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COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

CITY HALL, ROOM 416
1 DR. CARLTON B. GOODLETT PLACE
SAN FRANCISCO, CA 94102
www.sfocii.org/commission

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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

AGENDA

TUESDAY, MARCH 17, 2020 • 1:00 P.M.

ACCESSIBLE MEETING POLICY

1. The meeting/hearing will be held in City Hall, Room 416, 1 Dr. Carlton B. Goodlett Place, San Francisco. The room is wheelchair accessible and has accessible seating for persons with disabilities and those using wheelchairs. Ramps are available at the Grove, Van Ness and McAllister entrances. A wheelchair lift is available at the Polk Street entrance.
2. The closest accessible BART station is Civic Center, three blocks from City Hall. Accessible MUNI lines serving this location are: #47 Van Ness, #49 Van Ness, #71 Haight/Noriega, #5 Fulton, #21 Hayes, #6 Parnassus, #7 Haight, the F Line to Market and Van Ness and any line serving the Metro Stations at Van Ness and Market and at Civic Center. For more information about MUNI accessible services, call 311.
3. There is accessible parking across from City Hall at the Civic Center Garage.
4. The following services are available by calling the Office of Community Investment and Infrastructure at (415) 749-2400 at least 72 hours prior to the meeting/hearing: assistive listening device, real time captioning, American Sign Language interpreters, use of a reader during a meeting, large print agendas or other accommodations are available upon request. Meeting minutes are available via our website at www.sfocii.org
5. In order to assist the Office of Community Investment and Infrastructure efforts to accommodate persons with severe allergies, environmental illness, chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the Office of Community Investment and Infrastructure to accommodate these individuals.

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. IT IS STRONGLY RECOMMENDED THAT MEMBERS OF THE PUBLIC WHO WISH TO ADDRESS THE COMMISSION SHOULD FILL OUT A "SPEAKER CARD" AND SUBMIT THE COMPLETED CARD TO THE COMMISSION SECRETARY.

1. Recognition of a Quorum

2. Announcements

- a) The next regularly scheduled Commission meeting will be held on Tuesday, April 7, 2020 at 1:00 pm (City Hall, Room 416).
- b) Announcement of Prohibition of Sound Producing Electronic Devices during the Meeting.

Please be advised that the ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing of or use of a cell phone, pager, or other similar sound-producing electronic device.

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 January 21, 2020
- b) Authorizing a Personal Services Contract with KNN Public Finance, LLC, a California Limited Liability Company for financial advisory services, in an amount not to exceed \$60,000, related to the proposed issuance of tax allocation bonds of fund Qualified Project Costs in Candlestick Point and Phase 2 of the Hunters Point Shipyard Project Area (Action)(Resolution No. 01-2020)

REGULAR AGENDA

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- c) Authorizing an Exclusive Negotiations Agreement and a Predevelopment Loan Agreement in an amount not to exceed \$3,500,000, with 350 China Basin Partners, LLC, a California limited liability company, for the development of approximately 140 affordable for-sale housing units at Mission Bay South 9a, 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, a program EIR, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action)(Resolution No. 02-2020)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- d) Authorizing an Exclusive Negotiations Agreement and a Predevelopment Loan Agreement in an amount not to exceed \$3,500,000, with Hunters Point Block 56, L.P., a California limited partnership, for the development of approximately 73 affordable family rental housing units (including one manager's unit) at 11 Innes Court (Hunters Point Shipyard Phase 1 Block 56), and providing notice that this approval is within the scope of the Hunters Point Shipyard Phase 1 Reuse Final Environmental Impact Report, a Program EIR; and adopting environmental review findings pursuant to the California Environmental Quality Act; Hunters Point Shipyard Redevelopment Project Area (Discussion and Action)(Resolution No. 03-2020)

STAFF PRESENTATION ESTIMATED TIME: 20 MINUTES

- e) Revoking the project approval authorized under Resolution No. 42-2016 and conditionally approving the schematic design of a six-story, mixed-use building comprised of eight units, including one affordable unit, and ground floor commercial at 4128 Third Street and making environmental findings pursuant to the California Environmental Quality Act; Bayview Industrial Triangle Redevelopment Project Area (Discussion and Action)(Resolution No. 04-2020)

STAFF PRESENTATION ESTIMATED TIME: 25 MINUTES

- f) Workshop on Proposed Amendments to the Redevelopment Plan for Mission Bay South Redevelopment Project, the Design for Development for the Mission Bay South Project Area and the Mission Bay South Owner Participation Agreement (collectively "Plan Documents"), and the Basic Concept / Schematic Designs related to GSW Arena LLC's proposed hotel and residential development (Blocks 29-32), and changes to the previously approved SOMA Hotel project (Block 1); Mission Bay South Redevelopment Project Area (Discussion)

STAFF PRESENTATION ESTIMATED TIME: 15 MINUTES

- g) Workshop on the July – December 2019 Report on OCII Small Business Enterprise and Local Hiring Goals Practices (Discussion)

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. It is strongly recommended that members of the public who wish to address the Commission fill out a "Speaker Card" and submit the completed card to the Commission Secretary.

7. Report of the Chair

8. Report of the Executive Director

- a) Report on compliance by the Master Developer on Phase 1 of the Hunters Point Shipyard, with the Community Benefits Programs for October 2018 through June of 2019; Hunters Point Shipyard and Bayview Hunters Point Redevelopment Project Areas (Discussion)

9. Commissioners' Questions and Matters

10. Closed Session

- a) Under California Government Code § 54956.9, Conference with Legal Counsel for Existing Litigation: Lebolt v City and County of San Francisco, et al., No. CGC-19-581761 (Superior Ct. S.F. City and County, complaint filed Dec. 23, 2019).

11. Adjournment