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**MINUTES OF A REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY AND
COUNTY OF SAN FRANCISCO HELD ON THE
18th DAY OF AUGUST 2009**

The Commissioners of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 416, in the City of San Francisco, California, at 4:00 p.m. on the 18th day of August 2009, at the place and date duly established for holding of such a meeting.

President Ramon Romero called the meeting to order at 4:00 p.m.

Mr. Romero welcomed members of the public and radio listening audience and asked that all electronic devices including pagers and cellular telephones be turned off during the meeting. Mr. Romero asked members of the public who wished to address the Commission to fill out speaker cards, and to state their names for the record, and to limit their remarks to three minutes. Mr. Romero stated that the appropriate time for members of the public to address the Commission on matters not on the current Agenda, but related to general Agency business, would be Item 6 on the agenda. This portion of the Agenda is not intended for debate or discussion with the Commission or staff, and members of the public should simply state their business or matter they wish the Commission or staff to be aware of, and if they had questions, to follow-up with staff or Commissioners during a break or after adjournment. It is not appropriate for Commissioners to engage in a debate or respond on issues not properly set in a publicly-noticed meeting agenda.

1. RECOGNITION OF A QUORUM

The Commission Secretary announced the presence of a quorum with the following Commissioners present:

Ramon Romero, President
Rick Swig, Vice President
London Breed
Francee Covington
Leroy King
Darshan Singh

And the following were absent:

Linda Cheu

Fred Blackwell, Executive Director, and staff members were also present.

2. REPORT ON ACTIONS TAKEN AT PREVIOUS CLOSED SESSION MEETING, IF ANY. No Reportable Action.

3. **MATTERS OF UNFINISHED BUSINESS.** None.

4. **MATTERS OF NEW BUSINESS:**

CONSENT AGENDA

(a) Approval of Minutes: Regular Meeting of July 21, 2009

ADOPTION: IT WAS MOVED BY MR. SINGH, SECONDED BY MR. SWIG, AND UNANIMOUSLY CARRIED, THAT THE MINUTES OF THE REGULAR MEETING OF JULY 21, 2009, BE ADOPTED.

REGULAR AGENDA

(b) Authorizing a Personal Services Contract with Business Development, Inc., a California Corporation, for one year in an amount not to exceed \$300,000, with two one-year extension options, for a total aggregate amount not to exceed \$924,466, to provide fiscal agent and administrative support services to the Bayview Hunters Point Project Area Committee; Bayview Hunters Point Redevelopment Project Area. (Resolution No. 94-2009)

Presenter: Lisa Zayas-Chien, Agency Staff

Speakers: None

Commissioner Swig put forth a motion to move item 4(b).
Commissioner Singh seconded Mr. Swig's motion.

ADOPTION: IT WAS MOVED BY MR. SWIG, SECONDED BY MR. SINGH, AND UNANIMOUSLY CARRIED, (WITH MS. CHEU ABSENT) THAT RESOLUTION NO. 94-2009, AUTHORIZING A PERSONAL SERVICES CONTRACT WITH BUSINESS DEVELOPMENT, INC., A CALIFORNIA CORPORATION, FOR ONE YEAR IN AN AMOUNT NOT TO EXCEED \$300,000, WITH TWO ONE-YEAR EXTENSION OPTIONS, FOR A TOTAL AGGREGATE AMOUNT NOT TO EXCEED \$924,466, TO PROVIDE FISCAL AGENT AND ADMINISTRATIVE SUPPORT SERVICES TO THE BAYVIEW HUNTERS POINT PROJECT AREA COMMITTEE; BAYVIEW HUNTERS POINT REDEVELOPMENT PROJECT AREA BE ADOPTED.

(c) Update on the Bayview Hunters Point Redevelopment Survey Area C/India Basin Shoreline Draft Sub-Area Plan, Redevelopment Plan Amendment, Environmental Review and Ongoing Community Planning Process.

Presenter: Tom Evans, Agency Staff

Speakers: Steve Atkinson, Charlie Walker, Alex Lautsberg, Kristine Enea

Commissioner Swig stated that he was concerned about the transportation plan making the India Basin shoreline area a pass through instead of a destination. He pointed out that there was no mention of the proposed stadium on page 7 of the India Basin Shoreline Sub Area Plan, and noted, whether the stadium comes to be or not, there will be 2 – 3 million square feet of office, R & D, and commercial space that will still require a transportation plan for the entire area. Mr. Swig asked if the transportation plan has taken into consideration the area not only in terms of pass through verses no pass through, but getting people to and from the center of San Francisco to the entire area.

Mr. Tom Evans, Agency staff stated the following:

- Agency and Planning Department staff working together on the transportation plan developed by Lennar which will serve the Shipyard and Candlestick, and proposes a new bridge across Yosemite Slough, a robust transit program that connects not only to Third Street Light Rail but to Cal Train and BART.
- A Shipyard/BVHP/Candlestick Node EIR will be published in October which focuses on the traffic congestion issues; 60 intersections are being analyzed by the EIR, with a transportation analysis for Area C to follow and a Traffic modeling also to be published as a separate EIR document.
- Ongoing discussions with the Community on the capacity of Innes Avenue on the short term basis restricting some of the travel ways on Innes Avenue due to the area being overbuilt for the amount of traffic in the area.
- Will look at short term improvements to make it more livable and look at long term improvements along Innes Avenue.
- Exploring improvements to Hudson Street which is presently a pave through street which is one of the key links for the bay trail; presently dead ends at India Basin Park; looking into whether it can be a non motorized travel way through that area to take some of the burden off of Innes Avenue and provide more capacity out of Innes Avenue by providing a non motorized alternative in the future along Hudson.
- Interagency team looking at the issues with MTA, DPW, Planning, and the Mayor's Office of Economic Workforce Development. Will provide a traffic analysis in a few months which will be presented to the Commission.

Commissioner Swig stated that one of the elements presented is the lack of connection to Hunters View and the Hill community. He asked what the population is for India Basin, Hunters View, and the Hilltop community.

Lily Langlois of the Dept. of City Planning stated, according to the 2000 census, the population in the Hunters View and Westbrook area was 4,600, and 10,000 in Area C.

Commissioner Swig stated that it was very important that the project succeed with proper planning by including a Main Street as other neighborhood districts

have done so historically, and have been successful. They should include elements of a community such as a movie theater, community center, and restaurants that form a cohesive unit with the surrounding neighborhood which also leads to the community element of job development and sustainability. Mr. Swig asked that as staff goes through the planning process that they look at this as planning a small town that should be self sustaining which provides jobs in the area to embellish the quality of life of the neighborhood of residents.

Mr. Evans stated that there have been discussions on possible locations such as the neighborhood commercial district and Innes Avenue currently zoned as commercial but are leaning towards the waterfront as the resource that provides the most competitive advantage for future restaurants and retail. Mr. Evans stated that another issue is that there is a steep hillside that is undevelopable on the other side of the hill.

Commissioner Swig stated that he agreed with Mr. Walker's overall theme that the area needs to be developed in consideration of sustaining the population that has been there for a long time, and provide them the infrastructure necessary to preserve and grow the social culture that exists, sustain and give the community a better place to live which is the basis of a fundamental downtown main street of a small town.

Commissioner Covington stated that she was glad to hear of the plans to build 800 – 1200 units of residential housing and asked for the breakdown.

Mr. Evans stated, based on tax increment assumptions, it is assumed with a 25% affordability production goal, it would range between 15% - 25%, no less than 15% based on inclusionary law; if it is a condominium development then that would be affordable home ownership, if it is rental development, then the inclusionary would be a match of units. There have been discussions with both the community and the Planning Commission for more of a lower scale development consisting of more townhouse style developments.

Commissioner Covington asked what types of businesses they envision in the business district.

Mr. Evans stated they envision a need for more enhanced access to food, whether it is a small scale grocery store in the area is a question they continue to research. The shipyard is proposing a grocery store in the area and staff is reviewing whether two grocery stores in the area would be feasible. Other businesses they are looking into are related to recreation developments, businesses that would serve the waterfront such as rental of boats, bikes or roller blades. Mr. Evans stated, in reference to the commercial property owned by PG&E, they are in a unique position to work with research and development of energy technologies, but there are no specific proposals at this time.

Commissioner Covington stated that she is concerned about competition within the business districts proposed for India Basin, the Shipyard, as well as the revitalized Third Street. Ms. Covington asked if this concern was discussed at the PAC level about that possibility.

Mr. Evans stated since there is no business plan for Area C, there has been minimal discussions with the PAC on that issue at this point and time. There have been discussions with the Mayor's Office about the need to create a southeast retail plan to make sure they don't impoverish Third Street or divisions for India Basin, the Shipyard, Executive Park, or Visitation Valley. Mr. Evans stated that they will continue to work on an overall strategy and will relay the message to the Mayor's Office on the need do a comprehensive plan across all the project areas.

Commissioner Covington stated that one of the elements of a good comprehensive overview and approach would be to have a joint meeting with the Planning Commission. Ms. Covington proposed that the Agency schedule a joint meeting with the Planning Commission before the end of the year to hear comments from members of the community. Ms. Covington also agreed with Mr. Swig in making sure there is a Main Street and that it was essential to make sure that if a new downtown is being planned than it be vital, robust, and self sustaining.

Mr. Maduli-Williams, Agency Staff, stated the following:

- In terms of the retail study, there have been discussions with the Mayor's Office about conducting a retail study for the southeast, primarily because Third Street is different from Leland Avenue, Visitation Valley, the Shipyard, as well as the Innes corridor.
- Currently working on a development plan for Third Street. They started collecting historical retail studies that have been done for the area with the goal to go ahead at some point and authorize a new study and work with the Shipyard retail consultant to integrate a plan for the three respective project areas.

Commissioner Covington asked if there are any projections that relate to the numbers of people that may be employed, what their educational levels may be, and what the plan was for recruiting within the neighborhood.

Mr. Maduli Williams stated the questions Ms. Covington asked would be part of the analysis. Staff has data from the Bloomingdales project which lists the different types of retail jobs and that data will be used as a model for future recruitment. In addition to a retail study, they will be looking at current purchasing power and the employment impact of the new retail activity.

Commissioner Covington requested that staff specifically look at the capabilities of the people in the surrounding neighborhood, the educational levels, match the two and begin to fill in any gaps to make sure, to the extent possible, that people are not coming in from other parts of the city and working in those jobs.

Mr. Maduli Williams stated that staff is currently working on a development plan for the Building 813 which is the first foray into clean tech incubator. The strategy will be one that there will be multiple sectors and expand the definition of clean tech to include food, solar, alternative energy, building rehab, building retrofit. Mr. Maduli-Williams stated that one component is to have a broad range of industries that will grow out into the neighborhoods. Since the Building 813 is 250,000 sq. ft., the thought is to start building in that project next year and those companies will start to grow out throughout the neighborhood.

Commissioner Covington asked what incentive would there be for PG&E to move the power plant to India Basin.

Mr. Evans stated that PG&E's mission is to provide power and gas but could potentially enhance the land value of their holdings in the area by moving it over to the industrial park. The substation is expected to be upgraded within the next ten years and may be more difficult to rewire the substation in place versus building a new one and connect it. The existing facility has funds slated for the rebuild of the substation in their next cycle but the question would be if they can get entitlement on it in the short term; they may be able to move it and have a more valuable piece of parcel to develop in the future.

Mr. Jimmy Harris, PG&E stated that Mr. Evans' comments are consistent with PG&E's planning at this time. He stated that there is an opportunity in the plan to upgrade the substation, and to possibly relocate it as the agency is rezoning the area for the Area C Plan.

Commissioner Breed stated that the community has been primarily affected by transportation issues such as Muni and taxis often times not going into to the area. Ms. Breed also expressed her concern about the type of businesses that will be going into the area, the businesses ability to afford property, and the input from the community since she does not feel that there has been a lot of community input. Ms. Breed asked that the Agency aggressively step up community outreach and the community's involvement in the process since the dynamics of the neighborhood, the area, and the lives of people who have lived there for a long time will change dramatically. Ms. Breed asked about the Agency's community outreach plans.

Mr. Evans stated that the Agency, the India Basin Neighborhood Association, and the San Francisco Housing Authority have done a significant amount of outreach within the immediate neighborhood to property owners on both sides

of Innes Avenue, specifically the Hillside community, Hunters View, Westbrook, and Hunters Point.

Commissioner Breed asked since the area is not easily accessible, who does the outreach.

Mr. Evans stated that Agency staff, Communities of Opportunities, and the Housing Authority have combined their outreach efforts to the community. A few examples of their efforts were: enclosing leaflets in bills going to Housing Authority residents, hanging posters with the meeting information, passing out flyers to businesses, announcements at all the PAC meetings, and conducting workshops that have had over 100 people in attendance. Mr. Evans stated that they have also utilized the services of the radio station KPOO 89.5 FM with personal services announcements of all scheduled meetings.

Commissioner Breed stated that she would like to see comments from residents the Agency has received and would like to know from those comments, which residents live in the immediate area that is affected.

Mr. Evans stated that he would provide the Commission with the matrix and comments received from the community and noted that the information submitted was done so anonymously.

Commissioner Breed asked if Lennar's transportation plan was going to be utilized for the entire area.

Mr. Evans stated staff was currently reviewing Lennar's transportation plan and its impact in the area and have been working closely with MTA staff to ensure that their plans include transit enhancements, in particular, provide benefits beyond the Shipyard.

Commissioner Breed stated that she would like to see a thriving corridor along Third Street before considering a business district since the residents who live in the community are going to be the ones utilizing the services. She stated that she wanted to make sure that all services were easily accessible since some residents' means of transportation will be either by bus or by walking. Ms. Breed stated that in planning and moving forward, she asked staff to step up the community outreach and ensure their input is included to provide the necessary resources to shape the vision of the community. Ms. Breed also stated that she agreed that there be a joint meeting with the Planning Department before moving further.

Director Fred Blackwell stated that he was in discussions with the PAC Chair in planning out the logistics in holding a meeting in the Community and will report back to the Commission.

Commissioner King stated that he also agrees that there should be better coordination on the project and was in agreement of a joint hearing with the City Planning.

Commissioner Singh expressed his concern about informing the community of the meetings and asked about Staff's community outreach for the meetings.

Mr. Evans stated that outreach efforts have been through a wide list of mailings, leaflets distributed at a number of resources, PAC meetings, Personal Services Announcements on KPOO, posters throughout the community and other additional resources, along with a scheduled presentation by the Agency's Housing staff to the Hunters View community.

Commissioner Singh asked how often the PAC meets.

Mr. Evans stated that the PAC has four subcommittees that meet monthly; the full PAC meets monthly. Mr. Evans indicated that most of the discussions and outreach have been presented to the PAC Land Use Committee and have also gone to the full PAC on a number of occasions to present them with the overall information.

President Romero stated that he too shares the same concerns as expressed by the Commissioners and would also like to see a city center created that would provide the area with a real neighborhood that would benefit the community. Mr. Romero stated that it was very important to get the communities input on what they would like to be included in their neighborhood, with easy access to transportation being a very obvious element. Mr. Romero asked if anyone considered extending the streetcar line since he felt that buses were not enough.

Mr. Evans indicated that they are in discussions with MTA about looking into at least three lines passing through the area, including three bus lines.

5. **MATTERS NOT APPEARING ON AGENDA:** None

6. **PERSONS WISHING TO ADDRESS THE MEMBERS ON NON-AGENDA, BUT AGENCY RELATED MATTERS**

Speaker: Charlie Walker

7. **REPORT OF THE PRESIDENT:**

- Announced that the Sept. 1st Commission Meeting will start at 5pm so the Commission can attend the 3 pm Nihonmachi Terrace Ceremony.

8. REPORT OF THE EXECUTIVE DIRECTOR: NONE

9. COMMISSIONERS' QUESTIONS AND MATTERS:

- Commissioner Swig stated that he would like to make it clear to the public since there has been ongoing confusion and frustration with regard to Agenda Item 6 when the public makes requests or expects an answer. Mr. Swig stated that he agrees with the process, that they cannot immediately get into debate about any requests or statements made by the public, but stated members of the public should be offered a mechanism by which they can ask the question and receive an answer. Commissioner Swig stated that he is not advocating a change in the process or policy but would like to provide some type of solution in being able to give feedback to those who come before the Commission during Agenda Item 6 with their question or request.
- Director Blackwell stated that if the Commission does get into a dialogue on issues that are not on the agenda, it would be a violation of the Brown Act. The agenda is sent far in advance to the public and noticed in advance on items that the Commission is able to discuss.
- President Romero stated, in reference to the gentlemen's request at the previous meeting, what he was proposing was not a matter for discussion at the time and the gentlemen was fully aware since he had been attending Commission meetings for many years. Mr. Romero stated that he believes for the most part the Agency is doing a great job in responding to requests from the public in a timely manner. Mr. Romero stated that he would like to continue to make the greatest effort to be responsive.
- Commissioner Breed also stated that the Agency needs to exhaust their outreach efforts to the fullest extent possible to make sure as many people are reached in informing them of all meetings held in the community so that when the Commission does make decisions, they will be responding to what the communities have recommended. She asked Agency staff to step up their outreach efforts with the Bayview Hunters Point community because of the sensitivity of what happened in the past with the Western Addition, and how residents strongly feel about the Agency. Ms. Breed requested that there be a workshop on outreach, and would like to explore a more in-depth policy that is more aggressive than what is already in place.
- President Romero suggested that each presentation, if applicable, should include a report on what efforts have been made in outreach.
- Commissioner Breed stated that when there are questions or concerns from the public, staff should prepare a response in writing by the Commission in a timely manner, regardless if is in the Agency's jurisdiction. Commissioner Breed requested that language will added under Agenda Item 6, that the

Commissioners cannot address their statements or requests at that time, and to follow up with Gina Solis, Commission Secretary.

10. **CLOSED SESSION:** Conference with Legal Counsel - Anticipated Litigation: Initiation of litigation pursuant to subdivision (c) of Section 54956.9 of the California Government Code.

11. **ADJOURNMENT:**

It was moved by Commissioner Covington, seconded by Commissioner King, and unanimously carried that the meeting be adjourned at 6:35 p.m.

Respectfully submitted,

Gina E. Solis
Agency Secretary

ADOPTED: