by Vanessa Gonzales)

Item 2: Discussion / Action Item: San Francisco Police District Boundary Analysis – 10 minutes
Description of Item: The San Francisco Police Department will provide an update on the Police District Boundary Analysis, which may propose changes to the district station boundaries to maximize resources and better deliver policing services to the community.

Copy of Presentation: <https://sfocii.org/sites/default/files/2024-11/Item%20%20-%20San%20Francisco%20Police%20District%20Boundary%20Analysis.pdf>

Presenter: Captain Luke Martin (San Francisco Police Department)

Q&A Highlights

- The District Boundary Analysis is scheduled to be presented to the Police Commission on December 11, 2024. The anticipated recommendation is to maintain the current boundaries without changes.
- The San Francisco Police Department is facing staffing challenges and is currently down 500 officers.
- A significant recruiting effort is underway, with the largest academy class since pre-COVID comprising 53 recruits. Dropouts occur at various stages of the recruitment process.
- If fully staffed, the department would consider redistricting, including adding a Union Square shopping district. Mission Bay and surrounding area would remain unaffected. This process would involve an analysis period of approximately 2 years, followed by an 18-month implementation phase.

Discussion item - no action taken.

Item 3: Discussion / Action Item: Arena Entertainment Zone – 10 minutes

Description of Item: San Francisco Office of Economic and Workforce Development San Francisco Office of Economic and Workforce Development and Chase Center will present on the proposed Management Plan for the Arena Entertainment Zone at Thrive City.

Copy of Presentation: https://sfocii.org/sites/default/files/2024-11/Item%203%20-%20Arena%20Entertainment%20Zone_0.pdf

Presenters: Ben Van Houten (Office of Economic and Workforce Development) and Vanessa Gonzalez (Golden State Warriors / Chase Center)

Q&A Highlights

- The Entertainment Zone participant flow will be monitored to identify and address any issues, including potential spillover into Bayfront Park.
- While the Entertainment Zone is active, Miller & Lux patrons must use the interior elevator to access the plaza and are not permitted to use the sidewalk in front of the main entrance.
- The Management Plan will provide a clear definition of incidents or calls for service, specifically addressing situations that pose public safety concerns.
- The Entertainment Zone will work with SFMTA to integrate Parking Control Officers into the Entertainment Zone’s management plan.
- Following the first Entertainment Zone event, the tree-lighting, the Office of Economic and Workforce Development and Chase Center will report back to the CAC.
- Notification of Entertainment Zone events will be issued through the existing Chase Center newsletter.
- Members of the public interested in the Transportation Improvement Fund can contact Vanessa Gonzales at vgonzalez@warriors.com
- The Office of Economic and Workforce Development will monitor events regularly, providing Management Plan updates every three months or more frequently if needed.
- For Chase Center-related concerns requiring immediate support, contact the Neighborhood Hotline at (415) 496-0820.
- For concerns outside Thrive City and the Chase Center, contact 311 for service.

Discussion item - no action taken.

Item 4: Discussion / Action Item: Approval of a Secondary Use designation for an aerobic studio on Block 3 West (1155 4th Street) in Mission Bay South – 10 minutes

Description of Item: Solidcore, offering Pilates-inspired fitness classes, is proposing to occupy approximately 2,236 sq. ft. of ground-floor retail tenant space at MBS Block 3W (Venue Apartments). Approval of this use requires a Secondary Use Determination from OCII per the MBS Redevelopment Plan. This is an action item – the MBCAC will vote.

Copy of Presentation: <https://sfocii.org/sites/default/files/2024-11/Item%204%20-%20Solidcore%20Secondary%20Use.pdf>

Presenters: Solidcore Representative

Q&A Highlights

- Members of the public expressed concerns about the over-saturation of aerobics studios, noting that other local businesses, such as Lagree Fitness, already offer similar services. They emphasized the need for more diverse retail businesses in the area.
- Questions arose about whether supporting existing businesses and new leasing decisions fall within the CAC's jurisdiction. However, this is outside the CAC's role, as such matters are dictated by market forces, unless the proposed business is not a principally permitted use under OCII's zoning documents
- Residents suggested the need for more resident-serving businesses, such as a hardware store.
- Tenanting empty retail spaces was highlighted as important for promoting increased foot traffic and creating a more vibrant neighborhood.

Action item – CAC members unanimously voted in favor.

Item 5: Discussion / Action Item: Arena Entertainment Zone Remaining Mission Bay Open Space Parcels Update – 10 minutes

Description of Item: Mission Bay Development Group (MBDG) will provide an overview of data gathered from site tours, recent public workshops and online Community Survey regarding future Mission Bay Parks P12, P13, P15, P7, and P9

Copy of Presentation: <https://sfocii.org/sites/default/files/2024-11/Item%205%20-%20Remaining%20Mission%20Bay%20Open%20Space%20Parcels%20Update.pdf>

Presenters: Luke Stewart (Mission Bay Development Group) and Carrie Rybczynski (Plural Studio)

Q&A Highlights

- The community acknowledged the efforts from the workshops and appreciated the incorporation of feedback into the future design process.
- Concerns were raised about the potential impact of the interim uses on existing businesses, including inclusion of food and beverage services in future designs.
- The community emphasized that future designs should eliminate the need for gas generators for food and beverage uses.
- The surveys and workshop participation showed that both passive and active uses are valued by the community, with a call for future opportunities to support new businesses.
- MBDG reported that brokers have expressed gratitude for the interim uses and their positive impact on leasing retail spaces on 4th Street.
- Concerns were voiced about Spark Social's policies, such as prohibiting outside food and drink, with community members opposing such practices in the future park design.
- Pedestrian safety issues near Spark Social, including conflicts with cars and delivery trucks, were highlighted. Suggestions included adding pick-up and drop-off zones in future redesigns.

- Questions were raised about the costs of maintaining specific uses (lawns, golf courses, food trucks) and whether economic benefits would return to the city or stay within Mission Bay. It was noted that future revenue from operators, if any, will remain in Mission Bay once the parks are built.
- Frequent closures of Spark Social were criticized for excluding the neighborhood, with calls for reconfiguring its operations to better serve the community in future designs.
- Spark Social's food truck businesses were acknowledged for their charitable contributions outside Mission Bay and their support to the broader community.
- The design process for Mission Bay Parks P12, P13, P15, P7, and P9 will be conducted simultaneously. There was a recommendation from the community to place more emphasis on Parks P7 and P9 in future discussions.

Discussion item - no action taken.

Item 4: Announcements and Updates – 10 minutes

- **OCII** – *Gretchen Heckman provided an update.*
 - A December 2024 CAC meeting will be held.
- **Mission Bay Development Group** - *Luke Stewart provided an update.*
 - Park P19 has been under construction for a month and is expected to start resembling a park early next year.
 - Park P2/P8 is in the final phase of permitting. Once construction begins, the new parking lot will be used for houseboat resident parking.
- **San Francisco Recreation and Parks Department** No representative was present.
- **San Francisco Port.** No Port representative was present.

1) Chair Update – No Chair Update

2) Public Comment (Persons wishing to address the members on non-agenda, but CAC related matters) – 5 minutes

- a) Playoffs may impact the CAC meeting being held at Chase Center in February 2025.
- b) Walk audits are being conducted under the guidance of Walk SF, which evaluate pedestrian safety around the Future Mission Bay School.

Meeting Closure – 6:36 PM