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**BAYVIEW HUNTERS POINT  
PROJECT AREA COMMITTEE (PAC)**

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**Minutes Full PAC Meeting  
Thursday, April 21, 2005  
6:00 PM  
Alex Pitcher Community Room  
1800 Oakdale Ave.  
[www.bvhp-pac.org](http://www.bvhp-pac.org)**

**BROADCAST LIVE ON KPOO 89.5FM**

**Requests for public comment may also be heard by completing a “Speakers Card” and submitting it to the PAC Coordinator. Requests are given ‘first come first serve’ priority and remarks are limited to two (2) minutes, unless an extension of time is granted.**

**1. Recognition of a Quorum**

A quorum was recognized.

**2. Roll Call: PAC members**

**PAC Members Present**

Angelo King, Chair

Dan Dodt, Vice-Chair

Ellen Hayes, Secretary

Michael Hamman, Treasurer

Dorris Vincent, Parliamentarian

Ena Aguirre

LaVonne Barnes

Ollie Burgess

Frank Williams for Dr. George Davis

Cedric Jackson

Alvin Jones

Betty McGee

Jessie Williams

Rev. Cordell Hawkins, excused

Linda Richardson, excused

Dennis Lumsey, absent

- 3. Approving the minutes of the Thursday, March 17, 2005 meeting**  
**MOTION: Micheal Hamman moved to approve the minutes of Thursday, March 17, 2005. It was seconded.**
- 4. Approval of the Agenda**  
**MOTION: Dorris Vincent moved to approve the agenda. It was seconded.**
- 5. Report on actions taken at previous Closed Session meetings, if any**  
There were no Closed Session meetings.

### **CONSENT AGENDA**

All matters listed hereunder constitute a Consent Agenda, are considered routine by the Project Area Committee and will be acted upon by a single vote of the Committee. There will be no separate discussion of these items unless a member of the Committee or a member of the public so requests before or at the meeting when the Consent Agenda is called in which event the matter shall be removed from the Consent Agenda and considered as a separate item.

**There are no Consent Agenda items**

### **REGULAR AGENDA**

- 5. Redevelopment Agency Report**
  - a.) Update on the EIR
  - b.) Update on the redevelopment plan amendment schedule

Stanley Maraoka deferred his report to a handout that he gave to the Agency Commission. The Agency still is in a fiscal crunch and still there is a budget cut. He pointed out to the Commission a number of things:

1. Bayview Hunters Point Plan Amendment
2. Framework Housing
3. Design Plan

Mr. Muraoka is working with the Mayor's Office on appropriate responses to comments about the plan. There is a private developer who has sued the City.

The Agency is being required by the City Attorney's Office to create responses that address our EIR comments and apparent discrepancies between our EIR and the Shipyard's EIR. He will have all documents coming with the final EIR within the next couple of weeks. He would like for the PAC to defer action on the redevelopment plan amendment. Mr. Maraoka would like the PAC to think about implementation of the plan. The Agency would like to fund as many affordable housing projects as possible. The following are updates:

- The Agency is close to a development deal with M. Johnson;
- The 4800 Third Street and 5600 Third Street project (Bridge Housing) will be coming back to the PAC in the coming months;
- They have been speaking with the Mayor's Office and the Supervisor's Office on economic development programs
- The Agency is looking very closely at the plan to make sure of correct cataloging of land uses. The Agency is looking closely at the Northern Gateway activity encouraging PDR commercial. Further discussion at next month's land use committee;
- The Framework Housing Program - He will be bring this back to the PAC.

Ena Aguirre commented that the City should not just look at Bayview Hunters Point as the only place where affordable housing is to be built, but to also look at Pacific Heights and Seacliff. We have never gotten any information on affordable housing for Pacific Heights and Seacliff. Her second concern was a 1995 report to the Board of Supervisors on who is working with you.

Mr. Muraoka responded that as far as housing in the rest of the city is concerned, the Agency can collect information on Pacific Heights and Seacliff; but it isn't in their jurisdiction.

Essentially, the report to the board has two major components: 1) blight analysis and 2) projection of financial feasibility which has just been completed.

DISCUSSION: There was a discussion about the Hunters Point Shipyard suit and affordable housing specifically around the SF Housing Authority. The PAC would like to know what the Housing Authority is building since they could not get Hope VI funding.

Dorris Vincent who also serves as a member of the Citizen's Advisory Council commented that there is a law suit but they don't know how it will play out.

Cedric Jackson urged PAC members not to push that we don't want affordable housing in the area because it is necessary for economic development. To send out a message that we don't need affordable housing in this area is a wrong message.

Stanley Maraoka interjected that the SF Housing Authority is not mandated to come to the PAC. But they have to do it. They have talked to the Agency about selling land that the Agency owns on Keith Street to build housing. He has mentioned to them that there is a community process- the PAC and their own tenants.

**ACTION TO BE TAKEN:** Invite Housing Authority staff to the Full PAC meeting.

Dan Dodt commented that this is the fourth year the PAC has been informed in the Spring of the delay. Once we miss the Spring we're into summer and the City shuts down until September to November around Thanksgiving. He warned the PAC that the same party that has threatened the Shipyard threatens our amendment. We would like to make our concerns known to the Agency.

Stanley Muraoka commented that a lot depends upon the responses by the Attorney's Office. There are not any inconsistencies between the documents. The agency will work diligently and it should only be a couple of months starting with the next commission meeting. Mr. Muraoka announced that the Mayor appointed three commissioners who will be attending the next meeting.

Angelo King believes that the City is failing us. He is watching other projects, particularly Mission Bay. We have asked for Dean Macris, Acting Director of the SF Planning Department to appear at a PAC meeting at least three times and failed.

Charlie Walker remarked that he agrees with Ena Aguirre. The Agency needs a lot to be desired. He questioned PAC members as to if Bayview has been declared a redevelopment area yet. He exclaimed, "No! His problem is that this is exactly what happened to the Western Addition." He continued that the Agency has a way of throwing a rock and hiding its hand. The Shipyard needs to have ground rules. "When are we going to get the mayor or HUD out here to let us know what's going on?" Mr. Walker also stated they should pay attention to put all of the no left turn signs on Third Street.

Dorris Vincent responded that Miss Maggie Lynch with Muni said that the situation will change.

## **6. Matters of New Business**

a.) Redevelopment Plan Amendment

**ACTION ITEM:** Vote to move to approve the Redevelopment Plan Amendment.

**MOTION: Dorris Vincent moved to approve the Redevelopment Plan Amendment. It was carried with one abstention.**

b.) PAC priorities

We will present the final list of PAC priorities at the Executive Committee.

c.) Selection of committee members for application approval process.  
No applications have been returned to the PAC office as of yet.

**7. Matters of Unfinished Business**

There were no matters of unfinished business.

**8. Report of the Chair**

a.) PAC bylaws

There was a bylaws committee meeting scheduled but no one came so this item will be on the agenda of the Executive Committee meeting.

b.) Election results of subcommittee chairs

Some elections have been conducted, but others still need to take place.

**9. Presentations**

a.) 3433 Third Street at Cargo Way proposed site for Bayview Gateway  
Condominiums presented by Group I

Cornell Fowler gave a brief presentation on the Bayview Gateway Condominium development. He explained how the project will benefit the BVHP community and what amenities it will have.

Cedric Jackson commented that he has always been an advocate of developing as much residential property as we can because it gives a shield for industrial. He is all for residential to give commercial activity. He is an advocate of a thematic approach and specifically Afro-centric.

Michael Hamman commented that the number 1 concern is the residential location of the project. It is at a main thoroughfare at Cargo Way. The railroad comes and goes. The project exacerbates problems. The PAC has a need to balance the community. This project does not lend itself to residential use.

Dan Dodt stated that he thinks it is a beautiful building and he agrees that the industrial usage needs not to be present to people live here. He feels that it is in the incorrect location because of the inconsistencies such as SF Port planning, the EIR, the Board of Supervisors Office. The building would be great on Evans Street and Bayview Plaza. He suggested tearing down Bayview Plaza and put residential there. This would provide a 30 year life cycle for jobs and economic development.

Ena Aguirre commented that there is a mistake on who would qualify. The Agency tells you to use the median income of the BVHP area and not the Citywide. She would like to check with Stan about this issue if the project is to move forward.

Cedric Jackson commented that there is no way the SF Port can compete with Oakland, Portland, etc. He keeps hearing we want environmental justice but we can't have it both ways. He doesn't have a problem with high income people in the area. Then the community would have Safeways and Ross Stores because the economic indicator would indicate it.

Angelo King stated that every year we lose approx. 120 million dollars by people who don't shop here. Only about 20 units of housing of this development project will be affordable. There are a number of things that are not here that are in other neighborhoods. Who are we developing the neighborhood for? We don't have anywhere to shop. Those people will be shopping other areas. We are already planning high density areas around Third Street. We need to look at land use available to serve us. We want to redevelop it for the betterment of people who live here now.

Damone Hale, executive director for Young Community Developers (YCD) commented that what concerns him is not that this project this community is changing. There needs to be a full discussion. We need jobs and I can tell you I have over 300 residents who have signed up for the Shipyard. We need to be cognizant of the land use. The better approach is to use collective experience. I think there is still some discussion that needs to be had.

Charlie Walker commented that he has lived in this community. That property has been there for 26 years just sitting there. We need to have all types of people in this area. You talk about in the area there is too much noise, He got off the freeway at King and 4<sup>th</sup> where there is a Safeway and a Whole Foods—They can't put anything out here if we don't have people.

Olin Web commented that he got involved with environmental justice because of economic issues. They are moving the trucking route on Evans Street

Bob Lee One thing that's clear is that in San Francisco there is a shortage of housing period not just affordable housing. Surveys have shown that 86,000 residents relocated - 85% left because of the housing situation. There is an issue of land use. If you don't support the project now it will be 5 years before someone comes out with another plan. My office is across the street and he sees only homeless people and giant size rats.

Oscar James, resident, stated that he doesn't think housing should go on Cargo Way period. That property was a dump when he was a kid. There were a lot of chemicals dumped there. It is a bad place for housing. One problem he has with the PAC is that people leave before the votes are taken. If you are here to represent the community then biased opinions should not be a part of your vote. He cares about the residents of BVHP. He is looking out for black people and he welcomes other people.

Gregory Wiggins has heard over and over and he estimates that African Americans represent less than 40% of population comprising the Bayview right now. We have been run out because we have set in on these meetings and seen the handwriting on the wall. He sees the destruction in the community. He feels as though the community could be a Walnut Creek or a Palo Alto. There's money out there to redevelop this community. Reach out and look within the community before bringing housing that the community can't afford.

Karen Peirce commented that she is very disappointed because PAC members don't know what environmental justice is.

Nile Hines commented that he wants to bring housing in but you want to use the industrial. He is concerned about the traffic situation and the trucks coming onto Third Street. This will hurt the businesses. If you build housing where commercial places are then where is the commercial businesses to build.

Mr. Walker announced that there was some misleading information about the Illinois Bridge. The proposed bridge has been cancelled.

Ollie Burgess stated that if we want to grow economically, we can't just say I want to have my house and no one else can have a house.

Angelo King commented that there is no action item on this item so I want to move to item 10. He thanked Group I for their presentation.

## **10. Committee Actions, Motions and Discussions**

### **a) Budget Committee**

- PAC financial report
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Michael Hamman stated that he will forward financial information for the PAC's review.

### **b) Other Reports and Updates**

## **11. Public Comment**

Angelo King announced that the department of environment in collaboration with LEJ will have a farmer's market next to Bayview Plaza. Secondly, Shop the block Business Expo will take place on April 29 and April 30, 2005.

## **12. Non-Agenda Items**

Comments on non-agenda items can be made at this time, but must be limited to two (2) minutes per speaker

## **13. Future Agendas**

**a) May Calendar**

**b) Executive Committee meeting of May 2, 2005**

## **14. Adjournment**

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### ***ACCESSIBLE MEETING POLICY***

For additional information about Agenda items, please call the PAC office at 415-647-6857

1. Meetings are held in the Southeast Community Facility either in the Alex Pitcher Community Room or Conference Room 5 or at Earl P. Mills Auditorium or at the HERC Office located at 6301 Third Street, or at an alternative, accessible location in the Bayview Hunters Point community in San Francisco. The rooms are wheelchair accessible and have accessible seating for persons with disabilities and those using wheelchairs.
2. The closest accessible BART station is 24<sup>th</sup> and Mission. Accessible Muni lines serving this location are: (a) #14 Mission, to the #44 O'Shaughnessy to Silver and Palou Avenues to the intersection of Palou Avenue and Phelps Street, then travel one block north to 1800 Oakdale Avenue (at Phelps Street); and (b) #15 Third Street to Oakdale Avenue and travel west two blocks to 1800 Oakdale Avenue. For additional information about Muni accessible services, call 415-923-6142.
3. There is accessible parking on the street. Public parking is not available in the Community Facility parking lot; please do not park in this lot.
4. The following services are available by calling 415-647-6857 at least 72 hours prior to the meeting: American Sign Language interpreters, use of a reader during a meeting, or a sound enhancement system. Following a meeting, minutes can be made available by tape or alternative formats.
5. In order to assist the PAC'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 PAC to accommodate these individuals.