INFORMATIONAL MEMORANDUM

TO: Agency Commissioners

FROM: Fred Blackwell, Executive Director

SUBJECT: Media Clippings from 5.13.10 to 6.09.10

Enclosed is a collection of newspaper and media clippings that refer to the Redevelopment Agency or an Agency-related project or program.

(Originated by Gia Casteel-Brown, Executive Assistant)

Fred Blackwell
Executive Director

REDEVELOPMENT & AFFORDABLE HOUSING:

Attachment 1: SF Examiner.com: “Housing burden may be removed,” May 13, 2010

Attachment 2: SF Examiner.com: “Creating opportunities to own”, May 14, 2010

Attachment 3: SF Examiner.com: - Under the Dome: “Steel sculpture of woman may stay in Hayes Valley”, May 19, 2010

Attachment 4: SF BusinessTimes: “Shortsighted money grab”, May 21, 2010


BAYVIEW; HUNTERS POINT SHIPYARD; VISITACION VALLEY:


Attachment 7: “SF Examiner.com: “Shipyard project heading before Port, utilities commission”, June 6, 2010

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Attachment 9: “Santa Clara backs Niners’ bid to move”, June 9, 2010
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Attachment 11: “York makes plans to move 49ers”, June 10, 2010
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MISSION BAY:
Attachment 15: SF Business Times: “Bayer swallows tax breaks, feels a lot better about Bay Area”, May 21, 2010
Attachment 16 Mission Loc@l: “Kayaking down Mission Creek”, May 26, 2010

SOMA & TRANSBAY:
Attachment 17: SF Business Times: “Ubisoft playing to win with bigger SoMa HQ”, May 14, 2010
Attachment 20 SF Examiner.com: “Transbay Transit Center body to vote on capital, operating budgets
Economic boost: Mayor Gavin Newsom says if developers are relieved of the high upfront cost of affordable-housing units, it would jump-start building and create jobs.

Housing burden may be removed

To spur developments, tax increase would pay for affordable units

By Erin Sherbert
San Francisco Staff Writer

Raising developers from having to pay for affordable housing is the latest proposal by Mayor Gavin Newsom to spur development in The City. Currently, developers are required to either build a certain number of affordable-housing units with their projects or pay in-lieu fees that go toward off-site construction. The housing can cost a developer as much as $90,000 per unit, a fee that’s a huge hurdle even in good times, according to city officials.

Newsom is considering legislation that would increase the tax on property sales as a different way to pay for affordable housing. It would create a more stable and steady revenue stream to build affordable housing at a time when many developments are at a standstill due to the recession, the mayor said.

If The City could relieve developers of the massive upfront cost for affordable housing, it would jump-start building and generate construction jobs, according to the mayor. In the long term, it likely would lower housing prices, as developers would no longer have to pay the cost of building affordable-housing units, Newsom said.

“It’s not without its critics. I’m sure, but it would be a bigger risk to not have the debate,” Newsom said.

Newsom’s advisers are still hammering out details of the legislation, deciding whether it would apply to commercial, residential or only new projects, said Jennifer Rotine-Maitz, Newsom’s economic adviser.

The mayor hinted at his new legislation the same week that the Board of Supervisors approved legislation the same week that the Board of Supervisors approved legislation the same week that the Board of Supervisors approved legislation that would allow developers to reduce the fees for affordable-housing projects.

In exchange, developers would agree to place a permanent 1 percent transfer fee on the property that would then go back to funding affordable housing. However, the mayor recently tabled this plan, seeing that supervisors were not ready to support it.

Michael Theriault, secretary treasurer of the San Francisco Building Construction Trades Council, said increasing the transfer tax would be a more secure way of building affordable housing now.

“What we understand from developers is they have to take a great deal more in loans in order to make payments for affordable housing,” Theriault said. “It makes it more difficult for projects to get done in this economy.”

Sherbert@sfexaminer.com
Creating opportunities to own

Services to help people buy homes to be consolidated into center

By Erin Sherbert
Examiner Staff Writer

The labyrinth of paperwork and agencies that first-time homebuyers in The City must navigate in order to receive help purchasing a residence may become simpler after an initiative is officially launched today.

There are numerous agencies that are available to help moderate- and lower-income residents in The City purchase a home. But for the first time, HomeownershipSF will work with all these resources in a one-stop center.

The effort by the Mayor’s Office to start the program has been in the works for the past five years. This year, with the help of the Mayor’s Office of Housing, the new organization has raised nearly $500,000 in private and public funding.

The money will go toward a second aspect of the city services: providing foreclosure counseling and loan programs.

“We hope people can get into trouble in the housing market is because they went into it without knowing what they were getting themselves into,” said Myrna Melgar, director of homeownership programs in the Mayor’s Office of Housing.

San Francisco has one of the lowest rates of homeownership in the nation, with only 25 percent of residents owning a home, she said. Only 9 percent are able to buy a home on their own, Melgar said.

After the housing crisis that plagued the nation, many people have been afraid to buy homes, especially in San Francisco, where housing prices are higher. She noted that in The City, a family of four making $120,000 could get into a below-market-rate house — and the organization could help them.

“They are scared, and the vast majority in crisis did not get education and counseling on the front end or get a safe and responsible loan,” said Christi Balder, executive director of HomeOwnershipSF. “Some believe it’s not possible and they don’t know where to go and get started. We hope this will get them started.”

Source: Mayor’s Office of Housing

Law abiding: The police union could buy Paragon to use as its meeting hall because — unlike law enforcement officers — it can own an establishment that sells liquor because it’s considered a club or fraternity.

Terminology
In San Francisco, there are five primary types of affordable housing:

- Housing built by nonprofit and for-profit development companies with funding assistance from local, state and federal sources
- Affordable units integrated into regular market-rate developments due to San Francisco’s Inclusionary Housing Ordinance
- Public housing subsidized by federal government
- Portable Section 8 housing vouchers used by families to subsidize rent in private real estate market
- Single-room occupancy hotels purchased and renovated by The City in order to provide new permanent, supportive housing for homeless

Pier 39 plans party fit for a sea lion

By Katie Worth
Examiner Staff Writer

The famous sea lion groups at Pier 39 may have shipped town for their first party, but their human fans are pretty sure they will be around for this one.

In January, Pier 39 attempted to throw a party in honor of the 20th anniversary of the mammals’ arrival at the tourist mecca, according to spokeswomen Sue Muzin. Sea lions first showed up at the pier in January 1990.

Though the population of the animals is normally more sparse at the pier in midwinter than at other times, party organizers had good reason to believe there would still be at least a small crowd of the mammal guests of honor on the piers around the anniversary — in November, some 1750 had been counted there, far more than the average 900 to 600 that are typically in the area around that time of year, Muzin said.

But by the time the festivities arrived, nary a sea lion could be found, she said. Around the same time, animal-watching in Oregon noted a bigger-than-usual crowd of sea lions, and scientists theorized that perhaps the animals who had migrated north to follow a food source.

Fortunately, the exodus did not last long. The mammals have slowly returned, and there has been a steady crowd of between 150 and 300 sea lions since Pier 39 in recent weeks, Muzin said.

So the anniversary party is back on — albeit four months late — between 11 a.m. and 2 p.m. May 21. Guests will be provided party hats and simile. In honor of the 20th anniversary of the mammals.

“The population has been around at least a small crowd of the mammoth guests of the SPCA. It’s for teens interested in protecting animals from harm and exploring a career in animal rescue,” said Scott Delucchi, the senior vice president for the Peninsula Humane Society.

What is the program? It introduces teens to the work of humane officers every day and the work investigators do.

Why did you start it? We have a lot of teens who have a lot of questions and interested in the program. Really TV animal cop shows have shown a different light of officers. There are some misconceptions from the Disney sitcoms that the officers are grumpy, put-down and mean, and that is just not the case.

What will happen during today’s class? Teens will get to meet a few officers and find out what kind of skills they’ve developed and can use in the work they do.

What's one of the biggest misconceptions teens have? They are surprised to hear it happen in our county and that we are there to investigate and take evidence. The kids say, “When you work a animal-Cop meets CSI — looking for evidence and piecing things together — Andrea Koskey.

THE 5-MINUTE INTERVIEW

Scott Delucchi

The senior vice president for the Peninsula Humane Society is hosting a humane-officer program for a different light of officers. There are some misconceptions from the Disney sitcoms that the officers are grumpy, put-down and mean, and that is just not the case.

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San Francisco employees: Crash kills 1, injures another

A city utility worker died in a head-on crash while driving to work in Stanislaus County on Thursday morning.

Kevin Vigil, 45, was killed in the accident, which critically injured 28-year-old colleague Joseph Lopez, The City administration said.

The men lived in the San Francisco Public Utilities Commission-owned city of Moccasin and were driving to their jobs in Oakdale.

Vigil was a utility line worker who had worked for the agency for seven years. Lopez, a general laborer, had been hired with the SFPUC for four years.

The crash occurred on state Highway 12, 100 miles north of Stockton.

Lopez was in critical condition Thursday in a hospital in Oakdale. — John Episso
Sticking around? A sculpture of a woman gazing at the sky was supposed to be removed in June, but the Hayes Valley Art Coalition wants it to remain until December.

Highlights from The Examiner's City Hall blog. For more, visit www.sfexaminer.com/opinion/blogs/under-the-dome

New power plants will help keep lights on

A power-plant building spree undertaken amid widespread economic woes will help keep the lights on this summer.

By June, 1,760 new megawatts of electricity-generating capacity is expected to have been added for Californians over a one-year period, according to the California Independent System Operator, which oversees the grid.

That's enough electricity to power nearly 2 million homes. Less than 5 percent of the new generating capacity is from renewable sources, ISO figures show.

"The chance for rotating power outages [this summer] is less than 1 percent," ISO officials wrote in a statement. "As always, conditions can change quickly due to high air conditioning use during summer heat waves or wildfires near high-voltage lines affecting the flow of electricity."

The peak demand expected this summer is 47 megawatts, which is higher than last summer's peak of 46 but below the 2006 peak demand of 50, ISO figures show.

— John Upton

Steel sculpture of woman could stay in Hayes Valley

The 28-foot-tall steel sculpture of a woman arching her back at Hayes and Octavia streets, said to be gazing wistfully into an open sky, could keep staring for the rest of the year.

Dan Das Mann and Karen Cueto's sculpture of "Ecstasy" was supposed to come down in June, but the Hayes Valley Art Coalition has asked the Recreation and Park Commission if it can stay through December.

The commission will decide on the extension at its meeting Thursday.

— Kamala Kelkar

Board approves members of new pot task force

The membership of a new medical marijuana task force was approved Tuesday by the Board of Supervisors.

The 13 members are charged with advising the board on taxing marijuana, and changing the process of opening a medical marijuana club in San Francisco and rules about cultivation in residential buildings.

The use and distribution of medical marijuana is legal under state and city law, but illegal under federal law.

— Joshua Stohetral

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Shortsighted money grab

A Sacramento County Superior Court judge’s order will have a dramatic economic effect on 400 redevelopment agencies in the state — and dozens of high-profile projects.

Judge Lloyd Connelly, one of the most respected judges in the state, ordered redevelopment agencies to pay $1.7 billion to the state this year, and another $350 million next year.

The argument was simple: the cash-strapped state needs the dollars. And we cannot argue against the financial need, but it’s definitely a quick-fix, shortsighted solution to a long-term problem.

Redevelopment projects create jobs, curb blight, greatly improve run-down buildings, provide much-needed shelter — and make the region, and state, a better place to live and work. Completed redevelopment projects generate more sales-tax revenue and increase property tax.

So, grabbing almost $2 billion from redevelopment agencies will help fill the budget gap but leave a gaping hole down the road. The funds will help the Golden State keep operating but leave redevelopment agencies struggling.

We would implore the next governor and state lawmakers to make redevelopment funds a hands-off program, not a last-gasp piggy bank.

— Sacramento Business Journal

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Tenderloin / North of Market in San Francisco

June 2, 1:58 PM - Katie Mallory - SF Urban Renewal Examiner

June 3, 2010. By Katie Mallory

The Tenderloin district hosted a plethora of adult entertainment before the 1906 earthquake, such as brothels, boxing, gambling, billiard halls, bars, and theaters. The earthquake destroyed the entire neighborhood, and after it was rebuilt, the heritage of the old neighborhood carried over into the new one. More importantly, they built new apartment buildings that contained only studios and one bedroom apartments, not family sized units for couples with children. A reader told me that housing was planned for single men whom worked in the maritime industry.

Recently the San Francisco Human Services Department tracked the locations of welfare recipients by using their mailing addresses, and they discovered that there are thousands more families with children living in the Tenderloin than anyone imagined. Someone told me that 7,000 children live there. I will research it to confirm if it is accurate. The families have all of their members into studios, one bedroom apartments, and single room hotel rooms.

They don't have a grocery store. The City asked 40 different grocery store chains to open a store in the Tenderloin, and said that it would be unprofitable. With 7,000 children living there, how can that be possible? I can think of only one which is that families that rely on food stamps are on a tight budget and buy less food. With that said, 7,000 children consume a lot of food even if they ate only half of what they need. Either the grocery stores don't know how many people there, or they are afraid of petty theft.

I have heard different reasons to explain why families moved there, such as the less expensive rent, and its close proximity to Chinatown. The mothers must have noticed the sleazy strip clubs and liquor stores before they moved in. This is the conflict of interest between neighbors that I have ever seen. With that said, they have several other major problems to contend with.

• As you already know, the units in the apartment buildings were not designed for families.
• Most of their homes are infested with bed bugs.
• The neighborhood looks like hell because the property owners neglect their buildings.
• Most of the SRO buildings have not been seismically retrofitted.
• There are many adults loitering on the sidewalks that have frightening street behaviors that kids should not see.
  - The frightening street behaviors are both a public health issue and a criminal matter. With that said, it weighs in favor of public health. City mental health professionals have proposed to the Board of Supervisors to pass "Laura's Law" that would enable them to treat severely mentally ill people without their consent. Whether we agree with it in principle or not, it is an expensive solution. The City may be able to mitigate the cost by sending patients whom are veterans to the VA hospital. Additionally, the Napa State Hospital may admit them if they are deemed a danger to themselves or others.

The City, Churches, nonprofits, and neighborhood groups have spent a tremendous amount of money on the Tenderloin that said, the problem is too big to solve by dealing with it in its individual components.

To solve it, we will have to redevelop the neighborhood. There are three special considerations that will require brain trust and creative team with a wide variety of backgrounds:

1. Who will pay for redevelopment in a bad economy
2. Relocating many residents during construction
3. Attracting a large anchor employer that can accommodate employees whom have language barriers and disabilities.

http://www.examiner.com/blog/printexaminerarticles.cfm?section=examiners,examiners&blogtyp... 6/10/2010
Here are my initial thoughts about Point #1:

• "For Profit" Real estate developers build Affordable Housing rentals because they are required to by law, and the rental units is subsidized by HUD ("Section 8") or by the USDA Rural Development (but not in SF). If I missed a subsidy please let me know. If affordable housing is not profitable than they will build the minimum that is required by law, unconscionable, but you can’t blame them because their venture capital comes from corporate banks, Wall Street, and individual investors. If the developer loses their money than they will either sue him in court for far more money then lost, or they will try to put him in prison.

• Nonprofit developers, local governments and the military have the right systems in place to build enough Affordable Housing. For example the Navy built all of the apartments on Treasure Island. As a different example, nonprofit developers have been working on the SOMA redevelopment zone surrounding the 6th Street corridor for several years. They have made progress that has been extremely difficult to achieve, such as taking control over the Hugo Hotel. With that said, if down 6th street today, you will see that they have a long way to go. For example, the residential hotels look terrible. I would not blame Urban Solutions for it. I get the feeling that they are having trouble getting cooperation from the property owners, whom may lack funds.

Here is my initial thought about Point #2:

• Presuming that we can find enough money to redevelop several city blocks of the Tenderloin (North of Market), we relocate many of the residents. Mission Bay, the new community near AT&T Park, plans to offer 1,700 affordable units. Mission Bay Park is a large employer that has the ability to accommodate employees with language barriers and disabilities. That is awesome. However, if it is true that 7,000 kids live in the Tenderloin, than we will need far more affordable units than the Mission Bay community can provide, and they have to be large enough for families. I assume that the new apartment SOMA redevelopment zone (6th Street area) are full or the families would have already moved there. There are other redevelopment zones but it will be a long time before people can move in. For example, the new Transbay Terminal will create a lot of affordable housing, but it will be a long time from now.

Here are my initial thoughts about Point #3:

• San Francisco needs a local food processing plant because our grocery stores are trucking in our packaged food from other states. For example, right now I have two loaves of bread, and one comes from Wisconsin and the other one comes from Pennsylvania. The food at many of our restaurants and hotels comes from out of state, too. An added benefit of a food processing plant is that they can accommodate employees with language barriers and disabilities.

• I am aware that food processing plants have moved out of San Francisco, such as the Del Monte cannery near the Wharf and Ghirardelli chocolate. I presume that their operating costs were too high, and that the City offered incentives to stay. Somehow we need to bring this industry back, because it is an anchor employer, it is local for stable revenue in a bad economy.

• Call centers for utility companies such as Comcast need people whom speak other languages.

We still have to find a remedy for the sleazy strip clubs and liquor stores in the Tenderloin. They have a huge conflict with the families that have moved in, but they still have the right to be there. My initial thought is that they would be moving into a gated adult theme park that would be a miniature Las Vegas. It would create certain benefits and detriment the surrounding community:

• It is a new tourist attraction, which is important for our local economy.
• Trendy drinks are expensive, and it would generate a lot of tax revenue.
• It would create jobs for musicians.
• Their location is important. No one wants their kids to see it or to overhear it, including the tourists whom visit the park (without their kids). It cannot be near schools, parks or apartment buildings, and it should be out of sight of the Theater, Curran Theater, and the cable car stop at the intersection of Market and Powell, and Union Square.
• Safety would be a major concern:

http://www.examiner.com/blog/printexaminerarticles.cfm?section=examiners,examiners&blogtyp... 6/10/2010
Firstly, it should be a gated community that full grown adults can’t break into.

The front gate should have a metal detector and security guards to search purses and backpacks.

They need a small army of security guards to deal with disruptive customers. Guards call the SFPD to deal with whom are break the law.

If the SFPD receives a lot of complaints than they will assign officers to the area, which places a burden on thei department. It’s expensive and it’s more work for them. Additionally, that specific type of assignment is very s because occasionally they have to take control of violent outbreaks between customers whom are on drugs. It’s working at the Castro Halloween Parade or Club Suede, but with a metal detector at the front gate.

To pay for their added payroll expenses they may need to charge a small admission fee at the front gate of the I Additionally, the park would generate a lot of tax revenue from alcohol sales. I don’t know if those funds would for the protection of the park or not.

The SFPD would have to be involved in the planning process for a project like this for several different reasons enough funding, designing the fence around the park, ensuring that clubs do not hire convicted felons, etc.


Postcard, unknown artist.

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Author

Katie Mallory is an Examiner from San Francisco. You can see Katie's articles at:
Caltrain pitches more-for-less plan

Struggling agency may drastically cut service while increasing fares

By Will Reisman
Examiner Staff Writer

Starting in January, Caltrain passengers could be paying more for less service, as the transit agency grapples to balance a $12.5 million budget deficit for the upcoming fiscal year. To help make up its operating shortfall, the agency is considering increasing base fares by 25 cents or zone-by-zone prices by 25 cents. The base-fare increase would be tacked onto all starting costs while the zone-by-zone fare would drastically cut service.

The agency would net an extra $2 million. Under the zone-fare increase, passengers could be paying more for entire distance would pay an extra $1.25 under the increase.

For the 2011-12 fiscal year, which starts July 1, 2011, the outlook is much more bleak. The agency faces a $2 million projected shortfall, and so far there’s no identifiable solution to make that up, Caltrain officials said.

Caltrain's latest projected deficit for next fiscal year: $102 million total operating budget for Caltrain

$12.5 million Projected revenue from 25-cent zone-fare increase

$2 million Projected revenue from 25-base-fare increase

$1.6 million Projected savings from proposed service reductions

Source: Caltrain

Naval shipyard’s contested environmental report OK’d

By John Upton
Examiner Staff Writer

Despite concerns about building homes on polluted land, the planned Hunters Point Naval Shipyard redevelopment project’s environmental impact report was certified late Thursday.

Certification by commissioners overseeing San Francisco’s Planning Department and Redevelopment Agency was a milestone for the project.

The vote could be appealed to the Board of Supervisors and to a court.

Rejection of the 7,700-page report could add costs and delays to the project, which aims to build 10,500 homes, parks, shops and research space on 702 acres of shipyard and surrounding land over coming decades.

Residents packed City Hall for the hearing, with public comment regarding the environmental impact report lasting six hours.

Supporters of the project said it will provide jobs and community amenities for a neighborhood that has suffered economic misery since the Navy left in 1974.

Many neighbors, however, said the report failed to adequately deal with health and environmental impacts from construction-related dust, air pollution and a bridge over Yasmin Slough.

Most commissioners disagreed and voted to certify the report.

Planning commissioners Christina Giglio, Kathrin Moore and Hissashi Sugaya voted against certification.

Major concerns remain, however, related to plans to build before the land is completely cleared of contamination.

The Navy has spent hundreds of millions of dollars cleaning the Superfund site, which is planned to be given to The City for redevelopment under an “early transfer” agreement before all pollution is removed. Such a transfer would require approval from multiple agencies.

But commissioners and city officials said the Navy’s cleanup activities are governed by a separate federal environmental review process.

“What we’ve heard today are issues that are not under this EIR’s jurisdiction,” Planning Commissioner Oeyvind Borden said toward the end of the eight-hour hearing.

Related votes on the specific design of the redevelopment project had not been cast by press time.

Deal reached to use PG&E infrastructure

By John Upton
Examiner Staff Writer

With a key deadline less than a week away, PG&E agreed to allow a new San Francisco competitor to use its power lines and other local infrastructure.

Power Choice plans to use the equipment to sell electricity to residents and businesses under The City’s CleanPowerSF program.

The program is made possible by California’s community choice aggregation laws, which require PG&E to lease use of its power lines, billing systems and other assets to competitors.

The City is scrapping to finalize program details by Tuesday; when California voters could pass Proposition 16, if that happens, the PG&E-backed Taxpayer Right To Vote Act would require The City to secure third-party voter approval before founding CleanPowerSF.

San Francisco has achieved three out of four major CleanPowerSF milestones that officials hope to clear by Tuesday; An implementation plan was approved by California, a $100,000 bond was passed and The City signed the service agreement with PG&E.

The City’s final major step is to sign the deal with Power Choice, which is planned Tuesday. The contract will include the price of electricity and the proportion of power that will be renewable.

PG&E customers will automatically become Power Choice customers unless they opt out of CleanPowerSF.
Shipyard project heading before Port, utilities commissioners

By: John Upton

06/06/10 2:04 PM PDT

Plans to redevelop 702 acres of shipyard and surrounding land, which were endorsed late last week by city planning and redevelopment commissioners, will be reviewed this week by Port and city utilities officials.

Before the Board of Supervisors rule on the Hunters Point Naval Shipyard redevelopment project, which includes construction of 10,500 homes and new retail and office districts, scores of city departments must sign off on the plans.

The San Francisco Planning Commission and San Francisco Redevelopment Agency Commission late last week certified an environmental impact report and approved zoning changes and other aspects of the plans.

This week, commissioners overseeing the Port of San Francisco and San Francisco Public Utilities Commission will be asked to approve elements of the effort, including proposed cooperative agreements between city and state departments.

The utilities department hearing is scheduled to begin at 1:30 p.m. Tuesday in room 400 at City Hall.

Port officials are scheduled to meet at 3:15 p.m. Tuesday on the second floor of the Ferry Building.

More from John Upton

- CityPlace hearing to be delayed
- Making trash work for you with compost
- Wildlife rehabilitator knows all about raccoons
- Shipyard asbestos hazards now safely managed, feds say
- Santa Clara backs Niners’ bid to move

Topics

Board of Supervisors , Hunters Point Naval Shipyard , Port of San Francisco , San Francisco Public Utilities Commission

Follow The Examiner
Shipyard asbestos hazards now safely managed, feds say

By: John Upton

06/09/10 2:34 PM PDT

Current safety practices are protecting Bayview residents from asbestos particles kicked up by redevelopment-related work at the Hunters Point Naval Shipyard, federal regulators found.

Asbestos is a disease-causing fiber that occurs naturally in Bay Area soils, including those at the shuttered shipyard.

Lennar Corp. in 2008 was fined $515,000 by state air regulators for failing to properly manage and monitor airborne asbestos-laced dust during 2006 and 2007 grading efforts related to redevelopment of an outlying portion of the shipyard.

"Strict best-management practices for dust and asbestos monitoring and mitigation are in place to protect the community and keep exposure to asbestos in dust within acceptable levels," the agency ruled in a report published Wednesday.

The agency did not evaluate the extent to which Bayview neighbors were exposed to airborne asbestos hazards during early grading efforts in 2006 because the company's monitoring stations were not functioning at that time, according to EPA remediation official and report author Mark Ripperda.

More from John Upton

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Santa Clara backs Niners’ bid to move

Measure J provides $100M toward building new venue

By John Upton

The 49ers took a major step toward a planned southern migration Tuesday when Santa Clara voters agreed to open up their public purse to help build a football stadium for the franchise. The vote was a major blow to San Francisco officials’ efforts to convince the team to continue playing in the city it's called home for more than 50 years.

If it relocates to Santa Clara, the team intends to continue playing as the San Francisco 49ers. Residents of the Silicon Valley city voted to approve plans to provide more than $100 million to help build a $937 million stadium in an overflow parking lot of the Great America theme park.

The stadium is planned to be built next to the team’s training and administration headquarters amid a large Peninsula fan base.

Santa Clara’s Measure J provides stadium-construction subsidies and approves a lease agreement.

The 49ers, tired of playing at the decrepit Candlestick Park, plan to build the stadium in a redevelopment project planned at the shuttered Hunters Point Naval Shipyard near the Bayview district.

Tough choice: The 49ers’ decision to remain in San Francisco may now be influenced by Santa Clara taxpayer funds.

Proposition E

Hardship applications to be made public

The Police Department must disclose dignitary-security costs, which the police chief has said will be a problem.

Security budget going public

The Police Department will be forced to reveal how much it spends each year to protect city officials and visiting dignitaries.

The passage of Proposition E means the department will have to include in its proposed annual budget a line that details the costs of the security for officials.

Mayor Gavin Newsom and police Chief George Gascon opposed the measure, saying it would shift an important job from the Police Department to politicians looking to score points.

In December, Gascon said $2.1 million was spent on dignitary protection in fiscal year 2008-09. That amount was not specified publicly broken down for Newsom’s personal detail.

Some of the $2 million also paid for officers to work with the Secret Service during presidential visits and for protection of other city officials.

Now, the Police Department will have to budget the amount of money it plans to spend on protection before the beginning of the next fiscal year.

That budget will then be approved by the Police Commission, submitted by the mayor and approved by the Board of Supervisors.

Gascon, however, said it’s impossible to estimate how much money will be needed to provide dignitary protection. Visits from heads of state and other high-profile events are not known a year in advance.

Proposition F

Rent breaks for distressed shot down

Pass

Renters Financial Hardship Applications, was placed on the ballot to amend the residential rent ordinance to allow tenants to postpone rent increases if they become unemployed, their wages decrease by 20 percent or more or if they do not receive a cost-saving increase in their government benefits and it’s their only income.

Supporters of the law said it was a “modest” measure that would help out tenants who have seen their incomes decrease but rents increase in the past few years.

Opponents said it would increase rents for vacant units so landlords could make up for the ones where real increases were not allowed.

Proposition F

Rent breaks for distressed shot down

The showdown for the November election have been decided in several state races.

In Assembly District 13, Republican Laura Peter will face Democratic incumbent Tien Ammiano.

Peter, a business attorney who owned and managed a commercial vineyard, said she’s not a career politician but can bring a “wealth of experience from the private sector” that can help solve California’s fiscal woes.

In three decades, Ammiano has served as a teacher, civil rights leader, educator and member of the San Francisco Board of Supervisors.

In the primary races for Assembly District 12, Republican Alfonso Pantoja Jr. and Democratic incumbent Fiona Ma were both unopposed.

Pantoja cites 25 years of experience managing multimillion-dollar budgets for high-profile companies like Union 76, PG&E, AAA and Oracle.

In her second term, Ma, a former San Francisco supervisor, was appointed speaker pro tempore in the state Senate District 8, which represents San Francisco and San Mateo counties. Republican Doo Sup Park will face Democratic incumbent Leland Yee in November after unopposed races.

Park, a real estate investor, has been a Republican County Central Committee voit alternates for four years. He advocated to beef up codes to protect buildings during earthquakes and halt waste of taxpayer dollars.

Yee, a child psychologist, served four years in the Assembly before being elected to his current post.

Additional candidates decided for Assembly, Senate races

Founded 1920 by the San Francisco Examiner and the St. Francis Hotel, State Roundup is a 501c7 organization that covers the California primary and general elections.

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SPORTS

Don't count out SF just yet

Sure, the passage of Santa Clara's Measure J greatly fuels the 49ers' hopes of building their new $937 million stadium across from team headquarters. But get ready for a last-ditch, all-out blitz from San Francisco's powerful political allies to keep the Niners in The City.

RICH WALCOFF

Intriguingly, San Francisco's stadium hopes may get an unlikely boost from the Raiders. Here's how: While the 49ers insist they will be able to make up the $320 million funding gap through stadium naming rights, personal-seat licenses and private investors, the NFL may prefer to see a shared stadium project developed at Hunters Point Naval Shipyard in the Bayview district.

Former 49ers president Carmen Policy, now working with Lerma Corporation, partners in the San Francisco stadium plan insists, "There is no way the Raiders would be a second-tier tenant in Santa Clara."

49ers, San Francisco at odds over status of Santa Clara stadium. Page 6

"A new stadium in San Francisco could create a scenario the same as the (New York) Giants-Jets at the Meadowlands," Policy said. "The 49ers have some heavy lifting to do with no private developer in their Santa Clara project. The reality will stare them in the face: S.F. is the best site and the best place!"

Raiders CEO Amy Trask is on record as saying the organization would work with the 49ers to try and replace two of the oldest stadiums in the league.

Recently, 49ers president Jed York said Oakland would be an option if Santa Clara fell through. But Oakland has no money and no plan to renovate the Coliseum yet again.

Does Al Davis want to move the Silver and Black across the Bay? Of course not. But the 80-year-old Raiders boss desperately wants a new and improved home for his team and time is not his ally.

While San Francisco stadium advocates Sens. Dianne Feinstein and Barbara Boxer quietly work behind the scenes, Mayor Gavin Newsom went on the offensive Wednesday on KGO (810 AM) radio saying, "We have a world-class stadium site, but the 49ers turned their backs on S.F."

The mayor insists the team won't be able to get funding for its Santa Clara stadium site and claims, "the 49ers will be playing in The City for many many years."

The league probably holds the trump card. If Roger Goodell wants to save two teams with one stadium, the commissioner will encourage owners to approve a sweetheart loan for San Francisco's plan.

Moving along: Voters in Santa Clara approved Measure J, the first step toward the 49ers realizing their vision of a state-of-the-art stadium in the South Bay city.

If John and Jed York don't end up needing the league's financial help, they also won't need a team bus to get to their new stadium. They could walk there from 4949 Centennial Blvd. in Santa Clara.

That may not be great news for diehard 49ers fans, many of whom date back to the gritty, old Kezar days. But heading 45 miles to Santa Clara to see The Silver and Gold sure beats a 450-mile trek to Los Angeles. Just ask Raiders fans.

KGO (810 AM) Sports Director Rich Walcoff can be heard weekdays from 5 to 9 a.m. on the KGO morning news. He can be reached at Rich.Walcoff@gmail.com.

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NFL 49ERS

Facing adversity: 49ers quarterback Nate Davis has dyslexia, which often makes it difficult for him when it comes to play-calling and other aspects of the game.

Davis working to learn playbook despite dyslexia

By Janie McCauley

SAN FRANCISCO — Picture a living room study session between two football players, a thick book of offensive schemes and formations and the NFL finals as background noise.

The quarterback, 49ers second-year pro Nate Davis, has dyslexia and often works for close to 45 minutes at night with housemate and San Francisco wide receiver Dominique Rodgers-Cezair to master the system. Davis' learning disability often causes him to mix up basics like left and right — not a good thing in the football world when sets and blocking patterns depend on directions.

He has a tough time "getting the play out" and actually executing a given call.

"I know what I'm doing out there. It's just saying the play, that's my main problem, getting the words out," Davis said. "I made big progress from last year. I've just got to keep on working."

Quarterback David Carr, signed to a two-year contract in March, has been receiving a significant number of reps during offseason workouts so he can learn the 49ers playbook. That has limited Davis' chances.

Coach Mike Singletary said this week that Davis isn't coming along as quickly as the coaches would have hoped.

"He's coming, not as fast as he would like, not as fast as the coaches would like, but he's coming," Singletary said. "I think the biggest thing with Nate is figure out how he learns and get that burning desire to do whatever it takes to be out here and to get it done. I know he can do it, it's just a matter of him doing it. Time will tell."

Davis was told of his coach's remarks for the first time after Tuesday's practice — and he didn't argue with the assessment.

He plans to reach out to Singletary soon, "to just see where he's at with me."

"He's the head coach. And now I've got to put more into it," Davis said. "That's what it all comes down to."

Speaking a day after Singletary, offensive coordinator Jimmy Raye said he believes Davis could challenge Carr for the backup job behind Alex Smith when the time comes.

"His progress has been impeded by the fact we have an additional quarterback, but I think he's progressing to this point has been OK," Raye said of Davis, the team's fifth-round draft choice in 2009 out of Ball State.

Davis' aim is to win the backup job and "I don't want to be someone who sits on the bench their whole life," he said.
LOCAL NEWS

NEWSMAKERs

LEE BELL
The 47-year-old San Francisco man pleaded not guilty to a murder charge Wednesday in the killing of 52-year-old Pearl Louis, whose body was found inside a suitcase floating in San Francisco Bay last month. After being arraigned in San Francisco Superior Court on one count of murder, Bell was ordered held on $30 million bail. Louis, also a San Francisco resident, was reported missing May 17.

BART
Today, the transit agency's board of directors is likely to approve a $1.6 million contract to replace a supply system that's used to power communication operations during blackouts. The system, called an uninterruptable power supply, is old and outdated. A new UPS would have the power to supply BART's 30 stations and three rail yards with communication operations during power outages.

GAVIN NEWSOM
The mayor, who has long advocated for increasing electric-vehicle usage and the infrastructure to support it, received a boost when the Board of Supervisors Budget and Finance Committee approved the spending of a $1 million federal grant—to be used to pay for infrastructure—of a $1 million federal grant to be used to pay for infrastructure.

Newsom remains optimistic team will stay in San Francisco

By Will Belknap, San Francisco Staff Writer

In the race to build a new stadium for the 49ers, one of the contenders was ignored by the team: San Francisco. The snub by Niners President Jed York came during a teleconference the day after Santa Clara voters resoundingly threw their support behind the 49ers' plan to build a new stadium in the South Bay city by passing Measure J. York touched upon a number of issues, including the design of the proposed Santa Clara stadium and working with the management of the nearby amusement park on the exact layout of the stadium, but never mentioned San Francisco.

Despite being ignored and the Santa Clara vote, San Francisco officials, including Mayor Gavin Newsom, refused to concede that the NFL team will one day abandon The City. Newsom remained undaunted by Santa Clara voters' decision, attributing the outcome in large part to the 49ers spending $3.1 million to support the Measure J campaign.

For years, 49ers management, led by the York family, have singularly focused on moving the team from its current home at Candlestick Park to a new facility in Santa Clara. The Tuesday process took a giant leap forward when 60 percent of Santa Clara voters approved Measure J, an initiative expressing support for the $878 million proposed development.

However, Newsom said the City has proposed building a new stadium as a centerpiece of its $1 billion planned development project at the former Hunters Point Naval Shipyards. The Tuesday process took a giant leap forward when 60 percent of Santa Clara voters approved Measure J, an initiative expressing support for the $878 million planned development project at the former Hunters Point Naval Shipyards. The Tuesday process took a giant leap forward when 60 percent of Santa Clara voters approved Measure J, an initiative expressing support for the $878 million planned development project at the former Hunters Point Naval Shipyards.

New plans: Niners President Jed York appears focused on moving the team after Santa Clara voters approved an initiative supporting the $937 million stadium project.

York makes plans to move 49ers

Dueling proposals

Santa Clara and San Francisco are vying to build a stadium for the Niners.

San Francisco

Location: Former Hunters Point Naval Shipyards
Square footage: 1.86 million
Seating: 68,500
Estimated cost to build: N/A

Santa Clara

Location: Adjacent to California's Great America
Square footage: 1.79 million
Seating: 65,050
Estimated cost to build: $937 million

Source: SF Planning Department, 49ers

For years, 49ers management, led by the York family, have singularly focused on moving the team from its current home at Candlestick Park to a new facility in Santa Clara. The Tuesday process took a giant leap forward when 60 percent of Santa Clara voters approved Measure J, an initiative expressing support for the $878 million planned development project at the former Hunters Point Naval Shipyards. The Tuesday process took a giant leap forward when 60 percent of Santa Clara voters approved Measure J, an initiative expressing support for the $878 million planned development project at the former Hunters Point Naval Shipyards. The Tuesday process took a giant leap forward when 60 percent of Santa Clara voters approved Measure J, an initiative expressing support for the $878 million planned development project at the former Hunters Point Naval Shipyards.

San Francisco Mayor Gavin Newsom has said he is confident in The City's plan, which includes a lease on the land for just $1 a year.

The City has proposed building a new stadium as a centerpiece of its $1 billion planned development project at the former Hunters Point Naval Shipyards. Lennar Corp., the private developer working with San Francisco on the project, has vowed to commit $100 million to a new stadium, and The City has offered up a lease on the land for just $1 a year.

"We found a private developer to put up the funding, did all the zoning, got the voters to approve the site, and we have a world-class location right at the edge of the waterfront," Newsom said Wednesday. "There is no economic stimulus for 10 games a year. There is no economic stimulus for 10 games a year. There is no economic stimulus for 10 games a year."

Newsom and other officials have also questioned whether the 49ers' financing plan for the proposed development in Santa Clara can equal San Francisco's proposal.

More than half the proposed funding for the Santa Clara project—$465 million— is projected to come from the combined efforts of the team and the NFL. In the past, the NFL has loaned up to $150 million to teams to help build stadiums, but that financing program no longer exists, and it won't be resolved until the league establishes a new collective bargaining agreement.

York dismissed the funding concerns, saying Wednesday that NFL commissioner Roger Goodell has expressed strong support for the league financing stadiums.

"We keep defining the stadium project as a step function, and we took a giant step forward with our resounding victory on Tuesday," York said Wednesday. "The next step will be working on financing the stadium, and we're confident in the plan we have put forward."

The 49ers, who have a lease at Candlestick Park until 2014, want to break ground on the Santa Clara project by 2012. The City said it plans for further deals.

"It's not a race to the bottom for me," he said. "If for whatever reason it doesn't work out in Santa Clara, we'll welcome the S.F. 49ers back home, but I won't sell my soul for 10 games a year."
Putting waste to good use

525 Tons of compostable waste collected daily in San Francisco

430 Tons of compostable waste collected daily one year ago

1,030,000 Tons of waste composted at Jepson Prairie in 2007

73,000 Tons of waste composted at Jepson Prairie in 2008

71,000 Tons of waste composted at Jepson Prairie in 2009

64% of waste that came from San Francisco

Source: Recology

Nutrients, calories and carbon from food scraps and meal leftovers are rejuvenating agricultural soils under a moneymaking program run by San Francisco's trash hauling company.

Roughly 100 billion pounds of food are wasted annually by Americans and their food servers and other retailers, the federal Department of Agriculture calculated.

That accounts for more than one-fourth of the nation's food, and additional waste is created by farms and food manufacturers, the study found.

Most wasted food ends up in landfills, where it rots, wasting calories and nutrients that were sucked out of the earth by apple trees, animal feed-stocks and other crops.

The wastefulness also affects the planet's climate because rotted food releases methane, which is a potent greenhouse gas that's only partially recovered because rotting food releases methane, which is a potent greenhouse gas that's only partially recovered and turned into fuel by landfill operators.

Roughly 100 billion pounds of food are wasted annually by Americans and their food servers and other retailers, the federal Department of Agriculture calculated.

The waste is mostly made up of food, but it also includes yard trimmings and used paper and cardboard.

There's enough material to create 400 cubic yards or more of compost a day.

The compost is being sold un-bagged for about $10 per cubic yard to vineyards and other small farms, which apply the fertilizing material to reduce water evaporation and runoff and boost crop production.

Use of the compost reduces the need for irrigation and synthetic fertilizers.

"Nutrients in the compost pass through the bodies of worms and microorganisms, and the nutrients break down into smaller pieces," Recology spokesman Robert Reed said. "Smaller-enough pieces can be picked up by the small hairs on the roots of the plants."

The bounty benefits Recology, which also charges a fee to collect waste from San Franciscans.

The company also collects recyclables, which it sells to manufacturers around the Pacific Rim.

Waste packed in black bins is dumped for a fee at the Altamont Landfill in Livermore.

Compostable waste is sorted, aged and converted into compost in the East Bay and Central Valley. Most of the smell work is undertaken at a Recology-owned facility in Vacaville.

Some composters will make compost out of one source material — rice hulls would be an example," Reed said. "But the more source materials that you use — coffee grounds, cantaloupe skins, chicken bones, broccoli stems, unused French fries — the better the finished compost and the more diverse the feedstock."

Making trash work for you with compost

**STEPS IN THE COMPOSTING PROCESS**

**WASTE COLLECTED** Recology truck driver collects waste from residents' or businesses' roadside green bins on a scheduled run and hauls it to the Jepson Prairie Organics facility in Vacaville or near the Altamont Landfill.

**DELIVERED** Driver dumps waste onto a concrete platform at the Organics Farm, where it's picked up by workers on machines called shredded wheels.

**SORTED** Loads are bulldozed into transport trucks carrying 24 tons each and taken to plants in Vacaville or near Altamont Landfill. Equipment and workers sort the load into piles.

**AERATED** Compostable material is piled under reusable fabric covers and fed air through holes for 45 days.

**MACHINE SORTING** Machine sorts small and medium particles for compost and large particles for landfill covers.
San Francisco's trash collector is converting certain types of waste into a natural, effective fuel for agriculture — and doing its part to save the planet in the process. By John Upton - Examiner Staff Writer

The compost has been applied after rains since early last decade to soil at Inman Family Wines in Sonoma County.

"My vines are always really well-balanced within the right ranges, and that's almost the only fertilizer that I put on," Kathleen Inman said. "Instead of man-made fertilizers, which bombard the plant and cause big growth spurts, with the organics, it's a slow, natural process of the plants taking up the nutrients.'

Waste from other municipalities also ends up in the company's compost, but San Franciscans are its main source of material. Mayor Gavin Newsom signed legislation last year that requires The City's residents and businesses to sort their trash into three bins.

Under the legislation, which is designed to help San Francisco meet an ambitious goal of sending zero waste to landfill by 2020, bottles and cans and other recyclables must be placed into blue bins or dropped off at neighborhood recycling centers.

Foamy plastic and Styrofoam is the only material that's supposed to go into black bins.

Food scraps and yard trimmings must be composted or placed into green bins to comply with the law, although The City hasn't yet issued fines for violations of the controversial ordinance.

"We're using the ordinance as an opportunity to have conversations to get residents to put waste in the right place, and we've been remarkably successful," Environment Department spokesman Mark Westlund said.

Demand for Recology's compost dramatically outstrips supply, according to Reed.

The company says it hopes to continue expanding its operations and start selling compost to farms that dominate the Central Valley's landscape and economy.

jupton@sfexaminer.com
One name continues to pop up as companies move into San Francisco’s Mission Bay biotech enclave: Regis Kelly.

Not only one of Mission Bay’s biggest cheerleaders, the director of the California Institute for Quantitative Biosciences (or QB3) is what biopharma folks call a “thought leader.” City leaders seek him out when trying to convince companies to move to Mission Bay.

That was evident again Monday morning as Andreas Busch, head of global drug discovery for Bayer, cited Kelly for helping form a “clear view of what we are trying to do.”

Bayer later this year will set up its U.S. “innovation center” at Mission Bay, as the San Francisco Business Times reported Friday and when Bayer signed its lease last month. The giant German drug maker’s target includes collaborations with researchers across the street at the University of California, San Francisco.

Kelly has long preached that the core of QB3’s mission — building bridges between academia and the private sector — will accelerate the translation of discoveries into commercial products that, ultimately, will treat or cure diseases. That happens when researchers work together and form relationships outside their labs, he has said.

QB3 is based at UCSF’s Mission Bay campus, where Kelly had been an executive vice chancellor, and works with researchers at UC Berkeley and UC Santa Cruz.

The choir has grown with each Kelly sermon. Pfizer Inc., until taking on the weight of Wyeth in a $68 billion merger, believed that academic partnerships were a way to build up its product pipeline. Another believer is Atlantic Philanthropies, which has pledged hundreds of millions of dollars for UCSF’s Helen Diller Comprehensive Cancer Center and its planned women’s, cancer and children’s hospitals.
Now Bayer is among the converts, particularly after Kelly and others exploited a connection between Bayer's focus on women's health and oncology and UCSF's new Mission Bay hospitals.

In fact, Busch sounded like a true Kelly disciple Monday, as Bayer formally announced that it will move 65 jobs from the East Bay to Mission Bay: "It's up to us, getting into the labs (but) not staying in labs," he said. "It's going for coffee — yes, going for coffee — and discussing science with other bright people."

It's exactly what Kelly has said, but with a Scottish, not German, accent.

Categories: Health Care

Companies: University of California, San Francisco, California Institute for Quantitative Biosciences, UC Berkeley, Pfizer Inc.

People: Regis Kelly, Andreas Busch

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Bayer HealthCare will establish a U.S. Innovation Center in Mission Bay, rotating researchers through the facility and working with UCSF in an attempt to build the German drug maker's product pipeline.

The center at 455 Mission Bay South — across Third Street from the University of California, San Francisco — will house Bayer's hematology research program. But scientists focused on cardiology, oncology, women's health care and diagnostic imaging also will rotate through the center.

The San Francisco Business Times reported last month that Bayer inked a lease for about 50,000 square feet at the structure, which was developed by Alexandria Real Estate Equities Inc.

San Francisco Mayor Gavin Newsom, Bayer's head of global drug discovery, Andreas Busch, and Bayer HealthCare vice president of biologics research, Terry Hermiston, are expected to make a formal announcement Monday morning.

They will be joined by Regis Kelly, director of the California Institute for Quantitative Biosciences, or QB3, which has been instrumental in forging partnerships between its University of California member institutions — UCSF, UC Berkeley and UC Santa Cruz — and private industry.

Hermiston will head Bayer's U.S. Innovation Center.

Bayer did not say how many jobs would be housed in the center or how many might shift from Berkeley or other facilities.

The announcement will come less than two weeks after Newsom, Supervisor Michela Alioto-Pier and others capped an intensive lobbying effort as the Board of Supervisors extended the city's biotech payroll tax exemption.

Bayer's center is the latest victory for Mission Bay and Alexandria, its main commercial developer. The city's biotech enclave by year end will house facilities for Bayer, one of the world's best-known drug companies, drug powerhouse Merck & Co., Celgene Inc. and home-grown Nektar Therapeutics and FibroGen, in addition to UCSF, the J. David Gladstone Institutes and a handful of smaller biotechs.

Bayer's center could be the backbone of the company's plan — discussed last month by management board member Wolfgang Plischke while on a tour of facilities in Berkeley and North Carolina — to spend 3.5 billion euros (about $4.4 billion) from 2009 to 2018 on research and development and expanding its infrastructure.

The Mission Bay facility specifically introduces Bayer's idea of a “science hub” for collaborations with
Bayer to build U.S. innovation center in S.F.'s Mission Bay - San Francisco Business Times

academic researchers and small biotech companies. Bayer's involvement, the company hopes, would help those partners translate their discoveries into new therapies.

Hematology, in particular, has been an important area for Bayer. Its Berkeley facility, where last summer it committed to a $100 million expansion, makes the hemophilia drug Kogenate.

Kogenate is the world’s second-best-selling hemophilia drug and Bayer’s No. 3 brand globally with 2009 sales of 888 million euros (about $1.1 billion).

Bayer employs about 1,300 people in Berkeley.

The Berkeley expansion, one of Bayer’s largest capital investments, is expected to be completed in 2013.

Berkeley and Leverkusen, Germany, have been Bayer’s two biggest research facilities.

Women’s health, diagnostic imaging and oncology are among Bayer’s pillars, Dr. Michael Yeomans, senior vice president of global business development and licensing for Bayer Schering Pharma AG, said at the recent Biotechnology Industry Organization convention in Chicago.

Bayer earlier this month cut a deal with EndoCeutics Inc. of Canada, which has a product in Phase III trials for vaginal atrophy and female sexual dysfunction.

Bayer’s move to Mission Bay also helps Alexandria nearly fill its latest development — and, along the Third Street spine of Mission Bay, one of its most visible.

Alexandria initially developed more than half of the 200,000-square-foot structure for Pfizer Inc.’s Biotherapeutics and Bioinnovation Center, which was to work closely with UCSF to find and commercialize treatments outside the traditional R&D structure of the world’s largest drug maker.

Pfizer, however, opted not to move to the facility and kept its 100 jobs in South San Francisco after the company’s $68 billion merger with Wyeth. Pfizer then subleased its part of the building to Nektar.

Nektar will move into the structure in the fourth quarter — the same timeframe Bayer has given for opening its labs in Mission Bay.
Bayer swallows tax breaks, feels a lot better about Bay Area

San Francisco Business Times - by Jim Gardner

**Bayer** has a prescription for the pharmaceutical industry’s bottom line pains: Take a couple tax breaks and call us in the morning.

The German drug maker’s Bayer HealthCare unit is shifting 65 research jobs from Richmond to San Francisco’s Mission Bay biotech neighborhood, where it stands to save tens of thousands of dollars annually through the city’s recently extended biotech payroll tax exclusion.

In addition, Mission Bay falls within San Francisco’s enterprise zone, where eligible companies can get hiring-related tax credits and tax breaks for buying certain equipment.

Bayer already is intimately familiar with enterprise zones. The company’s threat to move its 1,300-plus-job manufacturing operations out of Berkeley last summer was enough to inspire a rare intercity lovefest. Oakland extended its existing enterprise zone into Berkeley to encompass the plant, making it eligible for at least $13 million in tax bennies over 10 years. Officials from the **East Bay Economic Development Alliance** got in on the act as well, working with **PG&E** on a package to reduce Bayer’s energy costs.

After all this, Bayer promised to keep the Berkeley plant running, with an additional $100 million investment over four years to expand its product line.

No such luck in Richmond, where Bayer in 2006 took over a 350,000-square-foot, 52-acre hillside facility from **Berlex Laboratories**.

The complex, where the multiple sclerosis drug Betaseron was developed, once housed more than 400 people.

It now sits largely empty, with most jobs moved to Berkeley and most recently San Francisco.

**Wales loses territory**

Jimmy Wales is in the midst of controversy. Again.

The founder of the **Wikimedia Foundation** — the community-run website that publishes user-generated encyclopedia Wikipedia.com — sparked outrage among many fellow Wikimedians recently when he deleted sexually explicit material from Wikipedia and some of its offshoots. Wales did so after Fox News reported on what it called pornographic images on the site — and the San Francisco-based foundation started receiving inquiries from major donors.

http://sanfrancisco.bizjournals.com/sanfrancisco/stories/2010/05/24/tidbits1.html?t=printable
But the decisive action did not sit well with many Wikimedians, who are scattered around the globe and believe all decisions about content should be made communally. Following an eruption of online criticism and a petition to strip Wales of his editorial powers, Wales this week voluntarily surrendered his special “founder flag” privilege that let him — and him alone — remove content unilaterally.

Wales, who is a member of the Wikimedia board, has previously come under fire after he allegedly intervened to protect the Wikipedia page of a TV news commentator with whom he had a romantic relationship, was accused of abusing his expense account, and employed a man who invented a history of academic credentials.

In response to an inquiry from the Business Times about the latest brouhaha, Wales wrote back:

“Hi, I’m not doing interviews about this topic ... the community is working on new policy and the board is examining the issue. Just be sure not to report any nonsense that I’ve resigned. Not true.”

— Contributors: Ron Leuty, Patrick Hoge
Kayaking down Mission Creek

By: Anrica Deb
May 26, 2010 – 6:34 am

Share this Article!

Drivers in the unrelenting traffic streaming along Interstate Highway 280 Thursday were probably unaware of the adventure pending below them.

A group of youngsters were getting ready to plunge into Mission Creek on their first-ever kayak trip, paddling along nearly a mile of urban wilderness – native plants, industrial miscellany, a little bit of garbage, and sparkling new housing developments.

http://missionlocal.org/2010/05/kayaking-down-mission-creek/
Thursday's group of 16 high school students and two teachers hailed from June Jordan School for Equity, a small school in the Excelsior District.

They arrived here on the north bank, where the space under the highway - once a large homeless encampment - has been converted to a manicured park, with a sand volleyball court, dog park, and an unusually clean public restroom.

Over the next several hours, the 13 to 18 year-olds would learn the basics of kayaking and get the chance to spot a sea lion, great blue heron, or bat ray from their two-person kayaks.

"The high likelihood of flipping over is if you're a teenage boy," said Ivonne Garcia, who was coordinating the trip for UCSF. She also takes youngsters and UCSF researchers on other outdoor excursions like backpacking.

"It's really hard to get anything crazy to happen," Garcia said, because the boats are so stable. She's only witnessed one teenager fall in the water, but he was horsing around, she warned.

Garcia and another trip leader, Becky White, showed the kids the basics of paddling and how to put on a life jacket. Then the pairs stashed their jackets, picked a kayak, and carried them down to the little dock.

As they geared up, a night heron hunted for snacks along the banks below them. Glen Botha, one of the two teachers, dispensed his own sunscreen to those who wanted protection; the weather had broken from the week's rain and the skies were clear and the air warm.

Everyone was a little quiet until they set foot on the boats, unsure if the kayaking would be tiring or treacherous. Any anxieties melted as the kids hit the water, boat by boat, easily tooling around by the houseboats while they waited for the rest of the group.

The youngsters waited patiently, considerately holding boats for each other without being told to. Once in the water, they exchanged tips about how to steer, stop, and coordinate strokes with a partner.

"Oh no," one girl pretended to scold as another pair's kayak headed straight for hers. "No, no, God..."
no! Clunk. The boats bumped harmlessly, and all four kayakers laughed.

In addition to the wildlife, the trip offers rare angles on San Francisco’s ballpark, the Bay Bridge, and the Oakland Port. It’s part of June Jordan’s intercession – three weeks during which kids are taken hiking and on outdoor trips all over the Bay Area for P.E. credit.

June Jordan doesn’t have enough staff to offer physical education to all its students, so those that don’t take the class during the year can fulfill it during intercession.

Botha said it’s his favorite time of year. In the past, his students have taken trips all over the region, including Marin. Even though many of the students were born and raised in San Francisco, “for a lot of them, it’s the first time they’ve gone across the Golden Gate Bridge,” he said.

On the water, the students headed under the highway overpass end of Mission Creek, the air turning foul because of the sewage treatment facility. But as the trip progressed eastward to open water, the air smelled better, and the noisy highway was left behind.

The kayaks glided under Third and Fourth streets, past the sagging remains of Carmen’s Restaurant on its stilts, and beyond China Basin, pairs of paddles dipping in the green water in unison.

As the group passed AT&T Park, the leaders asked if everyone wants to go a bit farther out.

“ Heck yeah!” one teenager yelled. Others agreed. “My butt has been wet for like half an hour,” Botha, the teacher, noted.

On the return trip, arms tired but spirits remained upbeat. One girl sang as she paddled by the houseboats.

“These people in the houses should be happy, I’m singing to them,” she joked to her partner.

The trip was part of UC San Francisco’s outdoor programs, offered free to low-income Bay Area students and funded by the California Department of Boating and Waterways.

More than 200 low-income kids took the trip last year. UCSF expects roughly another 240 to take to the water this year.

You don’t have to be a student to kayak on Mission Creek.

Lab groups from UCSF and others can also schedule trips here. It’s also possible to paddle to pancakes at the Ramp Restaurant, a brunch spot on the water at Mariposa Street and Terry Francois Boulevard. UCSF charges around $35-40 per person for anyone with a large enough group, around 12 kayakers.

The best part?
"Going really fast and feeling the wind in your face," one boy said, grinning.

Filed Under: Education, Front Page, Government & Non Profits, Mission Bay
Tagged: at&t park, boating, canoe, June Jordan School for Equity, kayak, kayaking, mission creek, pollution, port, san francisco bay, Steve Siskin, UCSF, water

ONE COMMENT

Posted May 26, 2010 at 11:18 pm | Permalink

Love this! Thanks for the story.

Douglas Gorney

http://missionlocal.org/2010/05/kayaking-down-mission-creek/
Ubisoft playing to win with bigger SoMa HQ

Ubisoft, one of the world’s largest video game developers, has renewed and expanded its SoMa headquarters. The company signed a 7-year lease at 625 Third St. for 42,000 square feet. Ubisoft will occupy 62,000 square feet in San Francisco by the end of 2010, which reflects a 15 percent increase in employee capacity. The company has been at the Third Street address since 1996.

Matt Hart, Steve Barker and Julia Wilhelm of Studley’s San Francisco office represented Ubisoft in the transaction.

“Ubisoft seized the down market to solidify its real estate strategy with a landlord that had the ability to focus on long-term value. There’s a lot of opportunity in the real estate and labor markets here, and we’re happy to see larger employers, like Ubisoft, recommit to San Francisco,” said Hart. “The building’s ownership, Capital & Counties, provided significant structural and systems upgrades to meet the robust demands of a growing technology company. Plus, the property’s focus on sustainability and provision of onsite parking create an employee-friendly workplace.”

JD Lumpkin and Bob Kraynak of Cushman & Wakefield represented owner Capital & Counties.

The SoMa submarket has shown some life in an otherwise lackluster leasing market, with over 300,000 square feet or 4 percent of the submarket’s gross inventory leased to date in 2010, according to Studley. SoMa currently has a 16 percent availability rate with average asking rents of $26 to $30 per square foot.

Wikipedia doubles space at 149 New Montgomery

Wikipedia has signed a deal to double its footprint at 149 New Montgomery St., a 75,000-square-foot brick building owned by San Rafael-based Monahan Parker. Wikipedia, which already occupies 11,300 square feet on the third floor of the structure, will expand into another 11,000 square feet on the sixth floor, according to James Chesler of Cassidy Turley BT Commercial, who leases the building for the owners. Charlie Beck of Grubb & Ellis represented the tenant.

The deal underscores the growing scarcity of the sort of brick and beam tech-friendly space SoMa brokers are always talking about. In addition to Wikipedia, a number of tech firms wanted to take the space, which is currently occupied by Nimblefish.

“As bad as the market seems, we had an enormous amount of activity on that floor,” said Chesler.

Other tenants in the building are Kaplan Professional Schools, which recently did a two-floor deal, the pet lifestyle company SimplyShe, and Rafael Viñoly Architects.

“(Wikipedia) is a nonprofit but it’s the fourth most visited website in the world,” said Chesler. “They are a
Ubisoft playing to win with bigger SoMa HQ - San Francisco Business Times

good solid group, definitely in growth mode and definitely a household name.”

Glam Media moves to bigger headquarters

Glam Media Inc. has moved and expanded its corporate headquarters. The company will occupy 20,000 square feet — the entire 10th floor — of 2000 Sierra Point Parkway in Brisbane. The company was previously in 12,000 square feet at 8000 Marina Blvd., also in Brisbane.

Glam Media, an online vertical publishing and advertising network focused on women, was represented by Steve Barker, executive vice president, and Matt Hart, corporate managing director, with global tenant advisory firm Studley. Jon Moeller and David Wright of CBRE represented Diamond Investment in the transaction.

In February, Glam Media raised $50 million of mezzanine funding led by private equity fund Aeris Capital. The company had previously raised about $85 million.

Former Lembi building goes for $4.1 million

A private investor has shelled out $4.1 million for 2845 Pierce St., the latest in a series of bank-owned apartment buildings formerly owned by the Lembi family. The 12-unit building sold for $348 a square foot and $341,000 per unit. The cap rate — the ratio between a property’s net operating income and its capital cost — was just under 5 percent, according to Brad Lagomarsino of Marcus & Millichap, who represented the bank seller along with James Devincenti. The property sold in 10 days and received multiple offers.

“It further underscores that although there are (Real Estate Owned) sales, great locations are still trading at a premium,” said Lagomarsino. “The San Francisco multi-family market has been incredibly resilient.”

Phillip Boersma of Arroyo & Coates represented the buyer.

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It ain't easy to get a building permit for a restaurant rooftop patio in San Francisco, but as an integral part of a SOMA redevelopment effort, Passion Cafe has worked a minor land-use miracle. A French cafe-bistro with Old World style — think dark wood paneling, marble counters, and a wall-length cabinet of backlit booze bottles — Passion Cafe features an affordable menu of pastries, tartines, quiches, and even a boeuf bourguignon (no entrée will set you back more than $14). But beyond the Continental culinary offerings in a neighborhood where divey Vietnamese food has historically been the only draw, the rooftop garden is the thing. Climb the stairs to the cluster of tables on the flower-and-shrub-bedecked patio so you can sip $5 glasses of cava in the sun while watching the colorful swirl of city life unfold on the streets below.
Streaming video pours into San Francisco

Broadcasting live, everywhere

San Francisco Business Times - by Patrick Hoge

San Francisco has become a crucible for the nascent live streaming video business, with two of the largest companies in the burgeoning sector now located here.

Ustream, which has raised a total of about $86 million, moved to the city’s South of Market neighborhood from Mountain View.

Close by is Justin.tv, a smaller, less-well-funded, but also heavily trafficked operation that claims to be uploading more hours of live video per day from users than YouTube. Also in town are the executive staff of Los Angeles-based Clicker.com, and down the Peninsula is Redwood City-based Qik.

The commercial potential for such live broadcasts — which range from views out of someone’s window to concerts by rock stars — remains to be seen.

Officials at both Ustream and Justin.tv, however, say that advances in smartphone technology and the mobile web, as well as increased access to broadband, have finally set the stage for the potential widespread adoption of live video broadcasting.

“We are focused on enabling everyone in the world to broadcast live over the Internet, and anyone to be able to watch that over the Internet,” said Ustream CEO John Ham, who co-founded his company in 2006 with the idea of helping soldiers overseas communicate with more than one person back home at a time. “Ustream is the future of live media.”

The Japanese telecommunications conglomerate SoftBank Corp. apparently agrees.

In February, SoftBank committed to investing $75 million into Ustream by July 2011, when SoftBank will become Ustream’s largest shareholder. This week, the two companies announced a joint venture, Ustream Asia.

“The number of Internet users in Asian countries is growing dramatically, and Ustream Asia will be a live video distribution platform for this huge market,” said Masayoshi Son, chairman and CEO of SoftBank in a statement. “In Japan, the number of Ustream users is growing rapidly, so I am excited for this business opportunity in Asian countries including Japan.”

Former Ask.com CEO Jim Lanzone also sees the growth potential. His new company, Clicker.com, which provides online programming guides, has invested significant resources in aggregating live content. Clicker, which raised $19 million and has 30 employees, is based in Los Angeles, but Lanzone and the rest of the executive staff are in San Francisco.

Revenue for streaming video could come from pay-per-view for high-profile events, from advertising or from companies paying to broadcast internal events.

Ustream would not release financial data, but it has only recently started trying to generate revenue aggressively and it continues to spend for growth, Ham said.

The company has moved from 2,700 square feet of office space in Mountain View to 24,500 square feet at 475 Brannan St. It has 120 employees, about 50 of them in San Francisco, and Ham predicted headcount will double within 18 months.

If the commercial potential of streaming video remains unclear, so does its viewership.

Ustream and SoftBank both claim Ustream’s worldwide viewership has been exploding, with internal company measurements showing a rise from 50 million unique live streams in December to 100 million in April. Ustream says Quantcast counted 44.5 million people watching Ustream in the last 30 days, 13.4 million of them in the United States, although it would not provide access to its Quantcast account.

Quantcast shows Justin.tv with 26 million unique viewers, 5 million of them in the United States.

ComScore, another often-cited audience measurement company, reports that in April Ustream had just 11 million unique visitors worldwide, while Justin.tv had 14.3 million unique visitors worldwide, and Qik, which is focused on streaming from mobile handsets, received 734,000 visitors. Qik has high-profile backers including Marc Andreessen of Netscape fame.

Justin.tv CEO Michael Seibel said his company and Ustream are pursuing dramatically different growth strategies.

Ustream has been focusing on celebrities and big-label events, including pay-per-view, as well as enabling everyday use by consumers to broadcast themselves. It has streamed concerts by Bon Jovi and KISS, as well as live chats and movie premieres with Jonas Brothers, Miley Cyrus and 50 Cent, and recently aired a pre-show for the American Music Awards and Dick Clark Productions.

The company has attracted large corporate advertisers like Anheuser Busch and Activision for such events.

Justin.tv, which has raised $6.5 million and has 31 employees, has also done some events, but is more focused on getting average people broadcasting, believing that developing a mass audience is a smarter path to profitability.

“Justin.tv is focused much more on the consumer,” he said.

One of the keys to sparking mass adoption of livestreaming at the consumer level, Seibel said, is making it possible to stream high-quality video from cellphones. Ustream and Qik have iPhone applications, but some find the video is choppy and low resolution. Justin.tv waited to release an iPhone application until the technology improved. Another is the ability to gather audiences through mechanisms like mass notifications, he said.

This summer, Justin.tv plans to release its own streaming video broadcasting application for the anticipated new generation of the iPhone.

“I think this time next year, things will look entirely different. There will be a massive number of mobile

Streaming video pours into San Francisco - San Francisco Business Times
channels,” Seibel said.

WHO’S HIRING:

Ustream
Jobs: 18.
Type: Accounting, business development, customer service, marketing and other.
Locations: San Francisco and Los Angeles.

Patrick Hoge covers technology for the San Francisco Business Times.
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Transbay Transit Center body to vote on capital, operating budgets

By: Will Reisman
Examiner Staff Writer
06/07/10 11:54 AM PDT

The Transbay Joint Powers Authority’s Board of Directors will vote Thursday on the agency’s operating and capital budgets for the upcoming fiscal year.

The TJPA, which manages planning operations for the new Transbay Transit Center, has proposed a $3.8 million operating budget and $363 million capital budget for the 2011 Fiscal Year, which begins on July 1. The operating budget details the day-to-day activities of the TJPA administration, while the capital budget outlines long-term development work of the project.

The center, which is expected to be completed in 2017, received a major boost in April, when the California High Speed Rail Authority decided to make its final San Francisco terminus at the transit center.

Groundbreaking on the $1.6 billion undertaking is expected to begin later this summer. The TJPA Board of Directors will meet at 9:30 a.m. on Thursday at City Hall.

More from Will Reisman

- Team’s president makes plans to move 49ers
- BART board to hear $1.6 million contract to replace communication network
- S.F. racking up metered spaces in SoMa, Civic Center
- Survey finds high marks for TransLink users on BART
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