

**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:

[https://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/balboareservoir\\_summary\\_amendments-080420.pdf](https://default.sfplanning.org/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/balboareservoir_summary_amendments-080420.pdf)

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.
  - **CAC Discussion**

Davila:

- Clarification on how D11 is included based on new neighborhood preference radius.
  - 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?
  - 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.**

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00:01:36.120 --> 00:01:43.770

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

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00:01:44.790 --> 00:01:51.600

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

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00:01:52.980 --> 00:02:00.150

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

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00:02:01.170 --> 00:02:09.180

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

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00:02:10.110 --> 00:02:11.970

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

35

00:02:12.030 --> 00:02:12.570

Sure.

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00:02:13.740 --> 00:02:27.000

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.

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00:02:28.500 --> 00:02:35.760

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

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00:02:36.330 --> 00:02:48.480

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.

39

00:02:48.600 --> 00:03:03.090

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.

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00:03:05.430 --> 00:03:06.030  
jon winston: Okay.

41

00:03:07.440 --> 00:03:20.460  
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.

42

00:03:22.050 --> 00:03:27.660  
Leigh Lutenski: I don't see. Yes. Gentlemen, joining. I'm not. I'm trying to see if she has logged on

43

00:03:27.720 --> 00:03:29.580  
Leigh Lutenski: Actually don't see a late

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00:03:34.470 --> 00:03:34.890  
jon winston: Alright.

45

00:03:35.760 --> 00:03:44.460  
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

46

00:03:46.710 --> 00:03:47.520  
Leigh Lutenski: what those are.

47

00:03:48.540 --> 00:04:00.990  
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

48

00:04:02.250 --> 00:04:05.460  
jon winston: But I will relinquish that chair and hand it over to you.

49

00:04:14.430 --> 00:04:15.630  
jon winston: Okay, Lee. It's all yours.

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00:04:15.660 --> 00:04:16.500  
Leigh Lutenski: Okay, great.

51

00:04:28.080 --> 00:04:31.200  
Leigh Lutenski: Okay. Can everyone see the

52

00:04:34.020 --> 00:04:38.160

Leigh Lutenski: Says budget and finance committee bellboy reservoir summary of amendments.

53

00:04:42.210 --> 00:04:42.600

Okay.

54

00:04:43.830 --> 00:04:44.970

Leigh Lutenski: I just want to make sure

55

00:04:46.740 --> 00:04:48.210

jon winston: Visible here. Okay.

56

00:04:50.220 --> 00:04:51.750

Michael Ahrens: Clear to me.

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00:04:52.350 --> 00:04:52.830

Great.

58

00:04:54.960 --> 00:04:57.450

Leigh Lutenski: Okay, so I will

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00:04:58.950 --> 00:05:03.600

Leigh Lutenski: I think what what I'd like to do is I don't have a formal presentation and

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00:05:05.010 --> 00:05:17.670

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.

61

00:05:18.240 --> 00:05:28.020

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

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00:05:29.340 --> 00:05:39.780

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

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00:05:41.310 --> 00:05:44.850

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

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00:05:46.290 --> 00:05:48.480

Leigh Lutenski: A little for a little bit. What happens next.

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00:05:51.570 --> 00:05:57.030

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

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00:05:58.800 --> 00:06:00.990

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

67

00:06:02.790 --> 00:06:15.180

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.

68

00:06:15.450 --> 00:06:21.600

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

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00:06:22.830 --> 00:06:24.540

Leigh Lutenski: And I also just want to

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00:06:25.560 --> 00:06:31.530

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

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00:06:31.980 --> 00:06:40.410

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

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00:06:40.800 --> 00:06:55.230

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.

73

00:07:00.480 --> 00:07:07.110

Leigh Lutenski: And then in terms of the process supervisor. He submitted these that last Wednesday's budget and finance committee meeting.

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00:07:07.650 --> 00:07:17.940

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

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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.

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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.

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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.

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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.

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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.

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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.

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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

00:09:03.000 --> 00:09:05.550

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

84

00:09:09.600 --> 00:09:20.250

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

85

00:09:22.110 --> 00:09:25.440

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

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00:09:28.110 --> 00:09:30.330

Leigh Lutenski: Participate as I take everyone through them.

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00:09:32.280 --> 00:09:39.330

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.

88

00:09:40.140 --> 00:09:40.980

Leigh Lutenski: Okay, perfect.

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00:09:43.500 --> 00:09:45.090

Leigh Lutenski: I also wanted to add that

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00:09:47.340 --> 00:09:52.500

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

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00:09:53.610 --> 00:10:06.330

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.

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00:10:09.420 --> 00:10:21.060

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.

93

00:10:22.350 --> 00:10:26.070

Leigh Lutenski: And this is where the most significant changes have been proposed.

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00:10:30.120 --> 00:10:40.650

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.

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00:10:42.000 --> 00:10:45.270

Leigh Lutenski: This will ensure that the city can

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00:10:48.060 --> 00:10:57.330

Leigh Lutenski: Have permanent affordability on the key affordable parcels, particularly the ones that the city will be contributing funding to

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00:10:58.110 --> 00:11:06.390

Leigh Lutenski: And so the change itself is that the developer will have a new obligation that once they've actually prepared the

98

00:11:07.200 --> 00:11:19.620

Leigh Lutenski: 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

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00:11:20.460 --> 00:11:30.180

Leigh Lutenski: 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.

100

00:11:30.840 --> 00:11:46.920

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.

101

00:11:52.920 --> 00:12:05.340

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

102

00:12:05.700 --> 00:12:25.620

Leigh Lutenski: And we've extended the required regulatory agreement to 99 years which is 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

103

00:12:27.360 --> 00:12:28.980

Leigh Lutenski: Against the parcel as well.

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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 incentive ization 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

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00:14:03.840 --> 00:14:09.750

Leigh Lutenski: To those specific milestones really again as a way to incentivize the developer to

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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.

113

00:14:27.150 --> 00:14:35.250

Leigh Lutenski: And then number five is something that, again, I think we have heard come up in public conversation.

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00:14:37.110 --> 00:14:40.440

Leigh Lutenski: The development agreement previously included

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00:14:42.570 --> 00:14:52.860

Leigh Lutenski: Different. Am I level. So different affordability levels for all of the 550 affordable units that were consistent. What was in with what was in the CAC parameters.

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00:14:54.090 --> 00:14:59.130

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

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00:15:00.450 --> 00:15:11.430

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.

118

00:15:11.970 --> 00:15:26.760

Leigh Lutenski: So those an 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.

119

00:15:27.150 --> 00:15:38.910

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.

120

00:15:39.990 --> 00:15:53.220

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

121

00:15:57.570 --> 00:16:08.370

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.

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00:16:09.690 --> 00:16:13.110

Leigh Lutenski: Neighborhood preference is an ordinance that

123

00:16:14.880 --> 00:16:19.710

Leigh Lutenski: Was passed by the city. A number of years ago, which says that

124

00:16:21.780 --> 00:16:32.010

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.

125

00:16:33.150 --> 00:16:42.000

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

126

00:16:42.750 --> 00:16:51.090

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

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00:16:52.080 --> 00:16:58.740

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

128

00:16:59.730 --> 00:17:17.100

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

129

00:17:19.380 --> 00:17:28.260

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

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00:17:29.070 --> 00:17:47.940

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.

131

00:17:52.380 --> 00:18:11.040

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.

132

00:18:12.390 --> 00:18:17.610

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

133

00:18:18.750 --> 00:18:41.310

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.

134

00:18:49.140 --> 00:18:59.070

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.

135

00:19:00.480 --> 00:19:04.620

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

136

00:19:06.570 --> 00:19:14.070

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

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00:19:15.180 --> 00:19:18.540

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

138

00:19:19.890 --> 00:19:26.280

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

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00:19:27.180 --> 00:19:34.500

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

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00:19:34.890 --> 00:19:43.680

Leigh Lutenski: Around community participation in an ongoing way. So, particularly during implementation and construction of the project and then

141

00:19:44.190 --> 00:19:52.980

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.

142

00:19:56.100 --> 00:20:02.310

Leigh Lutenski: I sort of tangentially mentioned this, but number 10 similarly really just focuses on the construction period.

143

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.

144

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.

145

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

146

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.

147

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

148

00:21:12.480 --> 00:21:16.530

Leigh Lutenski: stake in this document to make sure we can move those projects forward.

149

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.

150

00:21:31.710 --> 00:21:35.490

Leigh Lutenski: So, and I'm sorry if my scrolling is making people dizzy, but

151

00:21:36.630 --> 00:21:37.770

Leigh Lutenski: I'll stop doing that.

152

00:21:39.150 --> 00:21:56.100

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.

153

00:21:57.360 --> 00:22:05.610

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

154

00:22:06.870 --> 00:22:15.900

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

155

00:22:19.170 --> 00:22:20.160

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

156

00:22:21.000 --> 00:22:23.040

Leigh Lutenski: So john you can do your

157

00:22:24.720 --> 00:22:32.250

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

158

00:22:33.390 --> 00:22:38.430

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

159

00:22:38.910 --> 00:22:41.790

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

160

00:22:44.430 --> 00:22:53.490

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.

161

00:22:54.060 --> 00:23:05.160

Brigitte Davila (she/her): Okay, thank you so much for going over that and and big thank you to supervisor. He for drafting those I know those were a lot of concerns I have

162

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

163

00:23:26.430 --> 00:23:30.690

Brigitte Davila (she/her): Are only in a radius from the development

164

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.

165

00:23:40.350 --> 00:23:40.740

Brigitte Davila (she/her): Right.

166

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.

167

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

168

00:23:56.280 --> 00:23:57.750

Leigh Lutenski: And to the south. Exactly.

169

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.

170

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

171

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.

172

00:24:21.570 --> 00:24:33.870

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 mo you from City College.

173

00:24:34.530 --> 00:24:46.080

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

174

00:24:46.950 --> 00:25:05.250

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

175

00:25:06.420 --> 00:25:14.640

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

176

00:25:15.810 --> 00:25:21.870

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

177

00:25:23.100 --> 00:25:36.120

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

178

00:25:36.930 --> 00:25:50.820

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

179

00:25:51.360 --> 00:26:06.450

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

180

00:26:09.690 --> 00:26:25.830

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

181

00:26:26.940 --> 00:26:33.300

Leigh Lutenski: Just very quickly, the project itself. So the developer under the DEA has a number of obligations.

182

00:26:33.900 --> 00:26:51.390

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.

183

00:26:53.580 --> 00:27:04.140

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

184

00:27:06.120 --> 00:27:17.070

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.

185

00:27:17.640 --> 00:27:26.130

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

186

00:27:27.030 --> 00:27:39.180

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.

187

00:27:41.040 --> 00:28:00.150

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.

188

00:28:01.860 --> 00:28:06.240

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

189

00:28:07.530 --> 00:28:20.160

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

190

00:28:20.700 --> 00:28:27.930

Leigh Lutenski: What the developer is obligated to do in the realm of transportation, which is a really multifaceted and

191

00:28:29.010 --> 00:28:45.030

Leigh Lutenski: Kind of 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.

192

00:28:46.050 --> 00:28:48.270

Leigh Lutenski: Those are all pre existing to the project.

193

00:28:48.630 --> 00:29:01.080

Leigh Lutenski: 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.

194

00:29:01.710 --> 00:29:08.100

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

195

00:29:09.210 --> 00:29:21.750

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.

196

00:29:22.680 --> 00:29:36.150

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

197

00:29:36.870 --> 00:29:51.450

Leigh Lutenski: 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.

198

00:29:52.830 --> 00:30:10.620

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

199

00:30:12.990 --> 00:30:22.890

Leigh Lutenski: And then again, working with the developers fair share contribution to make some additional transit signal modification updates to improve transit flow.

200

00:30:23.520 --> 00:30:35.970

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

201

00:30:36.960 --> 00:30:40.290

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

202

00:30:40.290 --> 00:30:59.580

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.

203

00:31:01.140 --> 00:31:08.490

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.

204

00:31:09.060 --> 00:31:21.720

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.

205

00:31:24.270 --> 00:31:24.810

Brigitte Davila (she/her): Thank you.

206

00:31:29.070 --> 00:31:31.380

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

207

00:31:33.570 --> 00:31:34.590

jon winston: We're raising hands.

208

00:31:34.860 --> 00:31:36.660

jon winston: So I got a map next

209

00:31:38.430 --> 00:31:39.540

Michael Ahrens: How do you raise hands.

210

00:31:39.750 --> 00:31:47.310

jon winston: But no, and the under, under your start video button.  
There's a. Where is it, it's under what right

211

00:31:48.180 --> 00:31:53.640

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

212

00:31:53.640 --> 00:31:58.800

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

213

00:31:59.400 --> 00:31:59.730

Michael Ahrens: lay my

214

00:31:59.790 --> 00:32:00.900

jon winston: Neighbor. She wants

215

00:32:00.960 --> 00:32:11.670

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

216

00:32:12.660 --> 00:32:17.460

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

217

00:32:18.300 --> 00:32:29.430

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

218

00:32:30.150 --> 00:32:40.920

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.

219

00:32:41.610 --> 00:32:52.710

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.

220

00:32:53.550 --> 00:33:00.360

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

221

00:33:01.350 --> 00:33:09.750

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.

222

00:33:12.240 --> 00:33:23.580

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.

223

00:33:24.720 --> 00:33:26.490

Michael Ahrens: And obviously give somebody comfort.

224

00:33:27.510 --> 00:33:28.890

Michael Ahrens: Number four is very important.

225

00:33:30.300 --> 00:33:44.580

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

226

00:33:45.840 --> 00:33:51.630

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

227

00:33:53.580 --> 00:33:58.230

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

228

00:33:58.650 --> 00:34:14.250

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

229

00:34:15.390 --> 00:34:23.850

Michael Ahrens: Development agreement, there's a right of the developer to commence construction within five years of the effective date.

230

00:34:24.510 --> 00:34:30.810

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.

231

00:34:31.140 --> 00:34:38.430

Michael Ahrens: 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.

232

00:34:39.510 --> 00:34:50.880

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.

233

00:34:52.470 --> 00:35:04.050

Michael Ahrens: 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.

234

00:35:05.280 --> 00:35:12.600

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

235

00:35:12.930 --> 00:35:21.600

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

236

00:35:22.140 --> 00:35:38.940

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.

237

00:35:41.160 --> 00:35:49.410

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

238

00:35:49.860 --> 00:35:57.660

Michael Ahrens: 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

239

00:35:58.500 --> 00:36:07.680

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.

240

00:36:08.430 --> 00:36:17.490

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.

241

00:36:18.480 --> 00:36:29.370

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.

242

00:36:30.660 --> 00:36:40.680

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.

243

00:36:42.000 --> 00:36:43.500

Michael Ahrens: Ensure that publicly

244

00:36:44.880 --> 00:36:52.920

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

245

00:36:53.400 --> 00:36:59.010

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

246

00:36:59.940 --> 00:37:11.370

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.

247

00:37:12.330 --> 00:37:24.780

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

248

00:37:25.260 --> 00:37:37.350

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.

249

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

250

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

251

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

252

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

253

00:38:22.560 --> 00:38:27.030

Michael Ahrens: A mentioned, there should be some concrete decisions, but we haven't seen

254

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.

255

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

256

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

257

00:38:59.310 --> 00:39:08.370

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

258

00:39:08.670 --> 00:39:18.090

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.

259

00:39:19.980 --> 00:39:32.970

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

260

00:39:33.540 --> 00:39:43.620

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

261

00:39:45.210 --> 00:39:58.170

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.

262

00:39:58.650 --> 00:40:05.580

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

263

00:40:06.270 --> 00:40:21.210

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.

264

00:40:22.020 --> 00:40:26.340

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

265

00:40:27.300 --> 00:40:39.150

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.

266

00:40:39.780 --> 00:40:45.360

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.

267

00:40:48.090 --> 00:40:49.140

Amy O'Hair: Yes, thank you.

268

00:40:50.790 --> 00:41:00.990

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.

269

00:41:02.250 --> 00:41:11.850

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

270

00:41:12.900 --> 00:41:15.840

Amy O'Hair: Hear likes, comments about the legal

271

00:41:17.250 --> 00:41:25.560

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

272

00:41:26.220 --> 00:41:39.720

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.

273

00:41:41.010 --> 00:41:50.790

Amy O'Hair: This. And I thought, oh, that sounds like a 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

274

00:41:51.720 --> 00:42:01.350

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

275

00:42:02.820 --> 00:42:05.700

Amy O'Hair: I feel like something was he followed through on that.

276

00:42:08.070 --> 00:42:20.400

Amy O'Hair: The and I'm also happy to see the improve the increase in low income units. That's, that's a seems a good in these times. A good improvement.

277

00:42:22.950 --> 00:42:31.170

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

278

00:42:32.580 --> 00:42:43.950

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.

279

00:42:44.430 --> 00:42:53.670

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

280

00:42:54.930 --> 00:43:14.760

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 you know I just want to make sure that there is there is some kind of provision for

281

00:43:16.020 --> 00:43:32.220

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

282

00:43:33.300 --> 00:43:51.450

Amy O'Hair: But as 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.

283

00:43:53.430 --> 00:43:59.550

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

284

00:44:02.910 --> 00:44:11.220

Amy O'Hair: I a number 10 that commitments regarding the construction. I just want to reiterate something that Sunnyside has

285

00:44:12.480 --> 00:44:24.540

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.

286

00:44:26.310 --> 00:44:28.410

Amy O'Hair: I don't know if it would end up in the DA but

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00:44:29.430 --> 00:44:32.310

Amy O'Hair: Somehow we would like to see that.

288

00:44:33.810 --> 00:44:44.340

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.

289

00:44:45.300 --> 00:45:01.020

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.

290

00:45:02.220 --> 00:45:02.610

Thank you.

291

00:45:04.530 --> 00:45:05.250

jon winston: You, Amy.

292

00:45:07.200 --> 00:45:17.310

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.

293

00:45:18.510 --> 00:45:23.310

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

294

00:45:26.400 --> 00:45:33.960

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.

295

00:45:35.340 --> 00:45:37.080

jon winston: Mark Tang. Go ahead, please.

296

00:45:38.370 --> 00:45:45.150

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

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00:45:45.690 --> 00:45:52.980

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

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00:45:53.370 --> 00:46:01.350

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

299

00:46:02.010 --> 00:46:12.870

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.

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00:46:13.980 --> 00:46:29.460

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.

301

00:46:30.510 --> 00:46:44.010

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

302

00:46:45.150 --> 00:46:58.350

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.

303

00:47:00.270 --> 00:47:02.310

Mark Tang: Next question is on

304

00:47:03.720 --> 00:47:15.240

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

305

00:47:16.230 --> 00:47:27.090

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.

306

00:47:28.410 --> 00:47:30.990

Mark Tang: For this child care program.

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00:47:32.340 --> 00:47:36.360

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

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00:47:38.760 --> 00:47:45.900

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,

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00:47:47.640 --> 00:47:48.600

Leigh Lutenski: 100 seats.

310

00:47:49.260 --> 00:47:52.620

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

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00:47:53.640 --> 00:47:59.040

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

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00:48:00.870 --> 00:48:09.000

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.

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00:48:10.170 --> 00:48:20.760

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

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00:48:21.690 --> 00:48:31.320

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

315

00:48:33.030 --> 00:48:43.260

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

316

00:48:44.820 --> 00:48:46.200

Mark Tang: ideas from the community.

317

00:48:47.700 --> 00:48:48.300

Mark Tang: That's it.

318

00:48:49.650 --> 00:48:53.400

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

319

00:48:55.110 --> 00:48:56.520

jon winston: Yeah, we're Georgian

320

00:48:57.000 --> 00:48:57.390

Here.

321

00:49:01.440 --> 00:49:08.580

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.

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00:49:09.750 --> 00:49:24.690

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

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00:49:25.500 --> 00:49:30.420

Leigh Lutenski: That updated document as soon as it's ready. So I will, I will definitely do that later this week.

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00:49:33.360 --> 00:49:35.280

Leigh Lutenski: So that everyone has a chance to review it.

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00:49:37.590 --> 00:49:39.690

Leigh Lutenski: And then in terms of

326

00:49:41.310 --> 00:49:54.480

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 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

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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.

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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

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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

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00:50:44.970 --> 00:50:49.530

Leigh Lutenski: Your question about the educator housing for 99 years

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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

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00:51:01.230 --> 00:51:08.640

Leigh Lutenski: Most all real estate contracts have to envision a life of a building and

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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

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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

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00:51:41.040 --> 00:51:49.590

Leigh Lutenski: 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.

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00:51:50.070 --> 00:51:51.960

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

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00:51:52.020 --> 00:52:02.520

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

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00:52:03.870 --> 00:52:05.400

Sara Amaral: We're putting on a

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00:52:06.540 --> 00:52:20.220

Sara Amaral: 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

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00:52:20.850 --> 00:52:37.560

Sara Amaral: 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

343

00:52:39.660 --> 00:52:51.060

Sara Amaral: 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 of the law. So, we will continue to do that as we move forward. Yeah.

344

00:52:51.600 --> 00:52:55.050

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

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00:52:55.410 --> 00:52:57.300

Sara Amaral: No, I'm from the mayor's office a Housing and Community.

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00:52:57.360 --> 00:52:59.040

jon winston: Oh, okay. I'm sorry. Okay, good.

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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

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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

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00:53:25.530 --> 00:53:28.050

Leigh Lutenski: And then in terms of the construction commitments.

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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.

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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

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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

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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.

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00:54:08.550 --> 00:54:11.880

Leigh Lutenski: On the subject matter itself though, I wouldn't need to defer to them.

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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.

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00:54:23.370 --> 00:54:25.650

Mark Tang: If it sounds good to me. Thanks for all the answers.

357

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.

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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.

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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 and

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00:54:58.980 --> 00:54:59.850

Leigh Lutenski: Declaration.

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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.

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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.

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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.

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00:55:50.640 --> 00:55:56.160

Leigh Lutenski: And report regular reporting to the city about the management of that.

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00:55:58.050 --> 00:56:10.080

Leigh Lutenski: It's anticipated that a homeowners 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.

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00:56:11.310 --> 00:56:16.620

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

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00:56:18.060 --> 00:56:28.200

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.

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00:56:30.210 --> 00:56:36.330

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

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00:56:36.360 --> 00:56:38.550

jon winston: Yes, that was going to get to you. I'm sorry. Go ahead, please.

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00:56:38.580 --> 00:56:42.450

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

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00:56:43.620 --> 00:56:53.220

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

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00:56:54.870 --> 00:57:04.440

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,

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00:57:04.860 --> 00:57:11.910

Jen Low: Basically paying for the maintenance of the park, which also includes the affordable housing buildings and I just wanted to

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00:57:12.450 --> 00:57:18.090

Jen Low: Shoot, have them explain that so that people can understand that contextually and then secondly, what we aim to do with this.

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00:57:18.390 --> 00:57:27.870

Jen Low: 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

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00:57:28.170 --> 00:57:37.020

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

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00:57:37.530 --> 00:57:47.550

Jen Low: 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 a as a public park.

382

00:57:53.040 --> 00:57:56.730

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

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00:57:57.330 --> 00:58:07.410

Kearstin (BRIDGE): 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

384

00:58:08.040 --> 00:58:22.320

Kearstin (BRIDGE): 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

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00:58:22.770 --> 00:58:35.040

Kearstin (BRIDGE): 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.

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00:58:35.850 --> 00:58:46.230

Kearstin (BRIDGE): But really the role of the homeowners association is so that bridge mission housing Habitat for Humanity residents Avalon and also

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00:58:49.200 --> 00:59:01.530

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.

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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

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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

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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.

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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.

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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

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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

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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

01:00:17.940 --> 01:00:19.230  
jon winston: All right, well,

398

01:00:20.010 --> 01:00:20.340  
jon winston: I would

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01:00:21.390 --> 01:00:27.840  
jon winston: Like to see more participation from the neighborhood's surrounding as well. I would think, because it's their Park as well.

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01:00:28.680 --> 01:00:37.260  
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

401

01:00:37.890 --> 01:00:50.640  
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.

402

01:00:51.690 --> 01:00:55.680  
Joe Kirchofer: A cross section of representatives for all the different users of the open space.

403

01:00:56.700 --> 01:01:04.140  
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.

404

01:01:05.700 --> 01:01:10.680  
jon winston: Okay, we have one Peter tams the last person holding his hand up. Thanks for your patience.

405

01:01:11.370 --> 01:01:23.970  
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.

406

01:01:25.440 --> 01:01:38.100  
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.

407

01:01:38.610 --> 01:01:47.790

Peter Tham: Will that affect the purchase price and the purchase and sale agreement and other question is part of Section Amendment five

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01:01:48.480 --> 01:02:01.890

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.

409

01:02:06.840 --> 01:02:08.370

Leigh Lutenski: It are great questions.

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01:02:11.040 --> 01:02:22.140

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

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01:02:22.830 --> 01:02:29.160

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

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01:02:29.880 --> 01:02:43.590

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.

413

01:02:44.910 --> 01:02:50.820

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

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01:02:52.980 --> 01:02:57.120

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

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01:02:58.620 --> 01:03:01.320

Leigh Lutenski: That's flexible too low to moderate

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01:03:01.800 --> 01:03:14.610

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.

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01:03:15.960 --> 01:03:27.180

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.

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01:03:28.140 --> 01:03:35.280

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

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01:03:35.280 --> 01:03:43.290

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

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01:03:45.210 --> 01:03:55.560

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

421

01:03:56.040 --> 01:04:09.180

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.

422

01:04:10.080 --> 01:04:18.750

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.

423

01:04:19.110 --> 01:04:31.770

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.

424

01:04:32.100 --> 01:04:36.060

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

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01:04:37.680 --> 01:04:49.920

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

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01:04:50.370 --> 01:04:57.150

Kearstin (BRIDGE): Have access to whatever sort of sources that become available. First and foremost, that said, I think.

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01:04:57.660 --> 01:05:07.920

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.

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01:05:08.490 --> 01:05:14.100

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

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01:05:15.780 --> 01:05:23.340

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

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01:05:24.990 --> 01:05:31.380

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.

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01:05:31.620 --> 01:05:37.890

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

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01:05:38.190 --> 01:05:45.330

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

433

01:05:45.600 --> 01:05:58.860

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

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01:05:59.400 --> 01:06:11.250

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

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01:06:16.380 --> 01:06:16.830

Peter Tham: Thank you.

436

01:06:22.710 --> 01:06:24.060

Leigh Lutenski: Hey john you're on mute.

437

01:06:27.900 --> 01:06:34.950

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.

438

01:06:35.370 --> 01:06:50.490

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

439

01:06:51.810 --> 01:06:59.010

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

440

01:07:00.360 --> 01:07:06.180

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

441

01:07:08.010 --> 01:07:18.060

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

442

01:07:18.810 --> 01:07:24.390

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

443

01:07:27.270 --> 01:07:31.140

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.

444

01:07:31.920 --> 01:07:32.790

Sue Exline: I'm john

445

01:07:34.020 --> 01:07:38.010

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

446

01:07:39.330 --> 01:07:40.140  
seung yen hong: Easter hand.

447

01:07:40.860 --> 01:07:45.540  
jon winston: Okay, yes, but the people calling in on the phone lines and at AMP t is that is that happening tonight.

448

01:07:46.740 --> 01:07:48.060  
seung yen hong: They if no

449

01:07:48.180 --> 01:07:51.090  
jon winston: There's no at&t bridge. Okay.

450

01:07:51.600 --> 01:07:53.460  
seung yen hong: At this point, I don't see any phone number.

451

01:07:54.330 --> 01:07:58.110  
jon winston: In that case, we'll go to was Rita where you did you have your hand up.

452

01:08:06.780 --> 01:08:07.470  
jon winston: Are you muted.

453

01:08:11.100 --> 01:08:13.530  
jon winston: Okay, we'll come back to read it a minute. How about Jean bearish

454

01:08:14.490 --> 01:08:16.920  
Jean Barish: Thank you very much. Is there a time limit or do I have

455

01:08:17.520 --> 01:08:19.140  
jon winston: Two minutes will give you two minutes.

456

01:08:19.260 --> 01:08:26.970  
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

457

01:08:27.330 --> 01:08:39.300  
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

458

01:08:40.650 --> 01:08:46.620

Jean Barish: Statements, and I hope those can be specified better by the time the final agreement is made.

459

01:08:48.300 --> 01:09:01.770

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

460

01:09:02.910 --> 01:09:15.330

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.

461

01:09:15.720 --> 01:09:24.150

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

462

01:09:24.360 --> 01:09:31.920

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

463

01:09:32.610 --> 01:09:43.500

Jean Barish: 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, the development agreement and perhaps even the design of the project, but

464

01:09:44.820 --> 01:09:53.580

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

465

01:09:53.880 --> 01:10:05.100

Jean Barish: 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

466

01:10:06.120 --> 01:10:14.730

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.

467

01:10:15.090 --> 01:10:24.660

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.

468

01:10:25.890 --> 01:10:27.090

Jean Barish: You the

469

01:10:27.120 --> 01:10:27.570

Timing

470

01:10:29.460 --> 01:10:33.420

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

471

01:10:39.960 --> 01:10:40.500

jon winston: Either you

472

01:10:43.170 --> 01:10:44.430

Can't hear. Rita.

473

01:10:45.900 --> 01:10:46.980

jon winston: Says, you're unmuted.

474

01:10:50.130 --> 01:10:52.560

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

475

01:10:52.800 --> 01:10:53.280

Rita Evans: Have to

476

01:10:56.430 --> 01:11:05.790

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

477

01:11:07.980 --> 01:11:08.340

Stephen Martin-Pinto: Okay.

478

01:11:09.540 --> 01:11:11.430

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

479

01:11:13.080 --> 01:11:16.140

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

480

01:11:16.320 --> 01:11:17.880

Rita Evans: A lot, hear me. Oh.

481

01:11:17.910 --> 01:11:21.000

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

482

01:11:22.440 --> 01:11:24.300

jon winston: Stephen your team. And this is going to start again.

483

01:11:24.870 --> 01:11:30.030

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

484

01:11:31.200 --> 01:11:38.100

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

485

01:11:39.060 --> 01:11:48.300

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

486

01:11:49.020 --> 01:11:57.330

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

487

01:11:58.080 --> 01:12:05.820

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

488

01:12:06.330 --> 01:12:14.520

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

489

01:12:15.360 --> 01:12:23.040

Stephen Martin-Pinto: Public transportation aspect of this project and really consider, you know, are people going to use it as much as

490

01:12:24.030 --> 01:12:40.320

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

491

01:12:41.460 --> 01:12:46.770

Stephen Martin-Pinto: The assumptions that were made about traffic and traffic flow. So I really would strongly urge the

492

01:12:48.240 --> 01:12:49.290

Stephen Martin-Pinto: People to consider that.

493

01:12:50.340 --> 01:12:50.730

Stephen Martin-Pinto: Thank you.

494

01:12:52.350 --> 01:12:52.920

jon winston: Okay.

495

01:12:54.600 --> 01:12:57.060

jon winston: We are you there. I'm sure you can

496

01:12:59.250 --> 01:13:00.180

jon winston: Read Evans.

497

01:13:04.800 --> 01:13:06.180

Rita Evans: Plot. Now, can you hear me.

498

01:13:06.660 --> 01:13:10.920

Rita Evans: Yes. Okay. I apologize for the technical issues. And I will say that

499

01:13:12.210 --> 01:13:16.530

Rita Evans: I think it speaks to some of the issues I brought up before about

500

01:13:17.640 --> 01:13:26.010

Rita Evans: The difficulty in public participation for some of us when we're confronted by a technical barrier like this.

501

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.

502

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.

503

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.

504

01:13:53.160 --> 01:13:58.980

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

505

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.

506

01:14:08.220 --> 01:14:11.880

Rita Evans: There's no requirement that the city or developer do anything to address that.

507

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

508

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

509

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

510

01:14:43.020 --> 01:14:53.850

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.

511

01:14:54.240 --> 01:15:02.670

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.

512

01:15:03.600 --> 01:15:17.550

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.

513

01:15:22.110 --> 01:15:23.010

jon winston: Shaheen

514

01:15:26.790 --> 01:15:27.420

Shahin Saneinejad: Oh, hi.

515

01:15:28.800 --> 01:15:37.590

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.

516

01:15:38.370 --> 01:15:49.350

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

517

01:15:49.860 --> 01:15:57.900

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

518

01:15:58.440 --> 01:16:03.270

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

519

01:16:04.020 --> 01:16:17.700

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.

520

01:16:19.800 --> 01:16:27.390

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.

521

01:16:27.870 --> 01:16:38.130

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.

522

01:16:39.210 --> 01:16:48.360

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

523

01:16:48.720 --> 01:16:59.850

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.

524

01:17:00.660 --> 01:17:15.990

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.

525

01:17:17.370 --> 01:17:25.890

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.

526

01:17:28.380 --> 01:17:31.890

jon winston: Okay, everybody's keeping to two minutes. Christina Hansen your next

527

01:17:34.710 --> 01:17:35.700

Christine Hanson: Hi, can you hear me.

528

01:17:36.180 --> 01:17:36.840

jon winston: We can hear you.

529

01:17:37.350 --> 01:17:42.270

Christine Hanson: Okay, it's an improvement that the affordability of the affordable units has been increased

530

01:17:42.810 --> 01:17:49.950

Christine Hanson: When will agreements between the developer and and most CD about dating the affordable land be drafted and signed

531

01:17:50.490 --> 01:18:00.210

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.

532

01:18:00.540 --> 01:18:06.000

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

533

01:18:06.390 --> 01:18:19.920

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.

534

01:18:20.340 --> 01:18:31.770

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.

535

01:18:32.070 --> 01:18:42.870

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

536

01:18:43.200 --> 01:18:54.090

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.

537

01:18:54.420 --> 01:19:00.090

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

538

01:19:00.360 --> 01:19:08.730

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.

539

01:19:09.060 --> 01:19:19.530

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

540

01:19:19.800 --> 01:19:26.100

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

541

01:19:27.390 --> 01:19:27.900

Thank you.

542

01:19:28.980 --> 01:19:32.670

jon winston: Okay thank you Corey Smith, your next

543

01:19:34.740 --> 01:19:44.280

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

544

01:19:44.850 --> 01:19:58.110

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.

545

01:19:58.890 --> 01:20:04.170

Corey Smith: Indicates that number one we've not seen any transmission on public transportation

546

01:20:05.070 --> 01:20:15.810

Corey Smith: 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

547

01:20:16.230 --> 01:20:23.370

Corey Smith: 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

548

01:20:23.730 --> 01:20:35.370

Corey Smith: 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

549

01:20:35.790 --> 01:20:40.500

Corey Smith: For the residents that are interested in because it really does lay out a lot of the details.

550

01:20:41.250 --> 01:20:51.870

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

551

01:20:52.320 --> 01:20:58.710

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

552

01:20:59.310 --> 01:21:12.780

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

553

01:21:13.710 --> 01:21:24.300

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.

554

01:21:24.870 --> 01:21:31.290

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

555

01:21:31.650 --> 01:21:40.920

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.

556

01:21:41.580 --> 01:21:49.560

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.

557

01:21:51.390 --> 01:21:53.370

jon winston: Thank you, Corey Madeline Miller.

558

01:21:54.600 --> 01:21:55.110

He's not

559

01:21:58.440 --> 01:21:59.190  
Gonna debut.

560  
01:22:02.460 --> 01:22:03.570  
Madeline mueller: It's unmuted now right

561  
01:22:03.630 --> 01:22:04.440  
jon winston: Yes, you're in

562  
01:22:05.160 --> 01:22:05.640  
Okay.

563  
01:22:07.560 --> 01:22:08.010  
Madeline mueller: Pardon.

564  
01:22:08.400 --> 01:22:09.540  
jon winston: I'm gonna start you over again.

565  
01:22:09.570 --> 01:22:21.720  
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,

566  
01:22:22.200 --> 01:22:31.440  
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.

567  
01:22:31.830 --> 01:22:42.600  
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

568  
01:22:43.740 --> 01:22:55.410  
Madeline mueller: 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

569  
01:22:57.270 --> 01:22:57.780  
Madeline mueller: Not very

570  
01:22:58.860 --> 01:23:06.060

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

571

01:23:07.290 --> 01:23:14.130

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

572

01:23:14.820 --> 01:23:33.960

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

573

01:23:35.430 --> 01:23:45.000

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.

574

01:23:45.570 --> 01:23:53.760

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

575

01:23:54.180 --> 01:24:05.550

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.

576

01:24:07.980 --> 01:24:10.650

jon winston: Okay, Brian. Hello.

577

01:24:14.340 --> 01:24:16.260

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

578

01:24:17.700 --> 01:24:18.900

Brian Marabello: So just two things to add

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01:24:20.520 --> 01:24:29.910

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.

580

01:24:30.420 --> 01:24:45.900

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

01:25:21.720 --> 01:25:22.680

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

585

01:25:24.000 --> 01:25:24.570

Okay.

586

01:25:26.460 --> 01:25:29.340

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

591

01:25:51.900 --> 01:25:53.430

Jennifer H: Thank you. Sorry about that.

592

01:25:54.690 --> 01:26:03.480

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.

593

01:26:04.080 --> 01:26:13.800

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

594

01:26:14.310 --> 01:26:29.400

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.

595

01:26:30.450 --> 01:26:37.650

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

596

01:26:38.640 --> 01:26:51.570

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

597

01:26:52.710 --> 01:27:08.370

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.

598

01:27:09.570 --> 01:27:15.000

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

599

01:27:15.390 --> 01:27:22.260

Jennifer H: So request that you add text to the developer agreement addendum number four for the periods of phase zero and to

600

01:27:22.770 --> 01:27:26.970

Jennifer H: Ensure that the developers provide alternative parking during those periods.

601

01:27:27.630 --> 01:27:36.210

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

602

01:27:36.990 --> 01:27:47.250

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.

603

01:27:47.970 --> 01:28:04.560

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.

604

01:28:05.790 --> 01:28:19.710

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.

605

01:28:19.890 --> 01:28:21.360

Jennifer H: Thank you Jennifer, be able to see

606

01:28:21.810 --> 01:28:25.470

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

607

01:28:31.620 --> 01:28:32.250

jon winston: Time I see Sita

608

01:28:35.010 --> 01:28:36.420

Theo: You just click to unmute me

609

01:28:36.660 --> 01:28:42.210

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

610

01:28:42.930 --> 01:28:43.440

Okay.

611

01:28:45.450 --> 01:28:50.520

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

612

01:28:52.110 --> 01:28:54.270

Theo: Personally, I'm not disturbed by the

613

01:28:54.450 --> 01:29:06.540

Theo: 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.

614

01:29:07.170 --> 01:29:14.190

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

615

01:29:15.360 --> 01:29:27.600

Theo: But clearly, the lack of specifics is disturbing from 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

616

01:29:28.410 --> 01:29:35.970

Theo: vague promises of investments. The to concrete improvements in transportation and open space or not, as the case may be.

617

01:29:37.440 --> 01:29:37.980

Theo: Right. Thank you.

618

01:29:39.600 --> 01:29:41.820

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

619

01:29:47.340 --> 01:29:51.420

jon winston: So, hello. Yes, here we are you, I understand when I

620

01:29:52.380 --> 01:29:55.980

tomasita: will lay the tents. He was speaking. She said that

621

01:29:56.580 --> 01:29:58.620

jon winston: Are closer to the microphone. Please keep

622

01:29:59.700 --> 01:30:01.200

tomasita: All my nose is hitting the screen.

623

01:30:01.290 --> 01:30:02.370

jon winston: That's good right there.

624

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

625

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

626

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

627

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

628

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

629

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

630

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

631

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

632

01:31:39.090 --> 01:31:53.700

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.

633

01:31:56.190 --> 01:32:04.290

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.

634

01:32:05.940 --> 01:32:10.740

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

635

01:32:12.390 --> 01:32:14.100

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

636

01:32:15.270 --> 01:32:20.790

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

637

01:32:23.070 --> 01:32:24.240

jon winston: Anybody want to raise their hand.

638

01:32:27.750 --> 01:32:31.920

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

639

01:32:34.710 --> 01:32:42.390

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

640

01:32:43.140 --> 01:32:53.610

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.

641

01:32:55.500 --> 01:32:58.080

jon winston: Affordable housing and perpetual with in perpetuity.

642

01:32:59.310 --> 01:33:12.870

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.

643

01:33:15.510 --> 01:33:20.970

jon winston: Open Space concerns. We've been we've been hearing a lot about how the open space should be of

644

01:33:22.170 --> 01:33:24.480

jon winston: The connections, the programming.

645

01:33:27.540 --> 01:33:40.200

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

646

01:33:41.520 --> 01:33:45.570

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

647

01:33:48.300 --> 01:34:06.150

jon winston: Transportation is going to continue to be an issue. And it's, 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

648

01:34:07.830 --> 01:34:17.580

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.

649

01:34:18.390 --> 01:34:33.660

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.

650

01:34:35.340 --> 01:34:40.560

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

651

01:34:41.940 --> 01:34:51.000

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

652

01:34:52.320 --> 01:35:03.330

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 and during the coven as well.

653

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

654

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 sitting, too.

655

01:35:43.980 --> 01:35:45.870

jon winston: As for the funding for transportation.

656

01:35:48.150 --> 01:35:51.840

jon winston: The \$11 million is quite a bit of money and it's looking like

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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

658

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

659

01:36:23.790 --> 01:36:24.450

jon winston: So,

660

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

661

01:36:35.160 --> 01:36:47.910

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.

662

01:36:48.930 --> 01:36:53.250

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

663

01:36:54.390 --> 01:36:56.940

jon winston: So with that,

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01:36:58.170 --> 01:37:00.960

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

665

01:37:03.060 --> 01:37:05.190

jon winston: All right, general public comments.

666

01:37:06.450 --> 01:37:11.310

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

667

01:37:13.620 --> 01:37:16.440

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

668

01:37:20.790 --> 01:37:24.840

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

669

01:37:26.520 --> 01:37:34.110

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.

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01:37:34.410 --> 01:37:34.890

jon winston: Go ahead.

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01:37:35.430 --> 01:37:39.270

Leigh Lutenski: I just wanted to clarify, it's, it is a confusing layer of

672

01:37:41.280 --> 01:37:59.820

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.

673

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

674

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.

675

01:38:26.730 --> 01:38:30.810

Leigh Lutenski: Which will incorporate areas to the south and southeast.

676

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

677

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

678

01:39:08.220 --> 01:39:12.630

Leigh Lutenski: All you know all 550 units will obviously go through the cycle of

679

01:39:14.040 --> 01:39:18.210

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

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01:39:19.500 --> 01:39:39.180

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

681

01:39:40.800 --> 01:39:43.560

Leigh Lutenski: I also just wanted to echo what john, said I, I

682

01:39:45.300 --> 01:39:56.700

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

683

01:39:57.600 --> 01:40:15.660

Leigh Lutenski: Just from a staff perspective, it's 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.

684

01:40:17.130 --> 01:40:25.950

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

685

01:40:27.060 --> 01:40:27.660

Good. Okay.

686

01:40:29.310 --> 01:40:29.850

jon winston: Okay.

687

01:40:31.650 --> 01:40:35.100

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

688

01:40:35.130 --> 01:40:37.770

seung yen hong: JOHN I think Jen had her hands up.

689

01:40:38.040 --> 01:40:44.160

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

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01:40:44.400 --> 01:40:52.770

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.

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01:40:54.240 --> 01:41:01.920

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

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01:41:02.280 --> 01:41:09.450

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.

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01:41:09.870 --> 01:41:18.330

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

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01:41:19.020 --> 01:41:26.190

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.

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01:41:26.520 --> 01:41:35.490

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.

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01:41:35.940 --> 01:41:41.250

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

697

01:41:41.850 --> 01:41:51.330

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

698

01:41:51.690 --> 01:42:00.750

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

699

01:42:01.140 --> 01:42:07.830

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

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01:42:08.160 --> 01:42:13.950

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

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01:42:14.340 --> 01:42:26.880

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.

702

01:42:30.600 --> 01:42:30.900

jon winston: Okay.

703

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.

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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,

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01:42:44.640 --> 01:42:45.090

jon winston: Go ahead.

706

01:42:47.400 --> 01:42:50.790

Kearstin (BRIDGE): Um, this is Houston. Are you wanting me to chime in right now.

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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.

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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,

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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.

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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

711

01:43:43.680 --> 01:43:46.320

Kearstin (BRIDGE): Sorry, I just saw it coming. The traditional model of

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01:43:47.430 --> 01:43:58.500

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

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01:43:58.800 --> 01:44:06.810

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.

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01:44:07.200 --> 01:44:16.950

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.

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01:44:17.610 --> 01:44:29.850

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.

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01:44:31.050 --> 01:44:44.220

Kearstin (BRIDGE): And I think that Joe and Avalon are equally committed to 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.

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01:44:46.950 --> 01:44:55.140

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.

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01:44:56.940 --> 01:45:05.010

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

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01:45:05.880 --> 01:45:15.900

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.

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01:45:16.410 --> 01:45:30.600

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.

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01:45:33.720 --> 01:45:34.350

jon winston: Okay.

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01:45:37.260 --> 01:45:51.600

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

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01:45:52.110 --> 01:46:04.770

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.

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01:46:05.880 --> 01:46:06.450

Jean Barish: Excuse me.

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01:46:07.770 --> 01:46:13.230

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

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01:46:13.680 --> 01:46:22.050

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.

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01:46:22.950 --> 01:46:37.050

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

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01:46:37.860 --> 01:46:44.520

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

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01:46:45.180 --> 01:46:58.980

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.

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01:47:00.360 --> 01:47:03.570

jon winston: Thank you, Jean appreciate that look forward to working with you too.

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01:47:04.620 --> 01:47:06.150

jon winston: Young run your next

732

01:47:08.400 --> 01:47:09.300

yonran: Hello this is Jonathan

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01:47:09.660 --> 01:47:09.930

Oh,

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01:47:12.900 --> 01:47:18.030

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

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01:47:19.170 --> 01:47:29.250

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.

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01:47:29.640 --> 01:47:47.550

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,

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01:47:48.900 --> 01:47:55.830

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

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01:47:57.000 --> 01:47:58.770

yonran: By you know other constraints.

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01:48:01.140 --> 01:48:02.040

yonran: And also,

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01:48:04.530 --> 01:48:11.340

yonran: Another speaker and also Mike errands and his previous meetings promoted the fair and associates T DM

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01:48:12.840 --> 01:48:17.730

yonran: And use that as evidence to say that we need 980 parking spaces, but

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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

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01:48:26.580 --> 01:48:27.540

yonran: Contracted used

744

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

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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

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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.

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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.

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01:49:15.480 --> 01:49:21.900

yonran: Because we need to, I mean City College really needs to start managing the parking

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01:49:22.980 --> 01:49:24.780

yonran: A little bit smarter.

750

01:49:26.640 --> 01:49:26.910

yonran: Thank you.

751

01:49:31.170 --> 01:49:36.420

jon winston: Okay, thank you. Let's go next to Christina handsome.

752

01:49:38.820 --> 01:49:52.830

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.

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01:49:53.580 --> 01:49:58.110

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

754

01:49:59.310 --> 01:50:12.240

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.

755

01:50:13.800 --> 01:50:27.030

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

756

01:50:27.840 --> 01:50:37.230

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.

757

01:50:38.070 --> 01:50:50.820

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.

758

01:50:51.150 --> 01:51:00.000

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

759

01:51:00.270 --> 01:51:10.170

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.

760

01:51:10.440 --> 01:51:17.340

Christine Hanson: All you need is hope and discipline and City College takes you in and gives you the tools to realize your dream.

761

01:51:17.970 --> 01:51:22.890

Christine Hanson: Over the past half century more than a million young San Franciscans have

762

01:51:23.490 --> 01:51:31.770

Christine Hanson: Pre class. Sorry, trying to read presented themselves to City College and said, give me the tools to make something of myself.

763

01:51:32.100 --> 01:51:42.420

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

764

01:51:43.620 --> 01:51:52.770

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

765

01:51:53.160 --> 01:51:56.400

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

766

01:51:56.970 --> 01:52:03.300

Christine Hanson: I have a PDF. I don't know how to well not perfect. It's from 1988 yeah

767

01:52:03.600 --> 01:52:05.910

jon winston: Okay, Thomas either your next

768

01:52:10.440 --> 01:52:10.710

Comment

769

01:52:19.950 --> 01:52:22.440

jon winston: I can't see you anymore. But I think you might be muted still

770

01:52:27.360 --> 01:52:28.350

tomasita: Okay. Can you hear me now.

771

01:52:28.410 --> 01:52:29.160

jon winston: Yes. There you go.

772

01:52:31.980 --> 01:52:50.730

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

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

01:53:13.020 --> 01:53:21.420

tomasita: deprives us of our taking thinking that we don't have a right to build what has already been approved for years is just wrong.

776

01:53:22.080 --> 01:53:28.530

tomasita: City College is the only place where people from throughout the city can come in and become the people that they dream to be

777

01:53:28.950 --> 01:53:34.410

tomasita: Whereas there's plenty of other lots throughout the city where this development could be built.

778

01:53:34.830 --> 01:53:45.150

tomasita: So do not prior, it should not be prioritizing the developers greed. Instead, the aspirations of the people of San Francisco is what should be honored and fulfilled.

779

01:53:45.390 --> 01:53:55.530

tomasita: On this land, we should even be discussing this, because at lower lot please do continue to be part of the city college campus. Please respect that. Thank you.

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

01:55:13.500 --> 01:55:17.430

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

01:55:22.170 --> 01:55:23.070

jon winston: Resetting the timer.

789

01:55:24.180 --> 01:55:25.650

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.

792

01:55:41.940 --> 01:55:46.470

Madeline mueller: And you have the equivalent of a whole city of people coming. It's a commuter school

793

01:55:46.980 --> 01:55:55.050

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.

794

01:55:55.440 --> 01:56:03.270

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

795

01:56:03.570 --> 01:56:16.170

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.

796

01:56:16.620 --> 01:56:20.580

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

797

01:56:21.060 --> 01:56:32.490

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.

798

01:56:32.790 --> 01:56:42.330

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.

799

01:56:42.690 --> 01:56:57.870

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.

800

01:56:58.950 --> 01:56:59.490

Madeline mueller: By

801

01:57:01.140 --> 01:57:02.010

jon winston: Thank you.

802

01:57:03.180 --> 01:57:07.530

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

803

01:57:09.570 --> 01:57:17.490

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

804

01:57:17.940 --> 01:57:18.330

Structure.

805

01:57:19.740 --> 01:57:25.020

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

806

01:57:26.130 --> 01:57:27.180

jon winston: Am I wrong about that.

807

01:57:32.670 --> 01:57:36.240

jon winston: Perhaps a Joe Khrushchev Speak, speak to the

808

01:57:41.010 --> 01:57:42.780

Joe Kirchofer: Yeah. Can you guys hear me.

809

01:57:43.320 --> 01:57:43.830

jon winston: Ya hear you.

810

01:57:44.340 --> 01:57:48.180

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

811

01:57:49.380 --> 01:57:52.170

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

812

01:57:54.540 --> 01:57:58.410

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

813

01:58:00.540 --> 01:58:12.240

Joe Kirchofer: The, the, the basic premise is that, you know, there's a there's 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

814

01:58:13.260 --> 01:58:26.250

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.

815

01:58:27.690 --> 01:58:39.000

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.

816

01:58:40.110 --> 01:58:42.720

Joe Kirchofer: The first would be at the very beginning of construction.

817

01:58:44.460 --> 01:58:49.470

Joe Kirchofer: I think we've described this before we have to change the grading of the entire site so

818

01:58:50.520 --> 01:59:04.260

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.

819

01:59:05.520 --> 01:59:20.460

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.

820

01:59:21.480 --> 01:59:36.300

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

821

01:59:37.710 --> 01:59:40.110

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

822

01:59:41.460 --> 01:59:44.400

Joe Kirchofer: What we've looked at. I guess what we are looking into

823

01:59:45.600 --> 01:59:51.330

Joe Kirchofer: Our Ways that if if one of those pinch points coincides with the time

824

01:59:52.560 --> 02:00:03.330

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

825

02:00:04.350 --> 02:00:12.930

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

826

02:00:13.470 --> 02:00:23.580

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.

827

02:00:24.630 --> 02:00:27.660

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

828

02:00:29.280 --> 02:00:42.990

Joe Kirchofer: So that the college could could 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%

829

02:00:44.280 --> 02:00:48.180

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

830

02:00:49.650 --> 02:01:01.800

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

831

02:01:02.160 --> 02:01:05.940

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

832

02:01:06.690 --> 02:01:07.920

Joe Kirchofer: It's a, it's a good question.

833

02:01:09.030 --> 02:01:19.230

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 --> 02:01:48.480

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.

845

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.

846

02:02:36.660 --> 02:02:37.050

Okay.

847

02:02:38.580 --> 02:02:39.930

jon winston: Anybody else

848

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.

849

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.

850

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.

851

02:03:09.900 --> 02:03:10.410

jon winston: Okay.

852

02:03:11.520 --> 02:03:14.640

jon winston: Last call for anybody to say anything before

853

02:03:15.720 --> 02:03:16.770

Michael Ahrens: I move we adjourn.

854

02:03:17.220 --> 02:03:17.610

jon winston: All right.

855

02:03:17.640 --> 02:03:18.660

Amy O'Hair: I second thoughts.

856

02:03:18.810 --> 02:03:24.540

jon winston: All right, I think we don't by acclamation I. All in favor.

857

02:03:25.380 --> 02:03:30.270

Michael Ahrens: And then we will be talking in the near term, about one the next meeting is Lee.

858

02:03:32.010 --> 02:03:35.370

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

859

02:03:35.460 --> 02:03:35.790

Yeah.

860

02:03:37.170 --> 02:03:37.860

Michael Ahrens: Thank you.

861

02:03:38.040 --> 02:03:39.420

jon winston: All right. Good night, everybody.

862

02:03:40.740 --> 02:03:41.670

Amy O'Hair: Thank you.

863

02:03:41.760 --> 02:03:44.040

Leigh Lutenski: Everyone. Thank you very much.