

London N. Breed
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COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE SUCCESSOR AGENCY COMMISSION

A G E N D A

TUESDAY, JULY 21, 2020 • 1:00 P.M.

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

(The video stream will be live approximately 15 minutes before the scheduled meeting start time.)

PUBLIC COMMENT CALL-IN: 1-408-418-9388 **Access Code:** 146 292 5173

[Public Comment Instructions](#)

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, August 4, 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 phone 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 June 16, 2020

b) Authorizing a First Amendment to the Personal Services Contract with Century Urban LLC, a California limited liability company, ("Contractor") to increase the contract amount by \$31,000 for a total not to exceed amount of \$76,000 and to extend the term by one year through June 30, 2021 to provide continued real estate advisory services for the negotiation of a disposition and development agreement for Transbay Block 4, Assessor's Parcel No. 3739, Portion of Lot 008; Transbay Redevelopment Project Area (Action) (Resolution No. 16-2020)

REGULAR AGENDA

Agenda item nos. 5(c) through 5(e) related to the proposed plan amendment for the Mission Bay South Redevelopment Project Area will be presented together but acted on separately

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- 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 an increase in hotel rooms on the Mission Bay South Block 1 Hotel Parcel, and authorizing transmittal of the Report to the Board of Supervisors, 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 Findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 17-2020)

- d) Approving an Amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project in connection with an increase in hotel rooms on the Mission Bay South Block 1 Hotel Parcel; 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, 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 Findings Pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 18-2020)

- e) Conditionally authorizing an Eighth Amendment to the Mission Bay South Owner Participation Agreement with FOCIL-MB, LLC, a Delaware Limited Liability Company, 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 Findings pursuant to the California Environmental Quality Act; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 19-2020)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- f) Approving an amended and restated 457 Deferred Compensation Plan and authorizing the Executive Director to conform, as needed, the plan to applicable law and administer said plan in accordance with its terms (Discussion and Action) (Resolution No. 20-2020)

STAFF PRESENTATION ESTIMATED TIME: 10 MINUTES

- g) Delegating authority to the Executive Director to adopt Successor Agency Policies during the Public Health Emergency consistent with the Compensation Plan for COVID-19 of the City and County of San Francisco (Discussion and Action) (Resolution No. 21-2020)

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 two Marketing Outcomes Reports on affordable housing units at The Avery (Transbay Block 8): 1) 450 Folsom Street, a mixed-income rental tower with 70-inclusionary affordable units; and, 2) 250 Fremont Street, 100% affordable podium with 80 OCII-funded affordable units; Transbay Project Area (Discussion)

- b) Informational Memorandum on the Marketing Outcomes Report for 10 Kennedy Place, 10 Innes Court (Blocks 56 and 57), and 528 Hudson, 23 and 33 Kirkwood Avenue (Block 55) Hunters Point Shipyard Phase 1; eleven for-sale inclusionary below market rate units affordable at 80% Area Median Income; Hunters Point Shipyard Project Area (Discussion)

9. Commissioners' Questions and Matters

10. Closed Session

11. Adjournment