

**MINUTES OF A REGULAR MEETING OF THE
COMMISSION ON COMMUNITY INVESTMENT AND INFRASTRUCTURE
OF THE CITY AND COUNTY OF SAN FRANCISCO HELD ON THE
3RD DAY OF FEBRUARY 2015**

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 3rd day of February 2015, 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 1:08 p.m. Roll call was taken.

Commissioner Bustos - present
Commissioner Mondejar – present
Commissioner Singh – present
Chair Rosales – present

All Commission members were present.

2. Announcements

A. The next scheduled Commission meeting will be a regular meeting held on Tuesday, February 17, 2015 at 1:00 p.m. (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 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 – None.

4. Matters of Unfinished Business

a) Conditionally authorizing the Executive Director to enter into a Grant Agreement with the City and County of San Francisco Municipal Transportation Agency for use of up to \$526,000 in tax- exempt bond proceeds for Sixth Street Pedestrian Improvements per Recognized Obligations Payment Schedule Item 384, subject to approval by the Oversight Board and Department of Finance (Discussion and Action) (Resolution No. 2-2015)

On advice of counsel, Chair Rosales announced that she would have to recuse herself from this item because her firm did business with the San Francisco Municipal Transportation Agency (SFMTA). She turned over chair responsibilities to Commissioner Bustos and left the room.

Presenters: Tiffany Bohee, Executive Director; Leo Levenson, Deputy Director, Finance & Administration; Adam Gubser, Project Manager, SFMTA

PUBLIC COMMENT

Speaker: Ace Washington, Community Activist

Mr. Washington thanked the Commission for agreeing to have a meeting in the Western Addition, but wanted to know specifically when that meeting would be and then announced he had to leave for another meeting.

Commissioner Mondejar asked for clarification Howard Street was a one-way west bound street and inquired about whether left turns were currently allowed on to Sixth Street from Howard Street.

Mr. Gubser confirmed Howard Street was one-way west bound and responded that currently left turns were allowed on to Sixth Street. He explained Howard Street got the green light at the same time that pedestrians got the green light to cross Howard. The intent was to split this up, so pedestrians would get the green light before Howard or pedestrians would get an entire light dedicated to just them.

Commissioner Mondejar inquired about how long the gap would be.

Mr. Gubser responded the gap would be 3-5 seconds, long enough for pedestrians to start walking across the street and before the cars started moving. He explained the other scenario would be to make the vehicles on Howard wait until pedestrians had crossed the street, so traffic would go straight, left turns onto Howard would be held until pedestrians had crossed and then the left turn would be allowed with a left green arrow.

Commissioner Mondejar commented she knew this was a very busy intersection and was pleased SFMTA was addressing this issue.

Commissioner Bustos inquired about how much time wheelchairs would have to cross this intersection; inquired about how many accidents happen at this intersection per year.

Mr. Gubser stated typically it was 3' per second, but he was not sure what it would be at this location. He explained that their baseline standards would be long enough to provide for people in wheelchairs and for seniors to cross safely and added all their timing standards went beyond what the national timing standards were. To the accidents question, he responded that within the 7-year study period, there had been 12 incidents at each intersection, which was higher than many other locations. He stated the highest number of incidents was 18 at one intersection. Mr. Gubser stated one or two incidents created a concern for them, but numbers this high were creating great concern. He added SFMTA had taken on the policy of reducing pedestrian fatalities to zero.

Commissioner Singh motioned to move Item 4 (a) and Commissioner Mondejar seconded that motion.

Secretary Guerra called for a voice vote on Item 4 (a).

Commissioner Bustos – yes
Commissioner Mondejar – yes
Commissioner Singh – yes
Chair Rosales – recused

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE RECUSAL THAT RESOLUTION NO. 2-2015, CONDITIONALLY AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A GRANT AGREEMENT WITH THE CITY AND COUNTY OF SAN FRANCISCO MUNICIPAL TRANSPORTATION AGENCY FOR USE OF UP TO \$526,000 IN TAX- EXEMPT BOND PROCEEDS FOR SIXTH STREET PEDESTRIAN IMPROVEMENTS PER RECOGNIZED OBLIGATIONS PAYMENT SCHEDULE ITEM 384, SUBJECT TO APPROVAL BY THE OVERSIGHT BOARD AND DEPARTMENT OF FINANCE, BE ADOPTED.

Chair Rosales returned to the room.

5. Matters of New Business:

CONSENT AGENDA

a) Approval of Minutes: Regular Meeting of January 6, 2015.

PUBLIC COMMENT – None

Commissioner Singh abstained from voting because he was absent for that meeting.

Commissioner Mondejar motioned to move Item 5(a) and Commissioner Bustos seconded that motion.

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

Commissioner Bustos - yes
Commissioner Mondejar – yes
Commissioner Singh – abstained
Chair Rosales – yes

ADOPTION: IT WAS VOTED BY THREE COMMISSIONERS WITH ONE ABSTENTION THAT THE MINUTES FROM THE REGULAR MEETING OF JANUARY 6, 2015 BE ADOPTED.

b) Authorizing a Fourth Amendment to a Personal Services Contract with Elation Systems, Inc., a California Corporation, to extend the Contract term date for an additional year from July 1, 2014 to June 30, 2015 with no change to the Contract total aggregate amount of \$1,075,900, to provide for annual licensing fees for OCII's web-based contract and labor compliance system (Action) (Resolution No. 4-2015)

PUBLIC COMMENT – None

Commissioner Bustos motioned to move Item 5 (b) and Commissioner Mondejar seconded that motion.

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

Commissioner Bustos - yes
Commissioner Mondejar – yes
Commissioner Singh – yes
Chair Rosales – yes

ADOPTION: IT WAS VOTED BY FOUR COMMISSIONERS THAT RESOLUTION NO. 4-2015, AUTHORIZING A FOURTH AMENDMENT TO A PERSONAL SERVICES CONTRACT WITH ELATION SYSTEMS, INC., A CALIFORNIA CORPORATION, TO EXTEND THE CONTRACT TERM DATE FOR AN ADDITIONAL YEAR FROM JULY 1, 2014 TO JUNE 30, 2015 WITH NO CHANGE TO THE CONTRACT TOTAL AGGREGATE AMOUNT OF \$1,075,900, TO PROVIDE FOR ANNUAL LICENSING FEES FOR OCII'S WEB-BASED CONTRACT AND LABOR COMPLIANCE SYSTEM, BE ADOPTED.

Chair Rosales announced that the Commission would go into Closed Session to conduct a conference of labor negotiators pursuant to Government Code §54957.6 to confer with its designated representatives and requested that everyone not a party to the Closed Session leave the room.

REGULAR AGENDA

(Items 5(c) and 5(d) related to the Employment Contracts will be presented together, but acted on separately)

Authorizing execution of a Memorandum of Agreement with the International Federation of Professional and Technical Engineers (IFPTE) Local 21 Bargaining Unit for the period of February 3, 2015 through June 30, 2017 (Discussion and Action) (Resolution No. 5-2015)

c) Authorizing execution of a Memorandum of Agreement with the Service Employees International Union (SEIU) Local 1021 Bargaining Unit, for the period of February 3, 2015 through June 30, 2017 (Discussion and Action) (Resolution No. 6-2015)

d) Presenters: Tiffany Bohee, Executive Director; Jim Morales, Interim General Counsel and Deputy Director

PUBLIC COMMENT

Speakers: Catherine Reilly, Local 21, OCII Unit President; Emma Gerould, Field Negotiator, SEIU 1021; Ace Washington, Community Activist

Ms. Reilly stated the union was in support of this item and thanked Executive Director Bohee and staff for working with the union to meet the deadlines stated in Prop D.

Ms. Gerould stated members of the union were very pleased with this contract and had voted overwhelmingly in support of it. She urged the Commission to move forward in passing this item which they had been waiting for since 2011.

Mr. Washington stated he was in support of OCII employees and urged the Commissioners to pass this item and reminded everyone that it is Black History Month.

Commissioner Singh stated he was pleased management and employees were happy with this outcome.

Commissioner Bustos stated when redevelopment was in the process of being dissolved, he was on the Commission and their staff never stopped doing what they were supposed to do. He explained this was a unique situation which deserved a unique resolution and was pleased that they were able to come to a solution. Mr. Bustos stated his opinion of their staff team had never veered and are still the best. He added there was still a lot of work left to do and many communities to help.

Chair Rosales stated no agency liked to see their employees leave but she was gratified that they would not be losing their employees and OCII would continue to receive the very highest quality of service.

Commissioner Mondejar was pleased they were able to come to a conclusion that pleased both sides and hoped all employees would stay with OCII.

Commissioner Singh motioned to move Items 5 (b) and Commissioner Bustos seconded that motion.

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

Commissioner Bustos - yes

Commissioner Mondejar – yes

Commissioner Singh – yes

Chair Rosales – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTIONS NO. 5-2015 AND 6-2015, AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE INTERNATIONAL FEDERATION OF PROFESSIONAL AND TECHNICAL ENGINEERS (IFPTE) LOCAL 21 BARGAINING UNIT FOR THE PERIOD OF FEBRUARY 3, 2015 THROUGH JUNE 30, 2017 AND AUTHORIZING EXECUTION OF A MEMORANDUM OF AGREEMENT WITH THE SERVICE EMPLOYEES INTERNATIONAL UNION (SEIU) LOCAL 1021 BARGAINING UNIT, FOR THE PERIOD OF FEBRUARY 3, 2015 THROUGH JUNE 30, 2017, BE ADOPTED.

- e) Adopting environmental review findings pursuant to the California Environmental Quality Act and conditionally approving a new Combined Basic Concept and Schematic Design for a commercial project on Block 40 at 1800-1900 Owens Street in Mission Bay South to replace the previously approved Combined Basic Concept and Schematic Design, pursuant to the Owner Participation Agreement with FOCIL-MB, LLC, and one variance to the Mission Bay South Redevelopment Plan and four variances to the Mission Bay South Design for Development; Mission Bay South Redevelopment Project Area (Discussion and Action) (Resolution No. 7-2015)

Presenters: Tiffany Bohee, Executive Director; Catherine Reilly, Project Manager, Mission Bay; Todd Arris, Kilroy Realty Corporation; Bob Hale, Rios, Clemente, Hale

PUBLIC COMMENT

Speakers: Corinne Woods, Chairperson, Mission Bay, CAC; Ace Washington, Community Activist; Oscar James, native resident, Bayview Hunters Point (BVHP)

Ms. Wood echoed Commissioner Bustos' comments regarding how fortunate they were that staff stayed the course throughout all the travails of dissolution. Ms. Wood stated the Mission Bay CAC had reviewed the new plan, which they liked better than the original plan, supported the variances, the new design and the conditions in the staff recommendation. She voiced concern about the street parking issue on Owens Street. She explained there was no parking on that street but people used it to drop off, pick up and deliver and the project sponsor was responsive to the idea of working out a way to minimize the intrusion of vehicles into the no-parking zone. Another concern she raised was the issue of the corner building in the north, which seemed to be two separate buildings vertically. The CAC suggested tying the two buildings together by color with a consistent color palette for the top and bottom.

Mr. Washington was in support of this project. He spoke about Jim Jefferson, the first black man to be hired by Catellus as a consultant. He listed many of the ongoing OCII projects but pointed out the Western Addition had been left out. Mr. Washington spoke about developers and about a remedy in the Western Addition that Mary Rogers started a long time ago including protests and injunctions in order for developers to contribute to the Fillmore and the Western Addition.

Mr. James was in support of this project. He voiced concern about people in the community not having access to the scholarships for training for the professional jobs at the hospital. Mr. James inquired whether it would be possible for some of the money to go to scholarships for native residents.

Commissioner Bustos thanked staff for the presentation. He acknowledged Ms. Woods' concern about the color palette and ensured her the finished product would resemble the building in the plans and would be attractive for residents nearby. Mr. Bustos was pleased that almost 50% of people being hired were local and from San Francisco and reiterated how important these numbers were to OCII. Mr. Bustos pointed out this new building would need art and reminded everyone involved there were many local artists, including muralists, sculptors and painters, who could be hired for this project. He liked the fact that the developers had incorporated areas for people to be able to walk around and enjoy the surroundings.

Commissioner Singh was pleased with the color combinations and inquired about when they would be starting this project; when it would be finished; what the total value of the project was; inquired about parking and how many parking spaces there would be; inquired about whether that number of parking spaces would be enough.

Mr. Arris responded they would be breaking ground in late spring or early summer 2015. He responded that this project would take two years of construction and that the total value would be \$200 million. Mr. Arris responded there would be one parking spot for every 1,000 sq. ft. or approximately 667 parking spaces. He responded that this was the minimum/maximum required by the City Code and that they were complying with that requirement.

Commissioner Mondejar inquired about the statement made during the presentation regarding child care "potential".

Ms. Reilly responded they had set aside both internal and external space within the project for child care and deferred to Mr. Arris for additional information and their discussions with tenants.

Mr. Arris responded they had included designs and plans for childcare but stipulated this was simply a place holder until they determined what the tenant mix and demand would be for childcare. So it was to be determined.

Commissioner Mondejar clarified the childcare issue would not be determined until they had figured out who the tenants were going to be and inquired who the tenants were on their target market.

Mr. Arris responded their target market was office, tech and life science and would be able to entertain any of those types of tenants.

Commissioner Mondejar inquired about the term “sponsor”; inquired about what the plan would be for the space if there was no childcare; inquired about bicycle parking; inquired about staff lists and recommendations and whether staff would be coming back to update OCII on their status. She complimented staff on the building design.

Mr. Arris responded it was Ms. Reilly who had used that term but stated the childcare question would be subject to who the tenants were and who the child care operator would be. He responded that if there was no childcare, the space could be used as an open meeting space, like a great room concept for formal and informal meetings, and added that they could also have a restaurant component in that area. To the bike question, Mr. Arris responded that they had exceeded the requirement for bicycle parking by 50% and that there would be a total of 64 bike spaces.

To the update question, Ms. Reilly responded they could come back to update Commissioners, but clarified much of what was left to do was just finessing what had been presented. She explained that the developer understood once the project was built, it had to look like what was designed. If there were any changes to the design or something specific added or if they wanted a general update, they would come back to the Commission.

Chair Rosales asked for clarification regarding whether there were other childcare facilities in Mission Bay.

Ms. Reilly responded there were other childcare facilities in Mission Bay.

Executive Director Bohee added that there were a few others, mostly in housing developments that OCII had sponsored.

Chair Rosales asked for clarification that this would be for the employees of the commercial tenants.

Ms. Reilly displayed a slide that showed MB North. She pointed out that Rich Sorro had a headstart program; that 1180 Fourth Street had two family units with 12 slots; that UCSF had childcare onsite and that they were looking to expand that one. Ms. Reilly explained it was difficult to fit childcare into most of the residential market rate projects because the large outside open space play area, required for childcare, would exclude use for residents during the daytime. She pointed out that even though Block 6 East would be the next affordable housing project, they had decided that it would not be the best location for childcare, because it had retail onsite and a child after-school program. Therefore, Block 6 West would be the next child care facility they would be able to consider. Ms. Reilly stated that they pushed as

hard as possible for more retail commercial space because these included more open space potential. Regarding the sponsorships, she explained they penciled out the larger child care facilities, like City Hall, because they were guaranteed a certain amount of spaces and were given the rent by a sponsor tenant. Ms. Reilly explained a portion of the spaces would also be open to outside people who did not work there but they needed the financial commitment for them to be able to open up.

Executive Director Bohee added that in Transbay Block 7, in the Mercy Family Development which was a mix of market rate and subsidized childcare spots, OCII was the willing sponsor.

Chair Rosales stated she thought the design was beautiful and very appealing to the eye and was pleased about its appearance because she drove by it every day.

Commissioner Bustos inquired about whether the face in the design was James Baldwin.

Mr. Todd Arris responded that the picture was just a place holder and would be changed.

Chair Rosales stated the natural color was very beautiful.

Commissioner Mondejar commented it seemed they were too dependent on the tenants and inquired about whether this was something OCII could require, like they were able to do with the affordable housing projects, because the children of San Francisco and their families needed childcare facilities to be available to the people of San Francisco.

Executive Director Bohee responded that would be possible, if the project sponsor and the Commission's preference were to include child care. She pointed out that currently there were no commercial spaces with childcare in Mission Bay other than UCSF and there were not many opportunities to offer more. She indicated that the project sponsor certainly had heard the discussion and direction from the Commission, and staff would ensure that the Commission's feedback was taken into account into the building design and program.

Chair Rosales stated this was good for the employers and the employees. She recounted a personal anecdote about when -San Francisco City Attorney, Louise Renne, had many mothers-to-be working as attorneys in City Hall and went ahead and established a childcare center in City Hall. Ms. Rosales recalled this helped not only keep the attorneys closer to their jobs but also closer to their children. Ms. Rosales stated it was always a good business decision to include childcare.

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

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

Commissioner Bustos - yes

Commissioner Mondejar – yes

Commissioner Singh – yes

Chair Rosales – yes

ADOPTION: IT WAS VOTED UNANIMOUSLY BY FOUR COMMISSIONERS THAT RESOLUTION NO.7-2015, ADOPTING ENVIRONMENTAL REVIEW FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND CONDITIONALLY APPROVING A NEW COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN FOR A COMMERCIAL

PROJECT ON BLOCK 40 AT 1800-1900 OWENS STREET IN MISSION BAY SOUTH TO REPLACE THE PREVIOUSLY APPROVED COMBINED BASIC CONCEPT AND SCHEMATIC DESIGN, PURSUANT TO THE OWNER PARTICIPATION AGREEMENT WITH FOCIL-MB, LLC, AND ONE VARIANCE TO THE MISSION BAY SOUTH REDEVELOPMENT PLAN AND FOUR VARIANCES TO THE MISSION BAY SOUTH DESIGN FOR DEVELOPMENT; MISSION BAY SOUTH REDEVELOPMENT PROJECT AREA, BE ADOPTED.

- f) Workshop on the Recognized Obligation Payment Schedule for July 1, 2015 to December 31, 2015 (ROPS 15-16A) related to the Major Approved Development Projects and Affordable Housing (Discussion)

Presenters: Tiffany Bohee, Executive Director; Leo Levenson, Deputy Director, Finance Administration; Sally Oerth, Deputy Director

PUBLIC COMMENT

Speakers: Ace Washington, Community Activist

Mr. Washington spoke about the Oversight Board and about all the money that was being handed out, but nobody was talking about the Western Addition, which was in a state of emergency. Due to redevelopment, Mr. Washington stated there was no voice for the Western Addition and demanded stability for the area.

Commissioner Singh inquired about how much money would be needed to cover all these projects.

Mr. Levenson responded the amount was over \$4 billion but added that there were many assumptions built into those numbers, which were fuzzy and approximate. He pointed out at the next workshop of the full ROPS there would be a column for the total outstanding debt and obligation.

Chair Rosales inquired about public art and inquired whether there was a selection process for artists. In San Francisco there is a pipeline of local artists that could be teed up so when the public art program was underway, they would be ready to select artists.

Ms. Oerth responded there were a variety of ways to accomplish this. For Mission Bay, they were working with the San Francisco Arts Commission to see how their expertise could be used for that selection. She explained for the public art in the Shipyard parks, they had run a public selection process.

Chair Rosales suggested they check in with the Airport Commission because when the International Terminal was being built, the Airport Arts Commission Subcommittee was created and they set up a process for reaching out to local artist as well as a vetting process. Ms. Rosales mentioned she herself was responsible for the indoor murals at the airport.

Commissioner Bustos supported the suggestion because he pointed out that there were certain artists, like Wayne Mannis and Michael Rios, who did not work through the Arts Commission. Perhaps OCII could do something similar to the Airport Arts Commission.

Commissioner Mondejar inquired about whether there was a list of all the public art OCII had sponsored in their projects, including where the art was located, who the artists were and whether they could get a tour of that public art.

Ms. Oerth responded, as part of the Arts and Technology District Project, there was a significant amount of public art going into the parks being built by Lennar in the Shipyard. She stated there was information about all the public art and that it could be shared with the Commissioners.

Executive Director Bohee responded there was no comprehensive list of all OCII-sponsored public art. She explained there was a 1% requirement for art undertaken on the site of private commercial buildings over 25,000 sq. ft. in Mission Bay. Ms. Bohee stated this \$1.3 million would be for those who had opted to contribute to a fund, which was an option in the plan, and which OCII would implement in the parks.

Commissioner Mondejar suggested this information be available on the website, so the public would be aware certain properties contained those particular pieces of art. Ms. Mondejar also strongly suggested as far as community benefits they ask the developers to make sure there was community space to cover childcare in all projects. She pointed out they cover parking spaces and bike spaces, among other things, and inquired why they should have to wait until someone asked for childcare to be able to include it.

Chair Rosales inquired about how long the Department of Finance (DOF) would take to improve the ROPS. She mentioned she had heard there would be a time when they wouldn't have to do a ROPS every six months.

Ms. Oerth responded typically they receive their approvals around mid-May, which was their last approval date because the RPPTF was distributed around June 1. She explained there was a 45-day period during which they submitted, reviewed, responded to questions, and clarified any issues. Then a letter was issued and any appeal would go through the Meet and Confer process. Ms. Oerth responded the State was looking at doing an annual ROPS.

Chair Rosales thanked staff for the very comprehensive report.

- g) Workshop on the proposed approximately 550,000 square foot regional retail center and associated mixed-use development at Candlestick Point in connection with the Hunters Point Shipyard Phase 2 and Candlestick Point Development and Disposition Agreement; Bayview Hunters Point Redevelopment Project Area (Discussion)

Presenters: Tiffany Bohee, Executive Director; Tamson Drew, Senior Project Manager, Hunters Point Shipyard /Candlestick Point; Suheil Totah, Executive Vice President, Lennar Urban; Garrett Newland, Vice President Development, Macerich, Jerry Hunt, Regional President, Lennar Urban; Skip Kuhn, Vice President, Development, Macerich

PUBLIC COMMENT

Speaker: Ace Washington, Community Activist; Oscar James, native resident, BVHP

Mr. Washington stated that the 50% hiring goals would not benefit the people in the community because the local people would not be there to be hired for these projects because they could not afford to stay in the City. He stated black people in the City would not be getting those jobs. Mr. Washington talked about urban renewal and what a failure it had been for African-Americans.

Mr. James stated the only way for African Americans to stay in BVHP was through home ownership and they needed more black people to purchase and own property in the area. He recalled that his grandmother had been the first African-American woman to buy property in the 1930's and she had left a

history for her sons to be property owners. Mr. James supported this project because it would be beneficial to the community. He recalled the MOU established in 1970 called for 50% community and 100% citywide. Mr. James reminded Lennar there used to be water in the location where the park was currently located in Alice Griffith. He pointed out the streets in that area was sinking and needed to be fixed and that the road needed to be evened out.

Commissioner Bustos was pleased about the San Francisco SBE of 69%, but inquired about how many of those businesses or people were long-term residents. He explained many people in the Southeast section of the City had gone without opportunities and resources and many new people had recently come into San Francisco and taken advantage of those opportunities. Mr. Bustos wondered whether that was fair. He asked OCII to dig deeper to find out who was actually benefiting from these opportunities and to make sure the long-term residents were the actual beneficiaries. He used as an example Philz Coffee, which had been on 24th and Folsom for 35 years. Mr. Bustos recalled times when his mom would send him to Philz for milk and Phil would allow him to put the tab on credit because Mr. Bustos had no money to pay at that time. He reiterated that there were many businesses that had been around a long time that had a special sense of community and family and which now was in need of help. Mr. Bustos suggested perhaps the developer could work harder to bring in some of those long-term businesses and residents.

Commissioner Mondejar inquired about whether they had considered putting in a grocery store and inquired about whether there would be fire and police stations, medical clinics and pharmacies and hoped they would consider the needs of families for this space.

Mr. Newland responded that when they talked about the neighborhood serving different types of environments, his company preferred to create authentic environments instead of environments that were completely sanitized. He indicated there had been discussion about this issue and they would be able to provide more information as they progressed.

Chair Rosales pointed out they talked a lot about workforce development and local business during the design and construction ramp up phase of the project, but that they never discussed what happened after construction. She suggested they discuss the post-project completion workforce development phase and hiring of residents. Ms. Rosales stated bluntly this would not be another Western Addition and asked for more information on the post-phase.

Ms. Drew responded there was a 50% goal for temporary as well as permanent employees. Any development creating these jobs needed to work with the Office of Economic and Workforce Development (OEWD) to ensure they had a hiring pipeline. Ms. Drew pointed out this had not been done yet at the Shipyard, so it would be a new experience for them. However, OEWD had done this on other projects, so OCII staff would be looking to them for help. She indicated that OEWD had several academies, such as hospitality, to ensure that people being placed had the correct credentials to be trained and were appropriately placed in the right jobs. Ms. Drew referred to one new success on Market Street, where people who had been hired and placed had come through OEWD's workforce placement training and programs. She stated they would be working closely with OEWD and relying heavily on their expertise and past successes.

Commissioner Mondejar inquired about the future target tenants and whether this complex was going to have exclusively high-end tenants. She recalled visiting a complex in San Diego, where they had a multi-cultural offering of all kinds of small boutiques representing the neighborhood, aside from the bigger outlets and stores.

Mr. Kuhn responded the outlet retail had been evolving into a broad diversity of price points. He stated his team had envisioned availability of high-end merchandise as well as moderately priced products, which would span the entire spectrum. Mr. Kuhn explained they wanted to create the catalyst for vibrant growth of the neighborhood by way of retail and wanted to attract other retailers as well as other businesses, such as medical centers, pharmacies, hair salons, bars, and restaurants. In this way, he felt this would be able to create a real neighborhood which would grow by demand by the market and the customers that live there.

6. Public Comment on Non-agenda Items

Speaker: Oscar James, native resident, BVHP

Mr. James stated he had been talking to many sub-contractors in the community and stated many of them had mentioned they were having problems receiving pay from the general contractors. Mr. James asked OCII to look into this issue so that the sub-contractors under the general contractors were getting paid. He stated each time a sub-contractor completes a job, their bonding capacity increased, which made the sub-contractor more independent. Mr. James pointed out contractors were obligated to do their due diligence when they bid on contracts, which was not possible when someone else was paying their bills. He asked OCII to check to make sure the minority contractors were able to step out of being sub-contractors and become general contractors.

7. Report of the Chair

Chair Rosales stated that she had no report.

8. Report of the Executive Director

Executive Director Bohee reported the previous week she had attended the grand opening/press event of the UCSF Medical Center with Commissioner Mondejar. She described the new complex, which consisted of three hospitals, Children's, Women and Cancer, and reported the first patients had been transported from Parnassus and Mt. Zion on the previous Sunday. She announced UCSF Medical Center was open for business. Ms. Bohee added the second phase of the hospital would take place sometime in the future. She stated with the rebuild of St. Luke's and San Francisco General Hospitals, this new complex would raise the quality of health care for the entire southeast sector of the City, which was where much of the population growth was being generated.

9. Commissioners' Questions and Matters

Commissioner Mondejar announced she had taken a robotics tour at the new UCSF Medical Center with Corinne Woods to see how robots were now being used in medicine. She stated the new medical center had the largest robotic fleet in the country. Ms. Mondejar described the robots could also call an elevator, lead a tour, give directions, deliver food and medications, pick up laundry, and perform other chores. She also commented on the unique type of lighting in the hallways of the hospital.

Chair Rosales requested setting up a meeting regarding the SBE policy to discuss how they could sync it up to match the new City local business ordinance passed in December which would be effective July 1, 2015. She had heard contractors were under the impression OCII policy was the same as the City's; however, it was not and needed to make sure both policies were in sync.

Chair Rosales mentioned discussion of the Western Addition proceeding from Mr. Washington's concerns. She also inquired about an update or follow-up workshop on the Certificate of Preference program to understand how that was working. At the last update, the Mayor's Office of Housing and Community Development (MOHCD) representative mentioned they were working on a web-based portal for that Office and OCII needed to know how that was coming along.

Executive Director Bohee stated they had planned to place that issue on the agenda for a future meeting as part of the annual housing report and advised staff had been working with MOHCD on this. She reported MOHCD web-based portal was not ready yet. Ms. Bohee indicated they would calendar both items for future consideration.

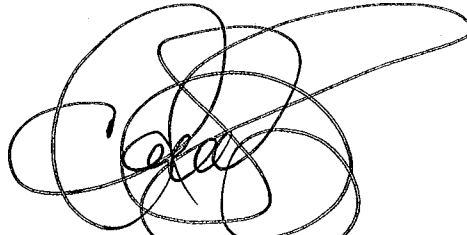
Commissioner Mondejar announced an anti-Domestic Violence event for Thursday, February 12, 2015 at City Hall from noon to 1:00 and invited the public to attend to dance, play drums and eat.

10. Closed Session

11. Adjournment

The meeting was adjourned by Chair Rosales at 4:30 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Claudia Guerra', is written over a large, circular, scribbled-out area.

Claudia Guerra, Commission Secretary