

London N. Breed  
MAYOR



Miguel Bustos  
CHAIR

Mara Rosales  
VICE-CHAIR

Bivett Brackett  
Dr. Carolyn Ransom-Scott  
COMMISSIONERS

Nadia Sesay  
EXECUTIVE DIRECTOR

**MINUTES OF A REGULAR MEETING OF THE  
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE  
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE  
19th DAY OF MAY 2020**

The members of the Commission on Community Investment and Infrastructure of the City and County of San Francisco met in a regular meeting via teleconference at 1:00 p.m. on the 19th day of May 2020. The public was invited to watch the meeting live on SFGOVTV: <https://sfgovtv.org/ccii> (The video stream was live approximately 15 minutes before the scheduled meeting start time.)

PUBLIC COMMENT CALL-IN: 1(888)557-8511      Access Code: 7500645

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 were issued to slow down and reduce the spread of the COVID-19 virus. Individuals were encouraged to participate in the meetings remotely by calling during the public comment section of the meeting.

**REGULAR MEETING AGENDA**

**1. Recognition of a Quorum**

Meeting was called to order at 1:01 p.m. by Chair Bustos. Roll call was taken.

Commissioner Brackett - present  
Commissioner Scott – present  
Vice-Chair Rosales - present  
Chair Bustos - present

All Commissioners were present.

**2. Announcements**

- A. 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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Secretary Cruz read the public comment instructions.

**3. Report on actions taken at previous Closed Session meeting – None**

**4. Matters of Unfinished Business - None**

**5. Matters of New Business:**

**CONSENT AGENDA**

a) Approval of Minutes: Regular Meetings of January 21, 2020 and April 7, 2020

**PUBLIC COMMENT - None**

Vice-Chair Rosales motioned to move Item (a) and Commissioner Brackett seconded that motion.

Secretary Cruz called for a voice vote on Item 5(a).

Commissioner Brackett – yes

Commissioner Scott - yes

Vice-Chair Rosales - yes

Chair Bustos – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT APPROVAL OF MINUTES FOR REGULAR MEETINGS OF JANUARY 21, 2020 AND APRIL 7, 2020, BE ADOPTED.

**REGULAR AGENDA**

**Agenda item nos. 5(b) through 5(g) related to the proposed plan amendment for the Mission Bay South Redevelopment Project Area were presented together but acted on separately**

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 Mission Bay Blocks 29-32 Major Phase Application, and the Basic Concept Design / Schematic Design for Mission Bay South Blocks 29-32, including findings concerning the implementation of a threshold of significance for evaluating Transportation Impacts based on vehicle miles traveled; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 05-2020)

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 a hotel and residential development on Blocks 29-32, adopting environmental findings pursuant to the California Environmental Quality Act, and authorizing transmittal of the Report to the Board of Supervisors; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 06-2020)

d) Approving an amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project in connection with a hotel and residential development on Blocks 29-32; recommending adoption of the Redevelopment Plan Amendment by the Board Of Supervisors and submitting the recommendation, including the Redevelopment Plan amendment, to the Board Of Supervisors; and, adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 07-2020)

- e) Conditionally authorizing a Seventh Amendment to the Mission Bay South Owner Participation Agreement With FOCIL-MB, LLC, a Delaware Limited Liability Company, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 08-2020)
- f) Approving an amendment to the Design for Development for the Mission Bay South Project area in connection with a hotel and residential development on Blocks 29-32, And adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 09-2020)
- g) Conditionally approving amendments to the Major Phase Application and the Basic Concept / Schematic Design for Mission Bay South Blocks 29-32 to add a mixed use building consisting of hotel, residential and associated retail uses, and adopting environmental findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 10-2020)

Presenters: Nadia Sesay, Executive Director; Gretchen Heckman, Development Specialist, Mission Bay Group; Peter Bryan, Vice-President, Construction & Development, Golden State Warriors (GSW); Eugene Lee, Senior Associate, Gensler

## **PUBLIC COMMENT**

Speakers: Janette Morrow, San Francisco (SF) resident; Debra & Michael (no last name given), SF residents; Keith Goldstein, President, Dogpatch Merchants Association and Chair, Eastern Neighborhood CAC; Vivien Lee, Principal, Vivien (unintelligible) Lee Architects; Bruce Agin, SF resident; Dana Hymell, Urban Design Consulting Engineers; Alex Lansburg, Director, (unintelligible) SF Electrical Construction Industry; Ralph (unintelligible) SF resident; Yoyo Chan, Vice-President of Government and Public Affairs, GSW; Pete Varma, President, National Association of Minority Contractors

Ms. Morrow stated that she was a resident at the Radian, a 99-unit condominium located three blocks from the Chase Center and 3 or 4 blocks from the Giants Stadium. She was in favor of the project; however, she expressed concern that they acknowledge and include more public restrooms because they were experiencing too much public urination around their building in that area.

Ms. Debra stated that she and her husband lived at the Madrone and that they were not in favor of this hotel. She reported that there were several hotels in the area including the Marriott, the Hyatt and the Via, so they did not need additional hotels. They were against the height of the hotel as well as it would add more unneeded density to the neighborhood. Traffic was also a concern. Ms. Debra felt that it was too easy for large companies to pay fees rather than actually provide what the City really needed, like affordable housing and open space. She explained that there was already more litter and garbage from the Chase Center during the last year and she anticipated more litter and garbage, dirtier parks as well as more horrific traffic.

Mr. Michael stated that when this project was finished, they would have a 16-story white wall from 16<sup>th</sup> Street to McCovey Cove, which he objected to and stated that this would destroy the natural beauty of the area.

Mr. Goldstein stated that he was speaking on behalf of himself. He was in favor of this project. The proposed hotel would be a true benefit to the City and the waterfront and would bring opportunities to the southeast segment of the City. He was sure that the project would provide construction and other employment opportunities to area residents. Mr. Goldstein was excited that the GSW would be hiring local residents for the project as well as other jobs later on which would benefit the area and bring tourists to the waterfront as well.

Ms. Lee stated that her architectural business was a small, woman-owned minority business which had been selected as part of this project team. Their role was the design of the condos and acting as associate architect of the building. Ms. Lee reported that even though they were in the early stages, the GSW had demonstrated that they were committed to having small businesses like hers be fairly represented on the project team. She believed that this project would help reopen the economy and the City and was very proud to be part of this team. Ms. Lee urged Commissioners to approve these items.

Mr. Agid stated that he was a native San Franciscan, an 11-year resident of Mission Bay and board member and transportation representative of the South Beach Rincon Mission Bay Neighborhood Association. He was in support of what he stated was a much-needed project in this neighborhood where hotels and hospital amenities were lacking. He stated that this project would complement existing activities at the Chase Center and provide retail opportunities for the benefit of that neighborhood. Mr. Agid reported that during progress of this project, the community was engaged by GSW on a regular basis to learn about ongoing aspects of the project, such as design, lighting, sound, next steps. Contractors were sent throughout the neighborhood to resolve any problems and complaints that the community had. Mr. Agid was impressed by the GSW commitment to go above and beyond to include the community and bring on resources and be proactive in all aspects of the operations. He urged Commissioners to approve this item.

Ms. Hymel stated that they were a small local civil engineering company, an 11-person minority owned business which had been selected to be part of the project team. She explained that her company would be working with PG&E to provide gas, power and to coordinate services with communications companies. Ms. Hymel reported that the GSW had demonstrated their commitment to include small local businesses on this project team. She was honored to be a part of this and felt that this would be an important project to open the City's economy after the pandemic.

Mr. Lansburg reported that the GSW had built the stadium under the project labor agreement that they had at Mission Bay and would be building this hotel under the same agreement. He reported that they would continue to work with all labor from operations down to the building trades to ensure that this project was a success. Mr. Lansburg was excited that people would be coming to this area and they needed to capture these opportunities for both residents as well as tourists. He encouraged Commissioners to approve this project.

Mr. Ralph stated that he was a resident of the Madrone building and was opposed to this project. He stated that the height was outside the boundaries of the original plan for MB and the 130' arena was beyond what was originally conceived for this area, which was capped at 90' height. Mr. Ralph reported that the upper floors of the hotel would provide luxury condos which he was opposed to. He was also opposed to the Warriors opening stores and restaurants that they promised would meet neighborhood needs but he felt they would not meet the needs of that neighborhood.

Commissioner Brackett stated that during the years that the GSW had been active with OCII, she had been impressed with their commitment to small businesses and especially to Bayview small businesses as well as women-owned businesses. She was impressed with the increase in support of affordable housing and preservation of open space to \$1.3 million and their additional investment into maintaining all public open spaces. Ms. Brackett stated that she would like to see an increase in public participation from Dogpatch and Bayview residents.

Vice-Chair Rosales thanked everyone for the presentation and for commentary from the public. She commended the GSW for having honored all agreements and efforts with OCII and the community. Ms. Rosales stated that she remembered outreach to the MB community had begun in January and inquired about any post shelter-in-place feedback and whether they had gone back to the CAC since January; inquired about construction and neighborhood and use impact of the project on the park.

Ms. Heckman responded that in January there had still been one outstanding piece of the OPA not finalized with GSW which was the specific amount of the park maintenance fee and since January, this had been updated. She reported that during shelter-in-place, they had not received any direct comments or remarks regarding opinions from the CAC.

Ms. Chan responded that the last opportunity to meet with the CAC had been in January, but they had been meeting one-on-one with certain community members via Zoom and that outreach was continuing. She reported that they had conducted individual meetings with neighborhood associations to keep them informed of the latest progress.

Mr. Bryan responded that they had been working extensively on a site logistics plan that would not impact the park and stated that they intended to stage the construction from the Warriors Way sidewalk. He explained that they were very aware of the need to maintain access to the active event center and office building which were open during construction and they intended to ensure adequate pedestrian flow to allow people to travel east and west along Warriors Way to keep the connection to Bayfront park. So they were working on minimizing impact during construction and hoped it would have the same affect as any other construction going on in the City.

Commissioner Scott thanked the presenters and also heard the residents' comments and concerns. Ms. Scott reminded everyone that they were in a city with great needs and after the pandemic, they would need the jobs, the restaurants, and the park. She believed in the commitment of the GSW and was sure they would work hard to address and alleviate all concerns. Ms. Scott was pleased that the GSW were working with small businesses and YCD to provide employment in the future. This project would be a great asset to SF.

Chair Bustos stated that he had the opportunity during the shelter in place to visit the GSW location a few times. It was where he grew up and he remembered when that whole area was completely empty. He reminded residents that SF was a growing city and wanted to acknowledge their concerns. He remembered that it was always a dream to build out that area and was very proud to be participating in that dream now. Mr. Bustos was pleased with the GSW partnership, how they conducted their outreach and committed to local hire and long-term City businesses. He was excited about this project because it would provide more jobs and benefits to the community. GSW had been a good partner so far and Mr. Bustos hoped they had heard the concerns about litter and traffic.

Mr. Varma provided a late comment and thanked GSW for building the arena and for this current project. He appreciated that they were providing jobs in the community for contractors and small contractors to work on this project. Mr. Varma hoped Commissioners would approve this project to allow them to bring in more jobs and benefits to the community and the City.

Commissioner Scott motioned to move Item (b) and Vice-Chair Rosales seconded that motion.

Secretary Cruz called for a voice vote on Item 5(b).

Commissioner Brackett – yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 05-2020, 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 MISSION BAY BLOCKS 29-32 MAJOR PHASE APPLICATION, AND THE BASIC CONCEPT DESIGN / SCHEMATIC DESIGN FOR MISSION BAY SOUTH BLOCKS 29-32, INCLUDING FINDINGS CONCERNING THE IMPLEMENTATION OF A THRESHOLD OF SIGNIFICANCE FOR EVALUATING TRANSPORTATION IMPACTS BASED ON VEHICLE MILES TRAVELED; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Scott motioned to move Item (c) and Vice-Chair Rosales seconded that motion.

Secretary Cruz called for a voice vote on Item 5(c).

Commissioner Brackett – yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 06-2020, 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 A HOTEL AND RESIDENTIAL DEVELOPMENT ON BLOCKS 29-32, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND AUTHORIZING TRANSMITTAL OF THE REPORT TO THE BOARD OF SUPERVISORS; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Scott motioned to move Item (d) and Vice-Chair Rosales seconded that motion.

Secretary Cruz called for a voice vote on Item 5(d).

Commissioner Brackett – yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 07-2020, APPROVING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE MISSION BAY SOUTH REDEVELOPMENT PROJECT IN CONNECTION WITH A HOTEL AND RESIDENTIAL DEVELOPMENT ON BLOCKS 29-32; RECOMMENDING ADOPTION OF THE REDEVELOPMENT PLAN AMENDMENT BY THE BOARD OF SUPERVISORS AND SUBMITTING THE RECOMMENDATION, INCLUDING THE REDEVELOPMENT PLAN AMENDMENT, TO THE

BOARD OF SUPERVISORS; AND, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Vice-Chair Rosales motioned to move Item (e) and Commissioner Scott seconded that motion.

Secretary Cruz called for a voice vote on Item 5(e).

Commissioner Brackett – yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 08-2020, CONDITIONALLY AUTHORIZING A SEVENTH AMENDMENT TO THE MISSION BAY SOUTH OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Scott motioned to move Item (f) and Vice-Chair Rosales seconded that motion.

Secretary Cruz called for a voice vote on Item 5(f).

Commissioner Brackett – yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 09-2020, APPROVING AN AMENDMENT TO THE DESIGN FOR DEVELOPMENT FOR THE MISSION BAY SOUTH PROJECT AREA IN CONNECTION WITH A HOTEL AND RESIDENTIAL DEVELOPMENT ON BLOCKS 29-32, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Scott motioned to move Item (g) and Vice-Chair Rosales seconded that motion.

Secretary Cruz called for a voice vote on Item 5(g).

Commissioner Brackett – yes  
Commissioner Scott - yes  
Vice-Chair Rosales - yes  
Chair Bustos – yes

**ADOPTION:** IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO. 10-2020, CONDITIONALLY APPROVING AMENDMENTS TO THE MAJOR PHASE APPLICATION AND THE BASIC CONCEPT / SCHEMATIC DESIGN FOR MISSION BAY SOUTH BLOCKS 29-32 TO ADD A MIXED USE BUILDING CONSISTING OF HOTEL, RESIDENTIAL AND ASSOCIATED RETAIL USES, AND ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Chair Bustos thanked staff and presenters for the presentation as well as the public for their comments.

**6. Public Comment on Non-Agenda Items - None**

**7. Report of the Chair**

Chair Bustos stated that he had no report.

**8. Report of the Executive Director**

Executive Director Sesay stated that she had no report.

**9. Commissioners' Questions and Matters - None**

**10. Closed Session – None**

**11. Adjournment**

Commissioner Scott motioned to adjourn and Commissioner Brackett seconded that motion.

Chair Bustos adjourned the meeting at 2:31 p.m.

Respectfully submitted,



Jaimie Cruz  
Commission Secretary