

SAN FRANCISCO PLANNING COMMISSION

In the Matter of:

Regular Meeting)
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ITEMS 17 AND 18: BALBOA RESERVOIR PROJECT

REMOTE PROCEEDINGS

THURSDAY, MAY 28, 2020

4:14 P.M.

Reported by:

Peter Petty

APPEARANCES

COMMISSION SECRETARY

Jonas P. Ionin

COMMISSIONERS PRESENT

Joel Koppel, President

Kathrin Moore, Vice President

Deland Chan

Sue Diamond

Frank Fung, Commissioner

Theresa Imperial

Milicent Johnson

STAFF PRESENT:

Rich Hillis, Director, Planning Department

Jeanie Poling, Environmental Coordinator, Balboa Reservoir Project

| Seung Yen Hong, Project Manager, Balboa Reservoir Project

ALSO PRESENT

PRESENTERS:

Leigh Lutenski, Office of Economic and Workforce Development

Kearstin Dischinger, BRIDGE Housing

Brad Wiblin, BRIDGE Housing

Peter Waller, Pyatok Architects

Jen Low, Supervisor Yee's Office

APPEARANCES (CONT.)

PUBLIC COMMENT

Brian Marabello, Sunnyside Neighborhood Association

Christopher Pederson, Resident of Ingleside

Christine Hanson

Steve Marzo (phonetic), Resident of Ingleside

Steve Zeltzer, United Public Workers for Action

Yonathan Randolph

George Wooding, San Francisco Land Use
Commission Coalition

Michael Aherns, President, Westwood Park Association,
Balboa Reservoir And Community Advisory Committee (CAC)

Mark Tang, CAC

Theo Gordon, Resident

Sivana (phonetic), Bay Area Council

Alvin Ja, Resident

Amy O'Hair, Sunnyside Neighborhood Association, CAC

Greg Coots, Resident of Sunnyside

Corey Smith, San Francisco Housing Action Coalition

Laura Foote, YIMBY Action

Mike Kopeko (phonetic), Mount Davidson Manor Resident

Jennifer Heggie, Sunnyside Neighborhood Association
Balboa Reservoir Committee

Hedda Tima~~s~~ (phonetic)

Jean Barish

Theodore Randolph, Resident, Excelsior

Zack Subin

Charles Whitfield (phonetic)

APPEARANCES (CONT.)

PUBLIC COMMENT

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Robert Huffman (phonetic)

Laura Frey, Resident of Inglewood

Sarah Ogilvie (phonetic), YIMBY Action

Sharkey Leguana (phonetic), Resident of Sunnyside

Paul, YIMBY Action

Martin

Riley Averon (phonetic)

Shahid Asrahbab (phonetic)

Vic Han Shun

Jon Winston, Chair, CAC

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23

1 is Seung Yen Hong, the Project Manager of the
2 Balboa Reservoir Project, with the Planning
3 Department.

4 Before we start the team introduction and
5 the presentation, I'd like to invite Jen Low from
6 Supervisor Yee's Office to see if -- to provide
7 opening remarks. Jen, are you there?

8 SECRETARY IONIN: You may need to unmute
9 your microphone. Ms. Low, are you with us?

10 Seung Yen, why don't you proceed with
11 your presentation and if she's able to join us,
12 we can just go to her comments.

13 MS. HONG: Will do. All right, so we are
14 very excited to be here after multi-year
15 community planning, environmental planning, and
16 design development process.

17 Today I'm here with virtually the rest of
18 the team, including Jeanie Poling from
19 Environmental Planning, Sue Exline from the
20 Citywide Planning Division, Leigh Lutenski, the
21 Project Manager from the Office of Economic and
22 Workforce Development~~er~~, and the developer team,
23 Reservoir Community Partners.

24 This project is also a result of a huge
25 collaborative process among city agencies. Carli

1 Paine, SFMTA, and Sara Amaral at the Mayor's
2 Office of Housing and Community Development are
3 here with us as well.

4 This presentation covers a number of
5 approval items, as Jonas mentioned, and involves
6 multiple speakers. I will start with a summary
7 of (indiscernible) items, the project background,
8 and a brief overview of the project.

9 Leigh Lutenski will present DA key terms,
10 and the sponsor will for the detailed project
11 elements. Jeanie Poling will summarize CEQA
12 impacts. And I will conclude the presentation
13 with the key project approvals under
14 consideration today.

15 The approval actions under consideration
16 today include certifying the EIR, adopting CEQA
17 findings ~~and in~~ the DSG, and recommending approval
18 of General Plan Amendments, Planning Code and Map
19 Amendments, and the Project Development
20 Agreement. We'll come back to approval items at
21 the end of this presentation.

22 As shown on the map, the Balboa Reservoir
23 site is situated in the southwest quadrant of the
24 city, near the Balboa Park BART station, and
25 right next to City College of San Francisco.

1 This site is just north of the Ocean Avenue
2 commercial district and is surrounded by
3 Sunnyside, Westwood Park, and Ingleside
4 neighborhoods. This site is about 17.6 acres in
5 size and currently owned by the San Francisco
6 Public Utilities Commission, the SFPUC, and
7 leased by City College of San Francisco for
8 overflow parking.

9 As part of the Ceity's Ppublic Lands for
10 hHousing pPProgram, the city agencies worked
11 together to identify public lands that could be
12 converted to housing, while providing both public
13 benefits and financial returns to the city.
14 Balboa site is one of the designated public lands
15 and this site presents great opportunities to
16 realize the Public Lands for Housing Program
17 goals. It is an underutilized, sizeable lot that
18 can provide not only affordable housing, but also
19 many public amenities.

20 As called for in the Balboa Station Area
21 Plan, this site is at transit-oriented location,
22 in close proximity to the Balboa Park BART
23 station and Muni stops.

24 This project is the result of over five
25 years of community planning and we are so excited

1 to be here at the project approval hearing.

2 A critical component of the community
3 outreach is the Balboa Reservoir

4 ~~Community Citizens Committee~~ -- Advisory Committee,
5 the BRCAC that Supervisor Yee established in
6 April 2015.

7 In addition to providing a venue for
8 public input, one of the CAC's responsibilities
9 was to establish development principles and
10 parameters for developers' action.

11 The BRCAC worked for a little over a year
12 to develop a comprehensive list of development
13 principles and parameters. In 2017, the city
14 chose a developer team, a partnership between
15 BRIDGE Housing and AvalonBay for development of
16 the project.

17 The city and the sponsor continued
18 engaging the community in the planning process.
19 And so far, we've conducted over a hundred
20 community events, including over 40 CAC meetings,
21 site tours, workshops, and presentations to
22 neighborhood groups, Planning Commission, and
23 City College Board of Trustees.

24 I would like to highlight that after the
25 shelter-in-place order we held three virtual CAC

1 meetings and three virtual office hours to stay
2 connected with the community and solicit input.
3 I would like to note that during these virtual
4 hearings, virtual meetings, we have higher
5 numbers of attendance, over 100 people, compared
6 to previous meetings.

7 The BRCAC development principles and
8 parameters represent areas of community interest.
9 And the project was designed, centered around
10 these parameters. We worked with the community
11 over the past five years, and the project has
12 evolved over the course of that time based on
13 community input.

14 These are core principles that have been
15 key to the project. You will hear these key
16 things going throughout our presentation. The
17 core principles include maximizing housing,
18 providing 50 percent affordable housing, creating
19 four acres of public open space, respecting the
20 scale of nearby neighborhoods, and collaborating
21 with City College.

22 The proposed project will build about
23 1,100 units with 550 affordable housing units.
24 It would create four acres open space, including
25 a two-acre central park. It will be mainly

1 accessed from Frida Kahlo and Ocean Avenue, along
2 with several bike and pedestrian connections.

3 The building heights will range from two
4 stories to seven stories, providing a transition
5 in scale in respect to surrounding neighborhoods.

6 Transportation and parking issues are one
7 of our main focuses, and I will talk more on the
8 next slide.

9 The project also includes a range of
10 community amenities that my colleague will detail
11 further later.

12 We heard concerns around traffic
13 congestion, pedestrian safety, loss of parking,
14 and potential spillover parking in surrounding
15 neighborhoods. The project itself is designed to
16 promote sustainable modes of transportation and
17 to reduce reliance on auto trips. But
18 transportation and parking is a much broader
19 issue that requires coordination with City
20 College, our neighbor, and the SFMTA.

21 Over the course of several years, the
22 City College, SFMTA, and the sponsor have
23 coordinated and made huge progress on addressing
24 many of these concerns. The City College would
25 improve the pedestrian path a-long Ocean Avenue

1 and has adopted the TDM study and hired a TDM
2 coordinator. The SFMTA accelerated two projects
3 in the area that will make improvements at the
4 Ocean and Frida Kahlo intersection, and improve
5 the K-Line. The sponsor will contribute about
6 \$10 million in transportation sustainability fee,
7 fund mitigation measures, and implement its TDM
8 plan and replace new parking strategy.

9 Now, I will hand it over to my colleague,
10 Leigh Lutenski, who will talk more about the DA
11 key terms.

12 MS. LUTENSKI: Thank you, Seung Yen. I'm
13 Leigh Lutenski with the Office of Economic and
14 Workforce Development. I will be highlighting
15 two areas of the development agreement today that
16 have been the focus of community discussions.

17 The first is the City College. As you
18 can see in the aerial image, the city-owned
19 project parcel in yellow is directly to the west
20 of City College's main campus. We have heard
21 from the college trustees and stakeholders that
22 the project must support the long-term health of
23 the college.

24 The project is doing so with the
25 inclusion of affordable educator housing, which

1 will assist the college in attracting and
2 retaining diverse faculty and staff. This would
3 be among the first affordable educator buildings
4 approved or built in the city.

5 Second, we have heard that the project
6 must maintain students' access to education.
7 We've worked closely with the college
8 administration and SFMTA in the last number of
9 years to prioritize project investments in bike,
10 ped, and transit improvements, as Seung Yen
11 previously described.

12 The college's recent parking analysis
13 shows that most students taken transit, or bike
14 and walk to campus. So, these types of
15 investments best support students.

16 In addition, the DA requires that the
17 developer construct up to 450 public parking
18 spaces that will support college drivers. The
19 final number of public parking spaces will be
20 determined using the best available use data at
21 the time of construction.

22 The development agreement codifies these
23 college benefits as developer requirements so
24 that the city can ensure that they are delivered
25 as the project is built out.

1 The next slide, please. The second area
2 is affordable housing. We have heard from the
3 Balboa Reservoir CAC and a broad swath of the
4 public that the project should have significant
5 amounts of affordable housing for a range of
6 incomes. The project will produce 550 affordable
7 units, or 50 percent of the 1,100 project units,
8 an unprecedented amount, and the project's key
9 benefit. The affordable units will be provided
10 at a range of incomes, from low to moderate,
11 including the educator housing.

12 The developer and the city, through the
13 Mayor's Office of Housing, are collaborating on
14 the funding plan for the affordable housing and
15 will continue to work together to secure
16 subsidies and employ creative ideas related to
17 conveyances and regulatory agreements as the
18 project is implemented.

19 I would like to now turn it over to
20 Kearstin Dischinger from the project team to
21 continue to highlight the project's benefits and,
22 in particular, those related to the community's
23 desire that the project create a livable,
24 thriving neighborhood, meaning new public
25 gathering spaces, sustainable living, safe and

1 pleasant pedestrian experiences, and amenities to
2 support children and families. Thank you.

3 MS. DISCHINGER: Thanks Leigh. Good
4 afternoon President Koppel and Commissioners.
5 I'm Kearstin Dischinger with BRIDGE Housing.
6 BRIDGE is a San Francisco based nonprofit that
7 has been building affordable housing since 1983.
8 We are part of the master development team, along
9 with AvalonBay, selected by the city to implement
10 this Commission's, the city's, and the
11 community's vision for the Balboa Reservoir.

12 We are very proud to present to you the
13 projects that our team put together. Our team
14 includes Van Meter Williams Pollack, Pyatok, and
15 GLS on design, Mission Housing and Habitat
16 Humanity who will build some of the affordable
17 housing, and the Balboa Reservoir CAC and various
18 community members who participated as we refined
19 the site design, and the community building at
20 the Balboa Reservoir.

21 Staff worked through the community
22 process and background on the site. Our team
23 would like to share how that process shaped our
24 2017 proposal into the project before you today.

25 The community demonstrated a deep

1 commitment to the success of the Balboa
2 Reservoir, offering countless hours and
3 thoughtful comments. We had wide-ranging
4 conversations with community members about how
5 the buildings will relate to the surrounding
6 neighborhood, and how our transportation program
7 will improve trips on Lee Avenue and Frida Kahlo
8 Way.

9 We also discussed ways to improve walking
10 and biking conditions throughout the area, and to
11 BART.

12 Community members had detailed questions
13 about the structure for providing educator
14 housing. Some shared information about the use
15 of electric vehicles. We received comments about
16 specific plants and trees that would work well on
17 our site. And others wanted to ensure that
18 affordable housing residents had equal access to
19 the park.

20 We'd like to thank the CAC and the
21 community for their continued investment in the
22 Balboa Reservoir.

23 Now, I'd like to introduce Peter Waller,
24 with Pyatok Architects, who will review the
25 design framework for the site, with an attention

1 to the community input. Peter.

2 (Pause)

3 SECRETARY IONIN: Do we have a

4 connection?

5 MS. DISCHINGER: Hi, we're checking just

6 a minute to find him on the various tech lines.

7 There's a little --

8 MS. HONG: Shall we move to the other

9 party while Peter is coming back?

10 SECRETARY IONIN: That would probably be

11 a good thing to do.

12 MS. HONG: All right, we'll move to

13 Jeanie's part.

14 MS. POLING: Hi there. Can you hear me?

15 Good afternoon, President Koppel and Members of

16 the Commission.

17 MR. WALLER: And Jeanie, I'm going to

18 just speak up and say I think I found my problem,

19 if that's -- can you guys hear me, now?

20 MS. POLING: Oh, okay. Do you want to go

21 back to Peter then? Let's do that.

22 SECRETARY IONIN: Okay.

23 MR. WALLER: My apologies. So, folks, I

24 was speaking away, of course unknowing. So, my

25 apologies. So, again, Peter Waller, Pyatok

1 Architects, and good afternoon Commissioners.

2 So, on the design framework, and we can
3 stay on this first slide, the key organizing
4 piece really is the open space. That's the key
5 to making this a family-friendly neighborhood.

6 And so, we placed this two-acre open space where
7 the most people possible could experience it on a
8 daily basis, where it was conveniently accessed
9 for the neighborhood. Organized it in a way that
10 it would get good sun, but also be protected from
11 the wind. And also, organized it in a way that
12 we could program it with an informal green space
13 for gathering, but also as you step gradually up
14 the hill a play area, community gardens, a
15 sheltered outdoor area for people to gather.
16 Community space on this community terrace, on the
17 east side overlooking the park.

18 So that as a whole, the park is both a
19 respite from the busy surroundings, but also has
20 enough amenity spaces to be active at all hours.

21 And then, importantly, really thought
22 about the placement in terms of its connections
23 to the surrounding. Coming up the Brighton Paseo
24 from Ocean Avenue, the park is right on access
25 with that. Across the top of the park, North

1 Drive connects out to Frida Kahlo and provides a
2 direct connection for Sunnyside neighbors to come
3 through the park, and through the neighborhood.
4 And, of course, a wide terrace opening to Lee
5 Avenue, welcoming staff and students from City
6 College, and a connection to San Ramon⁷ and
7 Westwood Park to the west, but that's the bike
8 connection.

9 The next slide. Complementing the
10 ~~c~~Central ~~P~~park, SFPUC open space, which is a more
11 active recreation area, has a flexible zone where
12 you could have food trucks, other uses that
13 evolve over time. It provides additional open
14 space for the childcare at Block B, which is a
15 really critical family amenity for this site.

16 And this space also provides an important
17 pedestrian ~~connection~~^{community} from the Unity
18 Terminal, Unity Plaza, Lee Avenue, Whole Foods,
19 and the whole rest of the neighborhood.

20 The next slide. And we should be on the
21 pedestrian circulation slide at this slide, so
22 one more beyond this.

23 So, together these two open spaces are
24 really the heart of a larger pedestrian network,^L
25 and that's really the focus of this neighborhood

1 design layered over the open spaces, walking, and
2 biking. And that network goes to the streets.
3 It goes into the townhomes. It goes into every
4 block through required open air openings. And it
5 extends, obviously, out to the surrounding
6 neighborhoods.

7 And, you know, in thinking about this as
8 a family--friendly neighborhood, we're very aware
9 that generations of San Franciscans have been
10 raised in these surrounding neighborhoods, and we
11 really want to continue that tradition. In this
12 community we really want to support that
13 tradition in the larger neighborhood with these
14 new amenities, in terms of open space.

15 The next slide. And then, on building
16 design, the goals, the standards, and the
17 guidelines are twofold. One, create a sense of
18 place. And two, to really get a fit with the
19 surrounding neighborhood.

20 And so, the larger buildings, and
21 hopefully we're on the slide showing the overview
22 of the neighborhood, the bird's eye view.

23 The large buildings are placed adjacent
24 to Ocean Avenue and along Lee, which is our
25 shared street with the evolving, growing City

1 College campus. And then, those buildings step
2 down to three and two stories next to our
3 neighbors in Westwood Park.

4 Within the neighborhood, then, every
5 block is also required -- this is the correct
6 slide, thank you -- to have additional carvings,
7 and roof articulations, and full--story step
8 backs so that each block has a tapered quality.

Commented [PJ(2)]: setbacks?

9 And so that the neighborhood as a whole fits
10 comfortably into this hillside context, hillside
11 neighborhood context, and that we avoid large
12 areas of flat roofs, of monolithic buildings.

13 And then, Lee Avenue, shown at the bottom
14 across this slide is our taller buildings, but
15 it's a really critical gateway street for us and
16 our shared street with City College. And while
17 the buildings are taller, the blocks are
18 relatively short in length. There are lots of
19 openings, streets, and wide openings to the
20 parks. And there's a continuous active ground
21 floor~~d~~. So, this will be a very comfortable
22 walking and biking street.

23 And then, lastly, the final slide is on
24 sustainable design. And we had an opportunity on
25 this project to work closely with the Planning

1 Department on piloting the sustainable
2 neighborhoods framework, which really helped us
3 delve into sustainability at all scales. To look
4 at elements such as indoor air quality, equity,
5 resiliency, all the pieces that come together to
6 make a place that's really healthy in a deep way
7 for families and for all households.

8 Within that framework we also created
9 some really **import reach** goals. For electric
10 vehicle charging stations we set a goal of making
11 all the on-site parking spaces to potentially
12 have vehicle charging potential. We set a goal
13 to generate up to 25 percent of our power on site
14 site through renewable sources.

Commented [P3(3)]: important?

15 And lastly, and critically, the project
16 has qualified as an Environmental Leadership
17 Project under AB 900. And that means it will be
18 100 percent greenhouse gas neutral in
19 construction and operations.

20 So, it's been a real pleasure, this
21 design process working with the Community
22 Advisory Group. I feel like all of these things
23 we've pursued are really deeply grounded in the
24 principles and parameters that group set forth.

25 And I will hand it back to Kearstin.

1 MS. DISCHINGER: Thank you, Peter. And
2 again, thank you Commissioners. We are thrilled
3 to be before you today seeking approval for 1,100
4 units of family--friendly housing. I think the
5 staff and our team discussed some of the-- family--
6 --friendly amenities, and we are very proud of
7 those elements. We are very proud of those
8 elements.

9 The most salient housing issue
10 confronting families, of course, is
11 affordability. And our greatest offering to
12 future families is 550 units of affordable
13 housing.

14 Another important part of our affordable
15 housing plan came from close collaboration with
16 City College, which was the impetus for our
17 project to provide approximately 150 affordable
18 homes for educator households.

19 Based on the results of a City College
20 survey, these units will be affordable to
21 households earning 80 to 120 percent of the area
22 median income. We look forward to continued
23 collaboration with City College on educator
24 housing and the broader coordination around
25 design and construction with their facilities

1 master plan.

2 We look forward to the ongoing community
3 collaboration. Supervisor Yee has extended the
4 CAC to provide a venue for community input
5 through the development of the site. We imagine
6 collaboration on detailed design and programming
7 of the park, as well as other elements.

8 Our project will be developed with 100
9 percent union labor under our project labor
10 agreement. The jobs the project creates will
11 play a meaningful part in San Francisco's
12 economic stabilization and recovery.

13 Today we are proud to seek your approval
14 on a proposal so we can continue our work with
15 the community, the city, and the college.

16 Representatives from our design team and
17 various parts of the development team are
18 available for questions. And I'd like to thank
19 you, Commissioners.

20 And now, I think it's Jeanie.

21 MS. POLING: Good afternoon President
22 Koppel and mMembers of the Commission. I'm
23 Jeanie Poling, Planning Department staff and
24 Environmental Coordinator for this project.

25 The first item for your consideration is

1 the certification of the Final Subsequent
2 Environmental Impact Report, or EIR. I'll
3 present the environmental review process and EIR
4 conclusions.

5 The project site is within the Balboa
6 Park Station plan area, and the Planning
7 Commission certified the area plan EIR in 2008.
8 CEQA allows for a subsequent EIR, which is
9 essentially a new EIR that tiers off of the
10 analysis done for the ~~a~~Area ~~p~~Plan EIR, and then
11 focuses on topics that result in new or more
12 significant impacts than those identified in the
13 ~~a~~Area ~~p~~Plan EIR. We did a subsequent EIR
14 analysis for this project.

15 The next slide, please. The EIR analyzed
16 two different options for the project. The
17 developer's proposed option with 1,100 dwelling
18 units, and the additional housing option with
19 1,550 dwelling units that was developed by the
20 city.

21 We also analyzed ~~four~~ project variants.
22 Variant ~~One-1~~ has the public parking garage
23 aboveground. Variant ~~Two-2~~ moves the public
24 parking garage to the north. Variant
25 ~~Three-3~~ assumes no pedestrian or bike access from

1 Westwood Park via San Ramon Way. And Variant
2 ~~Four~~4 shifts the north access road further
3 south.

4 Please note that the project before you
5 for approval today is identified mostly in the
6 EIR as the developer's proposed option.

7 The next slide, please. I'll now
8 summarize the EIR's significant and unavoidable
9 impact findings. The EIR identified three
10 significant and unavoidable impacts during
11 project construction. These involve noise,
12 regional air quality, and localized air quality.
13 The significant air quality impacts would occur
14 only during a compressed three-year construction
15 schedule, which the project sponsor determined as
16 the shortest feasible schedule.

17 The next slide, please. The EIR
18 conservatively identified two transportation-
19 related impacts during project operation. One
20 involves potential conflicts related to existing
21 loading for the Whole Foods ~~s~~SStore along the Lee
22 Avenue extension. Lee Avenue is currently a
23 dead-end street but would become a through
24 street when the project becomes operational.

25 The other operational impact involves

1 transit delay under cumulative conditions due to
2 growth at the project site combined with growth
3 at City College.

4 The next slide, please. The EIR
5 identified four project alternatives; a no
6 project alternative, a reduced density
7 alternative, an alternative that allows passenger
8 vehicle access to and from Westwood Park via San
9 Ramon Way, and a six-year construction
10 alternative.

11 The only build alternative that would
12 reduce significant and unavoidable impacts is the
13 six-year construction schedule, which would
14 reduce the two significant construction air
15 quality impacts to less than significant with
16 mitigation.

17 Significant transportation impacts during
18 project operation would occur under both options
19 and all variants. While the San Ramon Way
20 vehicle access alternative and the reduced
21 density alternative would reduce transportation
22 impacts, they would not reduce them to less than
23 significant.

24 The next slide, please. The EIR
25 identified mitigation measures related to these

1 topics shown on the screen. As part of today's
2 approvals, you'll be asked to adopt CEQA findings
3 that include these mitigation measures as
4 conditions of project approval.

5 The next slide, please. This slide
6 identifies the key dates of the project CEQA
7 review. Over the last two years we've held
8 public meetings on the scope of the analysis and
9 the draft analysis, and we've responded fully to
10 comments.

11 The Planning Commission had no comments
12 on the draft analysis during the public hearing
13 of the Draft EIR in September of 2019.

14 The Responses to Comments document, in
15 combination with the Draft EIR constitutes the
16 Final EIR, which is before you today for
17 certification.

18 The Final EIR is adequate and provides
19 decision makers and the public with the
20 information required pursuant to CEQA to
21 understand the potential environmental impacts of
22 the project alternatives and mitigation measures.

23 On this basis, we request that the
24 Commission adopt the EIR certification motion
25 before you. This motion does not approve the

1 project but, instead, it certifies that the EIR's
2 contents and procedures comply with CEQA.

3 This concludes my presentation on the EIR
4 certification and I am available for questions.
5 I'll turn it back to Seung Yen now. Thank you.

6 MS. HONG: Thank you, Jeanie. In the
7 interest of time I will quickly go through
8 proposed action items. Can you all hear me, just
9 to make sure?

10 SECRETARY IONIN: Yes, Seung Yen, we can
11 hear you.

12 MS. HONG: All right. Staff recommends
13 General Plan Amendments to ensure that the
14 project and General Plan are in alignment and to
15 ensure that the General Plan reflects the
16 specifics of the proposed project.

17 The proposed amendments are in the Balboa
18 Park Station Area Plan, the recreation and open
19 space element, the land use index, and the
20 housing element. These amendments ~~were~~
21 initiated on April 9, 2020.

22 Today, we submitted a new version of the
23 GPA ordinance, which includes the ~~clerical~~
24 amendments recommended by the City Attorney's
25 Office. So, please act on the new version of the

1 ordinance today.

2 The project also requires planning code
3 and map amendments. The proposed amendments
4 would establish the Balboa Reservoir Special Use
5 District, which codifies planned use for the
6 project. The amendments would result on the
7 project ~~side~~ from public district to a new,
8 mixed use district, and range of height from 40
9 and 65 to 48 and 78 feet.

10 I want to point out that the community
11 engagement will continue after the project
12 entitlement. This community engagement
13 requirement is written into the SUD. At a
14 minimum, each building design review application
15 requires one public meeting. And all open spaces
16 in the project require a minimum of two public
17 meetings.

18 I would like to take the opportunity to
19 mention our recommended changes to the planning
20 code ordinance, ~~7~~ since the ordinance was
21 introduced to the board of supervisors.

22 Supervisor Yee has been promoting family-
23 ~~friendly~~ development on the project ~~side~~ and
24 recommended changes to the SUD. These changes
25 include requiring a higher portion of units with

1 two bedrooms or more, a planted area in common
2 usable open space, and oversized bike parking
3 spaces.

4 Also, for your approval today is the
5 design standards and guidelines, the DSG, in the
6 development agreement. The DSG includes
7 regulatory standards supplementing the controls
8 in the SUD. The DA is a contract between the
9 city and the developer and includes numerous
10 exhibits, such as affordable housing plan, open
11 space allocations, and the TDM plan.

12 Finally, I will end the presentation with
13 my last side, a list of action items proposed for
14 the project.

15 This concludes our presentation. I would
16 also like to mention this project is AB 900
17 project. Thank you for your time.

18 SECRETARY IONIN: Very good. Through the
19 Chair --

20 MS. HONG: Before we end the
21 presentation, I would like to reintroduce Jen
22 Low.

23 MS. LOW: Hi, this is Jen Low with
24 Supervisor ~~LS~~ Norman Yee's Office. Sorry about
25 the technical glitch earlier. Thank you,

1 President Koppel, Commissioners, and welcome
2 Commissioner Chan. And thank you to all the
3 staff who have been working very diligently on
4 this project over the course of the past five
5 years.

6 President Yee would have been here today,
7 but he did want to just emphasize the importance
8 of the community engagement, which is why we
9 formed the Community Advisory Committee in 2015.
10 And was mentioned, it is going to be extended so
11 that they will continue to be part of the process
12 even after the project is, you know, or
13 potentially entitled. And I think that might
14 also help with some of the mitigation that was
15 mentioned previously around environmental impacts
16 like noise and air.

17 We do believe that having a very tight
18 communication with the project sponsor is key.
19 It's important to us to not look at this as just
20 a housing project, but one that completes the
21 neighborhood.

22 We are so fortunate to have neighborhoods
23 surrounding this project that have been fit for
24 families and intergenerational households, and we
25 hope this will contribute to that, which is why

1 he, along with Mayor Breed has committed San
2 Francisco to becoming a child-friendly, family-
3 friendly city. And I think that's why you're
4 seeing some of that work being made through the
5 Development Amendment by really defining what
6 family- and child--friendly housing looks like.
7 What that looks like for our communities and for
8 generations to come.

9 And I think you're going to hear a lot of
10 community input today, and I'm so grateful for
11 that because I think it comes in earnest.
12 Because we want to build a community that's going
13 to outlast us. That it's going to be something
14 we can look back at and be proud of for
15 generations to come.

16 I just wanted to note a couple of things
17 that are still in discussion, just for the
18 context of the Commission as you weigh in today.
19 One of them is affordable housing. This is a
20 cornerstone of this project for 50 percent of it
21 to be affordable. And that's very much because
22 the community pushed for that, and we're really
23 proud of that factor.

24 And I just want to note that, you know,
25 we intend, and we want, and we are committed to

1 ensure that these units of housing are going to
2 be dedicated for affordability in perpetuity.

3 And so, we're tightening language there, and we
4 want to make sure that we enforce that permanent
5 affordability. So, we're working with the
6 developer and city partners to ensure that.

7 The other, you know, piece that we're
8 continuously working on is around our
9 relationship and our partnership with City
10 College and the trustees there. We're entering a
11 really uncertain time. It's been very
12 challenging for the college and especially given
13 this health emergency and the budget crisis, we
14 all have to work a lot more creatively and
15 collaboratively. And we look forward to that,
16 particularly around the issues on transportation
17 and parking.

18 And so, I do want to note that we're in
19 continuous conversations working on the MOU
20 between the developer and City College, and
21 ensuring the development's commitments are laid
22 out in the development agreement, and also
23 ensuring that we kind of tighten the
24 transportation element so that there's public
25 benefit to that around the parking and

1 transportation measures. And I just wanted to
2 make sure that I put that on record that that is
3 something we're going to continue to work on and
4 tighten up.

5 With that, I'll leave it to the
6 Commissioners. Thank you so much for having this
7 hearing today. And thank you so much to staff,
8 as well.

9 SECRETARY IONIN: Very good
10 Commissioners. That concludes staff and sponsor
11 presentations, Seung Yen?

12 MS. HONG: Correct.

13 SECRETARY IONIN: Very good. I have been
14 informed by my operations team that we're having
15 a little technical difficulty. And so, we'll
16 need to wait one moment before we go into the Q&A
17 mode. So, Commissioners if you would like, you
18 may want to begin asking any direct questions of
19 the staff or project sponsors.

20 Commissioner Moore. You're probably
21 muted, Commissioner Moore.

22 VICE PRESIDENT MOORE: I have a question
23 for Ms. Dischinger, if she's available.

24 MS. DISCHINGER: Yes. Yes, here I am.

25 VICE PRESIDENT MOORE: Kearstin, could

1 you briefly talk to us about a phasing strategy,
2 or is this project intended to be all built at
3 once? It's a difficult site. It's a reasonably
4 large site with four challenging corners. If you
5 could, I'd love you to talk about a phasing
6 strategy.

7 MS. DISCHINGER: Sure, happy to do that.
8 If Seung Yen can put a site plan up while I'm
9 talking, that might facilitate people's
10 understanding of my words.

11 There are a row of townhouses on the
12 western edge of the property, and then there's
13 seven multi-unit buildings. And our concept is
14 to build it in two phases, or two and a half
15 phases. The first thing that we think would
16 happen is the infrastructure, of course. And
17 then, we would build out the townhomes with the
18 ~~c~~Central ~~P~~park and the four buildings surrounding
19 the park. So, that would be phase one.

20 And while that phase was happening, we
21 would have two parking lots on the edges of the
22 facility for City College, to service them during
23 the construction of phase one.

24 And then, we would move into phase two,
25 which would be the building all the way to the

1 north, and the two buildings closest to Ocean
2 Avenue on the south.

3 And what we really like about this is the
4 park would be really well contained during and
5 after phase one, and so you'd really get a clear
6 sense of what the development would be like in
7 the long term.

8 VICE PRESIDENT MOORE: Okay. And then,
9 the last would be building out the western edge.

10 MS. DISCHINGER: I think the western
11 edge, the townhomes, would happen either in
12 concert with or shortly before phase one. And
13 they may -- we don't actually know if the
14 townhouse developers will choose to build in
15 phases themselves, which is the traditional
16 choice for that product type, or they may build
17 it all out at once. But we imagine it will be
18 early in the process.

19 VICE PRESIDENT MOORE: Could you also
20 briefly speak about the time frame for
21 implementation? When are you thinking of
22 starting and how long do you believe it takes?

23 MS. DISCHINGER: Yes, I certainly can.
24 We have, upon approval with the Board and the
25 Mayor, we have some time and attention to turn to

1 the detailed design of the infrastructure and
2 approval of the city, while we also line up our
3 detailed design of the buildings, and affordable
4 housing financing. And so, we think that we
5 could start in end of 2021, or early 2022 at the
6 earliest. And then, we anticipate that it would
7 take about six months to a year to do the
8 horizontal work. And then, we'd follow that with
9 phase one of the vertical development. And then,
10 there may be a little bit of overlap between
11 phase one and phase two, or there may be a little
12 bit of time in between phase one and phase two
13 for the vertical development. So, the
14 construction period could span a full six years.

15 VICE PRESIDENT MOORE: Okay. Thank you
16 so much for giving us that oversight. I hope
17 that you indeed will be able to stay on track.
18 We have listened to lots of presentations about
19 very interesting housing projects and few of them
20 have materialized. This is a slightly different
21 and more urgent project and I congratulate you to
22 the sensitivity by which it is designed, and by
23 which you are describing the phasing of the
24 project. Thank you so much.

25 SECRETARY IONIN: Commissioners, we are

1 still waiting to bridge our -- oh, it appears as
2 though we may be back now. Let me see. Oh,
3 maybe not. Sorry, maybe premature.

4 Okay, would Commissioners have any
5 additional question for the project sponsor or
6 staff? If not, I would recommend that we maybe
7 take a five-minute recess and allow the AT&T
8 conference bridge to reconnect.

9 VICE PRESIDENT MOORE: I assume we are
10 recessing?

11 SECRETARY IONIN: Well, I mean recessing
12 in city hall is a little different than here. We
13 just have to sort of be patient and wait for the
14 AT&T conference line to be re-bridged into the MS
15 Team's platform so that we can accept public
16 comment.

17 (Off the record at 5:00 p.m.)

18 (On the record at 5:07 p.m.)

19 SECRETARY IONIN: Why don't we try to go
20 into the Q&A for public comment?

21 (Operator Instructions)

22 SECRETARY IONIN: Fantastic. And members
23 of the public, through the Chair, you will have
24 two minutes.

25 If the caller is ready, you may submit

1 your comment. Caller? Why don't we try the next
2 caller.

3 MR. MARABELLO: Hello.

4 SECRETARY IONIN: Oh, never mind.

5 MR. MARABELLO: Hello.

6 SECRETARY IONIN: Are you prepared to
7 submit your comments?

8 MR. MARABELLO: Sorry about that. It was
9 on hold for a long time there.

10 SECRETARY IONIN: No, I understand and I
11 appreciate your patience. You'll have two
12 minutes.

13 MR. MARABELLO: Okay. Thanks for getting
14 us back. Brian Marabello, Sunnyside homeowner
15 and Sunnyside Neighborhood Association Member.

16 Here's my comment. Former Planning
17 Commissioner Myrna Melgar is quoted this week in
18 48 Hills as follows: I think the Balboa
19 Reservoir Project still needs work. They don't
20 have an MOU with City College and the traffic
21 mitigations and improvements are not tight. The
22 MTA has not been present at the CAC~~P~~ meetings.
23 I'm worried about exacerbating the traffic mess
24 that is already there on Ocean between the Muni
25 Station, 280 on-ramp and Frida Kahlo Way. If I

1 were still on the Planning Commission, there are
2 key demands that would need to be met before I
3 would vote for it. The MOU with CCSF and better
4 traffic mitigations on Plymouth, Ocean, and Frida
5 Kahlo among them.

6 So, almost no mitigation is offered to
7 what the SEIR itself acknowledges are significant
8 transportation impacts. The Planning Commission
9 should withhold approval of this project until
10 transportation issues such as the following two
11 examples are addressed: Traffic delay assessing
12 transit operations, and air quality. The
13 response to comments played fast and loose with
14 data showing a significant transit delay as a
15 result of the project by simply dropping the
16 table with the offending data from the final
17 report.

18 Unfortunately, not documenting the delay
19 doesn't make it disappear. The old data was
20 replaced with new data. The new data was
21 collected on 12-18-2019 during finals week. This
22 new data is of dubious value because 12-18-2019
23 would move all the traffic.

24 Before this project is approved, the city
25 must implement changes such as removing parking

1 from Frida Kahlo to allow for transit-only lanes
2 and better, safer bicycle lanes. In committing
3 to frequent, regular maintenance and updating the
4 traffic signal system on Frida Kahlo and Ocean
5 Avenue.

6 Transit free reliability. Success of the
7 Balboa Reservoir Project depends on new residents
8 using public transit, not private vehicles,
9 whether they're own or TNCTs. Safe, frequent
10 reliable service is necessary to draw the new
11 residents. While transit is an unknown
12 proposition in our pandemic world, we can be sure
13 the current crowd of vehicles, long wait times,
14 with groups at bus stops, and extremely slow
15 operating speeds will repel new residents, not
16 attract them.

17 The Planning Commission cannot in good
18 faith approve a huge project that plans on new
19 residents taking public transportation as a
20 fundamental feature of its transportation TPD in
21 our pandemic and post-pandemic world.

22 SECRETARY IONIN: Thank you. That's your
23 time.

24 MR. PEDERSON: Hello, my name is
25 Christopher Pederson. I live in the Ingleside.

1 I strongly support the housing components of the
2 project. If San Francisco is serious about
3 addressing the climate and affordable housing
4 crises, it must allow much genuinely transit and
5 pedestrian-oriented, mixed income, multi-family
6 housing. The Balboa Reservoir site is an ideal
7 location for such house, close to BART, multiple
8 Muni routes, City College, and the Ocean Avenue
9 neighborhood commercial district. And it's in
10 the western half of the city, which needs to
11 start doing its fair share.

12 The proposed project comes close to
13 realizing the potential of the site. But two
14 related changes will allow it to achieve its full
15 potential. You should eliminate the proposed
16 450-space commuter parking garage and you should
17 replace it with more housing, as described in the
18 additional housing option evaluated in the EIR.

19 The only conceivable rationale for the
20 public parking garage is to perpetuate the high
21 rate of automobile commuting to City College. As
22 the EIR acknowledges, providing more parking will
23 encourage more driving and undermine any TDM
24 program. I realize some City College
25 constituents do need to drive, but there will

1 still be plenty of parking at City College if
2 this project moves forward.

3 So, consistence with the city charters as
4 the first mandate, and with the city's climate
5 and affordable housing goals please replace the
6 public parking garage with more housing. If not,
7 you should at least dramatically shrink the size
8 of the public garage and deploy the same
9 prohibitions to multiday and discounted parking
10 passes that apply in downtown and other mixed--
11 use areas. Thank you very much.

12 MS. HANSON: Hello Commissioners. I have
13 to tell you I am actually simultaneously in the
14 queue for the Board of Trustees meeting. So, the
15 north street extension to Frida Kahlo at Cloud
16 Circle is given little treatment in the SEIR's
17 Variant~~tee~~ ~~Four~~4. There were no public comments
18 on Variant~~tee~~ ~~Four~~4 in the SEIR probably because
19 finding Variant~~tee~~ ~~Four~~4 was like looking for the
20 Easter bunny at Christmas time. You could find
21 it if you knew to look for it, but the item was
22 given a pretty low profile until the project
23 design standards and guidelines came out, where
24 it is detailed now with 11 diagrams.

25 This change would result in a temporary

1 or permanent road running through existing City
2 College parking on the east side of the Reservoir
3 and would take an intersection that from the west
4 currently ends in a T, and change it to an
5 intersection where not just one but two roads
6 join together to enter on the west side.

7 When it became clear at a City College
8 Board Facilities meeting, which by the way got
9 Zoom bombed the first time, the second try it
10 became clear this change was still being
11 considered. And it was disturbing enough to
12 prompt the Academic Senate to issue a resolution
13 on the subject because this is a spot with a high
14 amount of pedestrian traffic.

15 The facilities master plan addresses the
16 west side of the potential intersection, noting
17 that pedestrian and vehicle conflicts are present
18 and some drivers and pedestrians do not
19 anticipate traffic at the intersection with Cloud
20 Circle.

21 This new intersection would add a green
22 light to the drivers. Commissioners, the EIR you
23 are being asked to certify claims this is no
24 change. Please, Commissioners, flag this
25 varianttee for further study before approving the

1 EIR and the special use district. Otherwise, it
2 could go forward without proper analysis.

3 Yes, and thank you for hanging in there
4 with this meeting. It has been very strange and
5 very stressful to be in two simultaneous queues
6 at once. Thank you.

7 MR. MARZO: Hi, my name is Steve Marzo
8 and I'm a resident of Ingleside. And I actually
9 live right across the street of the proposed
10 project on Ocean Avenue. I often walk my dog
11 through the parking lot. And ever since I've
12 moved here it truly blew my mind that something
13 this large, in such a prime location next to a
14 grocery store, next to a community college, and
15 every available mode of mass transit has been
16 undeveloped. We need this project and ten more
17 just like it. We have a lot of people hurting in
18 the city. We need to undo years of complacency
19 to dig our way out of the neighborhoods' lack of
20 affordable housing.

21 I've attended multiple Community Advisory
22 Committee meetings and I can wholeheartedly
23 confirm that this project has thoughtfully
24 considered the many needs of the neighborhood
25 throughout the process. It would be a wonderful

1 addition to our community. I strongly support
2 this project. Thank you.

3 SECRETARY IONIN: Caller, are you
4 prepared to submit comments?

5 MR. RANDOLPH: Yes, sorry. Hello, this
6 is Yonathan Randolph. I have been attending
7 these meetings, the CAC meetings for the last
8 five years and I want to urge the Planning
9 Commission to approve the EIR and forward the
10 development agreement to the Board of
11 Supervisors.

12 This Balboa Reservoir is an ideal place
13 for housing. It's near the K-Line, 29, 43, 36,
14 and a ten--minute walk from BART. The only
15 reason it's not a perfect place for the densest
16 housing is because it's next to a neighborhood
17 that is so sparse.

18 But as far as the natural environment is
19 concerned, this is probably one of the least
20 impactful places to put housing. There's no
21 nature there now that would be displaced.
22 There's no hazardous soil and there's no parks
23 that would be shadowed. The only impact would be
24 basically the impact on the ~~tenant-transit~~ delay.

25 Actually, the development agreement, I'm

1 kind of disappointed in it. I'm disappointed
2 that the PUC is only getting \$11 million,
3 according to the feasibility study, and that the
4 project will be getting \$43.8 million in
5 subsidies from the MOHCTD, and giving \$17.8
6 million in transit fees. I think this is -- you
7 know, it's kind of too bad that the development
8 costs are so high that instead of breaking even,
9 it's going to need so much subsidy from the
10 MOHCTD to be built.

11 The project brings many benefits to the
12 community. It brings first and foremost 1,100
13 units of badly needed housing, which are 50
14 percent reserved for low- and moderate-income
15 households. It contains a childcare facility, a
16 bicycle network so that bikers can ride from City
17 College to -- to go on Ocean. You've got two
18 acres of park, and other amenities, other
19 sidewalks. I wish the heights were higher. If
20 you look at the example of townhouses in the
21 design centers, I don't know if -- all of the
22 townhouse photos are three stories tall. But the
23 design standards limit the townhouses in the
24 project to only two stories tall.

25 SECRETARY IONIN: Thank you.

1 MR. RANDOLPH: I just want you to approve
2 the project and move it forward, thank you.

3 MR. WOODING: Hi, George Wooding, San
4 Francisco Land use CommissionCoalition. The
5 SFPUC is selling the 17.2--acre Balboa Reservoir
6 public site for \$11.2 million to profit
7 developers. An incredible and dubious
8 underpriced bargain. CPCSF should have purchased
9 this land and then leased it for the Balboa
10 Reservoir Project. Public land should remain
11 public.

12 Today's *Chronicle* discussed that BART is
13 going broke, greatly reducing transportation
14 options. Transportation issues surround this
15 project. Higher profit margins for the 50
16 percent of market--rate housing dictates that
17 market--rate housing will be built first at this
18 site. SF will spend much more than the planned
19 MOCHD and \$17 million Prop 8 bonds to subsidize
20 affordable housing.

21 Where its plans for privatizing the
22 Balboa Reservoir land represents a willful
23 contradiction in prices, undermining of the
24 public interests and CEQA. And whereas real
25 estate law and lease agreements require the PUC

1 State Land's Surplus Statute 5422 to allow City
2 College of San Francisco the right of first
3 purchase.

4 Therefore, please do not certify this
5 legal land grab of private developers. Sell the
6 Balboa Reservoir to CCSF. Thank you.

7 MR. AHERNS: Good evening, can you hear
8 me?

9 SECRETARY IONIN: Yes, we can.

10 MR. AHERNS: Can you hear me? Okay,
11 thank you. My name is Michael Aherns. I'm
12 President of the Westwood Park Association, which
13 is the neighborhood of 700 units immediately
14 adjoining the proposed development.

15 As we set forth in our written memo that
16 I have sent to all of the Commissioners, there is
17 some extreme danger and threats to City College
18 if the development proceeds as set forth. Jen
19 Low, who is the Administrative Assistant to
20 President Norman Yee, just told us that. She
21 told us that the development agreement you have
22 before you is not the one that will be finalized.
23 She told us that President Yee is in continued
24 negotiations to develop a partnership with City
25 College to solve these problems.

1 We suggest that public land is an
2 irreplaceable public asset and should be used for
3 public purposes. But we can still get the
4 objective that everybody wants. We can get 550
5 units of affordable housing by selling the
6 property to City College and then having them
7 lease the land, as somebody else has already
8 said. With its low purchase price, it's \$11.2
9 million is what -- I can't believe that's going
10 to be the end purchase price, but that's what
11 they say it is. So, they could buy the land and
12 lease it to the developer for a 100 percent
13 affordable housing. The same amount of
14 affordable housing. And that eliminates all the
15 (indiscernible) of the private developers for
16 their profitable market--rate housing.

17 And then, at the end of the day, the
18 other half of the property could be used by City
19 College to solve its problems, the problems
20 talked about.

21 My last issue, that I've developed three,
22 or four, or five issues in my memo that I sent
23 you. But my last issue is height. We spent a --
24 I'm also a member of the Community Advisory
25 Committee since 2016. We spent a lot of time

1 going over the parameters. This development
2 exceeds in height the parameters that were so
3 toughly negotiated by the CAC. And the height
4 limits in the parameters should be abided by.

5 Thank you very much for your time and
6 your considerations.

7 MR. TANG: Hi, good evening President
8 Koppel and Commissioners. My name is Mark Tang
9 and I'm here to express my support of this
10 project. I also sit on the Balboa Reservoir CAC.
11 The CAC, city staff, and community have held
12 robust meetings over the past five years, which
13 has led to increased transparency and buy in.

14 We'll continue to dialogue through the
15 project implementation and address transportation
16 with TDM measures and collaboration with City
17 College of San Francisco.

18 This project will provide much needed
19 housing on under-utilized land in a transit-
20 oriented neighborhood. It includes many
21 community benefits, such as child-care facility
22 and open park space.

23 It's important to reiterate at least 550
24 of the units at Balboa Reservoir will be
25 affordable. And we should be building many more

1 housing units to support housing for all.

2 I encourage this Commission to certify
3 and adopt the items before you today. Thank you.

4 MR. GORDON: Good evening Commissioners,
5 this is Theo Gordon. I'm a renter in the city
6 and I strongly support this project. I'm also a—
7 member of YIMBYthe Action, and there are a
8 number of supporters for the project who were not
9 able to dial in today. I just want to remind
10 that while it is that we are able to do online
11 comments, it is still ridiculous that we have to
12 sit around for six hours to have our voices
13 heard.

14 With that I want to read out some
15 comments. So, the first is from Mason Jones.
16 He's lived in San Francisco for over 30 years.
17 And watching the changes to the city over time
18 it's very obvious that more housing is definitely
19 needed. Many friends have left for East Bay or
20 beyond because the costs of renting or buying is
21 out of reach, and because of unnecessary
22 scarcity.

23 We can fix this problem, and this project
24 is a great opportunity to make some progress.

25 The next comment, Alfred Arches

1 (phonetic) said: SF needs more housing,
2 especially affordable homes for families and
3 teachers.

4 And by the way, I just want to make clear
5 that these are all people who live in the
6 neighborhood.

7 Patrick Cushing (phonetic) said: Amongst
8 many other reasons this is in my neighborhood and
9 would help to make Ingleside more vibrant, just
10 as the influence of apartments on Ocean already
11 have.

12 Scott Kataper (phonetic): I welcome new
13 friends to my neighborhood. Let's make room for
14 others and share this great city.

15 Adam Brion (phonetic) said: I understand
16 that our city cannot work for some without having
17 housing for all. Keeping giant, barely used
18 parking lots near transits during a serious
19 housing crisis is an absurd abdication of
20 responsibility to build a thriving, inclusive San
21 Francisco.

22 George Chicovony (phonetic): My spouse
23 and I live a few blocks away and regularly come
24 to the area to eat and shop. We wholeheartedly
25 support this project. The city's housing,

1 transportation (indiscernible) -- and building
2 crises make it more imperative.

3 Elizabeth Blackburn: We need equitable
4 housing to help solve the climate crisis.

5 I know my time is almost out. There are
6 a lot more. Other people will be reading those
7 as well, but there are a lot of voices in support
8 of this housing. And this is not to say anything
9 of the 9,000 people that could be living on this
10 lot if we actually built as much housing as it
11 could take.

12 So, please approve this project. And we
13 really should be building a lot more housing than
14 even this proposal is. Thank you.

15 SIVANA: Hi, it's Sivana with the Bay
16 Area Council again. And actually, my earlier
17 testimonial was intended for this project. But I
18 will say that (indiscernible) is also a great
19 project and we need housing of all types and at
20 all levels of affordability.

21 But speaking of repurposing surface
22 parking lots for much needed housing, the Bay
23 Area Council did review and endorse this project.
24 And we are excited to see a healthy San Francisco
25 meet its needs, especially very low and low

1 income, and the affordable educator housing. And
2 we just really want to applaud the project
3 sponsors for their extensive outreach in the
4 community. It really reflects in the final plan.
5 So, again, I urge you to please support this
6 project.

7 MR. JA: Hi, my name is Alvin Ja. The
8 EIR is not objective. It is not accurate. It's
9 not objective because of the fundamental conflict
10 of interest. Environmental Planning is a
11 division of the project sponsor, the highest
12 reaches of the Planning Department, and the
13 Mayor's Office. Like the Iraq war, the facts are
14 fixed around the policy and accuracy goes out the
15 window.

16 The RTC consists of ways to ~~ei~~nvide and
17 dismiss unfavorable comments. Comments were not
18 evaluated on their merits. I'll give you some
19 examples of not being accurate for City College.
20 City College falls in the CEQA checklist category
21 of public services, yet the EIR dismisses impacts
22 on City College by saying that they are merely
23 social and economic effects that are not covered
24 by CEQA. This representation is out and out
25 false. It's a public service and it is covered.

1 Regarding the value of the reservoir.
2 The CEQA findings say that the estimated value of
3 the parcel is \$11.2 million. In contrast, a 0.3-
4 acre lot in the Mission is selling for \$10
5 million. How accurate can the CEQA findings
6 valuation be?

7 Regarding transit delay, the EIR has been
8 revised to replace transit delay data that had
9 been used to demonstrate significant Muni delay.
10 The new, more favorable data was collected on
11 December 18th, 2019 during finals week, before
12 Christmas. Finals week just before Christmas is
13 not representative of a normal school day.

14 The EIR is not objective. It is not
15 accurate. Don't certify it. Thank you.

16 MS. O'HAIR: Good afternoon
17 Commissioners. My name is Amy O'Hair and I
18 represent the Sunnyside Neighborhood Association
19 on the Balboa Reservoir Community Advisory
20 Committee.

21 In 2016, the CAC voted to approve the
22 principles and parameters, which were developed
23 through the community process. That document
24 lays out guidance for housing, developing housing
25 on this site.

1 Surveys of our members of SNA indicated
2 the community elements and the affordable housing
3 of the project are widely appreciated. However,
4 there is also widely shared concern with the
5 chosen density for the site. The planned number
6 of units has driven the developers to exceed the
7 65-foot height limit that was agreed upon in the
8 principles and parameters by an additional 13
9 feet.

10 In addition, we don't believe that the
11 transportation and traffic problems the
12 development will create have been adequately
13 addressed thus far. This, for a housing project
14 that is explicitly described as transit_-
15 oriented.

16 Lastly, the parking issues generated for
17 City College by the development have yet to be
18 resolved. But I can hear that others have
19 brought that to your attention.

20 Thank you, Commissioners.

21 MR. COOTS: Hi, this is Greg Coots. I'm
22 a resident of Sunnyside. And I just want to make
23 a couple of comments here. Since mid-March, the
24 city employees have been conducting official city
25 business off premises. Due to the COVID-190

Commented [P](4): Stet if he actually said COVID-10.

1 pandemic many, if not all have used personal
2 devices during that time. It is critically
3 important that all government employees strictly
4 observe all information security and records
5 retention requirements so that messages about key
6 governmental functions are preserved,
7 retrievable, and subject to review just as on-
8 premises correspondence now is.

9 What assurances can the Commission
10 provide that all official business communications
11 related to this matter have taken place over
12 approved channels? Channels that allow for
13 messages to be easily archived and reviewed? Is
14 all electronic communication and information
15 sharing being transacted through official
16 government email accounts and using only
17 government issued communication devices? There
18 must be a publicly accessible record of any and
19 all discussions by city employees related to this
20 project or the entire approval process will be
21 fundamentally flawed.

22 The Planning Commission should not take
23 any action on this project without assurance that
24 all required public records requirements are
25 being adhered to and the pandemic is not being

1 used as an excuse to ignore these legal
2 safeguards.

3 Also, in conjunction with the timing of
4 this -- well, being in this pandemic. In light
5 of what we are experiencing during the current
6 pandemic, we must immediately incorporated
7 pandemic-related considerations.

8 Of key importance here is all traffic
9 studies are also much reconsidered now that
10 transit ridership is so uncertain. And also, all
11 street sidewalk and open space design should
12 conform to the guidance released May 21, 2020 by
13 the National Association of City Transportation
14 officials in the streets for pandemic response
15 and recovery. Thank you.

16 MR. SMITH: Good afternoon Commissioners.
17 Corey Smith on behalf of the San Francisco
18 Housing Action Coalition, speaking in support
19 here of the Balboa Reservoir.

20 I wanted to add one additional voice to
21 the conversation. Adam Breon (phonetic), who
22 wrote in through the petition. I live in the
23 Westwood Park neighborhood, with the HOA with its
24 vocal opposition to this project does not speak
25 for me. So, just reminding you, you do have

1 direct neighbors that are supportive of this
2 project today.

3 A couple of other points. There have
4 been a number of speakers that mentioned that a
5 low price of \$11 million that the city could
6 acquire the land. The problem with that proposal
7 is that would also include another \$500 million
8 plus to actually build the subsidized affordable
9 housing, as well as another, you know, \$35 to \$50
10 million worth of infrastructure.

11 So, while some may brush off \$11 million
12 as not a lot of money, when you're talking about
13 more than \$500 million dollars the city just does
14 not have that right now. It would be
15 irresponsible for the city to put forward a 100
16 percent affordable housing proposal when you've
17 got a mixed--income project and we can deliver a
18 lot of these community benefits, a lot of these
19 transportation improvements utilizing the market--
20 rate housing, and at the same time getting a ton,
21 a ton, a ton of below--market--rate housing for
22 low_ and middle--income San Franciscans that are
23 really going to make a difference.

24 We're also talking about educator
25 housing. Considering new homes with first

1 priority given for City College educators, we
2 think that that's a fantastic benefit.

3 One last thing I really want to point out
4 and then really extend my appreciation to
5 Supervisor Norman Yee and his office for really
6 leading the effort through the community process,
7 bringing all stakeholders together, and getting a
8 consensus plan that everybody, you know,
9 hopefully wants to move forward here today. And
10 so, to Supervisor Yee for his leadership on this
11 project, I really, really appreciate it. And we
12 thank you and ask that you move the project
13 forward here today. Thank you.

14 MS. FOOTE: Hi, this is Laura Foote from
15 YIMBY Action. And, obviously, I support this
16 project. I've given numerous public comments in
17 support of it. But I'm going to focus on
18 supporters who live in the area.

19 So, Neighbor Eric Johnson says: This
20 site is currently a massive underutilized
21 ~~surface~~~~aireus~~ parking lot, all while low--income
22 and middle--income people, predominantly people
23 of color, are being pushed out of San Francisco
24 by impossible rent prices. This is a 50 percent
25 affordable housing development. This is families

1 who can stay in their city.

2 What more can we ask for? Sign him up.

3 We've got Eric Cogner (phonetic) -- I
4 don't know how to say his last name, Cogner. He
5 says: I live in the neighborhood on Monterey and
6 would love to see a more vibrant use of the
7 space. The parking lot is an eyesore and a
8 desert and the new development looks well thought
9 out. Finally, I'd love to be able to afford to
10 buy a place in San Francisco with my wife and
11 toddler, but can't because housing prices are so
12 out of whack. This development alone won't solve
13 the supply problem, but it will be a step in the
14 right direction. I will go to the mat with any
15 neighbor who complains about this development.
16 All the commentary I've seen on both Next Door
17 and the neighborhood planning meetings I've seen
18 is well meaning, but generally unhelpful and not
19 representative of many regular people like me.

20 Inaca Longa (phonetic) keeps it short.

21 She just says: We need a lot more housing.

22 Joel Kopernick (phonetic), another nearby
23 resident, we need to take climate change
24 seriously and let more people live in our transit-
25 r-rich city and not the sprawling suburbs.

1 Alan Leblanc (phonetic) says: More
2 housing means more affordable housing.

3 Lisa Anderson says: Please approve this
4 project and help provide much needed housing.
5 This project should be 5,000 units. It's down to
6 about 1,100. Every district has to build
7 housing. She's a Monterey Heights homeowner.

8 Elizabeth Backland (phonetic) says: We
9 need equitable housing to help solve the climate
10 crisis.

11 Oh, great. Thanks.

12 MR. KOPEKO: Hi, my name is Mike Kopeko.
13 I live in the Mount Davidson Manor neighborhood,
14 just off Ocean Avenue, a few blocks down from
15 this proposed project. I am so excited for this
16 and so enthusiastically providing my support for.

17 That 50 percent of these homes are
18 earmarked as affordable is wonderful. That's
19 really going to help maintain the character and
20 diversity that makes this neighborhood so great.

21 I'm also super excited about the
22 community park where you don't really have much
23 parks in this part of the city, so excited that
24 this adds some land for that.

25 This neighborhood's proximity to transit

1 is part of the reason that my husband and I
2 bought here. It's easy access to BART and the
3 Muni Metro. It makes it super easy for people to
4 get anywhere they need to go without a car.

5 I'm hopeful that the contribution that
6 they will be making with transportation
7 sustainability fees will improve Ocean Avenue
8 further with the K-Line here. So, looking
9 forward to some improved reliability and reduced
10 delays with those improvements.

11 And finally, the businesses in this
12 neighborhood along Ocean Avenue would really
13 benefit from some additional density, filling in
14 some of the storefronts that are empty, and
15 probably more of them now with the current
16 pandemic. It's really going to give them more of
17 the support and the customers that they needed to
18 really make this neighborhood thrive.

19 So, thanks for the opportunity to share
20 my views and share my very enthusiastic support
21 of this project.

22 MS. HEGGIE: My name's Jennifer Heggie.
23 I'm a resident of Sunnyside and the former and
24 acting Chair of the Sunnyside Neighborhood
25 Association, Balboa Reservoir Committee. And I

1 wish I could ask you to support this project, but
2 I cannot.

3 Despite claims in your documentation to
4 the contrary, the level of mitigation identified
5 is clearly not acceptable, as it creates
6 unacceptable risks for learning and the health of
7 residents in the adjacent homes, as well in the
8 adjacent institutions that house students under
9 the age of 16. The Draft SEIR clearly states
10 that construction noise will have significant
11 adverse impacts, and transportation access will
12 be significantly adversely impacted both during
13 construction, as well as after the Balboa
14 Reservoir has been occupied, even after all
15 mitigation measures have been implemented.

16 In addition, the final EIR does not
17 contain a thorough analysis of possible
18 alternatives. An alternative that was brought up
19 multiple times at Balboa Reservoir Community
20 Advisory Committee meetings was for an 800-unit
21 development. And this option has not even been
22 included in the EIR.

23 In addition, if this project is to be
24 approved, there needs to be additional assurances
25 that the public parking spaces that the Balboa

1 Reservoir development is only partially replacing
2 remain available for public use for at least as
3 long as there is a public education institute
4 next to the Balboa Reservoir development.

5 Unless, of course, that institution
6 indicates it's no longer needed. This means a
7 period to exceed the period of the development
8 agreement, which is 25 years, or the period for
9 affordable housing of 55 years. Let's support
10 our public institutions. Thank you for your
11 consideration.

12 MS. TIMISA: My name is Hedda Timas and I
13 have the feeling the Planning Commission will
14 have a very hard time planning ahead for San
15 Francisco for at least 30 to 50 years. You build
16 1,100 units right opposite to the 280 freeway.
17 And the people will not work in San Francisco.
18 They will drive down to Silicon Valley and you
19 have not solved your problem.

20 And the problem is our students of City
21 College got free tuition, but they are working
22 people and they need to update their skills. And
23 at times they have to commute between their work
24 and their schooling, and they need a car in order
25 to do that.

1 I look out onto the parking lot, which is
2 in question, the 17 acres. And it is full. It
3 is full by 9:00 o'clock on a school day and it is
4 still full by 9:00 o'clock in the evening. This
5 is a student body of people who cannot afford to
6 go to Stanford. So, make it possible for them to
7 attend their classes in San Francisco.

8 Besides, if you put 3,000 additional—
9 people into the housing development you have not
10 supplied an emergency water line in case of
11 earthquakes. And City College sits right on City
12 College Earthquake Fault. I have asked for that
13 for a long time and nobody can tell me when the
14 emergency water line is being installed.

15 I thank you for your attention.

16 MS. BARISH: Good afternoon
17 Commissioners. My name is Jean Barish. I'm
18 urging you not to approve this project. I hope
19 that before you sign off on this project you'll
20 consider the consequences of your action.

21 Despite what you've heard today, I hope
22 you'll consider that your decision will destroy
23 enrollment at CCSFF by making access to the
24 school difficult, if not impossible.

25 I hope you'll consider that it will

1 privatize scarce and valuable public land to
2 enrich a private corporate developer.

3 I hope you'll consider it will fail to
4 provide enough of the low-income housing
5 desperately needed in San Francisco.

6 And I hope you'll consider that at a
7 selling price of \$11 million you're providing a
8 giveaway to for-profit interests.

9 Of special concern is the loss of access
10 to City College. A loss to all San Franciscans
11 that will significantly impact thousands of
12 people. Students who need a class to
13 matriculate. Students who need certification for
14 a vocational training program. Seniors for whom
15 classes provide the support they need to stay
16 healthy and engaged. And people of all ages who
17 are taking non-credit classes to learn new
18 skills, such as English as a second language.

19 In 2013, a budget and legislative
20 analysis estimated the CCSF's value to the city
21 was over \$300 million. But it's not just an
22 economic issue. It's also about improving the
23 quality of life for everyone in the city by
24 providing well-educated and well-trained San
25 Franciscans. From healthcare workers, to

1 engineers, to artists, and musicians.

2 This project is a giveaway to a private
3 developer that doesn't benefit City College, the
4 neighborhood, or the City of San Francisco enough
5 to justify it.

6 CEQA certification and project approval
7 should not be granted at this time and the
8 related agreements should not be approved.

9 Thank you for valuing CCSF and for
10 considering these issues.

11 MR. RANDOLPH: Hello. My name is
12 Theodore Randolph. I'm a resident of Excelsior
13 and I've been going to the CAC meetings for the
14 past five years, since the CAC was convened. And
15 I rent a bedroom in a multi-bedroom, single-
16 family house because due to the housing shortage
17 means that's the way I can afford to live in the
18 city.

19 So, the main shortcoming of this CEQA
20 process and the way that it impacts the EIR is
21 that it characterizes the no-project alternative
22 as having no impact.

23 The last -- the lack of significant home
24 construction in my neighborhood has proven to be
25 the opposite of preserving affordability. Our

1 homes are scarce, expensive, and overcrowded.
2 And looking to the future, I cannot stay in my
3 current place forever. My landlord forbids
4 cohabitation, so at some point I'm going to need
5 to move somewhere affordable.

6 So, I urge you to certify the EIR and
7 approve whatever else you need for this project
8 to move forward as quickly as possible. All
9 right, thank you.

10 MR. SUBIN: Hi, my name is Zack Subin. I
11 live just up the hill, south of Ocean Avenue,
12 with my husband. I only live in this
13 neighborhood because I have a generous family who
14 helped me buy a house near them in San Francisco.
15 Most of my peers don't have that advantage
16 because of the under-supply of housing.

17 I'm a lead organizer for urban
18 environmentalists, and there's nothing more
19 aligned with our values than replacing a giant
20 parking lot near a transit hub with homes for
21 1,100 people.

22 I'm also looking forward to the new green
23 space, to more people on the street, and the area
24 bike improvements.

25 I'd like to ask the Commissioners to move

1 this project forward, and I would also support
2 more homes and less parking in the final project.
3 Thanks.

4 MR. WHITFIELD: Good evening
5 Commissioners. My name is Charles Whitfield and
6 I'm a San Francisco resident and (indiscernible)
7 calling in support of this project.

8 I'm going to read a few quotes from
9 neighborhood residents who support this project.

10 Project Neighbor Kathleen Zabitoni
11 (phonetic) said: I support housing because young
12 people and families deserve to live in San
13 Francisco, just as we seniors who were lucky to
14 buy a home back when it was affordable
15 (indiscernible) -- and do so. We want to
16 continue to live in a real city, not a wealthy
17 enclave.

18 Project Neighbor Kim Father (phonetic)
19 said: San Francisco needs a lot more housing and
20 this plan looks great.

21 Project Neighbor Tony Denz (phonetic)
22 said: I support this housing project because it
23 will bring more affordable housing to San
24 Francisco. This project is a great opportunity
25 to address the critical housing shortage that we

1 have.

2 Speaking for myself, I'll state strongly
3 that I support this project. It will have a
4 citywide impact and it will help address our
5 citywide housing shortage. Supervisor Yee's
6 representative on this call stated that the
7 supervisor's goal was for housing we can be proud
8 of for generations to come. I submit that
9 housing we can be proud of for generations to
10 come must be housing that is (indiscernible)
11 enough to actually house generations to come.
12 Furthermore, we desperately need more multi-
13 family housing in transit-rich areas to prevent
14 suburban sprawl from continuing to destroy our
15 planet.

16 Therefore, I strongly urge the Commission
17 to support this project. Thank you.

18 MR. HUFFMAN: Hi, my name is Robert
19 Huffman. I live in lower haighteigh (phonetic).
20 I'm speaking in support of the project. I have a
21 couple comments to pass on from other people who
22 could not make it.

23 Robin Chan (phonetic) said: As a
24 neighbor, I support moving this project forward
25 quickly.

1 And David Evans stated: This is such an
2 opportunity. We should build as much housing as
3 possible on this property near great public
4 transit. There are few other opportunities like
5 this to really increase housing stock in such a
6 smart way.

7 So, I'm passing on those comments. I
8 also want to leave you with something I read in
9 the *SF Examiner* recently. It says, quote, "The
10 biggest single roadblock to modest cost housing
11 in California is the reluctance and outright
12 refusal of local communities to have this type of
13 housing built within their boundaries. Each
14 community wants the cream. And the problem that
15 the state has is what do we do with the rest?"

16 And the reason I bring up this quote is
17 because it was written about -- in the *San*
18 *Francisco Examiner* in 1969. So, we have really
19 done nothing to build middle-income housing in
20 San Francisco for the last 50 years.

21 So, I urge you to approve this project
22 and to solve our 50-year-long project. Thank
23 you. Or, problem, thank you.

24 MS. FREY: Hello, I'm Laura Frey from
25 Westwood Park. Can you hear me?

1 SECRETARY IONIN: Yes, we can hear you.

2 MS. FREY: Can you hear me? Okay. I
3 wasn't going to talk because I sent an email to
4 the Commissioners yesterday, but when I heard
5 that price tag, which I hadn't heard before, I
6 had to say something. I did the math and that
7 ends up, with you subtracting four acres for the
8 public space that ends up being about \$45,000 per
9 lot in San Francisco, which is just insane.

10 And when you compare it to like the price
11 of the little park next to the Ingleside Library
12 that was a half a million dollars. So, this is
13 only 22 times the price of developing that park.

14 So, I really, really hope if for no other
15 reason you have to hold this up than just the
16 price tag itself.

17 Because I'm on the line, I'll just repeat
18 briefly what I put in the email. These main
19 concerns have already been brought up. The
20 parking thing, the MOU that the city even stated
21 should be done before any plan is approved has
22 not been done.

23 A big concern is that this affordable
24 housing will not stay affordable. I hear stuff
25 in all the BRCAC meetings, but it still does not

1 seem legally binding that this will stay
2 affordable housing, that it will be grandfathered
3 in at some point and become private.

4 And then, I want to reiterate what one
5 caller said about that this is a dense housing
6 project, like downtown housing that has
7 firefighting capability of dense housing. This
8 is a residential area. It does not have that
9 kind of firefighting capability. Thank you very—
10 much for your time.

11 MS. OGILVIE: Hello Commissioners, Sarah
12 Ogilvie. I'm a San Francisco rResident and a
13 member of YIMBY Action, and I support this
14 project. I was taking a look at news articles
15 over the past four years, five years, . about how
16 much the urban housing crunch is costing the U.S.
17 economy. I found one from 2015, which is when
18 this project started. It actually didn't start,
19 but I've come to understand that this project's
20 been 30 years in the process with three attempts,
21 and that this is the latest attempt over the
22 course of decades of arguing over this site.

23 And I found this quote: "The dearth of
24 affordable housing options in super—star cities
25 like New York, San Francisco, and San Jose costs

1 the U.S. economy about \$1.6 trillion a year in
2 lost wages and productivity." That was a *CityLab*
3 article.

4 And, you know, it's just very
5 disappointing that, you know, that so many
6 people, many times the same people have been
7 expressing the same discontent, and the same
8 disavowal, and the same desire for disinvestment
9 in housing for many, many years. It's simply
10 costing the economy too much at this point. And
11 with the pandemic it's costing even more.

12 I wish people would think about the
13 families that want to live here. The thousands
14 of people that could be served and that could
15 contribute to San Francisco by occupying these
16 housing units. And I truly wish the project were
17 bigger, but at this time it's really important to
18 move forward. It's time to stop saying no. We
19 need to say yes for humanity, for the human
20 condition, for the current condition, and for the
21 future of this city. Thank you so much.

22 MR. LEGUANA: Hi, my name is Sharkey
23 Leguana. I am a resident of Sunnyside, about
24 five or six blocks away from the project. When I
25 moved to San Francisco in 1990 I lived at the

1 Civic Center Hotel and used to attend City
2 College. I did not have a car. I took the BART
3 and was able to walk from the BART just fine to
4 go to school there. I often wondered why that
5 parking lot was vacant and unused.

6 And I am so supportive of this project.
7 I have two young boys. I hope that they'll be
8 able to afford to live in the city. I understand
9 for many people it's difficult dealing with
10 change. Cities are full of change and it's
11 difficult when it's not how it used to be. But
12 we're going to have to get used to a lot of
13 change. And what we need more than anything is
14 housing, especially the environment, and it's
15 good for housing prices.

16 Strongly supportive of this project. I
17 think everybody's is speaking up in favor of it.

18 SECRETARY IONIN: Caller, are you
19 prepared to submit your comment? Hello caller?
20 Let's go to the next caller.

21 PAUL: Hi. Hello.

22 SECRETARY IONIN: Okay. Hello?

23 PAUL: Hi, yes. My name is Paul and I'm
24 a member with YIMBY Action. I'm calling in
25 support of the new homes proposed at the Balboa

1 Reservoir. We can't, as a city, say we need new
2 housing and want new housing, and all the while
3 come up with every excuse as to why we can't
4 build new housing. The housing shortage is a
5 generational crisis that affects all aspects of
6 the city's operation and must be addressed.

7 There's no problem that faces the city
8 that remotely compares to our housing shortage.
9 So, please certify this EIR and help us house our
10 neighbors. Thank you.

11 MARTIN: Hi, Martin calling in. I
12 actually just want to share a small anecdote. I
13 hopped on this call from a neighborhood meeting
14 regarding a safe sleeping site in the Haight.
15 And people in the Haight are, you know, very
16 supportive of it. And there's also some folks
17 who are very against it. And their main gripe is
18 that we should be housing folks permanently.

19 They say we shouldn't have safe sleeping
20 sites. I totally disagree, I think we absolutely
21 should.

22 So, it's crazy when I come out to this
23 call and just hear all the opposition to housing
24 in San Francisco, 50 percent of which will be
25 affordable housing, meaning hundreds of families

1 will have an affordable place to sleep in city
2 limits.

3 Now, it's just crazy for me to hear
4 someone's opposition to housing our unhoused
5 population in the most bare minimum way. And
6 then, when we have a proposal here like the
7 Balboa Reservoir proposal, which includes
8 hundreds of affordable homes near transit, near a
9 community college, near a grocery store, and
10 that's also being opposed, one has to wonder are
11 we opposing people living in San Francisco so
12 completely. Do we have no solutions for housing—
13 vulnerable folks here in the city?

14 It's crazy how it's come to having people
15 sleep in tents in parking lots, when we have
16 proposals like these that could have people
17 housed permanently.

18 Now, I don't think that this one project
19 is a panacea for our homeless problems here in
20 the city, and I don't think anyone does. But
21 certainly there is opposition to housing that's
22 rampant in the city. And the reason why we're
23 even debating people living in tents in parking
24 lots is because we've just simply not built
25 enough affordable housing. This is affordable

1 housing that we desperately need as has been
2 evidenced by what's happening in the Haight.

3 And, of course, I support -- but I
4 support more than anything permanent affordable
5 housing and that's why I support this project.
6 Thank you.

7 MR. AVERON: Good afternoon
8 Commissioners. My name is Riley Averon, calling
9 in support. This project will have citywide
10 positive effects, including where I live in
11 District 5. I want to emphasize how many
12 neighbors of this project are supporters. And
13 so, I'd like to share some quotes from residents
14 who live near the project, but could not be here.

15 Neighbor Adam Brion (phonetic) says: I
16 understand our city cannot work for some without
17 having housing for all. Keeping a giant, barely
18 used parking lot near transit during a serious
19 housing crisis is an absurd abdication of our
20 responsibility to build a thriving, inclusive San
21 Francisco.

22 Neighbor Bruce Sayer (phonetic) says: I
23 want my kids to be able to afford to live here
24 someday. We need more housing, please.

25 Neighbor David Heflin (phonetic) says:

1 Everyone deserves a chance to live in a home of
2 their own.

3 And finally, speaking for myself this
4 project sounds like a dream come true, what
5 everyone's always asking for, 50 percent
6 affordable, housing for families and educators.
7 And it's replacing a gigantic parking lot. I
8 only wish we could be building even more homes.
9 For every unit we don't build is a family denied
10 access to the opportunities in San Francisco that
11 we all enjoy and take for granted. For every
12 home we have room for, but don't build, we're
13 telling others that I love living in this city
14 and I enjoy its privileges, but I won't allow you
15 to do the same. In other words, I've got mine.
16 Thank you.

17 MR. ASRAHABAB: Hi, my name is Shahid
18 Asrahbab. I've been a resident of SF for over
19 ten years. I live one block from this
20 development and I'm calling to ask you to support
21 the Balboa Reservoir project. We need this in
22 our neighborhood. It's going to bring major
23 benefits for pedestrians, bikes, and transit. It
24 will bring huge benefits to the restaurants and
25 markets and businesses on Ocean Avenue.

1 I wish, personally, there was less car
2 parking. This neighborhood, despite its wealth
3 in transit, has far too many cars already. This
4 project has already been under development for
5 years. It's time to approve it and build housing
6 near transit. Thank you.

7 MS. HAN SHUN: Hi, my name is Vic Han
8 Shun and I am a student at City College of San
9 Francisco and I've been born and raised in San
10 Francisco.

11 I'm actually calling because I think it's
12 -- you know, this project is actually -- it's not
13 really, it's not truly 50 percent affordable. In
14 fact, you know, when you look at what it costs,
15 what is affordable, what is considered affordable
16 in this city, you need to make around \$130,000 in
17 order to afford one of these units, and on an
18 annual basis, right.

19 And I, as a student, who makes \$15 an
20 hour, I clearly cannot afford a place like this.
21 And I do want to quote that it's interesting
22 because when you look into the development
23 agreements, you also notice that it's not
24 infinitely affordable. They're only held to 57
25 years of affordability, which means afterwards

1 it's essentially privatized luxury condos.

2 And I do think it's really important for
3 us to recognize that, you know, AvalonBay, the
4 developers that we've chosed, is the 9th largest
5 real estate investment trust. And I quote them,
6 and they say that: "We focus on meeting
7 metropolitan areas characterized by growing
8 employment in high wage sectors of the economy
9 and lower housing affordability."

10 That's nothing short of seeking out
11 opportunities to capitalize on the gentrification
12 of the city. We call ourselves (indiscernible) -
13 - but it's shocking because it would be a sham.
14 This isn't using public -- this isn't using
15 private housing to fund public -- to fund public
16 affordable housing. Because we, if you look at
17 the details of it, e, we are paying for most of the
18 public housing itself. The company is simply
19 privatizing the land and capitalizing on this
20 opportunity.

21 And it would also remove access, physical
22 access, e, for me to access the school. I come from
23 (indiscernible) -- there's no way for me to
24 access it if I wasn't driving there. It's just
25 not possible because I have to work two jobs.

1 SECRETARY IONIN: Thank you. Your time
2 is up.

3 MR. WINSTON: Hi, this is Jon Winston. I
4 am the Chair of the CAC. This is a rare
5 opportunity of a lifetime, 17 acres in the middle
6 of San Francisco. We need to make full use of
7 it, to get it right, and I think we will. We'll
8 not only maximize the housing opportunity, but we
9 added green space that will actually unify the
10 neighborhood.

11 This project is something that's going to
12 evolve even more as time goes on. We still need
13 to work on transportation. That's why the CAC is
14 in business for the next -- until entitlement and
15 a little bit beyond, hopefully.

16 But the project is mostly in compliance
17 with the principles and parameters that we set
18 forth. It exceeds the height limit by 12 feet.
19 That was a measure of conflict earlier in the
20 evening.

21 However, it's only 12 feet, and and it was
22 something that was actually brought to the city
23 in the original plan that was brought to the
24 committee, to the selection committee. I want to
25 say that in order to get the other parts of the

1 -- in order to get the other parts of the
2 principles and parameters to come through
3 properly we need to have that little bit of extra
4 height. One or two buildings 12 feet higher. It
5 will work because it will allow us to have a
6 varied skyline. It will allow us to have step-
7 downs, carve outs, and create a more varied
8 architecture as we go through the area.

9 So, I really appreciate your willing to
10 listen to me and I will be back with you soon.
11 Thank you. Bye-bye.

12 SECRETARY IONIN: Commissioners that
13 concludes the public comment portion of the
14 hearing. The matter is now before you. And
15 before you begin your deliberations I will remind
16 you that in these situations you should take up
17 the certification of the EIR separately before
18 you take up the entitlements.

19 PRESIDENT KOPPEL: Well, while I'm
20 waiting for other Commissioners to chime in, I
21 will say that I do think the EIR is adequate and
22 thorough, and would accept a motion to approve.

23 Commissioner Imperial.

24 COMMISSIONER IMPERIAL: Thank you. I'm
25 generally supportive -- sorry -- I'm generally

1 supportive of this development. I'm also
2 listening to other, of course, the residents, the
3 students, the, you know, the City College
4 Trustees and everyone that's been, you know,
5 being part of this discussion or have been doing
6 this at committee meetings.

7 And one thing that, you know, when I look
8 into this plan and, you know, I'm pretty well
9 versed in that area as well is the -- as what
10 other people have brought up, the transportation
11 and transit. I believe this development will
12 have about estimated 2,500 residents. On top of
13 that there are students. And in that, the Ocean
14 Avenue is a neighborhood corridor area as well.
15 So, it would -- it is going to be a busy area.

16 So, I understand that the transportation
17 sustainability fee is \$10 million and part of
18 that will go to the light changes, or transit
19 boarding, tunnel service, you know.

20 But I'm wondering whether with, you know,
21 looking into the plan of this Balboa Reservoir
22 Park and also just in the neighborhood as well,
23 I'm wondering if the \$10 million is enough to
24 make improvements in terms of widening the
25 sidewalks, increasing the services of the KT-

1 Line, and also improvements of the KT-Lines.

2 So, I'm hoping that when this goes
3 through the MTA that the MTA will really consider
4 in terms of the business of this area and to
5 allocate more funding, if it's needed to be, if
6 it's needed to have. You know, this City College
7 is very close -- I mean it's pretty close to
8 Balboa BART. I think it's about a 10- to 15-
9 minute walk. And right now I think as what all
10 the residents say is it's not really pedestrian
11 friendly. Also, you know, and I know that there
12 will be some improvements that will be happening
13 on that. But the investment, when it comes to
14 transportation and pedestrian safety, that
15 includes bicycle, I think that should really be
16 looked into by the MTA, and also be considered by
17 the Bboard of ~~s~~Supervisors as well as to how much
18 will this really cost.

19 Another thing that I'm also, you know, of
20 course, a lot of comments on is about the
21 affordability, the affordable housing. It looks
22 like there is -- it will be between 30 percent
23 AMI to 120 percent AMI. And here is a hope like
24 as this goes on to the bBoard of Ssupervisors as
25 what kind of housing will it be.

1 When it comes to educator housing will it
2 be more home ownership? Or, you know, how many
3 percentage will it be for extremely low income?
4 I hope that the -- you know, I understand that
5 Yee's Office is working with the committee on
6 this and I hope that there will be more dialogue
7 in terms of like the details of affordability.

8 And at the same time I understand that,
9 and other comments were brought up about the
10 permanent affordability. You know, in my
11 experience there are BMR -- you know, BMR
12 external redevelopment times that only last for
13 55 years and, you know, the city ended up trying
14 to save them. So, I hope that in this
15 development agreement that the Avalon, whoever
16 the Avalon will include some, or the city will
17 negotiate in terms of that the city will be able
18 to have this as permanent affordable housing.

19 Because we don't want to have it at the
20 very last minute, like a year or two years
21 before, and then everyone's scrambling that --
22 you know, everyone's scrambling that this might
23 end up privately owned. And so, you ended up
24 people at risk of displacement.

25 So, that's the things that are off the

1 top of my head right now. But, yeah.

2 PRESIDENT KOPPEL: Commissioner Fung.

3 COMMISSIONER FUNG: I would agree with
4 the President of the Commission that I'm prepared
5 to separate the discussion between the adequacy
6 of the EIR and the project itself. And I would
7 so move that the EIR was adequately prepared.

8 PRESIDENT KOPPEL: Second.

9 SECRETARY IONIN: Seeing no other
10 comments, there is a motion that has been
11 seconded to certify the Environmental Impact
12 Report. On that motion, Commissioner Chan?

13 COMMISSIONER CHAN: Aye.

14 SECRETARY IONIN: Commissioner Diamond?

15 COMMISSIONER DIAMOND: Aye.

16 SECRETARY IONIN: Commissioner Fung?

17 COMMISSIONER FUNG: Aye.

18 SECRETARY IONIN: Commissioner Imperial?

19 COMMISSIONER IMPERIAL: Aye.

20 SECRETARY IONIN: Commissioner Johnson?

21 COMMISSIONER JOHNSON: Aye.

22 SECRETARY IONIN: Commissioner Moore?

23 VICE PRESIDENT MOORE: Aye.

24 SECRETARY IONIN: And President Koppel?

25 PRESIDENT KOPPEL: Aye.

1 SECRETARY IONIN: So moved Commissioners.

2 That motion passes unanimously, seven to zero.

3 PRESIDENT KOPPEL: Commissioner Johnson.

4 COMMISSIONER JOHNSON: Thanks. So, thank
5 you to my fellow Commissioners for certifying the
6 FEIR. I thoroughly read it and appreciated the
7 public's comments and concerns, and at the same
8 time felt like the EIR adequately addressed
9 issues of the site context, baseline settings,
10 administrative work record, clarification of
11 schedule, and transportation, and those things
12 were adequate.

13 I want to have a lot of comments, so bear
14 with me, but this is a project that I think is
15 worthy of them. You know, first I think I want
16 to thank Supervisor Yee, Ms. Low, and staff for
17 really having a vision of a community-led process
18 informing the BRCAC.

19 I also want to thank staff and our multi-
20 city agencies. There's been collaboration
21 between our staff, City College Trustees and
22 Presidents, the SFMTA, and the community.

23 If you go back and look at the CAC's
24 guiding principles for these projects, I think
25 they really laid out a beautiful vision for an

1 integrated city that is integrated as far as
2 incomes, and life experiences. And that really
3 mixed together different neighborhoods in our
4 community. That provides massive community
5 benefits as far as affordable housing and
6 childcare, and public open space, and really
7 weaves in together the site context. This
8 project isn't just City College, and it's not
9 just a housing development. It's really thinking
10 about the future of our city and how all of us
11 get to come along in that future.

12 So, community benefits that have been
13 stated, 50 percent affordable housing, four acres
14 of public space, thoughtful design guidelines. I
15 really appreciate the SUDSED changes and better -
16 - and not only supporting family-friendly housing
17 in this new development, but also codifying what
18 that means.

19 Working with City College in
20 collaboration on transportation based on
21 students' needs, having City College do their
22 study in the ways in which students get to City
23 College, really focusing on transit first, while
24 at the same time also providing spaces for those
25 who do commute.

1 Educator housing I think is crucial to
2 the future of City College. We know many of our
3 community college faculty and staff are also --
4 are housing insecure, and I think it's really
5 exciting that we'll have teacher--supported
6 housing through this project.

7 I'm really heartened to hear about the
8 ongoing engagement of the CAC. Throughout the
9 hearings that we've had on this project we've
10 talked about a myriad of transportation issues.
11 Anybody who's taken the bus or the train there,
12 or anywhere in the vicinity of City College, --has
13 experienced some of the real issues. And, you
14 know, I think we heard loud and clear from the
15 community and from stakeholders that we can't
16 wait for development to happen and then after
17 kind of fold in transit and streetscape
18 improvements. We need to do it at the same time
19 so that people who are living there, and people
20 who will live there, and people who are going to
21 City College all benefit from these.

22 And so, in addition, you know, I know
23 that there is an issue around the height limits.
24 I want to say to folks as Commissioners we kind
25 of see the entire city, and we see what is going

1 on in different neighborhoods, and the context,
2 and how we do the delicate balance of really
3 respecting neighborhood character while at the
4 same time designing in such a way in which we can
5 create integrated new housing. And I think that,
6 you know, the height increasing from 65 to 78
7 feet has been a consistent part of the
8 conversation. And the townhouses going up from
9 three stories to four stories is appropriate, I
10 think, both for those and also for the overall
11 massing of the project.

12 Yeah, that's all I will say for now. In
13 general, I am supportive of this and prepared to
14 move this project forward. Thank you.

15 PRESIDENT KOPPEL: Commissioner Diamond.

16 COMMISSIONER DIAMOND: I am very, very
17 appreciative of the efforts that Supervisor Yee,
18 and his staff, and the City Planning Department,
19 and the various divisions of the Mayor's Office
20 have put into ensuring that there is robust
21 community engagement. And I believe that over
22 the last several years they have done a good job
23 of balancing competing interests and coming up
24 with a plan which, while it doesn't please
25 everybody, does a very good job in moving a major

1 policy of the city forward, and addressing the
2 needs of the neighbors on all sides. As I said,
3 it doesn't perfectly match everything everybody
4 wanted, but I'm really persuaded by kind of the
5 unique opportunity of this site. It is rare-rate
6 to have this size piece of land on the west side
7 of the city that allows for the amount of master
8 planning that has gone into creating an entire
9 neighborhood.

10 And there are features of this project
11 that I think are really worthy of mention here.
12 When we say family-friendly housing, it means
13 more than just increase in the number of two- and
14 three-bedroom units. That's important. But
15 equally important are other features that have
16 been incorporated into this design. Like
17 locating the larger units near each other, and
18 locating them in a place where they've got easy
19 access to open space, and having easy access to
20 childcare, and bike and pedestrian improvements.
21 So, when you take the entire package together
22 that it allows one to characterize this as
23 family-friendly housing.

24 I am also appreciative of the fact that
25 the staff and the developer were responsive, or

1 have been responsive, to two of the comments I
2 made when we initiated the General Plan Amendment
3 a month ago, and that is that they have doubled
4 the number of EV charging stations. It went from
5 10 percent to 20 percent. I was very pleased to
6 see that. And have included language, have
7 revised the language to emphasize differentiation
8 between the buildings, so that we allow for more
9 creativity in the various architects that might
10 be involved in designing the buildings.

11 So, I -- oh, and one other thing I wanted
12 to say here is anything we can do to increase the
13 amount of affordable educator housing, we should
14 do. I'm pleased, very pleased, to see that we're
15 doing that in this project. And I just wish we
16 could find more opportunities to do it elsewhere
17 in the city.

18 So, for all of those reasons I am very
19 supportive of this project and would -- I don't
20 know if Commissioner Johnson was proposing a
21 motion, but I would also support that motion to
22 move these approvals forward.

23 COMMISSIONER JOHNSON: I will make it a
24 motion. Thank you.

25 PRESIDENT KOPPEL: And so, that will be a

1 second, then, Commissioner Diamond?

2 COMMISSIONER DIAMOND: Yes, that was a
3 second.

4 PRESIDENT KOPPEL: Very good.

5 Go ahead Commissioner Chan.

6 COMMISSIONER CHAN: All right, can you
7 all hear me?

8 PRESIDENT KOPPEL: Yes, we can.

9 COMMISSIONER CHAN: Well, first of all I
10 just want to thank the public for your comments.
11 And to President Yee's Office and his staff for
12 their many years of work on this project. And to
13 the CAC for continuing to give input and shaping
14 kind of this real opportunity.

15 And I think there are many merits to this
16 project. I have a lot of comments, so please
17 bear with me as I kind of slowly go through them.
18 But I think overall I'm excited, you know, as a
19 fellow educator, to see affordable educator
20 housing. I think the child-friendly units are
21 definitely something that the city really needs.

22 I thought there's been a lot of really
23 great thinking around the thoughtful design to
24 have a human--scale neighborhood. I was
25 heartened to see the attention to the

1 environmental protection sustainability efforts.
2 And I'm also really glad to see that the
3 community facility will be accessible to the
4 public.

5 So, let's say we are adding 1,100 units
6 here and, you know, I think a lot of what we've
7 heard today was with regards to the
8 transportation impacts. And I'm glad to hear
9 that the CAC will be continuing to pay further
10 attention to this as we move forward with the
11 entitlement process.

12 So, my comments here are mostly in
13 reference to the development agreements, and and
14 going back to one of the staff's slides for the
15 second term, which is a focus on students and
16 maintaining access to education with parking and
17 transportation solutions.

18 I want to recognize that many City
19 College students, you know, they might have
20 childcare responsibilities, they might work
21 multiple jobs. You know, staff might have
22 mobility and accessibility concerns if carrying a
23 lot of materials. But I think this is also the
24 case where I'm excited where transportation
25 demand management improvements could address and

1 accommodate this range of both driving⁷ and
2 biking, and transportation options.

3 So, I just want to, you know, be clear
4 that there are other academic institutions that
5 have tried TDM plans. They've been able to, for
6 example, provide free transit passes, looking to
7 having a localized shuttle, even financial
8 incentives to encourage employees and students
9 not to drive. And this may (audio interruption)
10 -- cultures, or zip card credit, and so forth.

11 So, I think there is, you know, some
12 precedence for TDM programs to provide that range
13 of options to make, you know, these range of
14 options attractive beyond driving. But at the
15 same time recognizing that, you know, there are
16 people who would need to drive for various
17 reasons and to provide that option when possible.

18 So, you know, I think my point to get
19 here is, you know, as part of a development
20 agreement in which we are supporting students'
21 access to education, and addressing their parking
22 and transportation needs, I just want to put out
23 there that, you know, I would encourage the
24 project sponsor to think about supporting and,
25 you know, paying into a City College TDM program.

1 And I think would contribute to the development
2 agreement, in particular to support education.

3 But it could also potentially benefit the
4 residents of the project just to improve the
5 overall, you know, circulations. So.

6 PRESIDENT KOPPEL: Commissioner Imperial.

7 Oh, I'm sorry, Commissioner Fong, you had
8 up first. Please, Frank.

9 COMMISSIONER FUNG: Okay. The competing
10 interests here and reasons against the project
11 are so diverse they cover almost every element of
12 the project. You look at the issues related to
13 City College parking, the project is providing
14 some. It may not be the amount that some of the
15 people are referencing on the various studies,
16 but it is providing the shortfall from this
17 particular site in terms of the lower reservoir
18 versus the usage of both sites, except for that
19 period of time when school first starts.

20 Other issues relate to the height of the
21 buildings. And this portion of this site is that
22 portion that can more easily handle greater site
23 since it is against the institutional uses of the
24 college.

25 When you look at the issues related to

1 transit, to Ocean Avenue, and the pedestrian
2 experience, you know, Ocean, it looked like it
3 was designed from the City College to the freeway
4 to be more of a ramp, an onramp, than it was a
5 city road.

6 We're hopeful that the things that are
7 going to be done by both MTA, City College, and
8 this project will enhance that pedestrian.

9 I guess where I'm going is that the list
10 goes on~~r~~ and on~~r~~ and on, but I'm prepared to look
11 at this in terms of where the project is. It
12 satisfies the tenets of the original RP. It does
13 and it's tried to give a little bit of something
14 to everyone. Not necessarily everything. And
15 I'm prepared to support this project.

Commented [P1(5)]: Confirm.

16 PRESIDENT KOPPEL: Commissioner Imperial.

17 COMMISSIONER IMPERIAL: Thank you. I
18 have a question to the, I guess to the developer,
19 or Avalon, or BRIDGE. When it comes to access to
20 housing, especially for let's say the City
21 College students, my experience when it comes to,
22 you know, applying for affordable housing,
23 especially if you're a student, especially if
24 there are some funding coming from low-income
25 housing tax credit that it does -- affordable

1 housing does not really equate or does not really
2 quality as student. Can you clarify something
3 about those kind of qualifications? Because I
4 am, you know, we all -- if we're talking about
5 access, you know, having access, students having
6 access to Ceity Ceollege and, you know,
7 hopefully, they also live in this area, what's
8 the qualification when it comes for students to
9 apply for affordable housing?

10 MS. DISCHINGER: Thank you for the
11 question. This is Kearstin from BRIDGE. And I'm
12 going to introduce my colleague, Brad Wiblin, who
13 will talk about the interface of our product with
14 students.

15 MR. WIBLIN: Hello? Can you hear me?

16 PRESIDENT KOPPEL: Yes, we can hear you.

17 SECRETARY IONIN: It looks like you've
18 muted yourself. You may want to try hitting *6
19 to unmute yourself.

20 MR. WIBLIN: Hi, this is Brad. Sorry
21 about that. Can you hear me?

22 SECRETARY IONIN: Yes, we can hear you.

23 MR. WIBLIN: Commissioner Imperial, I
24 think your question about the City College
25 students and whether or not they could apply for

1 and be successful in entering a tax credit-
2 financed housing. And you're right that the tax
3 credit program does specifically disallow the
4 traditional college student, if you're 17 and
5 you're on your parents' tax return as a
6 dependent, and you're a full-time student you
7 can't apply and live there on your own.

8 But my understanding about the City
9 College student body is it's an older, generally
10 a little older, and maybe people reentering the
11 workforce, maybe with children, and they're part-
12 time students and full-time employed, those
13 people absolutely work in a tax credit project.
14 So, it is a very fine-grained assessment.

15 And then, of course, the city has a
16 series of their own priorities that come into
17 play (audio interruption) -- did I answer your
18 question?

19 COMMISSIONER IMPERIAL: Yes. Thank you
20 for that explanation. Especially just because --
21 especially if someone -- because I'm aware that
22 some of the students may have families, or may
23 have some sort of an income that being a student
24 alone will not disqualify them in applying for
25 affordable housing. Because I think there has

1 been previous -- in my field there has been some
2 -- I have those previous experiences and just
3 want to make sure that that's clarified in
4 public, as well. Thank you.

5 PRESIDENT KOPPEL: Director Hillis.

6 MR. HILLIS: I just wanted to, one, thank
7 you all for your thoughtful comments, but also
8 thank you for recognizing staff. It's been a
9 long road, as you know, to get here. Not just
10 the five years that we've talked about this
11 project, but even the past 20 years before this,
12 talking about the Balboa Park Better
13 Neighborhoods Plan.

14 But, obviously, it was getting
15 collaboration with other city departments, like
16 OEWD, Supervisor Yee's Office, and Supervisor Yee
17 provided tremendous leadership. City College has
18 been at the table and participating.

19 But really, the CAC and the community
20 have helped shaped this project. And I think,
21 Commissioner Diamond, you summed it. It doesn't
22 have unanimous support, but it does have
23 tremendous support. So, we look forward to
24 continuing that effort and working with them to
25 build this project.

1 SECRETARY IONIN: Commissioners, if there
2 is nothing further, there is a motion that has
3 been seconded to approve this project. And
4 Commissioner Johnson, I would think that you're
5 including the amendment submitted by staff in
6 your motion?

7 COMMISSIONER JOHNSON: I am.

8 SECRETARY IONIN: Very good. And the
9 seconder is amenable, Commissioner Diamond?

10 COMMISSIONER DIAMOND: Yes. Yes.

11 SECRETARY IONIN: Thank you. Very good
12 then, on that motion to approve this project,
13 Commissioner Chan?

14 COMMISSIONER CHAN: Aye.

15 SECRETARY IONIN: Commissioner Diamond?

16 COMMISSIONER DIAMOND: Aye.

17 SECRETARY IONIN: Commissioner Fung?

18 COMMISSIONER FUNG: Aye.

19 SECRETARY IONIN: Commissioner Imperial?

20 COMMISSIONER IMPERIAL: Aye.

21 SECRETARY IONIN: Commissioner Johnson?

22 COMMISSIONER JOHNSON: Aye.

23 SECRETARY IONIN: Commissioner Moore?

24 VICE PRESIDENT MOORE: Aye.

25 SECRETARY IONIN: And Commission

1 President Koppel?

2 PRESIDENT KOPPEL: Aye.

3 SECRETARY IONIN: Very good,

4 Commissioners, that motion passes unanimously,

5 seven to zero. Congratulations, we're almost

6 there.

7 (Thereupon Items 17 and 18 concluded

8 at 6:34 p.m.)

9

10