BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES
Virtual Meeting
Tuesday, August 4, 2020
5:00 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 video recording of the meeting available online at https://sfplanning.org/project/balboa-reservoir-and-community-advisory-committee-cac#meetings

The audio transcript is included at the end of this document.

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

Committee Members Present:
Michael Ahrens, Peter Tham, Brigitte Davila, Amy O’Hair, Maurice Rivers, Mark Tang, Jon Winston

Committee Members Absent:
Christine Godinez

City Staff/Consultants Present:
Office of Economic and Workforce Development: Leigh Lutenski
San Francisco Planning Department: Sue Exline, Seung Yen Hong, Leslie Valencia
Mayor’s Office of Housing & Community Development: Sara Amaral
1. Call to Order and Roll Call

2. Opening of Meeting

Approval of minutes

Motion: Approve
Moved: Ahrens; Seconded: O’Hair
Ayes: Ahrens, Tham, Davila, O’Hair, Rivers, Tang, Winston; Noes: [none]; Abstain: [none]

3. Review of Development Agreement Amendments

Announcement: Board of Supervisor Full Board Meeting August 11, 2020 at 2pm:
https://sfbos.org/meetings/42

Summary of amendments can be found here:
Or here
https://sfplanning.org/project/balboa-reservoir-and-community-advisory-committee-cac#meetings

Leigh:

- I will explain the DA amendments and give the CAC and the public an opportunity to ask questions, get clarifications, and make public comment on the content of the changes.
- In terms of the process, Supervisor Yee submitted these at last Wednesday’s Budget and Finance Committee hearing. They will be incorporated into the Development Agreement that will be published as part of the Board packet for the meeting on August 11.
- The project does have a pending CEQA appeal, which means that appellants have submitted an appeal challenging the appropriateness of the City’s certification of the FEIR. The Board of Supervisors acts as the appeal body. Before the Board can take action on the project, the appeal first has to be considered, and then depending on the outcome of that hearing the legislation would be heard.
- All Board documents related to the DA are on the Board file. There’s a link on the CAC website that takes you right to the DA file.
- Summary of DA Amendments from 7-29-20:
  1. Developer will Deed Back Affordable Housing parcels to City.
  2. Extend Affordability Agreement for the Affordable Educator Housing Parcel.
  3. Ensure that the developer’s commitment to provide 33% affordable housing will not be amended.
4. Include provision to prevent delay on the developer’s commitment to build by providing a schedule of performance to codify the developer’s commitment to build.

5. Refine the AMI levels to serve the households of greatest need and a range of income levels.

6. Broaden the Neighborhood Preference area to include all neighboring residents, including Ingleside.

7. Set Child Care Center’s rent at $1 annually to support a nonprofit child care operator’s ability to serve.

8. Ensure that the Publicly Accessible Open Space is managed equitably with participation and representation from the public.

9. Include further language in the Development Agreement evolving the role of the community after the sunset of the Balboa Reservoir Community Advisory Committee.

10. Clarify commitments to best-practices and robust coordination with the public during construction.

11. Include mention of City’s investment for transit improvement and traffic mitigation in the neighboring project area.

   o **CAC Discussion**

Davila:

- Clarification on how D11 is included based on new neighborhood preference radius.
  
  o Leigh: All of D7 is included in the neighborhood preference area, and the expanded 1.15-mile radius (up from .5 mile) will reach further south into D11 Ingleside / OMI neighborhoods.

- Glad open space management concern of keeping diverse population safe from police in open space was addressed.

- Transportation commitments are vague and this is a big concern for City College community, for whom relying on transit in current conditions is challenging. What is going to be done concretely around transportation?
  
  o Leigh: The project’s transportation investments are:

    ▪ Developer is required to do transportation demand management, which is aimed at ensuring that project residents and visitors are incentivized to travel without their car.
    
    ▪ The project is limited to .5 to 1 parking spaces per unit, meaning not every unit will have a dedicated space, which is another great way to incentivize non-auto use.
    
    ▪ Physical improvements to the site will encourage safer streets for pedestrians and for bicycles.
- The project is required to fund several transit signal improvements and bus boarding island improvements along Ocean Avenue as part of a required mitigation.
- The developer is obligated to provide up to 450 public parking spaces and is permitted to negotiate special parking fee rates with the College.
- SFMTA is pursuing a Muni quick build on the K line which will be implemented in the next two years to improve transit service for the K.
- SFMTA is also working on a project for safety improvements to the intersection around Geneva / Ocean / Frida.

Ahrens:

- Happy with most changes. Good additions with specific language.
- Concern around reviewing written amendments to the development agreement under paragraph 6, 10, and 11.2, specifically related to the right of the developer to commence construction within five years of the effective date and liquated damages.
  - O’Hair:
- Glad to see affordability in perpetuity issue addressed, and the increase in low income units.
- Would like clarification on the term homeowner association, is supposed to be neighborhood association?
- Request for real time information on noise and air quality measurements that are being done in the course of construction, don’t know if it would end up in the DA but somehow, we would like to see that.

Tang:

- Is there a tentative date that the language will be finalized?
- How was the 99-year requirement for the educator parcel affordability derived?
  - Leigh: 99 years is the way real estate contracts are written to indicate permanence.
  - Sara: MOHCD is notified at the expiration date and works to extend the regulatory agreement if building is still habitable.
- How much of the community will childcare serve?
  - Leigh: The child care center will be 100 seats and be open to the public, with 50% of seats affordable to children of low-income families based on availability of subsidy.
- Is there a penalty for not meeting schedule of performance milestones?
  - Leigh: Schedule of performance milestones are now obligations under the DA and could become defaults if not met.
  - Leigh:
- Related to the open spaces. The city will be recording a declaration of restrictions which will ensure permanent public access and allow the City to enforce a whole host of operating rules and regulations similar to what the City enforces on its own parks,
including nondiscrimination, operating hours, rules of conduct, etc. The intent of this park is to be operated as a public park.

- The developer is already required to have annual meetings to discuss park operations and report regularly to the City about management.
- It's anticipated that a homeowner association would take on the obligations to maintain and operate the park.

Kearstin (BRIDGE):

- The role of the homeowner association is so that BRIDGE, Mission Housing, Habitat for Humanity residents, Avalon and also the townhome residents can all have a forum in which the budget is set. And we make sure we're doing all of our due diligence and all of our business commitments to running those public facilities.

Tham:

- The amendment states that developer will be conveying parcels, A, B and E back to the City, will that affect the purchase price and the purchase and sale agreement?
  - Leigh: It won't affect the purchase price, the way this is set up is that the developer will be purchasing the land up front, they'll be responsible for all the improvements, and then they will be conveyed at the point that those three parcels are ready to begin vertical construction. There'll be conveying those back to the City for nominal costs. So, at no cost.
- What metrics are being used to determine which is the higher end of the two needs - low- or moderate-income housing?

Kearstin (BRIDGE):

- We will be working very closely with the City, who is one of the main funders, to make sure that we're meeting the terms of the agreement and that we are meeting the intent of serving a broad range of households.

Public Comment (01:08:14.490)

See audio transcript starting #454 to #634 at the end of the meeting minutes

4. General Public Comment (01:45:52.110)

See audio transcript starting #723 at the end of the meeting minutes

5. Close of Meeting.
jon winston: As you may or should know there will be a meeting of on the 11th, the Board of Supervisors. The final meeting of this

jon winston: This project before it gets approved and so we are now before that happens, there have been a few

jon winston: Attendance amendments to the to the DA and we're going to discuss them today.

jon winston: So that brings us to Item three, is there anything else that anybody would like to say in terms of general updates meeting overview

Sue Exline: At done. Can I chime in for a second.

Sue Exline: Just wanted to put a plug in for our sort of future CAC meetings and that were, you know, this is as john mentioned kind of the last meeting before the board.

Sue Exline: The full board meets next week, but that, um, you know, the CAC is scheduled through next year and we just want to

Sue Exline: We're kind of thinking through what that looks like, going forward, and also putting out a request for content and you know subjects to discuss. So I wanted to flag that for everybody's attention. Thank you. Thank you.

jon winston: Yeah, I have a few items. I think we need to have at least one or two items meetings about a public space and at least one or two meetings about design and. Anything else anybody wants to add to that would be great.
jon winston: Okay.

jon winston: We're going to have a item three review of development agreement amendment is a discussion item, and I understand that Jen Lou is in the house that would like to speak.

Leigh Lutenski: I don't see. Yes. Gentlemen, joining. I'm not. I'm trying to see if she has logged on

Leigh Lutenski: Actually don't see a late

jon winston: Alright.

Leigh Lutenski: But I'm happy to. I can share my screen and pull them up and I can also give folks a little bit of a summary of

Leigh Lutenski: what those are.

jon winston: Before you do that, let me just mentioned that I guess I'm sharing my screen. I was going to mention also that on screen is the instructions on how to dial in for public comment. If you're not able to do it do so on the on the zoom

jon winston: But I will relinquish that chair and hand it over to you.

jon winston: Okay, Lee. It's all yours.

Leigh Lutenski: Okay, great.

Leigh Lutenski: Okay. Can everyone see the
Leigh Lutenski: Says budget and finance committee bellboy reservoir summary of amendments.

Okay.

Leigh Lutenski: I just want to make sure


Michael Ahrens: Clear to me.

Great.

Leigh Lutenski: Okay, so I will

Leigh Lutenski: You know, when Jen is able to join us. She will also contribute and we can talk through these, but really what we wanted to do today was be sure that we spent a little time.

Leigh Lutenski: explaining these key amendments that were presented by supervisor yet last Wednesday's budget and finance committee hearing

Leigh Lutenski: And give the CAC and the public, an opportunity to ask questions about them get clarifications and make public comment on them.

Leigh Lutenski: The I can also talk about the process.

Leigh Lutenski: And so let me do that. I just, I know that Jan is just logging on now to so we can

Leigh Lutenski: We can go through these in just a second.

Leigh Lutenski: So Jen I know that you are just logging on now. I was just explaining to the members that really the the opportunity that we wanted to provide today was to give everyone a chance to ask questions.

Leigh Lutenski: We can explain these amendments and the purpose of them folks can have conversation and ask questions.

Leigh Lutenski: And I also just want to

Leigh Lutenski: remind folks that you know the development agreement contract is drafted by our city attorney and so

Leigh Lutenski: I really want to make sure we're focusing the discussion on the really just the content of these changes rather than kind of we certainly can answer questions about

Leigh Lutenski: The items that have specific language, but we're not, you know, going through and and talking about the language. In particular, what we really would love is to solicit feedback on the content of the changes from the members of the public.

Leigh Lutenski: And then in terms of the process supervisor. He submitted these that last Wednesday's budget and finance committee meeting.
Leigh Lutenski: They will be incorporated into the development agreement which will be published as part of the board packet for the meeting on August 11.

75
00:07:18.780 --> 00:07:29.910
Leigh Lutenski: And the meeting on August 11 will include a whole number of bellboy items. So the project does have an SQL appeal.

76
00:07:30.840 --> 00:07:45.660
Leigh Lutenski: Which means that folks have submitted an appeal challenging the sort of the content of the city's certification of the ER and the Board of Supervisors acts as the appeal body.

77
00:07:46.740 --> 00:08:02.220
Leigh Lutenski: To consider that before the board can take any action on the project. So any of the proposed ordinances, the DA the STD, and all of those actions the appeal first has to be considered and so on the 11th.

78
00:08:03.450 --> 00:08:13.590
Leigh Lutenski: The agenda will include the Board of Supervisors, considering the sequel appeal and and hearing that, and then subsequently if

79
00:08:14.250 --> 00:08:28.170
Leigh Lutenski: Depending on the outcome of that hearing the legislation would be heard and as just to remind you all, there's four pieces of legislation. So what supervisor, you presented last Wednesday would be amendments specifically to the development agreement.

80
00:08:29.970 --> 00:08:38.190
Leigh Lutenski: They're not legislative amendments, the development agreement ordinance itself is not amended. This is an amendment to the contract.

81
00:08:38.760 --> 00:08:50.400
Leigh Lutenski: And all of the board documents related to the DEA are on the board file. There's a link on the CDC website that takes you right to the DEA file.

82
00:08:50.880 --> 00:09:00.300
Leigh Lutenski: On the Board of Supervisors reserves website and you can download the latest da. You can download all the supporting documentation as well as this document.

83
Leigh Lutenski: So I'll leave it there in terms of the process.

Leigh Lutenski: Before we go in and I kind of take you through some of these changes and, in particular, Jen. I know. I think you've logged on. Is there anything you want to add in terms of

Leigh Lutenski: Talking through these amendments, if not you can feel free to

Leigh Lutenski: Participate as I take everyone through them.

Jen Low: Bad from supervisory office. No, thank you. We offer the summary and perhaps we can walk through them and I can weigh in as necessary.

Leigh Lutenski: Okay, perfect.

Leigh Lutenski: I also wanted to add that

Leigh Lutenski: My colleague, Sarah, Admiral from the mayor's office of Housing and Community Development is here.

Leigh Lutenski: That office was really integral in working on the affordable housing component of the development agreement on the project. And so we can have Sarah also explain some of these changes.

Leigh Lutenski: So these are organized by general topic area. The first six of them spanning the first two pages have to do with the affordable housing plan.

Leigh Lutenski: And this is where the most significant changes have been proposed.
Leigh Lutenski: So number one, I think, is one of the most significant changes that really came directly out of a lot of the discussions we've had with the CAC and the community.

Leigh Lutenski: This will ensure that the city can have permanent affordability on the key affordable parcels, particularly the ones that the city will be contributing funding to.

Leigh Lutenski: And so the change itself is that the developer will have a new obligation that once they've actually prepared the vertical parcels, the building pads for development for the three affordable parcels that the city through the mayor's office of housing will be contributing funding for before those three buildings are actually getting ready to go into construction at the point at which the mayor's office of housing would be contributing the portion of their funding.

Leigh Lutenski: The land of those three parcels will be conveyed to most CD and then least back to the developer. This will ensure that most CD can hold those in permanent ownership and thus enforced permanent affordability.

Leigh Lutenski: For number two. This really focuses in specifically on the educator parcel and the educator parcel is going to be fully funded by the developer.

Leigh Lutenski: And we've extended the required regulatory agreement to 99 years which is what provides for the affordability. So that will be a 99 year regulatory agreement to maintain the affordability levels and that gets recorded.
Leigh Lutenski: Against the parcel as well.

104
00:12:30.570 --> 00:12:36.000
Leigh Lutenski: So one and two together. I think can be looked at holistically as a way to address.

105
00:12:36.360 --> 00:12:52.770
Leigh Lutenski: The concerns that the Affordable all of the affordable housing in the project needs to be affordable in perpetuity. So these are the legal mechanisms that we can employ to further ensure that the affordability will be there permanently.

106
00:13:00.000 --> 00:13:14.070
Leigh Lutenski: Number three is an additional reinforcement that the developers affordable obligation under the DA will be reinforced that their commitment to provide 33% will not be amended.

107
00:13:15.420 --> 00:13:23.880
Leigh Lutenski: The Board of Supervisors would have to have to take major subsequent action to make any changes to that and this clause further limits their ability to do so.

108
00:13:29.430 --> 00:13:43.560
Leigh Lutenski: Number four is another incentivization so this would be a new schedule of performance added to the document to give specific milestones, by which the developer would be needing to apply for

109
00:13:44.310 --> 00:14:02.670
Leigh Lutenski: permits for subsidies and all of the things they need to do what's considered sort of pre development work all of the, the very detailed work, they need to do to get everything ready for construction. We will now have a schedule that attaches milestone dates to those

110
00:14:03.840 --> 00:14:09.750
Leigh Lutenski: To those specific milestones really again as a way to incentivize the developer to

111
00:14:11.040 --> 00:14:17.910
Leigh Lutenski: move the project forward as swiftly as possible so that the Affordable housing can get built as quickly as possible.

112
00:14:19.080 --> 00:14:23.970
Leigh Lutenski: This, of course, we're dovetail with their proposed construction schedule.
Leigh Lutenski: And then number five is something that, again, I think we have heard come up in public conversation.

Leigh Lutenski: The development agreement previously included different affordability levels for all of the 550 affordable units that were consistent. What was in with what was in the CAC parameters.

Leigh Lutenski: A little more than a third of the units were required to be low income.

Leigh Lutenski: Almost another third we're required to be moderate income. And then the final about one third could be any combination of low or moderate income.

Leigh Lutenski: So those am eyes have been the trenches have been adjusted slightly so with this revision, there will be 50% of the units of the 550 units will be required to be low income.

Leigh Lutenski: Which is really consistent with I think a lot of the policy priorities. We've heard in these in this community group and you know the city's policy priorities to really serve the low income population.

Leigh Lutenski: That that moderate income tranche will stay the same at 30% that's what it was. And that's consistent with the parameters and then the remaining 20% again can be a combination of low or moderate income.

Leigh Lutenski: And then the final change related to affordable housing is to broaden the neighborhood preference area to really make sure we're incorporating all of the surrounding neighborhoods.

Leigh Lutenski: Neighborhood preference is an ordinance that
Leigh Lutenski: Was passed by the city. A number of years ago, which says that

Leigh Lutenski: About 40% of the units that have any of the affordable units built can be offered or must be offered as a first preference to people living nearby.

Leigh Lutenski: And the point of this is really to make sure that people who live in the area of any particular affordable housing development have a chance to

Leigh Lutenski: Stay in that neighborhood. And so that will apply to this project, just like any other project around the city.

Leigh Lutenski: The, the radius, the way the code defines your neighborhood is a half a mile radius.

Leigh Lutenski: But we went ahead and looked at the map. We looked at the neighborhoods that are represented on this CAC we looked at the kind of the communities that have been participating in the process and have expanded that radius to a 1.15 mile buffer to really make sure we're targeting

Leigh Lutenski: All of angle side all you know all of the neighborhoods around. I also should mention that all of supervisory district seven is already in this

Leigh Lutenski: Area, and so it captures a broader swath of district 11 so to the south of the parcel to make sure that we're capturing just, again, the whole range of communities that have that will be impacted. This by this project that will benefit from this project.

Leigh Lutenski: So moving on to a couple of different topic areas, the child care program will be amended to create a new obligation requiring
that the developer lease the child care facility to an operator at a
nominal rent. So $1 annual rent.

Leigh Lutenski: This will further support and ensure that the operator
will be a nonprofit.

Leigh Lutenski: There's already requirement in this that supervisor, he
worked on early on, which is that the operator be a nonprofit and that
50% of the seats be reserved for children of low income families. So this
addition to ensure that the nominal rent will just further reinforce
those other priorities.

Leigh Lutenski: On the open space plan. We are making a few changes to
make sure that we're including public partition to participate patients.

Leigh Lutenski: And advisory roles in the open space management and
programming.

Leigh Lutenski: Ensuring that there's equal representation in the
homeowners association which will likely be responsible for maintaining
the open spaces.

Leigh Lutenski: And similarly, number nine on this list, ensuring that

Leigh Lutenski: You know, once the project is underway and its
implementation phases that there's a little bit more clarity around

Leigh Lutenski: The public engagement component and sort of making sure
that the developer has some clear instructions and obligations.

Leigh Lutenski: Around community participation in an ongoing way. So,
particularly during implementation and construction of the project and
then
Leigh Lutenski: Certainly as it relates to the open spaces, having to do with, you know, the programming and the management, making sure there's a forum for those kinds of discussions to happen.

00:19:56.100 --> 00:20:02.310
Leigh Lutenski: I sort of tangentially mentioned this, but number 10 similarly just focuses on the construction period.

00:20:03.060 --> 00:20:20.280
Leigh Lutenski: And making sure that the developer is committing not just promising, but committing by putting it in the DA to using best practices in construction, both to mitigate. You know, for any sort of air quality impacts noise impacts being good neighbor.

00:20:21.330 --> 00:20:33.780
Leigh Lutenski: Good being a good neighbor and and I would also say having robust coordination with the public. So having points of contact. Specifically, this is related to the construction period.

00:20:36.300 --> 00:20:48.600
Leigh Lutenski: And then number 11 related to transportation is really just we are working with the MTA to acknowledge the investments that they have planned for the area that you have heard presented

00:20:49.020 --> 00:21:01.740
Leigh Lutenski: And I know is of great interest to folks here to really make sure we can move those projects forward the K line Muni quick build the safety, the intersection safety improvement at free to an ocean.

00:21:02.700 --> 00:21:11.040
Leigh Lutenski: Making sure that all of those are kind of put in here, as in a in a more detailed way so that the city has some sort of

00:21:12.480 --> 00:21:16.530
Leigh Lutenski: stake in this document to make sure we can move those projects forward.

00:21:17.580 --> 00:21:30.330
Leigh Lutenski: acknowledging how important they are you know not directly a responsibility or an obligation of the developer, but obviously very vital and important and related to this project.

00:21:31.710 --> 00:21:35.490
Leigh Lutenski: So, and I'm sorry if my scrolling is making people dizzy, but
Leigh Lutenski: I'll stop doing that.

Leigh Lutenski: That is kind of the that is the universe of the amendments that supervisor you has presented and were adopted by the committee. And so those are being incorporated into the document and again will be published as part of the board packet prior to the meeting on the 11th.

Leigh Lutenski: What I would love to do is I'll stop talking and if the members have questions, you know, we can address specific questions we can talk about.

Leigh Lutenski: These that you have comments on and then do the same and take public comment. So I'll leave it there and happy to explain more.

Brigitte Davila (she/her): I have questions.

Leigh Lutenski: So john you can do your

jon winston: Right. Is there any more comment from the, from the supervisors office Jen before we could this committee.

Jen Low: We can go ahead and have all the committee asked questions and I'll be in as needed.

jon winston: Okay, so what we'll do, I guess, is go around the committee.

jon winston: I guess we can do it by hand and then after that, we'll go to the public comment and then maybe we'll do a quick so the committee again. So, Bridget, you're recognized.
Brigitte Davila (she/her): Okay, thank you so much for going over that and big thank you to supervisor. He for drafting those I know those were a lot of concerns I have

00:23:05.730 --> 00:23:25.200
Brigitte Davila (she/her): Some questions about them and I'm didn't do it by number I'm sorry but regarding the neighborhood reach you said that these would be available to people living in all of district seven as it as well as the entire district 11 or

00:23:26.430 --> 00:23:30.690
Brigitte Davila (she/her): Are only in a radius from the development

00:23:32.670 --> 00:23:39.930
Leigh Lutenski: The way the legislature, the code is written, is that the entire district in which the project is located.

00:23:40.350 --> 00:23:40.740
Brigitte Davila (she/her): Right.

00:23:41.190 --> 00:23:51.570
Leigh Lutenski: Is it has that preference and then in addition, into half mile radius. This has been expanded to a 1.15 mile radius.

00:23:51.840 --> 00:23:55.920
Brigitte Davila (she/her): Oh, I see. That's how you include district 11 to the east, then

00:23:56.280 --> 00:23:57.750
Leigh Lutenski: And to the south. Exactly.

00:23:58.440 --> 00:24:03.330
Brigitte Davila (she/her): Okay, and to the south, and I guess also District eight would be included in there as well.

00:24:04.080 --> 00:24:11.910
Leigh Lutenski: I'm likely not district seven really embodies most of within a wide swath around the North and and

00:24:12.690 --> 00:24:20.880
Brigitte Davila (she/her): Okay. And then my other question was regarding the public participation regarding the open space management.
Brigitte Davila (she/her): And this was a concern to City College as well. So we were very glad to see that there and we had include a statement about that in proposed agreement from City College.

Brigitte Davila (she/her): Because what we are concerned about is our students are old, young, black, white, Asian Latino Filipino

Brigitte Davila (she/her): They are really very diverse and we were concerned about students using the open space and then having the police called on them because they're not, they don't belong or something. So we wanted to have some provision in there and that goes towards that idea. I think

Brigitte Davila (she/her): Supervisor Walton also address this with the Karen act so we might just might think we mentioned that in the MO you

Brigitte Davila (she/her): But I was very glad to see that there. And then the other thing is the transportation so

Brigitte Davila (she/her): The transportation has always been a little bit vague to me. I've heard the MTA come in and say what they're hoping to do and then I've heard a lot of people come in and say what they're hoping to do but

Brigitte Davila (she/her): It appears extremely vague and that's a big concern for city college because we would like to rely more on public transportation. But what has recently happened with many lines being cut back

Brigitte Davila (she/her): Is will we don't know what's going to happen in in the next year. Even so, so trying to figure this out. I'm wondering what are, what is going to be done, concretely around transportation

Leigh Lutenski: Well, just to to be brief because this is a large topic and thank you for that comment. I do you know how also participated in all of these discussions so I absolutely understand how vital and important, the issue of transportation is
Leigh Lutenski: Just very quickly, the project itself. So the developer under the DEA has a number of obligations.

Leigh Lutenski: That they will be committing to. So they will be required to do transportation demand management, which is aimed at ensuring that the users have their own project residents visitors are incentivized to travel without their car.

Leigh Lutenski: The project is building point five to one parking spaces. So not every unit will have a dedicated space. That's another great way to incentivize non auto use.

Leigh Lutenski: The project will be doing a number of physical improvements to the site that will encourage safer streets for pedestrians safer streets for bicycles.

Leigh Lutenski: And provide new access ways in and around the area. So, in particularly Avenue will finally be connected down to Ocean Avenue.

Leigh Lutenski: We haven't you will get a protected bike lane and there will be additional sales and pedestrian ways to connect folks who live up in northern New to the north of the site down to Ocean Avenue safely.

Leigh Lutenski: In addition, the project is required to fund a number of transit signal improvements and bus boarding island improvements along Ocean Avenue as part of a required mitigation. So they are required to to fund a portion of those improvements to the MTA.

Leigh Lutenski: The MTA is responsible for installing those improvements.

Leigh Lutenski: And then finally, the developer is obligated to provide up to 450 public parking spaces and is permitted to negotiate special rates with the college. So all of those are in this fear of
Leigh Lutenski: What the developer is obligated to do in the realm of transportation, which is a really multifaceted and robust package of what the developer is able to do to improve the situation in their area number 11 is really meant to address. I think, again, the fact that Ocean Avenue City College Balboa Bart, the K line.

Those are all pre-existing to the project.

And, you know, have their own concerns people you know there's traffic issues in the area. All of that exists, kind of a little bit separate from this proposed project. So this proposed project is doing all the things I just talked about.

Leigh Lutenski: To mitigate their own impact and to improve the environment in the ways that they can what the MTA will be doing.

Leigh Lutenski: Is a Muni quick build on the K line which will be implemented in the next two years to improve transit service for the K. Make sure it moves faster doesn't get stuck in traffic.

Leigh Lutenski: They will be implementing improve safety improvements to the intersection around Geneva free to call them an ocean really targeted specifically pedestrians and bikes to make sure.

Particularly for, you know, City College residents anyone walking from Bart up into the neighborhood that intersection is really not pedestrian friendly. So really focus on that.

Leigh Lutenski: And then, you know, continuing coordinating with the college as you build out the Student Success Center, you'll be widening that corner of Frida and ocean creating a plaza moving back you're retaining wall. So making sure we're coordinating with you to enhance that pedestrian access.
Leigh Lutenski: And then again, working with the developers fair share contribution to make some additional transit signal modification updates to improve transit flow.

Brigitte Davila (she/her): Um, I can just add, I think the K JUST GOT IT service cut so it now stops and let's everybody off before going downtown or so. I mean, these are

Leigh Lutenski: The code. I know the MTA has made some dramatic change.

Brigitte Davila (she/her): Right, right. And, and is do we know that it's coming back, or do we know i mean this has serious implications for City College and students getting there. Because if the transits not working, then people are going to rely on something else.

Leigh Lutenski: I'm happy to put you in touch with the MTA directly. I mean, I, I can't speak to their service plans, given their code reality.

Leigh Lutenski: What I can say and what they have confirmed as the, the two empty projects I just cited are still on there. They're still happening. So the current situation has not changed those two projects.

Brigitte Davila (she/her): Thank you.

Michael Ahrens: Richard is good. I have some comments.

jon winston: We're raising hands.

jon winston: So I got a map next

Michael Ahrens: How do you raise hands.
jon winston: But no, and the under, under your start video button. There's a. Where is it, it's under what right

Michael Ahrens: Can you just remember raise my hand on my screen whenever it's my turn. I will

jon winston: Try to do that. Okay. Why don't you go ahead, Michael, you go first. And then, Amy. And then, and then

Michael Ahrens: lay my

jon winston: Neighbor. She wants

Michael Ahrens: Okay, well, I'll go first, I want to thank President me and Jen low for these changes. I think every one of them are fantastic. And every one of them are

Michael Ahrens: Help the project and I'll go through each of them. I'll try to go quickly, but I'll speak slowly.

Michael Ahrens: The number one, I think it's a very good addition, it has specific language. And I think it's great. Number two, same thing. It has specific language of the amendment and it's it

Michael Ahrens: It's good. It's a good specific amendment number three. Again, it's, it's a specific amendment, that's what I think we should be saying is the language of the amendment because we're here to come in on the language of the amendment.

Michael Ahrens: And I think the language is fine, but I have to comment that this is a this is to meet the comment of President. He and supervisor.
Michael Ahrens: Peskin they said that they don't want any of them and say don't want the developer coming back. But I have to tell you, and you can check with the

Michael Ahrens: Your lawyers city. This is not enforceable. You cannot have an agreement not to amend the document simply not enforceable. So if anybody's relying upon it.

Michael Ahrens: If the developer says they're not going forward. For this reason, because they can't get financial commitments or something. There's no agreement that you can't amend document just not legally enforceable. But we'll move on.

Michael Ahrens: And obviously give somebody comfort.

Michael Ahrens: Number four is very important.

Michael Ahrens: Number four says that you're going to include a provision and a schedule that will prevent delay, yet we don't have any language. This is, I think, following up on the supervisors Peskin and

Michael Ahrens: And I think supervisor president you to say we're going to include a provision to use it or lose it.

Michael Ahrens: But it says certain with this version is about you really need to see the language of the document.

Michael Ahrens: And I have a lot of questions about what that document will say so. I don't think we should be approving anything. I don't think the supervisors should be approving anything until you can see the written amendments to this development agreement under paragraph 11.2 of the

Michael Ahrens: Development agreement, there's a right of the developer to commence construction within five years of the effective date.
Michael Ahrens: Is, are they going to keep that right under 11.2 we don't have any language on the paragraph six of the development agreement.

There's a provision that there should be no development obligation in favor of the developer is that language going to be amended or is it going to stay the same.

Michael Ahrens: We don't know under the purchase and sale agreement paragraph 10 there's a provision for liquidated damages. This, in essence, gives to the developer an option in this property. They don't have to buy it.

They can get title to the property and still they can give it back within five years with a deed in lieu of foreclosure. There's a very nominal liquidated damages under paragraph 10 of the purchase agreement.

And that is if they breach under the purchase agreement, they can basically walk through the property and retain only be $500,000 deposit

What's called the initial deposit and then every year after that five years or four years. There's a meager $400,000 deposit

Michael Ahrens: They don't have any obligation to pay the $11.4 billion. So is this language being changed. We don't know. So I submit that this should be resubmitted to this committee at some stage for further review of the exact language because I think it's a good idea.

Michael Ahrens: To use it or lose it, but I'm not certain, which paragraphs are being changed which language of the change. So I think that this should be brought back to the

SEC to future meeting to look at the language and to cut and it's not only the Members, such as me and such as others on the
Michael Ahrens: Committee, but the public is going to be making comments, so we can't tell what you're doing here without knowing the language, a degree. So that's my comment and number four.

Michael Ahrens: Come into number five, same comment. It's uncertain what you're doing here, I agree with concept, but we should see the language and where the changes are going to be made.

Michael Ahrens: I haven't. Number six is a precise written change changing the documents, giving us the language and I like it. That's, that's good. So I have no no criticisms of that.

Michael Ahrens: Number six, and number seven. The child care program again that's a precise amendment to the document. And I think it's beneficial and so I have no comments on that. Number eight.

Michael Ahrens: Ensure that publicly

Michael Ahrens: I think this is a great idea. It's uncertain. So I would like to again request that the show the CIC of the public. The actual

Michael Ahrens: written document that's going to be modified and where it's going to be modified. Somebody made a comment.

Michael Ahrens: This this addresses some of these common that basically this encourages segregation there there's things in the deal that encourage segregation. I forget who made it. But one of the members of the public made that comment.

Michael Ahrens: And I agree that it should be revisited. And this takes one step in doing that. So I think it's a very good idea to have this participation have Republic be
Michael Ahrens: Have a right to have SES. And this, but I do think we need to see the language. This does not address, though I don't think it addresses the other portion of segregation that I think is this is bad with the project.

00:37:37.740 --> 00:37:44.400
Michael Ahrens: I didn't make the kind of remember the public did to the effect that the establishment of all the affordable housing in one building

00:37:44.760 --> 00:37:53.970
Michael Ahrens: Is de facto segregation and it's against what the city has done in other projects, but the city has suggested. So that's my comment on number eight on

00:37:54.960 --> 00:38:05.700
Michael Ahrens: Numbers nine and 10 both of those are very good comments and I agree with them 100%. But again, we'd like to see if the language. The last comment is on transportation

00:38:07.380 --> 00:38:21.510
Michael Ahrens: All your I agree that again we go. I'd like to see the wording of the document. But I agree that the there should be a mentioned to the city's investment on the transit improvement, but it should be more than

00:38:22.560 --> 00:38:27.030
Michael Ahrens: A mentioned, there should be some concrete decisions, but we haven't seen

00:38:27.600 --> 00:38:36.360
Michael Ahrens: The words today was robust package was used the word today is we're hoping to certain things change. I think this should be some concrete.

00:38:36.870 --> 00:38:49.800
Michael Ahrens: commitments to transportation right now. I think we all agreed in our annual report that we were gay. In December of last year, we commented that there are no real, concrete recommendations or changes made by

00:38:50.880 --> 00:38:58.710
Michael Ahrens: The city member devil a trustee eveleigh just said earlier, I agree to came line is is a nightmare right now and
Michael Ahrens: I participated by can participate. I listened to the SF MTA presentation and all it was was hopes and dreams with no concrete changes. In fact, the new

Michael Ahrens: Head of the SF MTA said that there's a permanent damage being done to the system that may never be repaired. So we really need more of a concrete.

Michael Ahrens: Commitment. Also the April 2020 presentation by this developer is vague ambiguous, with no commitments, it's things that will do in the future, not document know dollar commitments to a PDF

Michael Ahrens: If we're going to have a TD and we need one that has teeth in it. And this one doesn't. So if you're going to be changing that if the developers going to change their April 20

Michael Ahrens: April 2020 tdnn to have concrete changes to put dollars in there to have commitments for things like transit passes shuttles and other things that depending discussed. Then I 100% support that. But again, it's big.

Michael Ahrens: So again, I thank you very much, gentlemen, who's on the phone and President you for addressing these issues.

Michael Ahrens: It goes a ways to accomplish a lot in this, but there's still a lot more to be done. And I think we need to see the language of the agreements so that this committee and so that the the public to make a true commentary on all of it.

Michael Ahrens: THANK YOU, JOHN for allowing me the time to make those comments. Okay.

jon winston: In order to raise your hand in, zoom, you go to the participants list you can open that up and you can click on the in the left of the three columns and you can put your hand up.
JON WINSTON: That goes for the public to when we start calling up public comment. But for now, let's go to Amy, you have your hand up.

AMY O'HAIR: Yes, thank you.

AMY O'HAIR: I'm glad to see the permanency in perpetuity issue address that's been a kind of perennial concern of people in least in the sunny side group.

AMY O'HAIR: And it looks looks solid. I appreciate that being addressed by supervisor about President US Office. Um, I

AMY O'HAIR: Hear likes, comments about the legal

AMY O'HAIR: The, the insufficiently binding qualities of some of the changes which I can't really address. It's not something I knew anything about

AMY O'HAIR: Um, but in terms of intention. I definitely support the number for the schedule of performance. I remember having a conversation with President. He it must have been two years ago when he mentioned this.

AMY O'HAIR: This. And I thought, oh, that sounds like great idea. That's just what you want. You want a concrete list of things that are going to be done, and when they're going to be done. And so you, you know, the whole

AMY O'HAIR: Construction processes is understood and transparent and I'm so glad to see it in these amendments that was a. That was a great idea and

AMY O'HAIR: I feel like something was he followed through on that.
Amy O'Hair: The and I'm also happy to see the improvement in low income units. That's, that's a seems a good in these times. A good improvement.

Amy O'Hair: I want to just address. Number eight. The publicly accessible open space being managed with public input.

Amy O'Hair: First of all, is this is glaring to me because Sunnyside neighborhood association is not a homeowner's association, we very particularly include renters in our neighborhood.

Amy O'Hair: And here it says require equal representation in the homeowners association by all buildings on the site. And I assume that's just a

Amy O'Hair: An error that really what's intended is a neighborhood association, because obviously the vast majority of people who will live at the project the resident the bubble reservoir will be renters, so I know I just want to make sure that there is there is some kind of provision for

Amy O'Hair: An association which is based on people living there, not on owning a home, which of course would be a very small percentage of the people who are in the project and that that representation isn't based on again any kind of segregation

Amy O'Hair: But as a that intends to bring together people from all the different buildings coming from all different income levels, whether they're renters at market rate or renters at low income rate it for whatever neighborhood association is formed for the project later.

Amy O'Hair: So I'd say definitely support that, but want to make sure that that that's somehow cleared up here.

Amy O'Hair: A number 10 that commitments regarding the construction. I just want to reiterate something that Sunnyside has
Amy O'Hair: mentioned a few times and that's that we would like to have real time information on noise and air quality measurements that are being done in the course of construction.

Amy O'Hair: I don't know if it would end up in the DA but somehow we would like to see that.

Amy O'Hair: commitment from the developer that they would be able to provide publicly accessible information about levels of noise and air pollution during the course of construction.

Amy O'Hair: And that is part of their commitment to reduce impacts is to also allow the public to see you know what levels are being generated by the construction itself. And those are those are my comments.

Thank you.

jon winston: You, Amy.

jon winston: If anybody else wants to raise their hand. I see Mark Tang has his head raises anybody else going to speak after now's the time to raise your hand. So Mark, would you like to go ahead. I want to say before that.

jon winston: The neighborhood association, I think in Item eight, they're talking about a

jon winston: homeowners associations by old buildings on the site. I think you're talking about the people on the side of the construction, but maybe we need to expand on that.
jon winston: Mark Tang. Go ahead, please.

Mark Tang: Thanks John and I think I agree with most of the previous speakers, I see most of these as all improvements.

Mark Tang: And thanking President. He and staff for listening to contribute to the community and proposing these amendments.

Mark Tang: Most of my comments are actually questions. So I'm not sure if they can be answered. But I'll just go down the list of things I have questions on

Mark Tang: First, I'm assuming the language has not been finalized, or else they would have been shared here. And is there a tentative date that the language will be finalized.

Mark Tang: To Michael and Amy's points. You know, I think that there's a lot of word smithing back and go on here and we just want to, I think, make sure that some of these commitments are actually in end up in amendments.

Mark Tang: Um, my second question is, if, if you guys could explain a little more on the affordability, especially for educating has educator housing. There's something in there. The system what 99 years of

Mark Tang: Affordability for the educator housing and that's not permanent. So I don't know if that's a restriction on the regulation, but maybe just some clarity on how that was derived the 99 year for the ability requirement.

Mark Tang: Next question is on

Mark Tang: The fourth one is there a penalty for. So this is on the milestones and the timelines. Is there a penalty for not keeping up with those milestones. So say they missed one is that
Mark Tang: A ding on them. You mentioned that that was an incentive to get them to get the project started earlier. So I just kind of wondering if there's a stick on the other side to penalize them for not meeting that schedule.

Mark Tang: For this child care program.

Mark Tang: It has it been established what the capacity of the child care facility is currently

Mark Tang: It's just for my information know what how big that is. And how much of the community be able to serve. And then finally,

Leigh Lutenski: 100 seats.

Mark Tang: Up. Perfect. Okay, that's these next and then

Mark Tang: The last question is for the construction in the commitments.

Mark Tang: Is that are the commandments, just the de minimis what the regulations to require or there are additional commitments that are being proposed.

Mark Tang: I think that goes back to the language of this amendments, it's a to be able to see what those commitments are and I would really encourage some flexibility in that beyond

Mark Tang: Meeting beyond what the minimum requirements are, because you know some of the comments like Amy just mentioned the fence line monitoring that sort of thing that could be
Mark Tang: Written into amendment, that's too restrictive saying that if that's not allowed. So I would encourage the language to be more flexible to allow some of these additional ideas from the community.

Mark Tang: That's it.

jon winston: Liz, would you like to take on some of those questions to did you take notes.

jon winston: Yeah, we're Georgian Here.

Leigh Lutenski: Okay, so yes to Mark's couple of questions. So yeah, hundred seats in the childcare. That was an easy one, which is why I jumped in.

Leigh Lutenski: In terms of the next steps on these amendments, we are working on them. This week, and they will be posted at the end of the week and distributed as part of the board packet. So I will make sure to email the CAC with That updated document as soon as it's ready. So I will, I will definitely do that later this week.

Leigh Lutenski: So that everyone has a chance to review it.
Leigh Lutenski: I'm taking your questions out of order. Mark, but in terms of the schedule of performance that lists out milestones. Yes. If they don't hit the milestones, it's considered a default under the contract. And so the

327
00:49:55.080 --> 00:50:10.230
Leigh Lutenski: Is a new obligation that they have to meet. And again, this will, as I'm sure you're aware of construction and projects like this require a lot of subsequent city permits approvals and so

328
00:50:10.830 --> 00:50:23.310
Leigh Lutenski: What this scheduled performance really is tailored to is the items in the developers control. So they have to have applied for their subdivision map by certain times, things like that.

329
00:50:24.150 --> 00:50:34.620
Leigh Lutenski: And put in there as obligations that they would be in default if they haven't met there's obviously remedies in the contract about, you know, being able to cure a default, but

330
00:50:35.220 --> 00:50:43.320
Leigh Lutenski: It it loops back to the all of the typical clauses that are already in the contract about default and carrying that default

331
00:50:44.970 --> 00:50:49.530
Leigh Lutenski: Your question about the educator housing for 99 years

332
00:50:51.810 --> 00:50:57.540
Leigh Lutenski: And, you know, my colleague Sarah Emeril is here, too. I think what I would say is

333
00:51:01.230 --> 00:51:08.640
Leigh Lutenski: Most all real estate contracts have to envision a life of a building and

334
00:51:11.370 --> 00:51:18.780
Leigh Lutenski: I would say 99 years is essentially permanent. That is, I mean, just in terms of a convention of talking about

335
00:51:19.770 --> 00:51:27.150
Leigh Lutenski: Length of time that a building can feasibly be existing most real estate contracts use 99 years

336
00:51:27.750 --> 00:51:40.260
Leigh Lutenski: So that there is some specificity in the contract. So it's not 99 is not specific to an educator building it's specific to the way real estate contracts are drafted to confer the idea that 99 years is sort of this permanence, Sarah. I don't know if you want to jump in and talk a little bit about the regulatory agreements.

Sara Amaral: Well, I think that's that covered

Sara Amaral: Thank you. Leave that I think that actually covered it that there is the federal limitation of perpetuity at 99 years for for contracts, but in addition to that, what we can do is certainly we're putting on a regulatory agreement are notice a special restriction that will allow us to be made aware to any changes or questions within our title which essentially will allow us to further restrict even greater length and 99 years. So for instance, in the event that 99 years comes up the building is still working. We will have documented in the 99 years the 99 years notice a special restriction that we are able to extend that if we needed to. So we're continuing to look at the opportunity to extend it further within the realms of the law. So, we will continue to do that as we move forward. Yeah.

Sara Amaral: Are from the mayor's office a Housing and Community.

jon winston: For the record, Sarah, you're from the city attorney's office. Correct.

Sara Amaral: No, I'm from the mayor's office a Housing and Community.
Jon Winston: Oh, okay. I'm sorry. Okay, good.

00:53:01.290 --> 00:53:09.180
Leigh Lutenski: Yeah, it's you know, it's got the it's hard to answer the question, without getting into kind of contract law, but it's

00:53:11.130 --> 00:53:23.790
Leigh Lutenski: We. This is a typical 99 us a sort of a typical approach to real estate contracts that as Sarah mentioned our MSR is recorded against the title. So we have the ability to then be able to renew that

00:53:25.530 --> 00:53:28.050
Leigh Lutenski: And then in terms of the construction commitments.

00:53:30.570 --> 00:53:38.340
Leigh Lutenski: I think that probably the developers better suited to talking about you know their approach to construction.

00:53:39.990 --> 00:53:48.420
Leigh Lutenski: Joe or Kiersten. I'm not sure if if you guys want to weigh in. But, you know, by including this in the DA, we are able to

00:53:49.470 --> 00:53:57.870
Leigh Lutenski: I think have them both reiterate their commitments that are already required by code as you as you indicated mark but also kind of outline

00:53:59.460 --> 00:54:07.080
Leigh Lutenski: Their above and beyond commitments related specifically to outreach, making sure that the communication is happening.

00:54:08.550 --> 00:54:11.880
Leigh Lutenski: On the subject matter itself though, I wouldn't need to defer to them.

00:54:15.480 --> 00:54:21.150
Leigh Lutenski: Hey, Joe, are you available. Maybe we can look back with Joe after we've gone through a couple of other Member comments.

00:54:23.370 --> 00:54:25.650
Mark Tang: If it sounds good to me. Thanks for all the answers.

00:54:25.860 --> 00:54:26.250
Leigh Lutenski: Sure.

358
00:54:26.820 --> 00:54:27.750
jon winston: I don't know what

359
00:54:28.350 --> 00:54:30.420
jon winston: Actually, and oh god.

360
00:54:31.260 --> 00:54:38.040
Leigh Lutenski: John I'm sorry I don't you know a number of folks talked about the open space. So I wanted to also just respond to that.

361
00:54:40.650 --> 00:54:46.410
Leigh Lutenski: The development agreement lays out a whole number of layers of oversight and regulation.

362
00:54:48.450 --> 00:54:57.300
Leigh Lutenski: Related to the open spaces. The city will be recording a declaration of restrictions which will be a permanent public access and

363
00:54:58.980 --> 00:54:59.850
Leigh Lutenski: Declaration.

364
00:55:01.080 --> 00:55:11.130
Leigh Lutenski: It will allow us to enforce a whole host of operating rules and regulations that the city enforces on its own parks.

365
00:55:12.600 --> 00:55:24.030
Leigh Lutenski: Particularly non discrimination operating hours rules of conduct and so from the get go. The intent of this park is to act as a public park.

366
00:55:24.480 --> 00:55:39.390
Leigh Lutenski: By overlaying our Declaration of restrictions we are able to then ensure all of the enforcement and operation of it as a public park in line with all of the rules and regulations that we would apply and enforce on our own parks.

367
00:55:40.860 --> 00:55:48.960
Leigh Lutenski: In addition to that, the developer is already required to have annual meetings to discuss Park operations.
Leigh Lutenski: And report regular reporting to the city about the management of that.

Leigh Lutenski: It's anticipated that a homeowners association would take on the obligations to maintain and operate the park and that change that was cited in this document is to further reinforce that.

Leigh Lutenski: The homeowners association will be represented by all of the units in the project pro rata.

Leigh Lutenski: So I just wanted to explain a little bit of what's already in the document will be made making even further changes about ensuring some broader PR public participation.

Jen Low: A chair Winston, do you mind if I interject. This is Jen low what surprised me is office. I had my hand up, but

Jen Low: Oh yeah, I just want to add it is really confusing. And I have to say, even with this.

Jen Low: Because the way that homeowners association is referred to in the document is very different from how we understand it. So it was hoping that maybe Joe or could explain that because

Jen Low: I'll you you think of an HOA very similar to how we have it here with Westwood Park and other types of enclose developments here. I think it means the folks that are actually, um,
Jen Low: Shoot, have them explain that so that people can understand that contextually and then secondly, what we aim to do with this.

Amendment to ensure that it's not just the HOA or the owners that would necessarily program or make decisions on the park and open spaces. It would be like like

Previous like a neighborhood type of Community approach that includes renters of different of the different buildings and hopefully community members as well.

We would like to encourage them to, you know, either CAC members for neighborhoods to be involved with that so that it feels more inclusive and that it is actually functions as as a public park.

Kearstin (BRIDGE): Hey Jen. This is Kirsten and I'll let Joe follow up, but I think

I'm noticing in a lot of the conversations are having or folks are really diving into the documents that the term homeowners association, people are thinking of something really different than how

This site is set up and basically the function of the homeowners association, as you just said is really to help set the budget and really make sure that all of the common amenities that we've designed and committed to delivering

The Community room. The park lot of the pedestrian pathways are maintained and operated in a way that works for the residents of the site and the general public.

But really the role of the homeowners association is so that bridge mission housing Habitat for Humanity residents Avalon and also
Kearstin (BRIDGE): Sorry. The townhome residents can all have a forum in which the budget is set. And we make sure we're doing all of our due diligence and all of our business commitments to really running those public facilities.

388
00:59:01.830 --> 00:59:12.150
Kearstin (BRIDGE): And anything else we own in common. So we have been working with the board members to make sure that there is also public interface in

389
00:59:13.080 --> 00:59:22.350
Kearstin (BRIDGE): Less of the like what you know whether we should cut the grass with this company or that company and more of the programming and making sure the spaces accessible to

390
00:59:22.620 --> 00:59:37.830
Kearstin (BRIDGE): City College folks to neighborhood folks and we're talking about the community room and the park mainly at this point. So, though, we're there is that process that we've we've been working through and Joe, you might even working closely on that. If you want to add more

391
00:59:39.960 --> 00:59:42.240
Joe Kirchofer: Sure. No, I mean, I think that was I think that was good.

392
00:59:47.280 --> 00:59:53.610
jon winston: Okay, that's great. Yeah, and it would be nice also to have more participation, maybe from the neighborhood.

393
00:59:54.120 --> 01:00:00.060
jon winston: I think Amy was talking about the neighborhood associations and the areas around the you know Westwood Park and sunny side and

394
01:00:00.630 --> 01:00:12.870
jon winston: Whatever their whatever else neighborhoods. There might be that might have would like to have a say in how the arcs have programmed or just various issues around the park open space. I'll let me speak yourself. I think that's what I understood

395
01:00:13.650 --> 01:00:15.990
Amy O'Hair: No, actually I meant the residents of

396
01:00:16.020 --> 01:00:17.850
jon winston: The bellboy was 4.0 okay

397
jon winston: All right, well,
jon winston: I would
jon winston: Like to see more participation from the neighborhood's surrounding as well. I would think, because it's their Park as well.

Joe Kirchofer: And just to just to Jeremy. I think the intent is both is to have residents and then the wider neighborhood, as well as to be called to be conscious has made a request to

Joe Kirchofer: Have some involvement as as Bridget mentioned and and that's something we're talking to them about. So yeah, the intention is for that for the sort of oversight function to be the broader neighborhood, you know, basically.

Joe Kirchofer: A cross section of representatives for all the different users of the open space.

Joe Kirchofer: That's different than what's called the HOA in the development agreement, which is, you know, frankly, the folks who are paying the bill to maintain that open space. Okay.

jon winston: Okay, we have one Peter tams the last person holding his hand up. Thanks for your patience.

Peter Tham: Oh no, not at all. Thank you so much for the presentation and and you know these amendments, I'm glad to see that there's a little bit more refinement in the production and production protection of affordable housing.

Peter Tham: For, for those that need it. My questions are for for a second, what, um, since the amendment states that developer will be conveying parcels, A, B and E back to the city.
Peter Tham: Will that affect the purchase price and the purchase and sale agreement and other question is part of Section Amendment five.

Peter Tham: Where it's talking about the remaining 20% maybe lower moderate income units. But what metrics are being used to determine which is the, the, the, the higher end of the two needs low or moderate income housing.

Leigh Lutenski: It are great questions.

Leigh Lutenski: I'll answer the first question and and Kirsten, you can weigh in on the am my question. No. Peter won't affect the purchase price, the way this is set up is that the developer

Leigh Lutenski: Will be purchasing the land up front, they'll be responsible for all the improvements, all of the infrastructure subdividing.

Leigh Lutenski: And then at the point that those three parcels are ready to begin vertical construction. So for the buildings to actually start going up. There'll be conveying those back to the city for nominal costs. So, at no cost.

Leigh Lutenski: And getting a long term Groundlings back and exchange Houston. Do you want to talk a little bit about the

Leigh Lutenski: Your approach to the AM eyes, and particularly for the 20%

Leigh Lutenski: That's flexible too low to moderate

Kearstin (BRIDGE): Yeah, absolutely. So, I mean, I think bridge at bridge mission and habitat have been working really hard on meeting and exceeding the parameters in terms of affordability.
Kearstin (BRIDGE): And so I think the original affordability range is, you know, we're looking for us to do low and moderate income, which is something that the city was really excited about. It's a hard nut to crack.

Kearstin (BRIDGE): Unlike any other income or traditional affordable housing. There isn't state or federal funding.

Kearstin (BRIDGE): For those trenches and so we've been working really closely to kind of hear what the community is

Kearstin (BRIDGE): And make sure that we're offering that full range. And so that's why we've offered those two tranches there's the traditional low box which goes up to 80%, am I

Kearstin (BRIDGE): And then their second box where we're talking about our moderate in order for us to commit to funding 550 affordable house building 550 affordable housing and assembling all the funding that we need to do that.

Kearstin (BRIDGE): We really wanted a little bit of flexibility that enabled us to pivot towards you know if the State programming is pushing us this way.

Kearstin (BRIDGE): Or if we do a market survey and find that the needs in this neighborhood are, you know, in a particular direction. You know, we have the flexibility to really make sure the housing matches the needs and the sources.

Kearstin (BRIDGE): I think there was a really good conversation at the beginning of this meeting about

Kearstin (BRIDGE): The benefit of really trying to make sure the housing gets built sooner and one of those things is also offering that flexibility for us to chase the right sources and
Kearstin (BRIDGE): Have access to whatever sort of sources that become available. First and foremost, that said, I think.

Kearstin (BRIDGE): We will be working very closely with the city, who is one of the main funders to make sure that whatever we're proposing to build on this site. I know the mayor's office of housing is here with us today.

Kearstin (BRIDGE): And Sarah will be involved in this project or her predecessor, you know, or someone from her office.

Kearstin (BRIDGE): To make sure that we're meeting the commandments of the agreement and that we are meeting the intent of serving a broad range so

Kearstin (BRIDGE): That's a piece they have. And then there's a detail that I'm almost not wanting to get into. But I think it's really important to people.

Kearstin (BRIDGE): Which is each of those bands. We have to hit an average income. So they're pretty broad ranges.

Kearstin (BRIDGE): But in order for us to hit that average we have to have an equal distribution throughout that range. So we're not expecting like

Kearstin (BRIDGE): Oh, it's a 60 you know it's 30 to 80%. Am I all of the units will be in one spot. Maybe they'll all be at A, B, or they're all be at 30 that's not really possible because of that averaging mechanism so

Kearstin (BRIDGE): Not only is it our intent, but the way the city has crafted this agreement will be required to really provide housing it the full range that we're talking about. So 30 to 130
Peter Tham: Thank you.

Leigh Lutenski: Hey John, you're on mute.

jon winston: I thought I was unmuted. The whole time it's been really quiet so um no more comments from there. Any members of the committee.

jon winston: See none, I will go to public comment. I'm going to go ahead and reserve my comments until we'll do another round of comments to the committee for anybody has anything necessary to speak up on after the after public comment. So to do public comment.

jon winston: I think the thing you want to do is raise your hand in you know how to do I see Rita's got hers. Anybody else you just go to your

jon winston: Participants and look at the right hand column and raise your hand. Can I see two people. So we'll go to

jon winston: I guess I'll call on them, since it seems like it's working. And I don't know, maybe, maybe I should maybe because I don't have control over the phone lines. Who's that soon as

seung yen hong: JOHN I you're also co host it on a call and it can do it.

jon winston: I'm sorry, but I don't know how to do that on the phone. The phone parts. One part of the system.

Sue Exline: I'm John

seung yen hong: You can just call the number the person's name, who has
seung yen hong: Easter hand.

jon winston: Okay, yes, but the people calling in on the phone lines and at AMP t is that is that happening tonight.

seung yen hong: They if no

jon winston: There's no at&t bridge. Okay.

seung yen hong: At this point, I don't see any phone number.

jon winston: In that case, we'll go to was Rita where you did you have your hand up.

jon winston: Are you muted.

jon winston: Okay, we'll come back to read it a minute. How about Jean bearish

Jean Barish: Thank you very much. Is there a time limit or do I have

jon winston: Two minutes will give you two minutes.

Jean Barish: Well, I hope I can say everything in two minutes. I guess I'll have to prioritize. First of all, I'm delighted that you're reviewing this and I very much appreciate President us

Jean Barish: A cooperation and revising the development agreement. But that said, I still have a few comments, number one, I'd like to concur with all the concerns that my gerunds and Amy O'Hare expressed about the bigness and many of these
Jean Barish: Statements, and I hope those can be specified better by the time the final agreement is made.

Jean Barish: I'm also especially concerned about the lack of specific specificity regarding transportation, we've been through this a lot. That'd be commenting on a lot. I just want to mention it again, there isn't enough specificity about the importance of improving public transportation.

Jean Barish: Another comment I'd like to make is that several people, including me have expressed some concerns about the fact that this project segregates people. It's a it has de facto segregation, because all the affordable units.

Jean Barish: And all the residents of the market units will be in different buildings and this is counter to the policy of the season visionary housing policy.

Jean Barish: But it doesn't seem as though, despite some comments that have been sent to the supervisors and made in public. This has been addressed in these revisions to the development agreement. I think it's very important that this is considered I understand it would take a lot to change the development agreement and perhaps even the design of the project, but

Jean Barish: It would otherwise create what's known as a poor door community and I report or development. And I think that would be unacceptable to many people in the city and have great concern to any of the decision makers in the city. I hope you consider that, and if I have time I'd also like to mention that section one has what appears to be a waiver. That's not trivial, which says that
Jean Barish: The developer will D back affordable housing parcels. However, this can be waived by the director of mo a CD in the director sole discretion.

Jean Barish: It seems to me that takes all the teeth out of this deed back and I'm very concerned about that, I'd like to request that that waiver be eliminated from the revised development agreement.

jon winston: Since I already called on Rita heavens. How about you go next, we have these

jon winston: Either you

jon winston: Says, you're unmuted.

jon winston: Alright, I'm sorry, I'm going to

Rita Evans: Have to

jon winston: Make sure your microphone is working. Check your, your sound on your on your zoom sound control panel meantime I'll come back to you. Rita. How about we go to a Stephen market until

Stephen Martin-Pinto: Okay.
Stephen Martin-Pinto: Just a couple of things really quick.

Stephen Martin-Pinto: I think God is so cool. Good thing has really changed.

Rita Evans: A lot, hear me. Oh.

jon winston: Yeah, I just went to Steve and we'll, we'll get you next Rita. Thank you.

Stephen Martin-Pinto: Okay, thanks. So a couple things with the coven changing the Muni.

Stephen Martin-Pinto: I think a lot of this project kind of dependent on the presence of public transportation being there.

Stephen Martin-Pinto: To include them. You need the BART but now since we've seen a 40% reduction in any service and the K line been through rather with the airline

Stephen Martin-Pinto: And, you know, Bart is not exactly looking very good these days. I'm sure there's gonna be a lot of service cuts to that as well with Watership Down and

Stephen Martin-Pinto: The reticence of people to use to use it because of social distancing concerns and even just a general safety of bar to its

Stephen Martin-Pinto: It has not been a very safe mode of transportation for a lot of people. So I think we really need to look hard again at the
Stephen Martin-Pinto: Public transportation aspect of this project and really consider, you know, are people going to use it as much as
Stephen Martin-Pinto: We planned. They were because I don't think that's going to be necessarily true anymore. And because of that fact they're going to be using more cars, whether they drive them or use Uber and Lyft, they're going to be using car so that really is going to change a lot of the way
Stephen Martin-Pinto: The assumptions that were made about traffic and traffic flow. So I really would strongly urge the
Stephen Martin-Pinto: People to consider that.
Stephen Martin-Pinto: Thank you.
jon winston: Okay.
jon winston: We are you there. I'm sure you can
jon winston: Read Evans.
Rita Evans: Plot. Now, can you hear me.
Rita Evans: Yes. Okay. I apologize for the technical issues. And I will say that
Rita Evans: I think it speaks to some of the issues I brought up before about
Rita Evans: The difficulty in public participation for some of us when we're confronted by a technical barrier like this.

01:13:26.940 --> 01:13:34.770
Rita Evans: I would like to say that the development agreement does outline a monitoring program for parts of the transportation demand management framework.

01:13:35.520 --> 01:13:43.050
Rita Evans: That involves data reporting, but there's no mechanism that required that measures within the framework actually be implemented.

01:13:43.770 --> 01:13:52.800
Rita Evans: If congestion is relieved if parking is a nightmare. If pedestrians and cyclists camp travel safety safely. There's no requirement than any action.

Rita Evans: Be taken by the city or the developer, there's just this data collection and monitoring and measurement.

01:13:59.370 --> 01:14:07.860
Rita Evans: If public transit is unable to attract new residents and the transportation planning for the bellboy reservoir project proves to be completely unrealistic.

01:14:08.220 --> 01:14:11.880
Rita Evans: There's no requirement that the city or developer do anything to address that.

01:14:12.330 --> 01:14:23.250
Rita Evans: Funds from the developer, the city or both must be dedicated to ensuring that the framework is carried out and modified as needed. Over time, I think this again gets into the need for

01:14:24.030 --> 01:14:31.740
Rita Evans: Much more specific commitments on a variety of areas that seem to be danced around repeatedly, one of them being

01:14:32.340 --> 01:14:42.210
Rita Evans: The fact that there's no mention of a developer funded shuttle something that the neighbors have continued to ask for throughout this entire planning process and
Rita Evans: At least a commitment from Avalon beta sharing the cost of a public private initiative to operate a shuttle. There's no existing or projected Munich service into the project area.

Rita Evans: A necessity of public and that's just going to be necessary to get any new residents to even consider using public transit.

Rita Evans: And compete against private vehicles and private services such as Uber, particularly in a pandemic or post pandemic world. I just, we've got to have this solution to this last mile problem. Thank you.

jon winston: Shaheen

Shahin Saneinejad: Oh, hi.

Shahin Saneinejad: So I think these are all positive amendments, I'm, I'm a neighbor in an angle side across the street from the development. So I hope the CAC will support them.

Shahin Saneinejad: In particular, I like that the land. We did back to emerge CD. I think that's pretty important. I agree with other commenters that some of the transportation projects under specified

Shahin Saneinejad: On the other hand, I know that every one of SF MTA improvement projects has timelines that are measured in years to accommodate

Shahin Saneinejad: technical work as well as their own community feedback and engagement processes, just like this one.

Shahin Saneinejad: So I think it'd be wrong to ask as a developer or this committee or the development agreement to preclude that SF MTA community engagement process. It really makes sense to leave those projects open to community engagement in the future.
Shahin Saneinejad: The SF MTA has a website on the Frida Kahlo ocean Geneva intersection project for anyone who's interested outreach is beginning this fall.

Shahin Saneinejad: I hope everyone who's concerned about transit in the area and in this project will participate in that engagement. There's a lot of work to be done and I think it could benefit from everyone's perspective.

Shahin Saneinejad: I disagree that coven means a shift from transit two cars that KL and aligning actually increases transit access to see CSF

Shahin Saneinejad: Previously students in the sunset didn't have a one seat ride to see UCSF and now they do Bart. On the other hand, continues to offer much faster ride from downtown them and K ever did.

Shahin Saneinejad: So I think that's a great development and the K in the 29th go straight from the project to Bart, I am not sure what additional capacity, a shuttle, shuttle would provide although you know I certainly wouldn't oppose one if someone wanted to provide it for free.

Shahin Saneinejad: So in any case, I'm pretty excited about the project. Still, I think these are all positive amendments, I hope the CAC supports them. Thank you for your time.

Christine Hanson: Okay, everybody's keeping to two minutes. Christina Hansen your next

Christine Hanson: Hi, can you hear me.

Christine Hanson: Okay, it's an improvement that the affordability of the affordable units has been increased
Christine Hanson: When will agreements between the developer and most CD about dating the affordable land be drafted and signed.

Christine Hanson: There are unfortunately still many things that continued to be ignored, and the DA that will have impact on both City College in the community surrounding the reservoir.

Christine Hanson: The developer has identified a period of time when there will be no parking available for City College.

Christine Hanson: students and staff access that period would be a great opportunity for the developer to fund a pilot Bart shuttle program which we might find is miraculously cheaper than what had been estimated earlier.

Christine Hanson: As transportation stands now this development will drive more students away from City College, which has already been impacted by the class cancellations, to the point that other colleges in the area.

Christine Hanson: Are thanking our teachers for sending students, their way. This project will simply ensure that the whole the school has been buried in for the last eight years gets deeper and deeper.

Christine Hanson: The amendments also failed to note that City College Board of Trustees has stated in multiple formats that they do not want North Street to buy SEC City College property.

Christine Hanson: The Academic Senate has passed a resolution stating the danger to pedestrians, both in the parking lot.

Christine Hanson: And the difficult merge ON THE CITY COLLEGE side, which has had no study in the EIR process, other than stating in a variance, it would make no difference.
Christine Hanson: The development agreement continues to be allowed to assume somehow that this robe will be moved this assumption shows a nasty bias against the needs and concerns of the college.

Christine Hanson: That have been expressed, not merely by one or two people, but by college institutions like the academic senate.

Thank you.

jon winston: Okay thank you Corey Smith, your next.

Corey Smith: Thanks john two quick comments first on the transportation aspect, the housing Action Coalition hosted an event with Jeffrey Tomlin.

Corey Smith: Back in May, talking about how Cove, it is going to impact transportation and transportation use in the future. And while there are a lot of unknowns early data from around the world.

Indicates that number one we've not seen any transmission on public transportation.

And so we are certainly hopeful and optimistic, actually, that we will be able to get public transportation ridership back up to where it was previously and hopefully expand.

That said, one of the things I know I've stressed at these meetings as well as to to the project team privately is how important the transportation aspect and the pedestrian experience between the station and the site is to the overall progress on the TD of measures are are something that's probably worth diving into.
Corey Smith: For the residents that are interested in because it really does lay out a lot of the details.

Corey Smith: And a fact driven way about how we can incentivize people to take public transportation and get out of their cars. And so there's a lot of really fantastic stuff in there on

Corey Smith: The other part is the comments about exclusion and that's certainly something that our organization thinks about

Corey Smith: Fortunately, we know that the Affordable developers in this project are experts in integrating communities and an Avalon got a history of doing that as well and making sure that everything is truthfully mixed income ext

Corey Smith: You know, racially culturally socio economically, but there's still plenty of other aspects of our city which intentionally divide on residents from one another.

Corey Smith: One of the ones that we talked about zoning and if anybody is interested in pushing for zoning reform.

Corey Smith: On much of the outline neighborhoods or zone for single family homes, making it completely illegal to build apartment buildings. So anybody that cares about that.

Corey Smith: If you could reach out to me. I can drop my email into the chat with love to talk about how we can promote more inclusive rules around the city. Thank you.

jon winston: Thank you, Corey Madeline Miller.

He's not
Gonna debut.

Madeline mueller: It's unmuted now right

jon winston: Yes, you're in

Okay.

Madeline mueller: Pardon.

jon winston: I'm gonna start you over again.

Madeline mueller: Okay, I had a question about the amendments I listen very carefully to all. What were they 11 of them. I didn't hear the college mentioned once in the presentation. We are a huge neighbor, you know,

Madeline mueller: But the one I have a question about where we were sort of mentioned was number six. That's the only one seemingly spelled out that says a for neighborhood preference.

Madeline mueller: And I think I read with all the cross outs. There's no more educator preference, per se. I just need a question. It sounds like what little bit we had going in as perhaps educator preference now is not the case. And if it's not, and there's also neighborhood preference, who gets preference. It just seemed very confusing to me and not very

Madeline mueller: Not very
Madeline mueller: Happy. I'm not very happy about it. And the other was the conversation about transportation that oh dear, the developer has no

Madeline mueller: Really doesn't have to consider anything other than the transportation in the 17 acres. But, you know, for 75 years

Madeline mueller: Those acres released to City College. It was part of our functioning college. And that's really the nitty gritty on this. If you take that many students and put them onto the streets. I think you do have a responsibility, not just to the people who live there. But the people who have been

Madeline mueller: Changed out from that particular unit. So I don't want with that particular argument. I just think more of the college concerns from students all over the city.

Madeline mueller: It's not just district seven. It's not just the neighborhood, we're talking about an institution that serves thousands up to 30,000 people

Madeline mueller: To really get alive from all over San Francisco. I don't hear anyone. Well, I do. I hear myself, but I don't hear enough voices speaking for that element of San Francisco. Thank you.

jon winston: Okay, Brian. Hello.

Brian Marabello: Yes. Hi. Thank you very much for your time.

Brian Marabello: So just two things to add

Brian Marabello: The REI, the IRR sorry indicates there will be no CCS parking on the elbow or where's the bar at all for an entire year during the initial construction.
Brian Marabello: And the college can afford another hit to this access the reservoir partner developers must agree to provide temporary nearby parking and a shuttle THE CITY COLLEGE during any concurrent construction, which reduces or eliminates agreed upon public parking numbers on the bow, bow. So

581
01:24:47.070 --> 01:24:59.220
Brian Marabello: Secondly, the developer agreement was clearly written with the approval of the developer, if not by them. There are too many ways for Avalon Bay to avoid its long standing commitment to the Central Park and other open spaces.

582
01:24:59.970 --> 01:25:11.040
Brian Marabello: The developer and the city have used the park as a major selling point to surrounding neighborhoods and having us influenced design and use as a major reason there wasn't any buy in from sunny side.

583
01:25:11.970 --> 01:25:20.070
Brian Marabello: The developers financially or otherwise unable to compete complete the park and green spaces as committed that land must be dated back to the city.

584
Brian Marabello: That's all for me. Thank you.

585
01:25:24.000 --> 01:25:24.570
Okay.

586
jon winston: That unless anybody else would like to speak from

587
01:25:30.420 --> 01:25:33.180
jon winston: Via zoom. Is there anybody on the at AMP T lines.

588
01:25:35.340 --> 01:25:38.550
jon winston: Okay, we have Jennifer Haiti us here, Jennifer, you want to go.

589
01:25:42.480 --> 01:25:43.620
jon winston: Jennifer, did you raise your hand.

590
01:25:46.200 --> 01:25:47.580
jon winston: Oh, I think you're muted Jennifer
Jennifer H: Thank you. Sorry about that.

Jennifer H: So it's a real concern that access methods to City College are already overburdened and the proposed by boy development threatens to overwhelm them.

Jennifer H: So to improve access transit fixes are needed on both free to colorway and Ocean Avenue between the Balboa Park BART station and predict Calloway.

Jennifer H: The developer contribution of 11 million does not come close to covering what is needed to ensure safe access to the development and City College from the BART STATION. It makes other needed improvements, but it's not really dealing with that area.

Jennifer H: Sunnyside has many recommendations for the already congested free to colorway between Ocean Avenue and Judson in particular.

Jennifer H: In particular, a major overhaul of the intersection at free to Callaway and Jetson Avenue. Please include Sunnyside recommendations in the transportation section of the developer developer agreement to Denver number 11.

Jennifer H: We also asked you to evaluate alternative transportation measures is funding a TPM coordinator, the best use of developer funds if nothing that coordinator does his teeth or the funds to implement programs can this funds be put to better use such as a shuttle.

Jennifer H: Parking is going to be an important component of the multiple ways to access and education as well as this development.

Jennifer H: So request that you add text to the developer agreement addendum number four for the periods of phase zero and to
Jennifer H: Ensure that the developers provide alternative parking during those periods.

Jennifer H: Also sunny side has concerns about the significant adverse environmental impacts of this development. We want to see electric battery backups.

Jennifer H: Electric battery backups instead of highly polluting diesel generators that are tested at each building regularly why pollute the area on a regular basis.

Jennifer H: And finally, many of our small businesses and sunny side will be impacted by the upcoming congestion. We want to ensure access and parking protections for the vans and trucks used in fixing your plumbing HVAC systems roofing construction and other small business operations.

Jennifer H: Help us to provide funding for needed special residential permit programs or a program that allows our small businesses and our residents to survive. Thank you. Okay.

Jennifer H: Thank you Jennifer, be able to see

jon winston: Now, Thomas, do you get your hand raised you like to go next.

jon winston: Time I see Sita

Theo: You just click to unmute me

jon winston: Hope right Thomas either there. Okay, let's go with the who said, do

Okay.
Theo: All right, so a personally or science. Do you think they are in Orlando. Okay.

Theo: Personally, I'm not disturbed by the lack of specificity before anything is built. So I read was stuck in that the transit, but according to community feedback. Over time, the transit at mobile reservoirs.

Theo: Right now is pretty good considering that timeliness emphasizing quality over quantity and there's still a lot of quantity at the ballpark.

Theo: But clearly, the lack of specifics is disturbing from people being able to buy into the visions. So I'm wondering if it's feasible to include examples from previous experiences with how vague promises of investments. The to concrete improvements in transportation and open space or not, as the case may be.

Theo: Right. Thank you.

jon winston: Okay, thank you, Thomas either. You want to try again.

tomasita: will lay the tents. He was speaking. She said that
	onomasita: Are closer to the microphone. Please keep...
tomasita: All my nose is hitting the screen.

01:30:01.290 --> 01:30:02.370
jon winston: That's good right there.

01:30:03.990 --> 01:30:14.790
tomasita: I'm Layla tense. He said that the parking that there was a parking would be provided for 450 spaces, the development agreement and passes set up to

01:30:15.210 --> 01:30:29.070
tomasita: 450 spaces, but the development will be displayed at least 1007 spaces and there was a fair and peers transportation report in March 2019 that said that

01:30:30.000 --> 01:30:44.310
tomasita: If the two buildings that have been planned and funded by the voters for many years were built on the upper reservoir of the upper lot then the need for a replacement parking would be

01:30:45.480 --> 01:30:55.740
tomasita: On a on a normal day 1667 spaces are there are about that but at the minimum on a slow day 980 spaces and

01:30:56.100 --> 01:31:04.800
tomasita: This project will be severely impacting City College, which is not taken into account in the environmental impact report and the developers cherry pick the

01:31:05.130 --> 01:31:16.470
tomasita: Numbers that they use in that in that report, but in order to be honorable the minimum. The, the development should provide for a new 980

01:31:17.250 --> 01:31:26.100
tomasita: parking spaces in their underground garage is for the students of City College. You will have to deal with all of the negative impacts of this

01:31:26.430 --> 01:31:37.860
tomasita: Years of construction and then the least thing that should be definitely required is a minimum of 980 spaces of parking dedicated to reserved for the students from
tomasita: eight in the morning until 1030 at night on weekdays and whatever time. The causes are in session on weekends, because the damage project is immeasurable and at least with human decency 980 spaces minimum should be provided. Thank you.

jon winston: Okay, I think that brings public comment to it and I don't see any more hands up last chance. Going once, going twice.

jon winston: Okay, with that public comment is closed on this item.

jon winston: To we want to go. I guess we'll go around.

jon winston: The committee for one last if anybody wants to do one last comment and after hearing public comment.

jon winston: Anybody want to raise their hand.

jon winston: Okay, seeing none, I will make a couple of comments.

jon winston: I've been to. I've lost count. I think they've been maybe 60 CAC meetings, since since we began

jon winston: And I've been hearing comments on a lot of these subjects of these amendments over, over time, and all of the people thought they were falling on deaf ears their comments are falling on deaf ears.

jon winston: Affordable housing and perpetual with in perpetuity.

jon winston: Seems like that's covered a lot of people ask affordable but affordable for whom well that we know and it's affordable for 50% of the 50% OF THE AFFORDABLE OF THE 33% will be for low income people.
jon winston: Open Space concerns. We've been hearing a lot about how the open space should be of

jon winston: The connections, the programming.

jon winston: The seating back of the property and the leasing of the land underneath of buildings good developments and will ensure affordability for

jon winston: What I would consider to be perpetuity and 99 years is a long time.

jon winston: Transportation is going to continue to be an issue. And it's going to be; it's going to continue to be an issue whether we build this project or not. And it's going to continue to be an issue after it's built after it's completed, we have to as a communities stay on top of this, the

jon winston: We can't. I know that that Kobe has crippled uni uni is that in a the biggest crisis, it's ever been in, and some of the lines that have been cut up not coming back.

jon winston: But that we have to we cannot assume that just because people don't want to take. They're afraid to take the subway or they're afraid to take the bus that we should accommodate cars because of all the people that ride subways. Now that right transit now.

jon winston: Are going to be driving and the there's just not enough real estate in the world for all those cars so

jon winston: Transport we I think we will probably have another in a series of meetings about transportation over the next six months, because we do need some specific
Jon Winston: Goals for from 28 to look forward to, to be able to transport all these people and all the people in the future post coded and during the coven as well.

01:35:05.520 --> 01:35:23.220
Jon Winston: The TPM I agree with Rita Evans that monitoring the TV that monitoring the data, the tedium is not enough. We really do need to have some kind of accountability when things aren't when things don't happen as they should, as far as a people don't

01:35:25.650 --> 01:35:40.440
Jon Winston: Take enough transit if we if we find that enough that the tedium is not working in certain areas, we need to have some kind of teeth that can work out. That's how most EDM project plans work, especially in the educational settings. And I think in the setting, too.

01:35:43.980 --> 01:35:45.870
Jon Winston: As for the funding for transportation.

01:35:48.150 --> 01:35:51.840
Jon Winston: The $11 million is quite a bit of money and it's looking like

01:35:52.410 --> 01:36:06.000
Jon Winston: In this case, most of most if not all of that money will be spent right here at the point of impact which is unusual for a project of any size, usually that money just goes into the into the MTA general fund. In addition to that 11 millions. We also have

01:36:07.200 --> 01:36:22.710
Jon Winston: Lots of other money that's available for Ocean Avenue in Geneva Avenue Vision Zero that it's a it's a high injury corridor. So there's Vision Zero money available. There's prop K money Caltrans can contribute so there's there's a lot that can be done and it's all possible

01:36:23.790 --> 01:36:24.450
Jon Winston: So,

01:36:26.220 --> 01:36:34.110
Jon Winston: So that's basically what I wanted to say you know that this this committee is coming back to this committee as a has been a clearinghouse for the for the
jon winston: Opinions and needs and questions and and and concerns of the conduct of the neighborhood. And now we see that a lot of the. A lot of what the people's concerns have been accommodated in these amendments.

jon winston: Be really interesting to see to see how the actual language comes out and we'll see on the 11th.

jon winston: So with that,

jon winston: One more chance for anybody else on the committee to say anything.

jon winston: All right, general public comments.

jon winston: Anybody have any general public comment items that were not covered on the agenda today.

jon winston: Just raise your hand in the participants list.

I'll give it a minute not seeing anything. Oh no, not seeing anything yet.

Leigh Lutenski: JOHN I can address. I know there was a question about the neighborhood preference. So maybe while we wait for just a second. I can address that.

Leigh Lutenski: I just wanted to clarify, it's, it is a confusing layer of
Leigh Lutenski: Legislation and the way the DA is written. So the educator preference for City College for the educator building has not changed that still exists for the educator building itself educators will essentially be the first preference. Right.

01:38:02.010 --> 01:38:15.420
Leigh Lutenski: For the rest of the affordable buildings. The city's normal neighborhood preference ordinance will apply, which provides that 40% of the units in each of those buildings can be first offered to

01:38:16.560 --> 01:38:25.440
Leigh Lutenski: neighborhood residents, which has anyone who lives in district seven plus a 1.15 mile radius around the project strength site.

01:38:26.730 --> 01:38:30.810
Leigh Lutenski: Which will incorporate areas to the south and southeast.

01:38:33.990 --> 01:38:54.270
Leigh Lutenski: That 40% does get affected based on certain state subsidies, so the number 40% could fluctuate down to 20% but the imperative thing to note is that it the legislation is intended to give sort of an extra chance for people who already live in the neighborhood to have kind of

01:38:55.590 --> 01:39:06.990
Leigh Lutenski: A slightly higher priority. That doesn't mean that the city's general population of people wanting to needing and wanting to apply for affordable housing doesn't apply, we have

01:39:08.220 --> 01:39:12.630
Leigh Lutenski: All you know all 550 units will obviously go through the cycle of

Leigh Lutenski: lottery system after those preferences are taken into account, and we have

Leigh Lutenski: With 550 units. We have a huge opportunity to house a lot of people. And so the preferences are really just intended to serve those distinct populations as a first pass, but there will be ample need and those units will go to people who can fulfill those

01:39:40.800 --> 01:39:43.560
Leigh Lutenski: I also just wanted to echo what john, said I, I
Leigh Lutenski: You know I'm staffing this project and I just appreciate so much, how much time and energy. This committee has taken to weigh in on the project and dig into the details and

Leigh Lutenski: Just from a staff perspective, it's incredibly rewarding to work on a project that has so much community feedback. It really helps us work on a project that we know will benefit the community. So I just personally want to appreciate that.

jon winston: Well, thank you. Appreciate that do so you saying. You're saying that I was going to mention the educator preferences. So they're educated educated preference hasn't changed still

Good. Okay.

jon winston: Okay.

jon winston: General public comment. We got gene bearish person.

Jen Low: Hi, everyone. Thank you. Yes, I want to echo always appreciation. I mean we things do not fall on deaf ears. We have all your comments and notes.

Jen Low: Oh, oh yeah, you are you are starting at the top of the list. Please go ahead. Jen Jen low from supervisor US Office.

Jen Low: Hi, everyone. Thank you. Yes, I want to echo always appreciation. I mean we things do not fall on deaf ears. We have all your comments and notes.

Jen Low: It's really appreciating them. That's the, that's the whole point. We want this to be inclusive iterative process. I just want to address some of the
Jen Low: comments that were made during public comment. I think was from gene in regards to why this isn't like inclusion airy housing.

Jen Low: It isn't inclusion airy housing. I mean, that's why we from the very get go. This project was based off of principles and parameters document that this CAC formulate

Jen Low: And that's why we have a development agreement. So it is, it's different from other projects because it's not an exclusionary housing project, there's a higher threshold.

Jen Low: And there is actually parameters that this project was set upon and then to the point about the segregating of affordable housing units. This is a concern from the very beginning.

Jen Low: And I think we had talked to the developers about the possibility of trying to

Jen Low: Spread out the affordable units and I'll let person from fish talk about this. But in the end, it just didn't make the most sense to do that eight because of the programming that we want to

Jen Low: Ensure that we provide for all the brought all the residents in these different buildings. I mean bridge and housing have experience doing that and to

Jen Low: The financing to ensure that we actually get to the most affordability possible. So I'll let them speak on that but

Jen Low: It is not something that didn't that wasn't addressed in the beginning it was something that we talked about, from the beginning. And it's been

Jen Low: Probably more than a few years now since the parcels have been presented as they are with the standalone building. So I do want to get
Kirsten a chance to talk about that, um, or you can go to public comment. First, I mean, come back to this issue.

01:42:30.600 --> 01:42:30.900
jon winston: Okay.

01:42:31.590 --> 01:42:36.120
jon winston: And I guess there's some other comments in the in the comments section here.

01:42:40.470 --> 01:42:43.440
jon winston: I guess I'll leave those alone. You can take a look at those yourself. But, uh,

01:42:44.640 --> 01:42:45.090
jon winston: Go ahead.

01:42:47.400 --> 01:42:50.790
Kearstin (BRIDGE): Um, this is Houston. Are you wanting me to chime in right now.

01:42:52.470 --> 01:43:01.050
Kearstin (BRIDGE): Hi everyone. Sorry, I was muted unmuted myself for some reason. So I think the question was about, you know, what is our strategy.

01:43:02.400 --> 01:43:12.000
Kearstin (BRIDGE): For how we're locating the affordability within the 17 acres, and I know this has been a conversation on those general luda to since before we came on board, you know,

01:43:12.360 --> 01:43:20.190
Kearstin (BRIDGE): How this was set up the parameters were really about how do you make 50% affordable happen and this development agreement.

01:43:20.610 --> 01:43:41.970
Kearstin (BRIDGE): You know, was really trying to push that affordability and one of the ways to make that possible is to make the housing that bridge mission and habitat our building have access to these funding sources that require buildings to be 100% affordable. So the traditional model of I'm

01:43:43.680 --> 01:43:46.320
Kearstin (BRIDGE): Sorry, I just saw it coming. The traditional model of
Kearstin (BRIDGE): The inclusion very program is really where the private market rate developer subsidizes a small portion of their building to be affordable. This is a totally different thing. This says

Kearstin (BRIDGE): How do you get affordable housing developers like bridge and mission that do the full wraparound services that are able to cover these full ranges.

Kearstin (BRIDGE): Of affordability and bring them to participate in the project and help have them use their skills to access the sources to make that 50% possible and work.

Kearstin (BRIDGE): And so rather than doing the community integration within the hallways of the residential buildings. We're doing it within the hallways of the project or within the pathways and the parks and the community centers.

Kearstin (BRIDGE): And I think that Joe and Avalon are equally committed to that goal of community building on site and hopefully that's reflected in the design of the park, as well as the design of the site.

jon winston: Yeah. Thank you. Anybody else from the developer team or from the staff must be good to answer any of the questions from the public.

Leigh Lutenski: I can just add really briefly that you know in terms of a desire to provide equitable opportunity for

Leigh Lutenski: All San Franciscans to be housed. We need to be building housing throughout the city and particularly in neighborhoods with great transit access and great amenities.

Leigh Lutenski: And great schools. And so really the best thing we can do to help promote equity in the housing fields is to build housing with
heavily affordable housing and this project is an amazing step in that direction.

jon winston: Okay.

jon winston: Let's go to public comment. Then of general public comment. This is the general public comment for a any issue that you like is pertaining to this project. Thank you. Jean bearish your first

Jean Barish: Sure. Thank you very much. Um, I just want to express my appreciation for all the hard work that you've all been doing over many, many years. WHEN JOHN said this has been going on for 60 or 90 meetings.

Jean Barish: Excuse me. It came home to me. How are you, people have been working. I have not been coming to as many

Jean Barish: Men to all of those meetings, but I just want to tell you how impressed I am with have committed, everyone is to what has been going on so far.

Jean Barish: That said, I hope you continue to work as diligently to continue to assure that all of the issues that were discussed today. And I've been discussed in the past will be resolved before this agreement is finally

Jean Barish: Signed, Sealed and executed, and I look forward to continuing to participate with you in that process.

Jean Barish: So that this project will not only benefit people who need affordable housing, but also will help City College of San Francisco and will not harm the surrounding neighborhood. So please keep up the good work. Thank you.
jon winston: Thank you, Jean appreciate that look forward to working with you too.

yonran: Hello this is Jonathan

Oh,

yanran: Yeah, I wanted to mention the, the poor door thing that my parents brought up again.

yonran: I have heard anecdotally that federal funds for a for deed restricted housing are only available for buildings that are hundred percent deed restricted.

yonran: So if, if we so I hear the concern about having a poor door but if integrating the buildings means that we can't use enough funds from the federal government and will have less low income housing, then I don't think that's a good trade off, you know,

yonran: I wish it were possible to have a completely integrated project, but I think that's probably constrained by

yonran: By you know other constraints.

yonran: And also,

yonran: Another speaker and also Mike errands and his previous meetings promoted the fair and associates T DM
yonran: And use that as evidence to say that we need 980 parking spaces, but

01:48:19.080 --> 01:48:25.200
yonran: We don't know what assumptions and what model that the fair TM that see CSF

yonran: Contracted used

01:48:30.060 --> 01:48:38.850
yonran: And in particular about the demand for 980 parking spaces that assumed what they called core TM, which they said was charging $7 a day for parking

01:48:39.780 --> 01:48:50.940
yonran: But we don't know whether that changes the $50 per semester parking pass or not or city collars still going to be offering you know the cheap $50 a semester pass

01:48:52.440 --> 01:49:00.600
yonran: In which case, you know, of course, of the $7 day parking isn't going to change behavior very much if there's a much cheaper option as $50 a semester.

01:49:01.590 --> 01:49:14.160
yonran: So in my opinion City College should eliminate that $50 per semester parking pass except for those who need it, such as people who need to drive because they have a second job or or they have childcare that they need to attend to.

01:49:15.480 --> 01:49:21.900
yonran: Because we need to, I mean City College really needs to start managing the parking

01:49:22.980 --> 01:49:24.780
yonran: A little bit smarter.

yonran: Thank you.

01:49:31.170 --> 01:49:36.420
jon winston: Okay, thank you. Let's go next to Christina handsome.
Christine Hanson: Hi, um, I'm going to be reading from an article that was written in 1988, I don't know I'm going to be skipping around. I don't know how much of this, I'm going to get through, but I can send it to anybody that wants to read it.

Christine Hanson: It was written by a man named Kevin Star. He was a very famous historian.

Christine Hanson: He states, he's against Prop L which was one of the measures that was defeated for building earlier and he does state that he's aware of the housing needs of his city.

Christine Hanson: But he does say that this Prop L would forever take away from City College, the chance to build what it needs most, a library or a bookstore, an auditorium, more classrooms and student parking.

Christine Hanson: Prop L tells the students and teachers of City College that they must forever remain second class citizens in a city that has turned its back on them.

Christine Hanson: And then he goes on and he said City College of San Francisco is a remarkable place for more than 50 years. City College of San Francisco has been keeping alive. The dream of a better life.

Christine Hanson: A better future for generations of aspiring young San Franciscans. City College of San Francisco is truly a symbol of hope and an embattled.

Christine Hanson: Increasingly restrictive and elitist society. You do not have to be born in this country. You do not have to have been a straight A student in high school.

Christine Hanson: All you need is hope and discipline and City College takes you in and gives you the tools to realize your dream.
Christine Hanson: Over the past half century more than a million young San Franciscans have presented themselves to City College and said, give me the tools to make something of myself.

Christine Hanson: The devoted teachers and counselors at City College. Take time to analyze each student individually. Some students are put on an academic track and prepared for transfer.

Christine Hanson: It goes on and on and it's beautiful and it is what this project is endangering as it is being set up. Thank you.

jon winston: Thank you, Christine. You can put a link to that article in the chat if you like.

jon winston: Okay, Thomas either your next comment.

tomasita: Okay. Can you hear me now.

jon winston: Yes. There you go.
tomasita: Five. And again, in this year the voters of San Francisco funded and approved a performing arts education center and and now a science building these, these are supposed to be built on the upper lot the upper lot was never meant to be a parking area. It was always meant to be the space.

773
01:52:52.020 --> 01:53:01.620
tomasita: The first of all the voters approved and funded them. And secondly, we have a right to fulfill our dreams and our performing artists need a place to perform. And so something new on a

774
01:53:01.920 --> 01:53:12.180
tomasita: The first of all the voters approved and funded them. And secondly, we have a right to fulfill our dreams and our performing artists need a place to perform. And so something new on a

775
tomasita: Arts Education Center, and now the science, technology, engineering, arts and mathematics building. So those two buildings have a right to be built, because

776
01:53:22.080 --> 01:53:28.530
tomasita: The first of all the voters approved and funded them. And secondly, we have a right to fulfill our dreams and our performing artists need a place to perform. And so something new on a

777
01:53:28.950 --> 01:53:34.410
tomasita: The first of all the voters approved and funded them. And secondly, we have a right to fulfill our dreams and our performing artists need a place to perform. And so something new on a

778
01:53:34.830 --> 01:53:45.150
tomasita: The first of all the voters approved and funded them. And secondly, we have a right to fulfill our dreams and our performing artists need a place to perform. And so something new on a

779
01:53:45.390 --> 01:53:55.530
tomasita: Arts Education Center, and now the science, technology, engineering, arts and mathematics building. So those two buildings have a right to be built, because

780
01:53:56.790 --> 01:54:03.150
jon winston: Okay, thank you, Thomas. Let's see. Sam Did sandwich next

781
01:54:04.860 --> 01:54:21.630
Sam deutsch: Hi, yeah. My name is Sam I live in the general area on da and I'm just calling to say that I think the last thing that needs to be
preserved at this point is a parking lot. I mean, if you look at the location.

782
01:54:22.140 --> 01:54:33.810
Sam deutsch: Right next to Balboa Park bart and muni um there's really no excuse to having thousands of parking spaces in that area, especially

783
01:54:34.380 --> 01:54:45.510
Sam deutsch: When you consider the climate implications by encouraging people to drive rather than letting that space be used productively for housing and for

784
01:54:46.470 --> 01:54:54.870
Sam deutsch: Small businesses. I really think just doesn't make a lot of sense given the future of San Francisco. And, you know, given the housing crisis and everything so

785
01:54:55.320 --> 01:55:12.360
Sam deutsch: Um, yeah, I think that we should be focusing on the future and focusing on I'm envisioning a more sustainable San Francisco, which is one where people commute the public transit and we don't have massive, sprawling parking lot that are used to store.

786
Sam deutsch: Inefficient and polluting motor vehicles on. Thank you.

787
01:55:18.990 --> 01:55:20.100
Jon winston: Okay, thank you, Sam.

788
Jon winston: Resetting the timer.

789
Jon winston: Madeline Miller your next

790
01:55:27.240 --> 01:55:34.650
Madeline mueller: Just one but declare up here, as you know, I've been at your meetings, since the very beginning. So I think I've been to all 61 meetings.

791
01:55:35.310 --> 01:55:41.280
Madeline mueller: And I've said the same thing. You're living next to a college. Usually, and it has been the largest in the country.
Madeline mueller: And you have the equivalent of a whole city of people coming. It's a commuter school.

Madeline mueller: We've kept data. I've been on committees for the 50 years I've been at the college faculty. We have studied parking issues we have studied Bart.

Madeline mueller: We have studied Muni we pack them in any way. I don't know how many students over the years, tell me they can't get to class on time, then

Madeline mueller: Because we jam the Muni. We are. We do it already. We jam the BART we do it already to put that a little bit. A really 1000 units of parking for a student body of 30,000 a day.

Madeline mueller: Is not out of kilter, we, we did studies for years that

Madeline mueller: Our students use public transportation far more than any of the other 114 community colleges. I have the data I keep the data. So don't don't go into the car shaming thing.

Madeline mueller: We've done the studies. We know what a terrible problem. This is for those needy people the few that still will have to take their cars.

Madeline mueller: We, we will, if you put us all out on the street, we will crash the BART we will crash the Mooney Muni. We are the city of Hercules coming and going every day. If you want to say get rid of City College. So you can have a nice quiet neighborhood. Say it.

Madeline mueller: By

jon winston: Thank you.
jon winston: I think that's it in the comments.

jon winston: Christine was asking if one of the developer team can address Jennifer's question about periods of no CCS a parking Structure.

jon winston: Is there anybody who can because I thought there was going to be phase construction and they would always be some parking

jon winston: Am I wrong about that.

Joe Kirchofer: Yeah. Can you guys hear me.

Joe Kirchofer: Sorry, I was just just plugging them in my hair. So, um, yeah, that's something that we

Joe Kirchofer: We are actually working on right now we've been

Joe Kirchofer: So let me just walk through the parking facing plan a temporary parking facing plan.

Joe Kirchofer: The, the, the basic premise is that, you know, there's a there's a 17 acre site. It's going to be built in two phases. So there'll be a time when the phase one buildings are under construction and then are built
Joe Kirchofer: And during that time when the phase one buildings are under construction. The phase two lots that the parcels were phase two buildings will be being built in the future will be vacant will be flat empty pieces of land and those will be temporary parking lots.

Joe Kirchofer: Know, as we've talked through the sequencing, I think it in other CSE meetings, we've we've identified. There are two potential pinch points where those temporary lots won't be available.

Joe Kirchofer: The first would be at the very beginning of construction. I think we've described this before we have to change the grading of the entire site so

Joe Kirchofer: The whole, you know, rather than having a big bowl we're going to fill it in. So each of the four edges of the site meets the the existing grade next door nearby. It's going to be pushing you know basically pushing the big berm all through the site to fill in the hole.

Joe Kirchofer: During that time, we may be able to carve off an area for temporary parking, but we may not because of the requirement to, you know, to recreate the entire site. So there is a point there where the temporary parking lots, might be might be unavailable.

Joe Kirchofer: The second potential pinch point is during the construction of phase two. Now, if, if the all the phase two buildings are under construction at the same time, there wouldn't be space for that temporary parking or there wouldn't be probably enough to have the number that we think we need

Joe Kirchofer: So to during Phase two construction is another pinch point

Joe Kirchofer: What we've looked at. I guess what we are looking into
Joe Kirchofer: Our Ways that if if one of those pinch points coincides with the time

Joe Kirchofer: Of the start of one of the one of the semesters, the start of the fall or spring semester, which is the, you know, shows up in the data as as the college's peak parking demand times

Joe Kirchofer: That we can come up with a solution. I don't, I don't know that a I think it would be logistically impossible to have

Joe Kirchofer: An off site faraway parking lot and a shuttle just because this is the beginning of the semester, there would be very little way for the college to let students know that they should go Park somewhere else.

Joe Kirchofer: So what we've what we've talked about is is funding.

Joe Kirchofer: So that the college could have a valet service on its existing lots and so instead of having however many cars fit on the current lot now on the college campus, they could valet that increase it by, you know, usually at least 50%.

Joe Kirchofer: And and come up with the added capacity that would be needed during those peak times that way.

Joe Kirchofer: So that's something that you know we we met and talked to the the DOJ administration about yesterday and are hopefully going to be able to work out with them. Okay.

jon winston: tattletale thank you for. Sorry to put you on the spot, but there's. It was close. Well,

Joe Kirchofer: It's a, it's a good question.
jon winston: Okay, I'm seeing no more public comments. It looks like we were at the close of the meeting. Is there anything that anybody from the committee would like to express it this time.

834
02:01:19.620 --> 02:01:21.180
Michael Ahrens: Yes. JOHN like Aaron's

835
02:01:22.260 --> 02:01:33.990
Michael Ahrens: A lot of good points had been raised today and information we received is this going to be, it is the recording can be available shortly like tomorrow. The next day,

836
02:01:35.730 --> 02:01:42.450
Michael Ahrens: Of this meeting. Normally, it gets posted on the website. Lady know what when the recording might be available.

837
02:01:45.420 --> 02:01:51.180
Leigh Lutenski: I don't send you. And do you have, I

838
02:01:48.900 --> 02:01:51.180
Leigh Lutenski: Mean we have to work with it.

839
02:01:51.960 --> 02:01:56.070
seung yen hong: Yes, Michael. Are you talking about the video of this meeting.

840
02:01:56.910 --> 02:01:57.900
Michael Ahrens: Yes, yes.

841
02:01:58.950 --> 02:02:17.520
seung yen hong: We can try as fast as possible. There's some time for zoom to upload a video to the cloud and our it will have to download and process it to upload to YouTube. So there is some time required for that and apostasy.

842
02:02:18.630 --> 02:02:23.070
seung yen hong: But if we can expect that it will be, we might be able to do it by

843
02:02:24.810 --> 02:02:28.320
seung yen hong: End of tomorrow, or at least before

844
02:02:29.370 --> 02:02:30.000
seung yen hong: Thursday.

02:02:30.720 --> 02:02:35.520
Michael Ahrens: Ended tomorrow or, you know, the next day would be fantastic. Thank you very much.

02:02:36.660 --> 02:02:37.050
Okay.

02:02:38.580 --> 02:02:39.930
jon winston: Anybody else

02:02:42.450 --> 02:02:51.540
jon winston: Okay, so it actually on YouTube. I never looked on YouTube, we can, you can just search for double a reservoir and find these videos on YouTube SF planning something like that.

02:02:51.780 --> 02:03:00.300
seung yen hong: So if you go to the planning website. And there's a link to the YouTube video of all of the zoom meetings we have so far.

02:03:01.500 --> 02:03:08.460
seung yen hong: And I think you can find it on YouTube. To I haven't done it. But there's, it's, there's a planning department account.

02:03:09.900 --> 02:03:10.410
jon winston: Okay.

02:03:11.520 --> 02:03:14.640
jon winston: Last call for anybody to say anything before

02:03:15.720 --> 02:03:16.770
Michael Ahrens: I move we adjourn.

02:03:17.220 --> 02:03:17.610
jon winston: All right.

02:03:17.640 --> 02:03:18.660
Amy O'Hair: I second thoughts.

02:03:18.810 --> 02:03:24.540
jon winston: All right, I think we don't by acclamation I. All in favor.
Michael Ahrens: And then we will be talking in the near term, about one the next meeting is Lee.

Michael Ahrens: The CIC will get a notice of that I assume john so

Yeah.

Michael Ahrens: Thank you.

jon winston: All right. Good night, everybody.

Amy O'Hair: Thank you.

Leigh Lutenski: Everyone. Thank you very much.