

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

MEETING MINUTES

**City College of San Francisco
Multi-Use Building, Room 140
55 Frida Kahlo Way, San Francisco, CA 94112
Monday, February 10, 2020**

6:00 PM

Regular 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 <https://sfplanning.org/project/balboa-reservoir#cac-and-community-meetings>

Documents received during this meeting are in a document titled Public Comment Documents and Emails available via the following link:
<https://sfplanning.org/project/balboa-reservoir#cac-and-community-meetings>

Committee Members Present:

Christine Godinez; Robert Muehlbauer; Amy O’Hair; Maurice Rivers; Mark Tang; Peter Tham; Jon Winston

Committee Members Absent:

Michael Ahrens; Brigitte Davila

City Staff/Consultants Present:

Office of Economic and Workforce Development: Leigh Lutenski
San Francisco Planning Department: Vlad Vallejo

1. Call to Order and Roll Call

2. Opening of Meeting

Approval of June Minutes

Updates to Minutes:

- Amy O’Hair submitted the following corrections:

- P4. Correct spelling of commenter's names: Chris Hanson, Chris Pederson
- P7. Correct spelling of commenters names: Chris Hanson, Edward Hanson
- P8. Correct spelling of commenters names: Madeline Mueller, Chris Pederson, Wynd Kaufman
- P9. Correct spelling of commenters names: Irene Kaufman, Brian Marabello

Motion: Approve with corrections

- Moved: Mark Tang; Seconded: Amy O'Hair
- Ayes: Christine Godinez, Robert Muehlbauer, Maurice Rivers, Peter Tham; Noes: [none]; Abstain: [none]

Approval of September Minutes

Updates to Minutes:

- Amy O'Hair submitted the following corrections:
 - P3, para2 [in +Joe Kirchofer's section]. Word in last sentence should be "increased".
 - P3 para4. Mark Dreger's name is misspelled.
 - P3, para5. Capitalize West Portal. Spell out Right-of-way.
 - P3, para6. "280" should be "I-280 freeway" or Interstate 280 freeway".
 - P4, toward bottom. Mark Dreger's name is misspelled twice.
 - P5, in Ryan Haagsman's comment, Whole Foods should be spelled out.
 - P6. Westwood Park should be capitalized.
 - P6. These names of commenters should be corrected: Aaron Grosman, Kate Favetti, Stephen Martin-Pinto, Christine Hanson, Francine LoFrano
- Jennifer Heggie submitted a correction: on page 5, the second comment from the bottom should read "Study needs to look at Judson, not just Ridgewood"

Motion: Approve with corrections

- Moved: Robert Muehlbauer; Seconded: Maurice Rivers
- Ayes: Christine Godinez, Amy O'Hair, Mark Tang, Peter Tham; Noes: [none]; Abstain: [none]

Approval of December Minutes

Motion: Approve

- Moved: Mark Tang; Seconded: Amy O'Hair
- Ayes: Christine Godinez, Robert Muehlbauer, Maurice Rivers, Peter Tham; Noes: [none]; Abstain: [none]

3. Public Benefits

Design of Public Benefits

1. Reservoir Park
2. Community Space
3. Pavilion
4. SFPUC Retained Fee
5. Open Space
6. Childcare
7. Dog Park(s)
8. Public Parking Options
9. Connectivity and TDM

Affordable Housing Plan

Balboa Reservoir Affordable Housing Plan

- 50% Affordable Units (550 of the planned 1100 units)
- 530 rental units | 20 for-sale units
- Spread across 4 buildings
- Income Limits to be a range of AMIs from low to moderate
- Developer to fund 363 Units
- City to contribute funding for 187 units to reach 50% target

What does Affordable Mean?

- Income Limits: Levels of affordability are based upon Area Median Income (AMI) which is calculated for each locality and household size.
- Affordable Rents: Monthly rents for affordable units must be less than 30% of the tenants' income.

Affordable Housing Preferences

- Preferences for City-sponsored affordable housing:
 - Former San Francisco residents displaced in the 1960s & 70s
 - Displaced Tenant Housing Preference Program
 - Up to 20% of units can be set aside for victims of eviction or fire
 - Neighborhood Resident Housing Preference
 - Up to 40% of units can be set aside
 - Live or Work in San Francisco
- Preferences for educators:
 - Project will include ~150 unit building with preference for educators
 - City College faculty and staff will have preference to rent units in the educator building
 - Rents are currently targeted at a mix of moderated incomes which corresponds to current salaries at City College.

Development Agreement/ City Approvals

Entitlement Overview

- Requires EIR Certification
- Anticipated Project Entitlements
 - Purchase and Sale Agreement between SFPUC and Developer
 - Developer will enter into a Development Agreement with the City
 - Special Use District and Design Standards and Guidelines will control uses and design

Next Steps – Working toward Entitlement

Approval Hearings

- Planning Commission: April/May
- SFPUC Commission: May/June
- SFMTA Board: May/June
- Board of Supervisors: July
 - Budget & Finance Committee
 - Land Use & Transportation
 - Full Board of Supervisors

- Other Meetings & Hearings:
 - BRCAC
 - City College Board of Trustees

A. CAC Discussion

- Amy O’Hair: Do Lee Avenue and North Street have protected bike lanes? What is the status of the City’s 17% affordable housing funding? Will buildings be differentiated by affordable and market rate, or mixed? Who determines neighborhood preference for affordable tenants?
- Maurice Rivers: Will any buildings be LEED certified?
- Mark Tang: Will there be a stage with power connections in the pavilion? Will the childcare have affordable spots for children? I highly recommend including real-time display boards in the apartment buildings to encourage transit use.
- Robert Muehlbauer: Is the surface treatment shown in the SFPUC retained fee area an artist rendering or a final design? What is the bedroom size mix for the affordable housing?
- Christine Godinez: Will parking spaces be unbundled from the housing units?
- Jon Winston: How much sunlight will shine on the central park? Will there be views of the ocean from any part of the site? What is the topography from South to North across the site? Where will parking garage entrances be? Do you know the frequency of cars going in and out of the garages? Please remind us of all the members of the developer team. The developer’s 33% affordable housing gets funded through a cross-subsidy of the market rate units, correct? What qualifications will be required for the tenants of the teacher housing?
- Peter Tham: How will garbage be managed in the public spaces?

B. Public Comment

See following pages

4. General Public Comment

See following pages

5. Adjournment

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 3 Meeting Date: 2/10/2020

Comment Summary*: How is the 33% developer-funded BMR compliant with the parameters? When we started, we were told there was no city funding, so

50% BMR was the highest we could do. If we can get the BMR units built

Your Name: Theodore Randolph Organization: faster this way, than I'm for it, but my

Your Address: understanding was that our intent was for a higher percent affordable if the funding is there.

*Please submit this card to City staff for inclusion in the official meeting minutes.

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 3 Meeting Date: 2/10/20

Comment Summary*: Will developer pay for parking garage? If so, would be environmentally preferable to use resources instead to reduce automobile traffic.

Your Name: Christopher Pederson Organization:

Your Address: 18 Dorado Terrace #28, SF 94112

*Please submit this card to City staff for inclusion in the official meeting minutes.

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: FFS Meeting Date: 2/10/2020

Comment Summary*: PARKING ISSUES

COLLEGE PLANS + DEVELOPERS' PLANS NOT YET COORDINATED,

Your Name: MARLENE MUELLER Organization: CCSF

Your Address: 1163 NAPLES ST

*Please submit this card to City staff for inclusion in the official meeting minutes.

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: #3 Meeting Date: _____

Comment Summary*: EP/TDM - WILL NOT BE MITIGATED (?)
YET LARGE # OF PEOPLE AT SITE WILL
GO FORWARD - (?)

Your Name: MADELINE MUELLER Organization: CCSF

Your Address: _____

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 3 Meeting Date: 2/10/20

Comment Summary*: These public benefits sound
amazing. As someone who would live
across the street I STRONGLY SUPPORT.

Your Name: Steve Marzo Organization: _____

Your Address: 1117 Ocean Ave, San Francisco, CA 94112

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 3 Meeting Date: _____

Comment Summary*: _____

Your Name: Chris Hanson Organization: _____

Your Address: _____

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 4 Meeting Date: _____

Comment Summary*: _____

General Comment

Your Name: Chris Hanson Organization: _____

Your Address: _____

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 4 Meeting Date: 2/10/20

Comment Summary*: SEIR clarifications + requests

Your Name: Jennifer Hegge Organization: self/Sunayside

Your Address: _____

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: Bal Res Meeting Date: 2/10

Comment Summary*: faculty, housing + plans

Your Name: Monica Collins Organization: _____

Your Address: 378 Hearst Av 94112

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: _____ Meeting Date: 2/10

Comment Summary*: Riordan

Your Name: Monica Cullin Organization: _____

Your Address: 378 Hearst

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: General Comment Meeting Date: _____

Comment Summary*: _____
Riordan HS increased enrollment

Your Name: Stephen Martin-Pinto Organization: West of Twin Peaks Central Council

Your Address: _____

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: Balboa Res Meeting Date: 2/10

Comment Summary*: MTA improvements?

Your Name: Nyma Melgar Organization: _____

Your Address: 44 Entrada Ct

**Please submit this card to City staff for inclusion in the official meeting minutes.*

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: _____ Meeting Date: 2/10/20

Comment Summary*: How will the budget for the design, building, and maintenance of the public spaces be determined?

Your Name: Michael Flamin Organization: _____

Your Address: 506 Faersten

**Please submit this card to City staff for inclusion in the official meeting minutes.*