

London N. Breed
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CHAIR

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COMMISSIONERS

COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

A G E N D A

TUESDAY, NOVEMBER 17, 2020 • 1:00 P.M.

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

(The video stream will be live approximately 5 minutes before the scheduled meeting start time.)

PUBLIC COMMENT CALL-IN: 1-415-655-0001 **ACCESS CODE:** 146 299 6836

Press #, then # again to enter the call.

(In order to avoid streaming delays, call the Public Comment line to listen to the live meeting.)

In accordance with Governor Gavin Newsom’s statewide order for all residents to “Stay at Home” - and the numerous preceding local and state proclamations, orders and supplemental directions - aggressive directives have been issued to slow down and reduce the spread of the COVID-19 virus. Individuals are encouraged to participate in the meetings remotely by calling during the public comment section of the meeting. Visit the SFGovTV website (www.sfgovtv.org) to stream the live meetings or watch them on demand.

Staff Reports/Explanatory Documents available to the public and provided to the Commission are posted on the Commission website at www.sfocii.org/commission.

In November 2019, San Francisco voters approved Proposition F, which added Section 1.127 to the San Francisco Campaign and Governmental Conduct Code. Section 1.127 refers explicitly to, among others, the Commission on Community Investment and Infrastructure (CCII) and prohibits any person or entity with a “Financial Interest” in a “Land Use Matter” pending before CCII from making a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for these offices. The prohibition applies from the “date of commencement of the Land Use Matter” until 12 months after CCII has made a final decision or any appeal to a City agency from that decision has been resolved. Section 1.127 defines relevant terms, including “Land Use Matter,” which means “(a) any request to a City elective officer for a Planning Code or Zoning Map amendment or (b) any application for an entitlement that requires a discretionary determination at a public hearing before a City board or commission.” Section 1.127 requires CCII to post a description of this restriction on its meeting agendas and website. Additional information is available at: sfethics.org

REGULAR MEETING AGENDA

PLEASE BE ADVISED A MEMBER OF THE PUBLIC HAS UP TO THREE MINUTES TO MAKE PERTINENT PUBLIC COMMENTS ON EACH AGENDA ITEM UNLESS THE COMMISSION ADOPTS A SHORTER PERIOD ON ANY ITEM.

1. Recognition of a Quorum

2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, December 1, 2020 at 1:00 pm.
- b) Announcement of Time Allotment for Public Comments from participants dialing in:

Please be advised a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Commission adopts a shorter period on any item. Please note that during the public comment period, all dial-in participants from the public will be instructed to call a toll-free number and use their touch-tone phones to register any desire for public comment. Comments will be taken in the order that it was received. Audio prompts will signal to dial-in participants when their audio input has been enabled for commenting.

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3. Report on actions taken at previous Closed Session meeting, if any

4. Matters of Unfinished Business

5. Matters of New Business:

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE COMMISSION, AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR THE PUBLIC SO REQUESTS, IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM

- a) Approval of Minutes: Regular Meeting of October 6, 2020

REGULAR AGENDA

Agenda items 5(b) through 5(g) related to 1450 Owens will be presented together but acted on separately

STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES

- b) Adopting Environmental Review Findings pursuant to the California Environmental Quality Act related to the approval of amendments to the Redevelopment Plan for the Mission Bay South Redevelopment Project, the Mission Bay South Owner Participation Agreement, the Design for Development for the Mission Bay South Project Area, the revised Mission Bay Blocks 41-43 Major Phase Application, and, the conditional approval of the Basic Concept Design / Schematic Design for Mission Bay South Block 43, Parcel 7 (1450 Owens Street); providing notice that these approvals are within the scope of the Mission Bay Final Subsequent Environmental Impact Report (“FSEIR”), a Program EIR, and is adequately described in the FSEIR for the purposes of the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 29-2020)
- c) Approving the Report to the Board of Supervisors on the Amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project in connection with the development of a mixed-use Life Sciences Facility on Block 43, Parcel 7 (1450 Owens Street); adopting Environmental Review Findings pursuant to the California Environmental Quality Act; and, authorizing the Transmittal of the Report to the Board of Supervisors; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 30-2020)
- d) Approving an Amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project in connection with the development of a mixed-use Life Sciences Facility on Block 43, Parcel 7 (1450 Owens Street); referring the Plan Amendment to the Planning Commission for its Report and Recommendation to the Board of Supervisors; recommending the Plan Amendment to the Board of Supervisors for adoption; and, adopting Environmental Review Findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 31-2020)
- e) Conditionally authorizing a Ninth Amendment to the Mission Bay South Owner Participation Agreement with FOCIL-MB, LLC, a Delaware Limited Liability Company; and, adopting Environmental Review Findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 32-2020)
- f) Approving an amendment to the Design for Development for the Mission Bay South Project Area in connection with the development of a mixed-use Life Sciences Facility on Block 43, Parcel 7 (1450 Owens Street); and, adopting Environmental Review Findings Pursuant To The California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 33-2020)

- g) Conditionally approving Amendments to the Revised Major Phase for Block 41-43 Application and the Basic Concept / Schematic Design for Mission Bay South Block 43, Parcel 7 (1450 Owens Street) to develop a mixed-use Life Sciences Facility; and, adopting Environmental Review Findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 34-2020)

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- h) Conditionally approving amendments to the Mission Bay South Block 1 Major Phase Application and to the Basic Concept and Schematic Design for the Block 1 Hotel to add 49 hotel rooms for a total of 299 hotel rooms; providing notice that this approval is within the scope of the Mission Bay Redevelopment Project approved under the Mission Bay Final Subsequent Environmental Impact Report ("FSEIR"), a Program EIR, and is adequately described in the FSEIR for the purposes of the California Environmental Quality Act; and, adopting Environmental Review Findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 35-2020)

6. Public Comment on Non-Agenda Items

Members of the public may address the Commission on matters that are within the Commission jurisdiction and not on today's calendar. Each speaker shall have up to three minutes to make pertinent public comments unless the Commission adopts a shorter period.

7. Report of the Chair

8. Report of the Executive Director

- a) Informational Memorandum on 1150 3rd Street (MBS Block 3E) Marketing Outcomes Report, a 119-unit affordable multifamily rental development, including one manager's unit, Mission Bay South Redevelopment Project Area (Discussion)

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment