

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE  
CITY & COUNTY OF SAN FRANCISCO**

**MEETING MINUTES**

**City College of San Francisco  
Multi-Use Building, Room 140  
55 Phelan Avenue, San Francisco, CA 94112  
Monday, October 2, 2017**

**6:00 PM**

**Special Meeting**

**Please note:** Meeting minutes are only intended to serve as a summary of the meeting. For a full transcript of the meeting, refer to the audio recording of the meeting [Available online at [www.sf-planning.org/BRCAC](http://www.sf-planning.org/BRCAC)].

Documents received during this meeting are in a document titled balboareservoir\_CAC\_Public\_Documents\_Received\_and\_Emails-100217 available via the following link: [www.sf-planning.org/BRCAC](http://www.sf-planning.org/BRCAC)

Committee Members Present:

Michael Ahrens; Howard Chung; Brigitte Davila; Christine Godinez; Robert Muehlbauer; Maurice Rivers; Jon Winston

Committee Members Absent:

Lisa Spinali

Staff/Consultants Present:

Office of Economic and Workforce Development: Emily Lesk, Tom Shanahan  
San Francisco Planning Department: Sue Exline

**1. Call to Order and Roll Call.**

**2. Opening of Meeting.**

- a. Moment of silence for victims of Las Vegas shooting
- b. June Minutes:
  - i. Motion to approve June meeting minutes
    1. Moved: Muehlbauer; Seconded: Winston

2. Ayes: Ahrens, Chung, Davila, Godinez, Muehlbauer, Rivers, Winston; Noes: [none]; Abstain: [none]
- c. CAC Chair and Vice Chair Elections
  - i. Motion to delay election until all CAC members are present
    1. Moved: Muehlbauer; Seconded: Chung
    2. Ayes: Ahrens, Chung, Davila, Godinez, Muehlbauer, Rivers, Winston; Noes: [None]; Abstain: [None]

### **3. Process to Date and Next Steps**

- Summary of the Process to Date
  - November 2014: Balboa Reservoir announced as Public Lands for Housing site
  - November 2014 - June 2015: Initial community outreach
  - April 2015: Balboa Reservoir CAC established
  - August 2015 - Sept. 2016: Development parameters established over the course of 16 CAC meetings
  - November 2016 - March 2017: Request for Qualifications (RFQ) process resulting in “short list” of potential developers
  - March 2017 - August 2017: Request for Proposals (RFP) Process
    - June 2017: Proposals submitted; public presentation, review, and comment period
    - August 2017: Developer selection announced
- Continuing Role of CAC & City
  - The ordinance creating the CAC states that:
    - “The Board of Supervisor and Mayor intend the Advisory Committee to last until development entitlements have been issued...”
    - CAC’s purpose is to “provide a regular venue for interested community stakeholders and the general public to discuss any proposed development on the Site, and to ask questions of and give input to City officers and staff and to developers, once selected.”
  - Planning Department and OEWD will continue to staff CAC
  - City will engage with development team to:
    - Provide feedback on design
    - Negotiate public benefits
    - Perform environmental review
    - Negotiate and draft development agreement, purchase agreement, Planning Code amendments
- Next Steps
  - Fall 2017
    - Formalize developer selection by executing Exclusive Negotiating Agreement
    - Initial feedback on development plan
  - 2018
    - Refine development plan, guided by Principles & Parameters
    - Perform fiscal feasibility analysis for Board of Supervisors (BOS) consideration
    - Commence environmental review
    - Negotiate business terms and project characteristics
  - 2019

- Finalize development plan and supporting documents, including:
  - Planning Code amendments and design controls
  - Development agreement
  - Purchase agreement
- Complete environmental review
- Seek final approvals from the SFPUC Commission, Planning Commission, Board of Supervisors

#### **4. Development Team Introduction and Structure**

- Development Team Structure
  - AvalonBay Communities builds to own and is a long-term owner. As such, it is invested in the communities it is a part of.
  - Bridge Housing and AvalonBay Communities are equal partners in the master development entity, which will develop site infrastructure.
  - The building developers are Bridge Housing, Mission Housing, Habitat for Humanity, AvalonBay Communities, Pacific Union Development Corp., and a to be named townhouse developer.
  - The team takes circulation seriously and has brought in Joel Roos (Pacific Union), who is experienced in parking and public/private developments.
- Teams Involvement in Other Projects
  - Some projects in the neighborhood that members of the team have been involved in include: SF State Student Housing, Holloway Terrace, Habitat Terrace, Avalon Ocean Ave., Lick Wilmerding High School, Balboa Park Upper Yard, 4840 Mission St., and Jewish Home.
  - At Avalon on Ocean Avenue, AvalonBay took a financial risk to build out the commercial space as a grocer. This was an addition that the community desired, and, as a long-term owner, AvalonBay saw the benefits of having this.
- Community Engagement Process
  - Over the next twelve months, the developer team is planning public outreach regarding: circulation, parking, and transportation; public realm; and new housing.
  - This outreach will include: neighborhood group meetings, walking tours, individual conversations, site activities, community open houses, and email/website feedback.
  - Through this the process, the site design will evolve until a preferred option is identified.
  - An initial email address for the project has been setup ([balboareservoir@gmail.com](mailto:balboareservoir@gmail.com)), and a website with project information will be coming soon.
  - Van Meter Williams Pollack, the master planner for the project, is experienced working in San Francisco and engaging with the community. The firm worked on the Rebuild Potrero project, which saw an evolution of the site design through a series of meetings with the community.

#### **5. CAC Questions and Comment Related to Developer Introduction and Structure:**

- Are wind turbines feasible for the site?
  - We've done feasibility studies in the past, and the cost of reinforcing the structure far outweighs the energy benefit.
- What is the height facing Westwood Park?

- The height is three stories, roughly 30 feet.

## **6. Public Comment Related to Developer Introduction and Structure:**

- I would like to see quality architecture. I don't like the modern buildings on Ocean Avenue. I would like to see architecture that mirrors the Spanish and Mediterranean style of the neighborhood.
- Wind is a big concern with this site.
- The height is a major concern.
- The site should follow a vision of shifting transportation away from cars. The project needs to encourage mode shift. The parking ratios should be no greater than 0.5 overall.
- San Francisco is in a severe housing shortage. More housing needs to be built as soon as possible.
- A meeting should be held in a more centralized location to allow people from all over the City to engage.
- We are facing housing and climate crises. We need to build more housing and reduce the focus on parking.
- The link to BART needs to be improved.
- I would like to see more ownership units.
- The park seems small. The public realm graphic is deceptive. The park in the plan appeared much smaller.
- The site design needs to seamlessly integrate into the community.
- Parking for commuters is very important for City College.
- We need more housing. It is important that the developers pay fair wages to workers on the site.
- Sustainable transit is important. BART and buses are just as important to commuters coming to City College as parking.
- A CAC meeting should be held downtown. The site is public property and the discussion should be open to all City residents.

## **7. Staff and Teams Answer to Public Comment Questions:**

- Staff will research the impact of recent state housing legislation on the site.
- Qualifying veterans are welcome to apply for below market rate housing at the site. However, there is no set aside housing for veterans.
- The mix of ownership and rental units has not been finalized. Ownership BMR units are much more expensive than rental BMR units. Many renters have long tenures and care about their community.
- The plan includes 2 acres of continuous open space and additional smaller open spaces. The preliminary site design was done accounting for wind. However, the design will be further refined with community input.
- CEQA review will occur once there is a clearer idea of what will be studied. This will include a transportation study. The entitlement process will start after this (hopefully mid-2019).
- Bridge Housing is leading the non-profit team. Habitat for Humanity is building BMR for-sale units. Mission Housing will build at least one building and will be involved in the daycare center. Bridge Housing will build the balance of the low and middle income housing.

## **8. General CAC Comment:**

- I don't mind the design of the Avalon buildings on Ocean. I would like to see each building look different. The parameters say a parking ratio of 0.5. Parking is very expensive to build; we need to look at alternatives.
- The retail component of the project hasn't been discussed much. I would like to hear more about this.
- Westwood Park is happy to meet and discuss. There are several items of concern, and we appreciate the consideration.
- I have concerns about a citywide meeting; I don't think the whole city should have input.
- The City College Board of Trustees will discuss the project. There are concerns about offsetting parking and the future performing arts center. Additionally, faculty housing is a serious problem.
- We're building a neighborhood. I'm interested in quality of design and materials. I would like to see MTA come to meetings and be more active.

## **9. General Public Comment**

- We need to think of rent burdened San Franciscans as we design this site.
- Congestion is caused by more than just cars. Pedestrians, bikes, and buses also cause congestion.
- Unique architecture is important for the site.
- SFMTA needs to be involved.
- Tiny houses should be considered for the site. If the housing is going to be dense, it needs to be tall.
- There should be dedicated CCSF student and teacher housing. Market rates should be charged for any new parking.

## **10. Adjournment.**