

# SAN FRANCISCO PORT COMMISSION

Willie Adams, President  
Kimberly Brandon, Vice President  
Leslie Katz, Commissioner  
Doreen Woo Ho, Commissioner

Elaine Forbes, Executive Director  
Office: 415-274-0400

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Office: 415-274-0406

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## AGENDA TUESDAY, SEPTEMBER 26, 2017 3:15 P.M. OPEN SESSION

### PORT COMMISSION HEARING ROOM, SECOND FLOOR FERRY BUILDING, SAN FRANCISCO CA 94111

*The Port Commission Agenda as well as Staff Reports/Explanatory Documents available to the public and provided to the Port Commission are posted on the Port's Website at [www.sfport.com](http://www.sfport.com). The agenda packet is also available at the Pier 1 Reception Desk. If any materials related to an item on this agenda have been distributed to the Port Commission after distribution of the agenda packet, those materials are available for public inspection at the Port Commission Affairs Manager's Office located at Pier 1 during normal office hours.*

**1. CALL TO ORDER / ROLL CALL**

**2. APPROVAL OF MINUTES – September 12, 2017**

**3. PLEDGE OF ALLEGIANCE**

**4. ANNOUNCEMENTS**

- A. 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.
- B. Announcement of Time Allotment for Public Comments: Please be advised that a member of the public has up to three minutes to make pertinent public comments on each agenda item unless the Port Commission adopts a shorter period on any item.

## **5. PUBLIC COMMENT ON ITEMS NOT LISTED ON THE AGENDA**

Public comment is permitted on any matter within Port jurisdiction and is not limited to agenda items. Public comment on non-agenda items may be raised during Public Comment Period. A member of the public has up to three minutes to make pertinent public comments. Please fill out a speaker card and hand it to the Manager of Port Commission Affairs. If you have any question regarding the agenda, please contact the Manager of Port Commission Affairs at 415-274-0406. No Commission action can be taken on any matter raised during the public comment period for items not listed on the agenda other than to schedule the matter for a future agenda, refer the matter to staff for investigation or respond briefly to statements made or questions posed by members of the public. (Government Code Section 54954.2(a))

## **6. EXECUTIVE**

- A. Executive Director's Report
  - San Francisco Fleet Week – October 1-9, 2017
  - Bay.Org BaySplash Event – October 7, 2017 at the Eco Center at Heron's Head Park
  - Economic and Cultural Mission to Cork, Ireland and Kiel, Germany
- B. Port Commissioners' Report: Without discussion, at this time Commissioners may make announcements regarding various matters of interest to the Commissioner(s).

## **7. CONSENT**

- A. Request authorization to (1) accept and expend \$1,100,000 in Proposition K Sales Tax funds for Downtown Ferry Terminal - South Basin Improvements from the San Francisco County Transportation Authority and (2) enter into a Memorandum of Understanding between the Port of San Francisco and the San Francisco Bay Area Water Emergency Transportation Authority for delivery of the Proposition K-funded portion of Downtown Ferry Terminal - South Basin Improvements. (Resolution No. 17-53)

## **8. PLANNING & ENVIRONMENT**

- A. Request approval for the issuance of Request for Information to determine market demand for fast charging electric vehicle chargers on select sites within Port jurisdiction. (Resolution No. 17-54)

## **9. REAL ESTATE & DEVELOPMENT**

- A. Request authorization to issue a Request for Proposals (RFP) for a Restaurant Opportunity at Pier 40, located near South Beach Harbor on The Embarcadero. (Resolution No. 17-42)

- B. Request (1) adoption of environmental findings, including a mitigation monitoring and reporting program and a statement of overriding considerations, pursuant to the California Environmental Quality Act; and (2) approval of a Disposition and Development Agreement (“DDA”) with FC Pier 70, LLC (the “Developer”), and the attached forms of Master Lease, Vertical Disposition and Development Agreement, and Parcel Lease, for development of the “28-Acre Site” located between 20th, Michigan, and 22nd Streets and San Francisco Bay (Assessor’s Block 4052/Lot 001 and Lot 002 and Block 4111/Lot 003 and Lot 004. (Resolution No. 17-43)

Request approval of a Compromise Title Settlement and Land Exchange Agreement for Pier 70 with the California State Lands Commission. (Resolution No. 17-44)

Request (1) consent to zoning amendments to establish the Pier 70 Special Use District over the 28-Acre Site, the “20th & Illinois Street Parcel” (Assessor’s Block 4110/Lot 001), and land owned by Pacific Gas and Electric Company known as the Hoedown Yard (Assessor’s Blocks 4120/Lot 002 and 4711/Lot 008A) and related amendments to the City’s General Plan and (2) approval of the Pier 70 Design for Development. (Resolution No. 17-45)

Request approval of amendments to the Waterfront Land Use Plan and its Design and Access Element. (Resolution No. 17-46)

Request consent to a Development Agreement between the City and County of San Francisco (“City”) and FC Pier 70, LLC, for the 28-Acre Site. (Resolution No. 17-47)

Request approval of a Memorandum of Understanding between the Port and the City regarding Interagency Cooperation. (Resolution No. 17-48)

Request recommendation to the Board of Supervisors to establish, authorize the issuance of bonds, and otherwise implement (1) Sub-Project Area G-2 (Pier 70 - 28-Acre Site), Sub-Project Area G-3 (Pier 70 - 28-Acre Site) and Sub-Project Area G-4 (Pier 70 - 28-Acre) within Project Area G (Pier 70) of the City and County of San Francisco Infrastructure Financing District No. 2 (Port of San Francisco); and (2) an Infrastructure and Revitalization Financing District to finance the construction of Affordable Housing in the Pier 70 Special Use District. (Resolution No. 17-49)

Request (1) approval of a Memorandum of Understanding between the Port and the City’s Controller, Treasurer and Tax Collector, and Assessor-Recorder to implement the Financing Plan in the DDA; (2) recommendation to the Board of Supervisors to appoint the Port Commission as the agent of the Infrastructure Financing District, the Infrastructure and Revitalization Financing District and one or more Special Tax Districts; and (3) approval of and recommendation to the Board of Supervisors to approve a Form of Special Fund Administration

Agreement between the Port, IFD, IRFD, Special Tax Districts, and a corporate trustee. (Resolution No. 17-50)

Request recommendation to the Board of Supervisors to approve proposed amendments to the Special Tax Financing Law, Article X of Chapter 43 of the San Francisco Administrative Code. (Resolution No. 17-51)

Request approval of the terms of the Port's sale of Parcel K North (a portion of Assessor's Block 4110/Lot 001) and a form of Vertical Disposition and Development Agreement. (Resolution No. 17-52)

**10. NEW BUSINESS**

**11. ADJOURNMENT**

**FORWARD CALENDAR  
(TARGETED COMMISSION MEETING, SUBJECT TO CHANGE)**

**OCTOBER 10, 2017**

	<b>FACILITY/POLICY</b>	<b>ITEM</b>	<b>TITLE</b>
1	Portwide	Informational	Annual Update on the Port Strategic Plan
2	Seawall Lot 301	Informational	Presentation regarding the Amendment to Lease No. L-13550 between the Port and Boudin Properties, Inc. for premises located at Seawall Lot 301
3	Pier 96	Action	Approval of Exclusive Negotiating Agreement with Recology and endorsement of term sheet at Pier 96
4	Central Basin	Action	Authorization to amend Ordinance to increase expenditure authority for entry into a Project Partnership Agreement with the United States Army Corps of Engineers for Dredging of the Central Basin
5	Portwide	Action	Approval of the Operations Agreement with Agility Logistics Corp. ("Agility") granting Agility authority to operate its site in South San Francisco, California as a Foreign Trade Zone No. 3 usage-driven site for a term of five years, with one option to extend for four years and outlining conditions for the operation of the usage-driven site

**OCTOBER 24, 2017 – CHANGE OF MEETING LOCATION – PIER 27 CRUISE TERMINAL**

	<b>FACILITY/POLICY</b>	<b>ITEM</b>	<b>TITLE</b>
1	Portwide	Informational	Presentation on Memorandum of Understanding with Public Works for the installation and maintenance of public toilets and kiosks on Port property, replacing the existing agreement with Public Works and JC Decaux, various locations
2	Portwide	Informational	Presentation on the Port's Contracting Activity for Fiscal Year 2016-17 (July 1, 2016 through June 30, 2017)
3	SWL 337 & Pier 48	Informational	Presentation on the transaction documents for the Mission Rock project at SWL 337 and Pier 48
4	Seawall Lot 301	Action	Approval of Amendment to Lease No. L-13550 between the Port and Boudin Properties, Inc. for Premises located at Seawall Lot 301
5	Pier 94	Action	Authorization to advertise for competitive bids for construction, Contract 2786 Pier 94 Backlands Improvement
6	Pier 29/Pier 31½	Action	Authorization to Advertise for Construction of Marine Structural Project IV

**NOVEMBER 14, 2017**

	<b>FACILITY/POLICY</b>	<b>ITEM</b>	<b>TITLE</b>
1	Pier 48 & Seawall Lot 337	Action	Approval of CEQA findings and transaction documents for the Mission Rock project at SWL 337 and Pier 48

**DECEMBER 12, 2017**

	<b>FACILITY/POLICY</b>	<b>ITEM</b>	<b>TITLE</b>
1	Crane Cove Park	Action	Authorization to award Construction Contract No. 2781R, Crane Cove Park Construction Package 2, Park Improvements

**DATE TO BE DETERMINED**

	<b>FACILITY/POLICY</b>	<b>ITEM</b>	<b>TITLE</b>
1	Portwide	Informational	Presentation on Waterfront Plan Working Group recommendations regarding Port-wide Policy issues for Part 2 of the Waterfront Plan Update public process, and next steps for Part 3 of the Waterfront Plan Update public process
2	Portwide	Informational	Presentation regarding the proposed updates to the Port of San Francisco's Retail Leasing Policy
3	Portwide	Informational	Presentation regarding the Policy for the Extension of Long Term Leases
4	Portwide	Informational	Update on the San Francisco Sea Level Rise Action Plan and Port Sea Level Rise Projects
5	Piers 80-96	Informational	Presentation on the implementation of the Piers 80-96 Maritime Eco-Industrial Center Strategy
6	Portwide	Informational	Annual Update by the Mayor's Office of Housing and Community Development
7	Portwide	Informational	Presentation from the San Francisco Municipal Transportation Agency regarding transportation issues on the waterfront and Embarcadero
8	South Beach Harbor	Informational	Presentation of Financial and Operational Performance of South Beach Harbor
9	Portwide	Informational	Update on the City's Resiliency Plan
10	Portwide	Informational	Update on the Seawall Resiliency Project
11	Pier 29 Annex	Informational	Presentation regarding a Request for Proposals for a retail space located at Pier 29 Annex (Beltline Building) on the Embarcadero
12	Ferry Terminal	Informational	Progress Report on the Downtown San Francisco Ferry Terminal Expansion Project
13	Portwide	Informational	Periodic update by Civic Edge Consulting, LLC regarding benchmarks for the public relations, communications, media services, and related professional services for the Seawall Resiliency Project

14	Pier 22½	Informational	Periodic update on the Fireboat Station 35 Expansion at Pier 22½
15	Pier 70	Informational	Review of Forest City Pier 70, LLC's Phase 1 development of the 28-Acre Site at Pier 70
16	Pier 43½	Informational	Presentation regarding the proposed term sheet with Golden Gate Scenic Steamship Corporation, located at Piers 43½ in Fisherman's Wharf
17	Portwide	Action	Approval of San Francisco Public Works vendors proposals for Public Toilets and advertising Kiosks, support for selection of vendor, affecting several locations on Port property
18	Portwide	Action	Authorization to award Construction Contract No. 2771, Port Modular Restrooms Project
19	Pier 40	Action	Authorization to Issue a Request for Proposals for a Retail Lease located at Pier 40 on the Embarcadero
20	China Basin	Action	Authorization to advertise China Basin Floats Project
21	Pier 29 Annex/ Beltline Building	Action	Authorization to advertise for competitive bids for Construction Contract No. 2794, Beltline Building Core & Shell Improvements Project

**COMMUNICATIONS TO THE PORT COMMISSION  
SEPTEMBER 2017**

- From Shawn Mooney, regarding CBBC (Giants') Certification Statements
- From Port staff to Port Commission, Port practices regarding reporting of possessory interests to the Office of the Assessor
- From Angela Cincotta of F. Alioto Fish Company, regarding fish sales pilot program



**SEPTEMBER/OCTOBER 2017  
CALENDAR OF UPCOMING PORT MEETINGS – OPEN TO THE PUBLIC**

<b>DATE</b>	<b>TIME</b>	<b>GROUP</b>	<b>LOCATION</b>
OCT. 10	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Port Commission Hearing Room at the Ferry Building
OCT. 24	2:00 PM Closed Session 3:15 PM Open Session	Port Commission	Pier 27 James R. Herman Cruise Terminal

**NOTES:**

The San Francisco Port Commission meets regularly on the second and fourth Tuesday of the month at 3:15 p.m., unless otherwise noticed. The Commission Agenda and staff reports are posted on the Port's Website @ [www.sfport.com](http://www.sfport.com). Contact Amy Quesada at 415-274-0406 or [amy.quesada@sfport.com](mailto:amy.quesada@sfport.com)

Full Commission meetings are replayed on San Francisco cable via SFGovTV2 and streamed on the Internet. Broadband service is recommended for access. The Port Commission is generally broadcast on SFGovTV2, cable channel 78 on the 2nd & 4th Thursday of the month at 9 p.m. SFGovTV archives include a recording of each meeting, an agenda with links to the specific portion of the meeting, a file containing all closed captions for the deaf from the meeting and an MP3 recording of the meeting. The Port Commission meetings can be viewed online at [http://sanfrancisco.granicus.com/ViewPublisher.php?view\\_id=92](http://sanfrancisco.granicus.com/ViewPublisher.php?view_id=92)

The Fisherman's Wharf Waterfront Advisory Group (FWWAG) meets regularly on a bi-monthly basis, on the third Tuesday of the month. The regular meeting time and place is 9:00 a.m. at Scoma's Restaurant, Pier 47 at Fisherman's Wharf. Contact Rip Malloy @ 415-274-0267 or [rip.malloy@sfport.com](mailto:rip.malloy@sfport.com)

The Maritime Commerce Advisory Committee (MCAC) meets every other month, on the third Thursday of the month, from 11:30 a.m. to 1:00 p.m. @ Pier 1. Contact Michael Nerney @ 415-274-0416 or [michael.nerney@sfport.com](mailto:michael.nerney@sfport.com)

The Mission Bay Citizens Advisory Committee meets on the second Thursday of the month at 5:00 p.m. in the Creek Room at Mission Creek Senior Building located at 225 Berry Street in San Francisco (along the Promenade just beyond the library.) Contact Hilde Myall @ 415-749-2468 or [hilde.myall@sfgov.org](mailto:hilde.myall@sfgov.org). For matters related to the proposed Golden State Warriors Event Center, the main contact is Adam Van de Water at MOED [Adam.VandeWater@sfgov.org](mailto:Adam.VandeWater@sfgov.org)

The Northeast Waterfront Advisory Group (NEWAG) meets regularly on a bi-monthly basis on the first Wednesday of the month from 5:00 p.m. to 7:00 p.m. in the Bayside Conference Room @ Pier 1. Contact Diane Oshima @ 415-274-0545 or [diane.oshima@sfport.com](mailto:diane.oshima@sfport.com)

The Central Waterfront Advisory Group (CWAG) meets monthly on an as-needed basis, generally on the third Wednesday of the month from 5 to 7 p.m. in the Bayside Conference Room at Pier 1. Contact Mark Paez @ 415-705-8674 or [mark.paez@sfport.com](mailto:mark.paez@sfport.com)

The Southern Waterfront Advisory Committee (SWAC) meets at the last Wednesday of the month as needed from 6:00 to 8:00 p.m. Location to be determined. Contact David Beaupre @ 415-274-0539 or [david.beaupre@sfport.com](mailto:david.beaupre@sfport.com)

The Waterfront Design Advisory Committee (WDAC) meets, as needed, jointly with the Design Review Board of the Bay Conservation and Development Commission on the first Monday of the month at BCDC, 50 California Street, Rm. 2600, at 6:30 p.m. The Committee meets as needed on the fourth Monday of the month at 6:30 p.m. in the Bayside Conf. Rm. @ Pier 1. Contact Dan Hodapp @ 415-274-0625 or [dan.hodapp@sfport.com](mailto:dan.hodapp@sfport.com)

## **ACCESSIBLE MEETING INFORMATION POLICY**

### **FERRY BUILDING:**

The Port Commission Hearing Room is located on the second floor of the Ferry Building. The main public entrance is from the west (Embarcadero) side and is served by a bank of elevators adjacent to the historic staircase. Accessible public restrooms are on the first floor at the northeast end of the building as well as on the second floor across the lobby from the Port Commission Hearing Room. The main path of travel to the Port Commission Hearing Room is equipped with remote infrared signage (Talking Signs). The Port Commission Hearing Room is wheelchair accessible. Accessible seating for persons with disabilities (including those using wheelchairs) is available. The closest accessible BART and MUNI Metro station is Embarcadero located at Market & Spear Streets. Accessible MUNI lines serving the Ferry Building area are the F-Line, 9, 31, 32 and 71. For more information about MUNI accessible services, call (415) 923-6142. The nearest accessible parking is provided in the following off-street pay lots: 3 spaces in the surface lot on the west side of the Embarcadero at Washington Street.

Hourly and valet parking is available in the Pier 3 lot. This lot is accessed through the Pier 3 bulkhead building entrance on the east side of the Embarcadero. This lot is located on the pier deck; adjacent to the ferry boat Santa Rosa. Additional covered accessible off-street pay parking is available in the Golden Gateway Garage, which is bounded by Washington, Clay, Drumm and Battery Streets. Entrance is on Clay St. between Battery and Front Streets. There is no high-top van parking. Metered street parking is available on the Embarcadero, Washington, Folsom & Drumm Streets.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple 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 City to accommodate these individuals.

### **Disability Accommodations:**

To request assistive listening devices, sign language interpreters, readers, large print agendas or other accommodations, please contact Wendy Proctor, Port's ADA Coordinator at (415) 274-0592 or via email at [wendy.proctor@sfport.com](mailto:wendy.proctor@sfport.com) or Amy Quesada, Port Commission Affairs Manager, at (415) 274-0405 or via email at [amy.quesada@sfport.com](mailto:amy.quesada@sfport.com) at least 72 hours in advance of the hearing. The Port's TTY number is (415) 274-0587.

### **Language Assistance**

**311 Free language assistance** / 免費語言協助 / Ayuda gratuita con el idioma / Бесплатная помощь переводчиков / Trợ giúp Thông dịch Miễn phí / Assistance linguistique gratuit / 無料の言語支援 / 무료 언어 지원 / ភ្នំ ៗ “ង” “ម” ’ គ / Librang tulong para sa wikang Tagalog

To request an interpreter for a specific item during the hearing, please contact Port's Language Access Liaison, Matthias Giezendanner at (415) 274-0471 or email him at [matthias.giezendanner@sfport.com](mailto:matthias.giezendanner@sfport.com) at least 48 hours in advance of the hearing.

### **SPANISH:**

Agenda para la Comisión de Planificación. Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame Matthias Giezendanner al 415-274-0471. Por favor llame por lo menos 48 horas de anticipación a la audiencia.

### **CHINESE:**

規劃委員會議程。聽證會上如需要語言協助或要求輔助設備，請致電Matthias Giezendanner 415-274-0471。請在聽證會舉行之前的至少48個小時提出要求。

**TAGALOG:**

Adyenda ng Komisyon ng Pagpapalano. Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag kay Matthias Giezendanner sa 415-274-0471. Mangyaring tumawag nang maaga (kung maaari ay 48 oras) bago sa araw ng Pagdinig.

**RUSSIAN:**

П о в е с т к а д н я Комиссии по планированию. За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру Matthias Giezendanner 415-274-0471. Запросы должны делаться минимум за 48 часов до начала слушания.

**NOTICES****Know Your Rights Under the Sunshine Ordinance:**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review. For more information on your rights under the Sunshine Ordinance (Sections 67.1 et seq. of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco CA 94102-4689; by phone at (415) 554-7724; by fax at (415) 554-7854 or by email at [soft@sfgov.org](mailto:soft@sfgov.org). Citizens can obtain a free copy of the Sunshine Ordinance by printing Sections 67.1 et seq. of the San Francisco Administrative Code on the Internet, at <http://www.sfgov.org/sunshine>.

**Prohibition of Ringing of Sound Producing Devices:**

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 or use of a cell phone, pager, or other similar sound-producing electronic device.

**Lobbyist Registration and Reporting Requirements:**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance (SF Campaign & Government Conduct Code Sections §2.100 – 2.160) to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness, Suite 3900, San Francisco, CA 94102, phone (415) 581-2300 or fax (415) 581-2317; web site: [www.sfgov.org/ethics](http://www.sfgov.org/ethics).

**CEQA Appeal Rights under Chapter 31 of the San Francisco Administrative Code:**

If the Commission approves an action identified by an exemption or negative declaration as the Approval Action (as defined in S.F. Administrative Code Chapter 31, as amended, Board of Supervisors Ordinance Number 161-13), then the CEQA decision prepared in support of that Approval Action is thereafter subject to appeal within the time frame specified in S.F. Administrative Code Section 31.16. Typically, an appeal must be filed within 30 calendar days of the Approval Action. For information on filing an appeal under Chapter 31, contact the Clerk of the Board of Supervisors at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102, or call (415) 554-5184. If the Department's Environmental Review Officer has deemed a project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained on-line at <http://sf-planning.org/index.aspx?page=3447>. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.