

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
2nd DAY OF JULY 2013**

The members of the Commission on Community Investment and Infrastructure 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 1:00 p.m. on the 2nd day of July 2013, at the place and date duly established for holding of such a meeting.

REGULAR MEETING AGENDA

1. Recognition of a Quorum

Meeting was called to order at 1:04 p.m. Roll call was taken.

Commissioner Ellington – absent
Commissioner Mondejar - present
Vice-Chair Rosales – present
Commissioner Singh – present
Chair Johnson – present

Commissioner Ellington was absent; all other Commissioners were present.

2. Announcements

- A. The next regularly scheduled Commission meeting will be held on Tuesday, July 16, 2013 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.

- C. Announcement of Time Allotment for Public Comments

3. Report on actions taken at previous Closed Session meeting, if any – None.

4. Matters of Unfinished Business – None.

5. Matters of New Business:

CONSENT AGENDA

- a) Approval of Minutes: Regular Meeting of June 4, 2013

PUBLIC COMMENT – None.

Commissioner Singh motioned to move Item 5(a) and Commissioner Rosales seconded that motion.

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

Commissioner Ellington – absent
Commissioner Mondejar – abstained because of absence
Commissioner Singh – yes
Vice Chair Rosales – yes
Chair Johnson – yes

ADOPTION: IT WAS VOTED BY 3 COMMISSIONERS WITH ONE ABSTENTION AND ONE ABSENCE THAT APPROVAL OF MINUTES FOR THE REGULAR MEETING OF JUNE 4, 2013, BE ADOPTED.

REGULAR AGENDA

STAFF WILL RECOMMEND CONTINUANCE OF ITEMS 5 (b) and 5 (c) RELATED TO THE 706 MISSION STREET MIXED USE PROJECT TO THE JULY 16, 2013 COMMISSION MEETING

- b) Adopting environmental findings pursuant to the California Environmental Quality Act and approving Part 1 of the Long Range Property Management Plan that addresses the disposition and use of three properties: (1) an improved subterranean public parking garage commonly known as the Jessie Square Garage located generally below Jessie Square Plaza (Assessor's Block 3706, Lot 275 and portions of Lot 277); (2) an approximately 9,778-square-foot undeveloped parcel fronting Mission Street between Third and Fourth Streets adjacent to Jessie Square Plaza (Assessor's Block 3706, a portion of Lot 277); and (3) a 3,690-square-foot air rights parcel located above Jessie Square Plaza (Assessor's Block 3706, a portion of Lot 277). (Discussion and Action) (Resolution No. 31-2013)
- c) Adopting environmental findings pursuant to the California Environmental Quality Act and approving a Purchase and Sale Agreement with 706 Mission Co LLC for the disposition and use of three properties: (1) an improved subterranean public parking garage commonly known as the Jessie Square Garage located generally below Jessie Square Plaza (Assessor's Block 3706, Lot 275 and portions of Lot 277); (2) an approximately 9,778-square-foot undeveloped parcel fronting Mission Street between Third and Fourth Streets adjacent to Jessie Square Plaza (Assessor's Block 3706, a portion of Lot 277); and (3) a 3,690-square-foot air rights parcel located above Jessie Square Plaza (Assessor's Block 3706, a portion of Lot 277). (Discussion and Action) (Resolution No. 32-2013)

Presenter: Tiffany Bohee, Executive Director

Executive Director Bohee stated that staff had recommended continuance of Items 5(b) and 5(c), since noticing requirements had been made in newspapers and other venues.

PUBLIC COMMENT – None.

Commissioner Mondejar motioned to continue Items 5(a) and 5(b) and Vice Chair Rosales seconded that motion.

Secretary Jones called for a voice vote on Items 5(a) and 5(b).

Commissioner Ellington – absent
Commissioner Mondejar – yes
Commissioner Singh – yes
Vice Chair Rosales – yes
Chair Johnson – yes

ADOPTION: IT WAS VOTED BY 4 COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 31-2013, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING PART 1 OF THE LONG RANGE PROPERTY MANAGEMENT PLAN THAT ADDRESSES THE DISPOSITION AND USE OF THREE PROPERTIES: (1) AN IMPROVED SUBTERRANEAN PUBLIC PARKING GARAGE COMMONLY KNOWN AS THE JESSIE SQUARE GARAGE LOCATED GENERALLY BELOW JESSIE SQUARE PLAZA (ASSESSOR'S BLOCK 3706, LOT 275 AND PORTIONS OF LOT 277); (2) AN APPROXIMATELY 9,778-SQUARE-FOOT UNDEVELOPED PARCEL FRONTING MISSION STREET BETWEEN THIRD AND FOURTH STREETS ADJACENT TO JESSIE SQUARE PLAZA (ASSESSOR'S BLOCK 3706, A PORTION OF LOT 277); AND (3) A 3,690-SQUARE-FOOT AIR RIGHTS PARCEL LOCATED ABOVE JESSIE SQUARE PLAZA (ASSESSOR'S BLOCK 3706, A PORTION OF LOT 277) AND RESOLUTION NO. 32-2013, ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING A PURCHASE AND SALE AGREEMENT WITH 706 MISSION CO LLC FOR THE DISPOSITION AND USE OF THREE PROPERTIES: (1) AN IMPROVED SUBTERRANEAN PUBLIC PARKING GARAGE COMMONLY KNOWN AS THE JESSIE SQUARE GARAGE LOCATED GENERALLY BELOW JESSIE SQUARE PLAZA (ASSESSOR'S BLOCK 3706, LOT 275 AND PORTIONS OF LOT 277); (2) AN APPROXIMATELY 9,778-SQUARE-FOOT UNDEVELOPED PARCEL FRONTING MISSION STREET BETWEEN THIRD AND FOURTH STREETS ADJACENT TO JESSIE SQUARE PLAZA (ASSESSOR'S BLOCK 3706, A PORTION OF LOT 277); AND (3) A 3,690-SQUARE-FOOT AIR RIGHTS PARCEL LOCATED ABOVE JESSIE SQUARE PLAZA (ASSESSOR'S BLOCK 3706, A PORTION OF LOT 277), BE CONTINUED.

ITEMS 5(d) and 5(e) WILL BE CALLED AND PRESENTED BY STAFF TOGETHER BUT VOTED ON SEPARATELY.

d) Adopting environmental review findings pursuant to the California Environmental Quality Act and authorizing a Third Amendment to the Hunters Point Shipyard Phase 1 Design for Development to adjust densities and make other changes; Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 33-2013)

e) Adopting environmental review findings pursuant to the California Environmental Quality Act, and conditionally approving a Major Phase Application for residential projects on Blocks

56 and 57 at the Hunters Point Shipyard Phase 1, including a) Schedule of Performance Report, b) a Major Phase and Project Housing Data Table, and c) a combined Basic Conceptual and Schematic Designs; Hunters Point Shipyard Redevelopment Project Area. (Discussion and Action) (Resolution No. 34-2013)

Presenters: Tiffany Bohee, Executive Director; Thor Kaslofsky, Project Manager, Hunters Point Shipyard; Doug Davis, Architect, AE3 Partners; Cheryl Smith, Director of Community Affairs, Lennar Urban; Shamann Walton, Executive Director, Young Community Developers; Landon Browning, Lennar Urban, Project Manager for Blocks 56 & 57; Wells Lawson, Senior Project Manager

PUBLIC COMMENT

Speakers: Ace Washington; Dr. Hunnicutt, Chair of Shipyard CAC; Sululagi Palega, Samoan Community CAC

Mr. Washington spoke about the passing of former Supervisor Willie B. Kennedy, about his long history working with her in the Western Addition and about her contributions to the City of San Francisco. He expressed his support for this project and asked the Commission to make sure that there is equal opportunity in hiring for this project.

Dr. Hunnicutt thanked everyone for attending the Shipyard lunch party and expressed her support for the project. Dr. Hunnicutt stated that this information had been vetted with the CAC, which concurred with the findings and urged the Commission to move these items forward.

Mr. Palega expressed his support of these resolutions. He stated that the community had been working on this for over 20 years and now are looking forward to seeing houses on what used to be called the “dead shipyard” but which now will be the “live shipyard”.

Chair Johnson expressed condolences on the passing of Willie B. Kennedy. Ms. Johnson stated that she had worked with Ms. Kennedy and learned much from her about community work. She stated that she hoped this Commission can continue her legacy.

Commissioner Singh stated that he had known Supervisor Kennedy since 1988 and that she was a very good friend of his. Regarding the project, Mr. Singh inquired about the limited amount of parking spaces and advocated for more. Commissioner Singh stated that he had been working on this project since 1997 and was very relieved to finally attend the groundbreaking ceremony there.

Mr. Kaslofsky responded that the Design for Development does not set a minimum amount of parking, but rather a maximum. He explained that some blocks do not have the one-for-one parking but deferred to the developer for more information on this issue.

Mr. Browning responded that they project one-to-one parking with another 34 spaces of street parking for a total of 132 parking spaces for these blocks at completion. Mr. Browning stated that they were committed to having as much parking as possible.

Commissioner Mondejar inquired about: where the affordable housing buildings will be located and specifically, the 50% and 80% AMI; art for the buildings; how art is being incorporated into the design and reminded the developers to make the area as attractive as possible.

Mr. Kaslofsky responded that the affordable housing buildings should be spread out throughout all the different blocks and deferred to the developer for more details.

Mr. Browning responded that they have not yet designated specific locations for the affordable housing units but are required to provide an even distribution of units throughout the site. He stated that specific locations and mapping out the units will come later. Mr. Browning responded that the AMI will be distributed according to the matrix provided and they will pick the units within the buildings as they get further along.

Mr. Kaslofsky responded that the 50% AMI units will not be part of this development because they were approved for Block 49; however, they are still shown here because they do not have a major phase approval yet for Block 49. He pointed out that the process whereby actual physical units are chosen for affordable housing is done by the Mayor's Office of Housing and that his does not come before the Commission. He added that final permits cannot be obtained until those items are selected. Mr. Kaslofsky responded to the art question by stating that there is a \$1,000,000 art fund for this project, which one of the project managers will be briefing the Commission on later in the year. He displayed several pieces of sculpture that are designated for the area and stated that they are looking for local artists in the creation of gates and railings on the site.

Vice Chair Rosales commended the team on the design. Ms. Rosales inquired about how the reporting requirements on small business and local hire goals will be monitored and recorded.

Mr. Kaslofsky responded that there was a sub-report in the packet prepared by George Bridges, the OCII contract compliance person who worked with Cheryl Smith at Lennar to prepare the report. Ms. Smith collects that information on both the horizontal teams working on infrastructure and the vertical teams working on architecture and construction in Phases 1 and 2. Mr. Kaslofsky stated that local hire goals are related to development so the next major phase will have an up to date report on both compliance and workforce.

Chair Johnson inquired as to whether there has been any progress related to the previous discussion from a couple of years ago regarding parking in Blocks 56 & 57. Ms. Johnson stated that she noticed some technical updates had been made but that the transit issue was still very vague. Ms. Johnson inquired as to whether more specifics could be given about incorporating transit access in the first phase.

Mr. Kaslofsky responded that there have not been any discussions regarding parking since 2007. However, he added that it would be a good time to pick up that discussion now with the construction of new roads on the site. Mr. Kaslofsky stated that they will be working with the MTA on parking, which will be reflective of the neighborhood and the apartments and single family homes to demonstrate appropriate visitor limited or resident parking. Regarding transit, Mr. Kaslofsky deferred to Wells Lawson for response.

Mr. Lawson responded that now that they are in Phase 2, transit planning is starting to take place and indicated that the Phase 2 streetscape and transportation plan will come in the fall. It will include shuttles and other interim measures to service the first residents there.

Chair Johnson inquired about the physical environment being planned for transit and how transit access will be made more convenient for residents. She inquired about what was being planned to integrate the physical infrastructure for transit access into this design. Ms. Johnson stated that she was very happy with the design and advocated as much bicycle parking as possible.

Mr. Lawson responded that transit is linked to the pedestrian plan for the site. He reported that in Phase 1, there was a pedestrian circulation plan to get people down from the hill to the lower areas of the project and into adjacent neighborhoods. Mr. Lawson indicated that the MTA Transit Effectiveness Project transit lines will circulate around the lower level of the hill to stairwells, ramps and streets which will connect with adequate sidewalks that will connect to transit lines that are about ¼ mile away. He stated that the MTA buses will not go into the site but go around the base of the hill.

Commissioner Singh motioned to move Item 5(d) and Commissioner Mondejar seconded that motion.

Secretary Jones called for a voice vote on Items 5(d).

Commissioner Ellington – absent

Commissioner Mondejar – yes

Commissioner Singh – yes

Vice Chair Rosales – yes

Chair Johnson – yes

ADOPTION: IT WAS VOTED BY 4 COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 33-2013, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND AUTHORIZING A THIRD AMENDMENT TO THE HUNTERS POINT SHIPYARD PHASE 1 DESIGN FOR DEVELOPMENT TO ADJUST DENSITIES AND MAKE OTHER CHANGES; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

Commissioner Singh motioned to move Item 5(e) and Commissioner Mondejar seconded that motion.

Secretary Jones called for a voice vote on Items 5(e).

Commissioner Ellington – absent

Commissioner Mondejar – yes

Commissioner Singh – yes

Vice Chair Rosales – yes

Chair Johnson – yes

ADOPTION: IT WAS VOTED BY 4 COMMISSIONERS WITH ONE ABSENCE THAT RESOLUTION NO. 34-2013, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND CONDITIONALLY APPROVING A MAJOR PHASE APPLICATION FOR RESIDENTIAL PROJECTS ON BLOCKS 56 AND 57 AT THE HUNTERS POINT SHIPYARD PHASE 1, INCLUDING A) SCHEDULE OF PERFORMANCE REPORT, B) A MAJOR PHASE AND PROJECT HOUSING DATA TABLE, AND C) A COMBINED BASIC CONCEPTUAL AND SCHEMATIC DESIGNS; HUNTERS POINT SHIPYARD REDEVELOPMENT PROJECT AREA, BE ADOPTED.

6. Public Comment on Non-agenda Items

Speakers: Ace Washington

Mr. Washington thanked Executive Director Bohee and Ms. Reynolds for their advice on his issues. Mr. Washington spoke about the community and public housing in Hunters Point. He requested to be able to come before the Commission at the July 16 meeting to present the Community Reform Committee (CRC) to speak about community reform.

7. Report of the Chair – None.

8. Report of the Executive Director

Executive Director Bohee reported that she and staff had worked with Willie Kennedy in the Bayview and that she was a true trailblazer. Ms. Bohee remembered her commanding voice, how she commanded great respect from those around her and that she will be sorely missed.

9. Commissioners' Questions and Matters

Vice Chair Rosales spoke about how saddened and shocked she was to hear of Supervisor Kennedy's passing because she had just been with her the previous Wednesday at the Hunters Point celebration. Ms. Rosales reminded Commissioners that Supervisor Kennedy and Supervisor George Warren were the champions of the minority business program in San Francisco and Ms. Rosales stated that she is following in her footsteps. Ms. Rosales proposed that they adjourn the meeting in her memory.

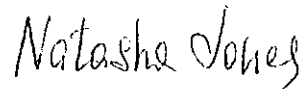
Commissioner Mondejar commended Secretary Jones for schedule updates and re-updates and for making sure Commissioners get the information they need before the meetings.

10. Closed Session – None.

11. Adjournment

The meeting was adjourned by Madame Chair Johnson in honor of Willie B. Kennedy at 2:16 p.m.

Respectfully submitted,



Natasha Jones
Interim Commission Secretary

ADOPTED: