

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 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 (phonetic)

Jean Barish

Theodore Randolph, Resident, Excelsior

Zack Subin

APPEARANCES (CONT.)

PUBLIC COMMENT

Charles Whitfield (phonetic)

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 Asrahabab (phonetic)

Vic Han Shun

Jon Winston, Chair, CAC

1 P R O C E E D I N G S

4:14 P.M.

3 SAN FRANCISCO, CALIFORNIA,

4 THURSDAY, MAY 28, 2020

5 SECRETARY IONIN: Commissioners that will  
6 place us on our 3:00 p.m. calendar for Item 17,  
7 Case No. 2018-007883ENV, for the Balboa Reservoir  
8 Project, the Final Subsequent Environmental  
9 Impact Report.

10           Items 18a, b, c, d, e and f, for Case  
11 Nos. 2018-007883ENV, GPA, PCA, CWP, MAP, and DVA.  
12 Again, for the Final Environmental Impact Report,  
13 adoption of Findings and Statement of Overriding  
14 Considerations, General Plan Amendment, Planning  
15 Code Amendment, Design Standards and Guidelines,  
16 Zoning Map Amendments, and Development Agreement,  
17 respectively.

18                   Is staff prepared to make their  
19 presentation?

20 MS. HONG: Hello, yes. This is Seung Yen  
21 Hong with the Planning Department. We'll share  
22 the screen, first.

23           Good afternoon, Commissioners. My name  
24 is Seung Yen Hong, the Project Manager of the

1 Balboa Reservoir Project, with the Planning  
2 Department.

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

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

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

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

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

23 This project is also a result of a huge  
24 collaborative process among city agencies. Carli  
25 Paine, SFMTA, and Sara Amaral at the Mayor's

1 Office of Housing and Community Development are  
2 here with us as well.

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

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

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

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

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

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

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

23           This project is the result of over five  
24 years of community planning and we are so excited  
25 to be here at the project approval hearing.



1           A critical component of the community  
2 outreach is the Balboa Reservoir Community  
3 Advisory Committee, the BRCAC that Supervisor Yee  
4 established in April 2015.

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

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

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

22           I would like to highlight that after the  
23 shelter-in-place order we held three virtual CAC  
24 meetings and three virtual office hours to stay  
25 connected with the community and solicit input.

1 I would like to note that during these virtual  
2 hearings, virtual meetings, we have higher  
3 numbers of attendance, over 100 people, compared  
4 to previous meetings.

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

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

20           The proposed project will build about  
21 1,100 units with 550 affordable housing units.  
22 It would create four acres open space, including  
23 a two-acre central park. It will be mainly  
24 accessed from Frida Kahlo and Ocean Avenue, along  
25 with several bike and pedestrian connections.

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

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

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

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

19          Over the course of several years, the  
20 City College, SFMTA, and the sponsor have  
21 coordinated and made huge progress on addressing  
22 many of these concerns. The City College would  
23 improve the pedestrian path along Ocean Avenue  
24 and has adopted the TDM study and hired a TDM  
25 coordinator. The SFMTA accelerated two projects

1 in the area that will make improvements at the  
2 Ocean and Frida Kahlo intersection, and improve  
3 the K-Line. The sponsor will contribute about  
4 \$10 million in transportation sustainability fee,  
5 fund mitigation measures, and implement its TDM  
6 plan and replace new parking strategy.

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

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

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

22 The project is doing so with the  
23 inclusion of affordable educator housing, which  
24 will assist the college in attracting and  
25 retaining diverse faculty and staff. This would

1 be among the first affordable educator buildings  
2 approved or built in the city.

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

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

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

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

24           The next slide, please. The second area  
25 is affordable housing. We have heard from the

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

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

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

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

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

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

23 The community demonstrated a deep  
24 commitment to the success of the Balboa  
25 Reservoir, offering countless hours and

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

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

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

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

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

25           (Pause)



1 SECRETARY IONIN: Do we have a  
2 connection?

3 MS. DISCHINGER: Hi, we're checking just  
4 a minute to find him on the various tech lines.  
5 There's a little --

6 MS. HONG: Shall we move to the other  
7 party while Peter is coming back?

8 SECRETARY IONIN: That would probably be  
9 a good thing to do.

10 MS. HONG: All right, we'll move to  
11 Jeanie's part.

12 MS. POLING: Hi there. Can you hear me?  
13 Good afternoon, President Koppel and Members of  
14 the Commission.

15 MR. WALLER: And Jeanie, I'm going to  
16 just speak up and say I think I found my problem,  
17 if that's -- can you guys hear me, now?

18 MS. POLING: Oh, okay. Do you want to go  
19 back to Peter then? Let's do that.

20 SECRETARY IONIN: Okay.

21 MR. WALLER: My apologies. So, folks, I  
22 was speaking away, of course unknowing. So, my  
23 apologies. So, again, Peter Waller, Pyatok  
24 Architects, and good afternoon Commissioners.

25 So, on the design framework, and we can

1 stay on this first slide, the key organizing  
2 piece really is the open space. That's the key  
3 to making this a family-friendly neighborhood.  
4 And so, we placed this two-acre open space where  
5 the most people possible could experience it on a  
6 daily basis, where it was conveniently accessed  
7 for the neighborhood. Organized it in a way that  
8 it would get good sun, but also be protected from  
9 the wind. And also organized it in a way that we  
10 could program it with an informal green space for  
11 gathering, but also as you step gradually up the  
12 hill a play area, community gardens, a sheltered  
13 outdoor area for people to gather. Community  
14 space on this community terrace, on the east side  
15 overlooking the park.

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

19           And then, importantly, really thought  
20 about the placement in terms of its connections  
21 to the surrounding. Coming up the Brighton Paseo  
22 from Ocean Avenue, the park is right on access  
23 with that. Across the top of the park, North  
24 Drive connects out to Frida Kahlo and provides a  
25 direct connection for Sunnyside neighbors to come

1 through the park, and through the neighborhood.  
2 And, of course, a wide terrace opening to Lee  
3 Avenue, welcoming staff and students from City  
4 College, and a connection to San Ramon and  
5 Westwood Park to the west, but that's the bike  
6 connection.

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

14           And this space also provides an important  
15 pedestrian connection from the Unity Terminal,  
16 Unity Plaza, Lee Avenue, Whole Foods, and the  
17 whole rest of the neighborhood.

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

21           So, together these two open spaces are  
22 really the heart of a larger pedestrian network,  
23 and that's really the focus of this neighborhood  
24 design layered over the open spaces, walking, and  
25 biking. And that network goes to the streets.

1 It goes into the townhomes. It goes into every  
2 block through required open air openings. And it  
3 extends, obviously, out to the surrounding  
4 neighborhoods.

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

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

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

21           The larger buildings are placed adjacent  
22 to Ocean Avenue and along Lee, which is our  
23 shared street with the evolving, growing City  
24 College campus. And then, those buildings step  
25 down to three and two stories next to our

1 neighbors in Westwood Park.

2           Within the neighborhood, then, every  
3 block is also required -- this is the correct  
4 slide, thank you -- to have additional carvings,  
5 and roof articulations, and full-story step backs  
6 so that each block has a tapered quality. And so  
7 that the neighborhood as a whole fits comfortably  
8 into this hillside context, hillside neighborhood  
9 context, and that we avoid large areas of flat  
10 roofs, of monolithic buildings.

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

21           And then, lastly, the final slide is on  
22 sustainable design. And we had an opportunity on  
23 this project to work closely with the Planning  
24 Department on piloting the sustainable  
25 neighborhoods framework, which really helped us

1 delve into sustainability at all scales. To look  
2 at elements such as indoor air quality, equity,  
3 resiliency, all the pieces that come together to  
4 make a place that's really healthy in a deep way  
5 for families and for all households.

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

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

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

23           And I will hand it back to Kearstin.

24           MS. DISCHINGER: Thank you, Peter. And  
25 again, thank you Commissioners. We are thrilled

1 to be before you today seeking approval for 1,100  
2 units of family-friendly housing. I think the  
3 staff and our team discussed some of the family-  
4 friendly amenities, and we are very proud of  
5 those elements. We are very proud of those  
6 elements.

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

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

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

25           We look forward to the ongoing community

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

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

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

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

18 And now, I think it's Jeanie.

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

23 The first item for your consideration is  
24 the certification of the Final Subsequent  
25 Environmental Impact Report, or EIR. I'll



1 present the environmental review process and EIR  
2 conclusions.

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

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

19           We also analyzed four project variants.  
20 Variant 1 has the public parking garage  
21 aboveground. Variant 2 moves the public parking  
22 garage to the north. Variant 3 assumes no  
23 pedestrian or bike access from Westwood Park via  
24 San Ramon Way. And Variant 4 shifts the north  
25 access road further south.

1           Please note that the project before you  
2 for approval today is identified mostly in the  
3 EIR as the developer's proposed option.

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

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

22          The other operational impact involves  
23 transit delay under cumulative conditions due to  
24 growth at the project site combined with growth  
25 at City College.

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

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

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

21           The next slide, please. The EIR  
22 identified mitigation measures related to these  
23 topics shown on the screen. As part of today's  
24 approvals, you'll be asked to adopt CEQA findings  
25 that include these mitigation measures as

1 conditions of project approval.

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

8           The Planning Commission had no comments  
9 on the draft analysis during the public hearing  
10 of the Draft EIR in September of 2019.

11           The Responses to Comments document, in  
12 combination with the Draft EIR constitutes the  
13 Final EIR, which is before you today for  
14 certification.

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

20           On this basis, we request that the  
21 Commission adopt the EIR certification motion  
22 before you. This motion does not approve the  
23 project but, instead, it certifies that the EIR's  
24 contents and procedures comply with CEQA.

25           This concludes my presentation on the EIR

1 certification and I am available for questions.

2 I'll turn it back to Seung Yen now. Thank you.

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

7 SECRETARY IONIN: Yes, Seung Yen, we can  
8 hear you.

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

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

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

24 The project also requires planning code  
25 and map amendments. The proposed amendments

1 would establish the Balboa Reservoir Special Use  
2 District, which codifies planned use for the  
3 project. The amendments would result on the  
4 project site from public district to a new, mixed  
5 use district, and range of height from 40 and 65  
6 to 48 and 78 feet.

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

15           I would like to take the opportunity to  
16 mention our recommended changes to the planning  
17 code ordinance since the ordinance was introduced  
18 to the board of supervisors.

19           Supervisor Yee has been promoting family-  
20 friendly development on the project site and  
21 recommended changes to the SUD. These changes  
22 include requiring a higher portion of units with  
23 two bedrooms or more, a planted area in common  
24 usable open space, and oversized bike parking  
25 spaces.

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

9           Finally, I will end the presentation with  
10 my last side, a list of action items proposed for  
11 the project.

12           This concludes our presentation. I would  
13 also like to mention this project is AB 900  
14 project. Thank you for your time.

15           SECRETARY IONIN: Very good. Through the  
16 Chair --

17           MS. HONG: Before we end the  
18 presentation, I would like to reintroduce Jen  
19 Low.

20           MS. LOW: Hi, this is Jen Low with  
21 Supervisor Norman Yee's Office. Sorry about the  
22 technical glitch earlier. Thank you, President  
23 Koppel, Commissioners, and welcome Commissioner  
24 Chan. And thank you to all the staff who have  
25 been working very diligently on this project over

1 the course of the past five years.

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

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

18           We are so fortunate to have neighborhoods  
19 surrounding this project that have been fit for  
20 families and intergenerational households, and we  
21 hope this will contribute to that, which is why  
22 he, along with Mayor Breed has committed San  
23 Francisco to becoming a child-friendly, family-  
24 friendly city. And I think that's why you're  
25 seeing some of that work being made through the



1 Development Amendment by really defining what  
2 family- and child-friendly housing looks like.  
3 What that looks like for our communities and for  
4 generations to come.

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

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

20           And I just want to note that, you know,  
21 we intend, and we want, and we are committed to  
22 ensure that these units of housing are going to  
23 be dedicated for affordability in perpetuity.  
24 And so we're tightening language there, and we  
25 want to make sure that we enforce that permanent

1 affordability. So, we're working with the  
2 developer and city partners to ensure that.

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

14           And so, I do want to note that we're in  
15 continuous conversations working on the MOU  
16 between the developer and City College, and  
17 ensuring the development's commitments are laid  
18 out in the development agreement, and also  
19 ensuring that we kind of tighten the  
20 transportation element so that there's public  
21 benefit to that around the parking and  
22 transportation measures. And I just wanted to  
23 make sure that I put that on record that that is  
24 something we're going to continue to work on and  
25 tighten up.

1           With that, I'll leave it to the  
2 Commissioners. Thank you so much for having this  
3 hearing today. And thank you so much to staff,  
4 as well.

5           SECRETARY IONIN: Very good  
6 Commissioners. That concludes staff and sponsor  
7 presentations, Seung Yen?

8           MS. HONG: Correct.

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

16           Commissioner Moore. You're probably  
17 muted, Commissioner Moore.

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

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

21           VICE PRESIDENT MOORE: Kearstin, could  
22 you briefly talk to us about a phasing strategy,  
23 or is this project intended to be all built at  
24 once? It's a difficult site. It's a reasonably  
25 large site with four challenging corners. If you

1 could, I'd love you to talk about a phasing  
2 strategy.

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

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

16 And while that phase was happening, we  
17 would have two parking lots on the edges of the  
18 facility for City College, to service them during  
19 the construction of phase one.

20 And then, we would move into phase two,  
21 which would be the building all the way to the  
22 north, and the two buildings closest to Ocean  
23 Avenue on the south.

24 And what we really like about this is the  
25 park would be really well contained during and

1 after phase one, and so you'd really get a clear  
2 sense of what the development would be like in  
3 the long term.

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

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

15 VICE PRESIDENT MOORE: Could you also  
16 briefly speak about the time frame for  
17 implementation? When are you thinking of  
18 starting and how long do you believe it takes?

19 MS. DISCHINGER: Yes, I certainly can.  
20 We have, upon approval with the Board and the  
21 Mayor, we have some time and attention to turn to  
22 the detailed design of the infrastructure and  
23 approval of the city, while we also line up our  
24 detailed design of the buildings, and affordable  
25 housing financing. And so, we think that we

1 could start in end of 2021, or early 2022 at the  
2 earliest. And then, we anticipate that it would  
3 take about six months to a year to do the  
4 horizontal work. And then, we'd follow that with  
5 phase one of the vertical development. And then,  
6 there may be a little bit of overlap between  
7 phase one and phase two, or there may be a little  
8 bit of time in between phase one and phase two  
9 for the vertical development. So, the  
10 construction period could span a full six years.

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

21 SECRETARY IONIN: Commissioners, we are  
22 still waiting to bridge our -- oh, it appears as  
23 though we may be back now. Let me see. Oh,  
24 maybe not. Sorry, maybe premature.

25 Okay, would Commissioners have any

1 additional question for the project sponsor or  
2 staff? If not, I would recommend that we maybe  
3 take a five-minute recess and allow the AT&T  
4 conference bridge to reconnect.

5 VICE PRESIDENT MOORE: I assume we are  
6 recessing?

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

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

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

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

17 (Operator Instructions)

18 SECRETARY IONIN: Fantastic. And members  
19 of the public, through the Chair, you will have  
20 two minutes.

21 If the caller is ready, you may submit  
22 your comment. Caller? Why don't we try the next  
23 caller.

24 MR. MARABELLO: Hello.

25 SECRETARY IONIN: Oh, never mind.

1 MR. MARABELLO: Hello.

2 SECRETARY IONIN: Are you prepared to  
3 submit your comments?

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

6 SECRETARY IONIN: No, I understand and I  
7 appreciate your patience. You'll have two  
8 minutes.

9 MR. MARABELLO: Okay. Thanks for getting  
10 us back. Brian Marabello, Sunnyside homeowner  
11 and Sunnyside Neighborhood Association Member.

12 Here's my comment. Former Planning  
13 Commissioner Myrna Melgar is quoted this week in  
14 48 Hills as follows: I think the Balboa  
15 Reservoir Project still needs work. They don't  
16 have an MOU with City College and the traffic  
17 mitigations and improvements are not tight. The  
18 MTA has not been present at the CAC meetings.  
19 I'm worried about exacerbating the traffic mess  
20 that is already there on Ocean between the Muni  
21 Station, 280 on-ramp, and Frida Kahlo Way. If I  
22 were still on the Planning Commission, there are  
23 key demands that would need to be met before I  
24 would vote for it. The MOU with CCSF and better  
25 traffic mitigations on Plymouth, Ocean, and Frida



1 Kahlo among them.

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

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

20           Before this project is approved, the city  
21 must implement changes such as removing parking  
22 from Frida Kahlo to allow for transit-only lanes  
23 and better, safer bicycle lanes. In committing  
24 to frequent, regular maintenance and updating the  
25 traffic signal system on Frida Kahlo and Ocean

1 Avenue.

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

13           The Planning Commission cannot in good  
14 faith approve a huge project that plans on new  
15 residents taking public transportation as a  
16 fundamental feature of its transportation TDM in  
17 our pandemic and post-pandemic world.

18           SECRETARY IONIN: Thank you. That's your  
19 time.

20           MR. PEDERSON: Hello, my name is  
21 Christopher Pederson. I live in the Ingleside.  
22 I strongly support the housing components of the  
23 project. If San Francisco is serious about  
24 addressing the climate and affordable housing  
25 crises, it must allow much genuinely transit and

1 pedestrian-oriented, mixed income, multi-family  
2 housing. The Balboa Reservoir site is an ideal  
3 location for such house, close to BART, multiple  
4 Muni routes, City College, and the Ocean Avenue  
5 neighborhood commercial district. And it's in  
6 the western half of the city, which needs to  
7 start doing its fair share.

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

15           The only conceivable rationale for the  
16 public parking garage is to perpetuate the high  
17 rate of automobile commuting to City College. As  
18 the EIR acknowledges, providing more parking will  
19 encourage more driving and undermine any TDM  
20 program. I realize some City College  
21 constituents do need to drive, but there will  
22 still be plenty of parking at City College if  
23 this project moves forward.

24           So, consistence with the city charters as  
25 the first mandate, and with the city's climate

1 and affordable housing goals please replace the  
2 public parking garage with more housing. If not,  
3 you should at least dramatically shrink the size  
4 of the public garage and deploy the same  
5 prohibitions to multiday and discounted parking  
6 passes that apply in downtown and other mixed-use  
7 areas. Thank you very much.

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

21 This change would result in a temporary  
22 or permanent road running through existing City  
23 College parking on the east side of the Reservoir  
24 and would take an intersection that from the west  
25 currently ends in a T, and change it to an

1 intersection where not just one but two roads  
2 join together to enter on the west side.

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

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

17           This new intersection would add a green  
18 light to the drivers. Commissioners, the EIR you  
19 are being asked to certify claims this is no  
20 change. Please, Commissioners, flag this variant  
21 for further study before approving the EIR and  
22 the special use district. Otherwise, it could go  
23 forward without proper analysis.

24           Yes, and thank you for hanging in there  
25 with this meeting. It has been very strange and

1 very stressful to be in two simultaneous queues  
2 at once. Thank you.

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

17 I've attended multiple Community Advisory  
18 Committee meetings and I can wholeheartedly  
19 confirm that this project has thoughtfully  
20 considered the many needs of the neighborhood  
21 throughout the process. It would be a wonderful  
22 addition to our community. I strongly support  
23 this project. Thank you.

24 SECRETARY IONIN: Caller, are you  
25 prepared to submit comments?

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

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

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

21          Actually, the development agreement, I'm  
22 kind of disappointed in it. I'm disappointed  
23 that the PUC is only getting \$11 million,  
24 according to the feasibility study, and that the  
25 project will be getting \$43.8 million in

1 subsidies from the MOHCD, and giving \$17.8  
2 million in transit fees. I think this is -- you  
3 know, it's kind of too bad that the development  
4 costs are so high that instead of breaking even,  
5 it's going to need so much subsidy from the MOHCD  
6 to be built.

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

21           SECRETARY IONIN: Thank you.

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

24           MR. WOODING: Hi, George Wooding, San  
25 Francisco Land use Coalition. The SFPUC is



1 selling the 17.2-acre Balboa Reservoir public  
2 site for \$11.2 million to profit developers. An  
3 incredible and dubious underpriced bargain. CCSF  
4 should have purchased this land and then leased  
5 it for the Balboa Reservoir Project. Public land  
6 should remain public.

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

16           Where its plans for privatizing the  
17 Balboa Reservoir land represents a willful  
18 contradiction in prices, undermining of the  
19 public interests and CEQA. And whereas real  
20 estate law and lease agreements require the PUC  
21 State Land's Surplus Statute 5422 to allow City  
22 College of San Francisco the right of first  
23 purchase.

24           Therefore, please do not certify this  
25 legal land grab of private developers. Sell the

1 Balboa Reservoir to CCSF. Thank you.

2 MR. AHERNS: Good evening, can you hear  
3 me?

4 SECRETARY IONIN: Yes, we can.

5 MR. AHERNS: Can you hear me? Okay,  
6 thank you. My name is Michael Aherns. I'm  
7 President of the Westwood Park Association, which  
8 is the neighborhood of 700 units immediately  
9 adjoining the proposed development.

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

21 We suggest that public land is an  
22 irreplaceable public asset and should be used for  
23 public purposes. But we can still get the  
24 objective that everybody wants. We can get 550  
25 units of affordable housing by selling the

1 property to City College and then having them  
2 lease the land, as somebody else has already  
3 said. With its low purchase price, it's \$11.2  
4 million is what -- I can't believe that's going  
5 to be the end purchase price, but that's what  
6 they say it is. So, they could buy the land and  
7 lease it to the developer for a 100 percent  
8 affordable housing. The same amount of  
9 affordable housing. And that eliminates all the  
10 (indiscernible) of the private developers for  
11 their profitable market-rate housing.

12           And then, at the end of the day, the  
13 other half of the property could be used by City  
14 College to solve its problems, the problems  
15 talked about.

16           My last issue, that I've developed three,  
17 or four, or five issues in my memo that I sent  
18 you. But my last issue is height. We spent a --  
19 I'm also a member of the Community Advisory  
20 Committee since 2016. We spent a lot of time  
21 going over the parameters. This development  
22 exceeds in height the parameters that were so  
23 toughly negotiated by the CAC. And the height  
24 limits in the parameters should be abided by.

25           Thank you very much for your time and

1 your considerations.

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

9 We'll continue to dialogue through the  
10 project implementation and address transportation  
11 with TDM measures and collaboration with City  
12 College of San Francisco.

13 This project will provide much needed  
14 housing on under-utilized land in a transit-  
15 oriented neighborhood. It includes many  
16 community benefits, such as childcare facility  
17 and open park space.

18 It's important to reiterate at least 550  
19 of the units at Balboa Reservoir will be  
20 affordable. And we should be building many more  
21 housing units to support housing for all.

22 I encourage this Commission to certify  
23 and adopt the items before you today. Thank you.

24 MR. GORDON: Good evening Commissioners,  
25 this is Theo Gordon. I'm a renter in the city

1 and I strongly support this project. I'm also a  
2 member of YIMBY Action, and there are a number of  
3 supporters for the project who were not able to  
4 dial in today. I just want to remind that while  
5 it is that we are able to do online comments, it  
6 is still ridiculous that we have to sit around  
7 for six hours to have our voices heard.

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

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

19           The next comment, Alfred Arches  
20 (phonetic) said: SF needs more housing,  
21 especially affordable homes for families and  
22 teachers.

23           And by the way, I just want to make clear  
24 that these are all people who live in the  
25 neighborhood.

1 Patrick Cushing (phonetic) said: Amongst  
2 many other reasons this is in my neighborhood and  
3 would help to make Ingleside more vibrant, just  
4 as the influence of apartments on Ocean already  
5 have.

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

9 Adam Brion (phonetic) said: I understand  
10 that our city cannot work for some without having  
11 housing for all. Keeping giant, barely used  
12 parking lots near transits during a serious  
13 housing crisis is an absurd abdication of  
14 responsibility to build a thriving, inclusive San  
15 Francisco.

16 George Chicovony (phonetic): My spouse  
17 and I live a few blocks away and regularly come  
18 to the area to eat and shop. We wholeheartedly  
19 support this project. The city's housing,  
20 transportation (indiscernible) -- and building  
21 crises make it more imperative.

22 Elizabeth Blackburn: We need equitable  
23 housing to help solve the climate crisis.

24 I know my time is almost out. There are  
25 a lot more. Other people will be reading those

1 as well, but there are a lot of voices in support  
2 of this housing. And this is not to say anything  
3 of the 9,000 people that could be living on this  
4 lot if we actually built as much housing as it  
5 could take.

6           So, please approve this project. And we  
7 really should be building a lot more housing than  
8 even this proposal is. Thank you.

9           SIVANA: Hi, it's Sivana with the Bay  
10 Area Council again. And actually, my earlier  
11 testimonial was intended for this project. But I  
12 will say that (indiscernible) is also a great  
13 project and we need housing of all types and at  
14 all levels of affordability.

15           But speaking of repurposing surface  
16 parking lots for much needed housing, the Bay  
17 Area Council did review and endorse this project.  
18 And we are excited to see a healthy San Francisco  
19 meet its needs, especially very low and low  
20 income, and the affordable educator housing. And  
21 we just really want to applaud the project  
22 sponsors for their extensive outreach in the  
23 community. It really reflects in the final plan.  
24 So, again, I urge you to please support this  
25 project.

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

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

20           Regarding the value of the reservoir.  
21 The CEQA findings say that the estimated value of  
22 the parcel is \$11.2 million. In contrast, a 0.3-  
23 acre lot in the Mission is selling for \$10  
24 million. How accurate can the CEQA findings  
25 valuation be?



1           Regarding transit delay, the EIR has been  
2 revised to replace transit delay data that had  
3 been used to demonstrate significant Muni delay.  
4 The new, more favorable data was collected on  
5 December 18th, 2019 during finals week, before  
6 Christmas. Finals week just before Christmas is  
7 not representative of a normal school day.

8           The EIR is not objective. It is not  
9 accurate. Don't certify it. Thank you.

10           MS. O'HAIR: Good afternoon  
11 Commissioners. My name is Amy O'Hair and I  
12 represent the Sunnyside Neighborhood Association  
13 on the Balboa Reservoir Community Advisory  
14 Committee.

15           In 2016, the CAC voted to approve the  
16 principles and parameters, which were developed  
17 through the community process. That document  
18 lays out guidance for housing, developing housing  
19 on this site.

20           Surveys of our members of SNA indicated  
21 the community elements and the affordable housing  
22 of the project are widely appreciated. However,  
23 there is also widely shared concern with the  
24 chosen density for the site. The planned number  
25 of units has driven the developers to exceed the

1 65-foot height limit that was agreed upon in the  
2 principles and parameters by an additional 13  
3 feet.

4 In addition, we don't believe that the  
5 transportation and traffic problems the  
6 development will create have been adequately  
7 addressed thus far. This, for a housing project  
8 that is explicitly described as transit oriented.

9 Lastly, the parking issues generated for  
10 City College by the development have yet to be  
11 resolved. But I can hear that others have  
12 brought that to your attention.

13 Thank you, Commissioners.

14 MR. COOTS: Hi, this is Greg Coots. I'm  
15 a resident of Sunnyside. And I just want to make  
16 a couple of comments here. Since mid-March, the  
17 city employees have been conducting official city  
18 business off premises. Due to the COVID-19  
19 pandemic many if not all have used personal  
20 devices during that time. It is critically  
21 important that all government employees strictly  
22 observe all information security and records  
23 retention requirements so that messages about key  
24 governmental functions are preserved,  
25 retrievable, and subject to review just as on-

1 premises correspondence now is.

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

15           The Planning Commission should not take  
16 any action on this project without assurance that  
17 all required public records requirements are  
18 being adhered to and the pandemic is not being  
19 used as an excuse to ignore these legal  
20 safeguards.

21           Also, in conjunction with the timing of  
22 this -- well, being in this pandemic. In light  
23 of what we are experiencing during the current  
24 pandemic, we must immediately incorporate  
25 pandemic-related considerations.

1           Of key importance here is all traffic  
2 studies are also much reconsidered now that  
3 transit ridership is so uncertain. And also, all  
4 street sidewalk and open space design should  
5 conform to the guidance released May 21, 2020 by  
6 the National Association of City Transportation  
7 officials in the streets for pandemic response  
8 and recovery. Thank you.

9           MR. SMITH: Good afternoon Commissioners.  
10 Corey Smith on behalf of the San Francisco  
11 Housing Action Coalition, speaking in support  
12 here of the Balboa Reservoir.

13           I wanted to add one additional voice to  
14 the conversation. Adam Breon (phonetic), who  
15 wrote in through the petition. I live in the  
16 Westwood Park neighborhood, with the HOA with its  
17 vocal opposition to this project does not speak  
18 for me. So, just reminding you, you do have  
19 direct neighbors that are supportive of this  
20 project today.

21           A couple of other points. There have  
22 been a number of speakers that mentioned that a  
23 low price of \$11 million that the city could  
24 acquire the land. The problem with that proposal  
25 is that would also include another \$500 million

1 plus to actually build the subsidized affordable  
2 housing, as well as another, you know, \$35 to \$50  
3 million worth of infrastructure.

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

17           We're also talking about educator  
18 housing. Considering new homes with first  
19 priority given for City College educators, we  
20 think that that's a fantastic benefit.

21           One last thing I really want to point out  
22 and then really extend my appreciation to  
23 Supervisor Norman Yee and his office for really  
24 leading the effort through the community process,  
25 bringing all stakeholders together, and getting a

1 consensus plan that everybody, you know,  
2 hopefully wants to move forward here today. And  
3 so, to Supervisor Yee for his leadership on this  
4 project, I really, really appreciate it. And we  
5 thank you and ask that you move the project  
6 forward here today. Thank you.

7 MS. FOOTE: Hi, this is Laura Foote from  
8 YIMBY Action. And, obviously, I support this  
9 project. I've given numerous public comments in  
10 support of it. But I'm going to focus on  
11 supporters who live in the area.

12 So, Neighbor Eric Johnson says: This  
13 site is currently a massive underutilized surface  
14 parking lot, all while low-income and middle-  
15 income people, predominantly people of color, are  
16 being pushed out of San Francisco by impossible  
17 rent prices. This is a 50 percent affordable  
18 housing development. This is families who can  
19 stay in their city.

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

21 We've got Eric Cogner (phonetic) -- I  
22 don't know how to say his last name, Cogner. He  
23 says: I live in the neighborhood on Monterey and  
24 would love to see a more vibrant use of the  
25 space. The parking lot is an eyesore and a

1 desert and the new development looks well thought  
2 out. Finally, I'd love to be able to afford to  
3 buy a place in San Francisco with my wife and  
4 toddler, but can't because housing prices are so  
5 out of whack. This development alone won't solve  
6 the supply problem, but it will be a step in the  
7 right direction. I will go to the mat with any  
8 neighbor who complains about this development.  
9 All the commentary I've seen on both Next Door  
10 and the neighborhood planning meetings I've seen  
11 is well meaning, but generally unhelpful and not  
12 representative of many regular people like me.

13 Inaca Longa (phonetic) keeps it short.  
14 She just says: We need a lot more housing.

15 Joel Kopernick (phonetic), another nearby  
16 resident, we need to take climate change  
17 seriously and let more people live in our  
18 transit-rich city and not the sprawling suburbs.

19 Alan Leblanc (phonetic) says: More  
20 housing means more affordable housing.

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

1 Elizabeth Backland (phonetic) says: We  
2 need equitable housing to help solve the climate  
3 crisis.

4 Oh, great. Thanks.

5 MR. KOPEKO: Hi, my name is Mike Kopeko.  
6 I live in the Mount Davidson Manor neighborhood,  
7 just off Ocean Avenue, a few blocks down from  
8 this proposed project. I am so excited for this  
9 and so enthusiastically providing my support for.

10 That 50 percent of these homes are  
11 earmarked as affordable is wonderful. That's  
12 really going to help maintain the character and  
13 diversity that makes this neighborhood so great.

14 I'm also super excited about the  
15 community park where you don't really have much  
16 parks in this part of the city, so excited that  
17 this adds some land for that.

18 This neighborhood's proximity to transit  
19 is part of the reason that my husband and I  
20 bought here. It's easy access to BART and the  
21 Muni Metro. It makes it super easy for people to  
22 get anywhere they need to go without a car.

23 I'm hopeful that the contribution that  
24 they will be making with transportation  
25 sustainability fees will improve Ocean Avenue



1 further with the K-Line here. So, looking  
2 forward to some improved reliability and reduced  
3 delays with those improvements.

4 And finally, the businesses in this  
5 neighborhood along Ocean Avenue would really  
6 benefit from some additional density, filling in  
7 some of the storefronts that are empty, and  
8 probably more of them now with the current  
9 pandemic. It's really going to give them more of  
10 the support and the customers that they needed to  
11 really make this neighborhood thrive.

12 So, thanks for the opportunity to share  
13 my views and share my very enthusiastic support  
14 of this project.

15 MS. HEGGIE: My name's Jennifer Heggie.  
16 I'm a resident of Sunnyside and the former and  
17 acting Chair of the Sunnyside Neighborhood  
18 Association, Balboa Reservoir Committee. And I  
19 wish I could ask you to support this project, but  
20 I cannot.

21 Despite claims in your documentation to  
22 the contrary, the level of mitigation identified  
23 is clearly not acceptable, as it creates  
24 unacceptable risks for learning and the health of  
25 residents in the adjacent homes, as well in the

1 adjacent institutions that house students under  
2 the age of 16. The Draft SEIR clearly states  
3 that construction noise will have significant  
4 adverse impacts, and transportation access will  
5 be significantly adversely impacted both during  
6 construction, as well as after the Balboa  
7 Reservoir has been occupied, even after all  
8 mitigation measures have been implemented.

9           In addition, the final EIR does not  
10 contain a thorough analysis of possible  
11 alternatives. An alternative that was brought up  
12 multiple times at Balboa Reservoir Community  
13 Advisory Committee meetings was for an 800-unit  
14 development. And this option has not even been  
15 included in the EIR.

16           In addition, if this project is to be  
17 approved, there needs to be additional assurances  
18 that the public parking spaces that the Balboa  
19 Reservoir development is only partially replacing  
20 remain available for public use for at least as  
21 long as there is a public education institute  
22 next to the Balboa Reservoir development.

23           Unless, of course, that institution  
24 indicates it's no longer needed. This means a  
25 period to exceed the period of the development

1 agreement, which is 25 years, or the period for  
2 affordable housing of 55 years. Let's support  
3 our public institutions. Thank you for your  
4 consideration.

5 MS. TIMA: My name is Hedda Tima and I  
6 have the feeling the Planning Commission will  
7 have a very hard time planning ahead for San  
8 Francisco for at least 30 to 50 years. You build  
9 1,100 units right opposite to the 280 freeway.  
10 And the people will not work in San Francisco.  
11 They will drive down to Silicon Valley and you  
12 have not solved your problem.

13 And the problem is our students of City  
14 College got free tuition, but they are working  
15 people and they need to update their skills. And  
16 at times they have to commute between their work  
17 and their schooling, and they need a car in order  
18 to do that.

19 I look out onto the parking lot, which is  
20 in question, the 17 acres. And it is full. It  
21 is full by 9:00 o'clock on a school day and it is  
22 still full by 9:00 o'clock in the evening. This  
23 is a student body of people who cannot afford to  
24 go to Stanford. So, make it possible for them to  
25 attend their classes in San Francisco.

1           Besides, if you put 3,000 additional  
2 people into the housing development you have not  
3 supplied an emergency water line in case of  
4 earthquakes. And City College sits right on City  
5 College Earthquake Fault. I have asked for that  
6 for a long time and nobody can tell me when the  
7 emergency water line is being installed.

8           I thank you for your attention.

9           MS. BARISH: Good afternoon  
10 Commissioners. My name is Jean Barish. I'm  
11 urging you not to approve this project. I hope  
12 that before you sign off on this project you'll  
13 consider the consequences of your action.

14           Despite what you've heard today, I hope  
15 you'll consider that your decision will destroy  
16 enrollment at CCSF by making access to the school  
17 difficult, if not impossible.

18           I hope you'll consider that it will  
19 privatize scarce and valuable public land to  
20 enrich a private corporate developer.

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

24           And I hope you'll consider that at a  
25 selling price of \$11 million you're providing a

1 giveaway to for-profit interests.

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

12           In 2013, a budget and legislative  
13 analysis estimated the CCSF's value to the city  
14 was over \$300 million. But it's not just an  
15 economic issue. It's also about improving the  
16 quality of life for everyone in the city by  
17 providing well-educated and well-trained San  
18 Franciscans. From healthcare workers, to  
19 engineers, to artists, and musicians.

20           This project is a giveaway to a private  
21 developer that doesn't benefit City College, the  
22 neighborhood, or the City of San Francisco enough  
23 to justify it.

24           CEQA certification and project approval  
25 should not be granted at this time and the

1 related agreements should not be approved.

2 Thank you for valuing CCSF and for  
3 considering these issues.

4 MR. RANDOLPH: Hello. My name is  
5 Theodore Randolph. I'm a resident of Excelsior  
6 and I've been going to the CAC meetings for the  
7 past five years, since the CAC was convened. And  
8 I rent a bedroom in a multi-bedroom, single-  
9 family house because due to the housing shortage  
10 means that's the way I can afford to live in the  
11 city.

12 So, the main shortcoming of this CEQA  
13 process and the way that it impacts the EIR is  
14 that it characterizes the no-project alternative  
15 as having no impact.

16 The last -- the lack of significant home  
17 construction in my neighborhood has proven to be  
18 the opposite of preserving affordability. Our  
19 homes are scarce, expensive, and overcrowded.  
20 And looking to the future, I cannot stay in my  
21 current place forever. My landlord forbids  
22 cohabitation, so at some point I'm going to need  
23 to move somewhere affordable.

24 So, I urge you to certify the EIR and  
25 approve whatever else you need for this project

1 to move forward as quickly as possible. All  
2 right, thank you.

3 MR. SUBIN: Hi, my name is Zack Subin. I  
4 live just up the hill, south of Ocean Avenue,  
5 with my husband. I only live in this  
6 neighborhood because I have a generous family who  
7 helped me buy a house near them in San Francisco.  
8 Most of my peers don't have that advantage  
9 because of the under-supply of housing.

10 I'm a lead organizer for urban  
11 environmentalists, and there's nothing more  
12 aligned with our values than replacing a giant  
13 parking lot near a transit hub with homes for  
14 1,100 people.

15 I'm also looking forward to the new green  
16 space, to more people on the street, and the area  
17 bike improvements.

18 I'd like to ask the Commissioners to move  
19 this project forward, and I would also support  
20 more homes and less parking in the final project.  
21 Thanks.

22 MR. WHITFIELD: Good evening  
23 Commissioners. My name is Charles Whitfield and  
24 I'm a San Francisco resident and (indiscernible)  
25 calling in support of this project.

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

3 Project Neighbor Kathleen Zabitoni  
4 (phonetic) said: I support housing because young  
5 people and families deserve to live in San  
6 Francisco, just as we seniors who were lucky to  
7 buy a home back when it was affordable  
8 (indiscernible) -- and do so. We want to  
9 continue to live in a real city, not a wealthy  
10 enclave.

11 Project Neighbor Kim Father (phonetic)  
12 said: San Francisco needs a lot more housing and  
13 this plan looks great.

14 Project Neighbor Tony Denz (phonetic)  
15 said: I support this housing project because it  
16 will bring more affordable housing to San  
17 Francisco. This project is a great opportunity  
18 to address the critical housing shortage that we  
19 have.

20 Speaking for myself, I'll state strongly  
21 that I support this project. It will have a  
22 citywide impact and it will help address our  
23 citywide housing shortage. Supervisor Yee's  
24 representative on this call stated that the  
25 supervisor's goal was for housing we can be proud



1 of for generations to come. I submit that  
2 housing we can be proud of for generations to  
3 come must be housing that is (indiscernible)  
4 enough to actually house generations to come.  
5 Furthermore, we desperately need more multi-  
6 family housing in transit-rich areas to prevent  
7 suburban sprawl from continuing to destroy our  
8 planet.

9           Therefore, I strongly urge the Commission  
10 to support this project. Thank you.

11           MR. HUFFMAN: Hi, my name is Robert  
12 Huffman. I live in lower haight (phonetic). I'm  
13 speaking in support of the project. I have a  
14 couple comments to pass on from other people who  
15 could not make it.

16           Robin Chan (phonetic) said: As a  
17 neighbor, I support moving this project forward  
18 quickly.

19           And David Evans stated: This is such an  
20 opportunity. We should build as much housing as  
21 possible on this property near great public  
22 transit. There are few other opportunities like  
23 this to really increase housing stock in such a  
24 smart way.

25           So, I'm passing on those comments. I

1 also want to leave you with something I read in  
2 the *SF Examiner* recently. It says, quote, "The  
3 biggest single roadblock to modest cost housing  
4 in California is the reluctance and outright  
5 refusal of local communities to have this type of  
6 housing built within their boundaries. Each  
7 community wants the cream. And the problem that  
8 the state has is what do we do with the rest?"

9           And the reason I bring up this quote is  
10 because it was written about -- in the *San*  
11 *Francisco Examiner* in 1969. So, we have really  
12 done nothing to build middle-income housing in  
13 San Francisco for the last 50 years.

14           So, I urge you to approve this project  
15 and to solve our 50-year-long project. Thank  
16 you. Or, problem, thank you.

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

19           SECRETARY IONIN: Yes, we can hear you.

20           MS. FREY: Can you hear me? Okay. I  
21 wasn't going to talk because I sent an email to  
22 the Commissioners yesterday, but when I heard  
23 that price tag, which I hadn't heard before, I  
24 had to say something. I did the math and that  
25 ends up, with you subtracting four acres for the

1 public space that ends up being about \$45,000 per  
2 lot in San Francisco, which is just insane.

3           And when you compare it to like the price  
4 of the little park next to the Ingleside Library  
5 that was a half a million dollars. So, this is  
6 only 22 times the price of developing that park.

7           So, I really, really hope if for no other  
8 reason you have to hold this up than just the  
9 price tag itself.

10           Because I'm on the line, I'll just repeat  
11 briefly what I put in the email. These main  
12 concerns have already been brought up. The  
13 parking thing, the MOU that the city even stated  
14 should be done before any plan is approved has  
15 not been done.

16           A big concern is that this affordable  
17 housing will not stay affordable. I hear stuff  
18 in all the BRCAC meetings, but it still does not  
19 seem legally binding that this will stay  
20 affordable housing, that it will be grandfathered  
21 in at some point and become private.

22           And then, I want to reiterate what one  
23 caller said about that this is a dense housing  
24 project, like downtown housing that has  
25 firefighting capability of dense housing. This

1 is a residential area. It does not have that  
2 kind of firefighting capability. Thank you very  
3 much for your time.

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

16 And I found this quote: "The dearth of  
17 affordable housing options in superstar cities  
18 like New York, San Francisco, and San Jose costs  
19 the U.S. economy about \$1.6 trillion a year in  
20 lost wages and productivity." That was a *CityLab*  
21 article.

22 And, you know, it's just very  
23 disappointing that, you know, that so many  
24 people, many times the same people have been  
25 expressing the same discontent, and the same

1 disavowal, and the same desire for disinvestment  
2 in housing for many, many years. It's simply  
3 costing the economy too much at this point. And  
4 with the pandemic it's costing even more.

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

15 MR. LEGUANA: Hi, my name is Sharkey  
16 Leguana. I am a resident of Sunnyside, about  
17 five or six blocks away from the project. When I  
18 moved to San Francisco in 1990 I lived at the  
19 Civic Center Hotel and used to attend City  
20 College. I did not have a car. I took the BART  
21 and was able to walk from the BART just fine to  
22 go to school there. I often wondered why that  
23 parking lot was vacant and unused.

24 And I am so supportive of this project.  
25 I have two young boys. I hope that they'll be

1 able to afford to live in the city. I understand  
2 for many people it's difficult dealing with  
3 change. Cities are full of change and it's  
4 difficult when it's not how it used to be. But  
5 we're going to have to get used to a lot of  
6 change. And what we need more than anything is  
7 housing, especially the environment, and it's  
8 good for housing prices.

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

11 SECRETARY IONIN: Caller, are you  
12 prepared to submit your comment? Hello caller?  
13 Let's go to the next caller.

14 PAUL: Hi. Hello.

15 SECRETARY IONIN: Okay. Hello?

16 PAUL: Hi, yes. My name is Paul and I'm  
17 a member with YIMBY Action. I'm calling in  
18 support of the new homes proposed at the Balboa  
19 Reservoir. We can't, as a city, say we need new  
20 housing and want new housing, and all the while  
21 come up with every excuse as to why we can't  
22 build new housing. The housing shortage is a  
23 generational crisis that affects all aspects of  
24 the city's operation and must be addressed.

25 There's no problem that faces the city

1 that remotely compares to our housing shortage.  
2 So, please certify this EIR and help us house our  
3 neighbors. Thank you.

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

12 They say we shouldn't have safe sleeping  
13 sites. I totally disagree, I think we absolutely  
14 should.

15 So, it's crazy when I come out to this  
16 call and just hear all the opposition to housing  
17 in San Francisco, 50 percent of which will be  
18 affordable housing, meaning hundreds of families  
19 will have an affordable place to sleep in city  
20 limits.

21 Now, it's just crazy for me to hear  
22 someone's opposition to housing our unhoused  
23 population in the most bare minimum way. And  
24 then, when we have a proposal here like the  
25 Balboa Reservoir proposal, which includes

1 hundreds of affordable homes near transit, near a  
2 community college, near a grocery store, and  
3 that's also being opposed, one has to wonder are  
4 we opposing people living in San Francisco so  
5 completely. Do we have no solutions for housing-  
6 vulnerable folks here in the city?

7           It's crazy how it's come to having people  
8 sleep in tents in parking lots, when we have  
9 proposals like these that could have people  
10 housed permanently.

11           Now, I don't think that this one project  
12 is a panacea for our homeless problems here in  
13 the city, and I don't think anyone does. But  
14 certainly there is opposition to housing that's  
15 rampant in the city. And the reason why we're  
16 even debating people living in tents in parking  
17 lots is because we've just simply not built  
18 enough affordable housing. This is affordable  
19 housing that we desperately need as has been  
20 evidenced by what's happening in the Haight.

21           And, of course, I support -- but I  
22 support more than anything permanent affordable  
23 housing and that's why I support this project.  
24 Thank you.

25           MR. AVERON: Good afternoon



1 Commissioners. My name is Riley Averon, calling  
2 in support. This project will have citywide  
3 positive effects, including where I live in  
4 District 5. I want to emphasize how many  
5 neighbors of this project are supporters. And  
6 so, I'd like to share some quotes from residents  
7 who live near the project but could not be here.

8           Neighbor Adam Brion (phonetic) says: I  
9 understand our city cannot work for some without  
10 having housing for all. Keeping a giant, barely  
11 used parking lot near transit during a serious  
12 housing crisis is an absurd abdication of our  
13 responsibility to build a thriving, inclusive San  
14 Francisco.

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

18           Neighbor David Heflin (phonetic) says:  
19 Everyone deserves a chance to live in a home of  
20 their own.

21           And finally, speaking for myself this  
22 project sounds like a dream come true, what  
23 everyone's always asking for, 50 percent  
24 affordable, housing for families and educators.  
25 And it's replacing a gigantic parking lot. I

1 only wish we could be building even more homes.  
2 For every unit we don't build is a family denied  
3 access to the opportunities in San Francisco that  
4 we all enjoy and take for granted. For every  
5 home we have room for but don't build, we're  
6 telling others that I love living in this city  
7 and I enjoy its privileges, but I won't allow you  
8 to do the same. In other words, I've got mine.  
9 Thank you.

10 MR. ASRAHABAB: Hi, my name is Shahid  
11 Asrahabab. I've been a resident of SF for over  
12 ten years. I live one block from this  
13 development and I'm calling to ask you to support  
14 the Balboa Reservoir project. We need this in  
15 our neighborhood. It's going to bring major  
16 benefits for pedestrians, bikes, and transit. It  
17 will bring huge benefits to the restaurants and  
18 markets and businesses on Ocean Avenue.

19 I wish, personally, there was less car  
20 parking. This neighborhood, despite its wealth  
21 in transit, has far too many cars already. This  
22 project has already been under development for  
23 years. It's time to approve it and build housing  
24 near transit. Thank you.

25 MS. HAN SHUN: Hi, my name is Vic Han

1 Shun and I am a student at City College of San  
2 Francisco and I've been born and raised in San  
3 Francisco.

4 I'm actually calling because I think it's  
5 -- you know, this project is actually -- it's not  
6 really, it's not truly 50 percent affordable. In  
7 fact, you know, when you look at what it costs,  
8 what is affordable, what is considered affordable  
9 in this city, you need to make around \$130,000 in  
10 order to afford one of these units, and on an  
11 annual basis, right.

12 And I, as a student who makes \$15 an  
13 hour, I clearly cannot afford a place like this.  
14 And I do want to quote that it's interesting  
15 because when you look into the development  
16 agreements, you also notice that it's not  
17 infinitely affordable. They're only held to 57  
18 years of affordability, which means afterwards  
19 it's essentially privatized luxury condos.

20 And I do think it's really important for  
21 us to recognize that, you know, AvalonBay, the  
22 developers that we've chose, is the 9th largest  
23 real estate investment trust. And I quote them,  
24 and they say that: "We focus on meeting  
25 metropolitan areas characterized by growing

1 employment in high wage sectors of the economy  
2 and lower housing affordability."

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

14           And it would also remove access, physical  
15 access, for me to access the school. I come from  
16 (indiscernible) -- there's no way for me to  
17 access it if I wasn't driving there. It's just  
18 not possible because I have to work two jobs.

19           SECRETARY IONIN: Thank you. Your time  
20 is up.

21           MR. WINSTON: Hi, this is Jon Winston. I  
22 am the Chair of the CAC. This is a rare  
23 opportunity of a lifetime, 17 acres in the middle  
24 of San Francisco. We need to make full use of  
25 it, to get it right, and I think we will. We'll

1 not only maximize the housing opportunity, but we  
2 added green space that will actually unify the  
3 neighborhood.

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

9           But the project is mostly in compliance  
10 with the principles and parameters that we set  
11 forth. It exceeds the height limit by 12 feet.  
12 That was a measure of conflict earlier in the  
13 evening.

14           However, it's only 12 feet, and it was  
15 something that was actually brought to the city  
16 in the original plan that was brought to the  
17 committee, to the selection committee. I want to  
18 say that in order to get the other parts of the  
19 -- in order to get the other parts of the  
20 principles and parameters to come through  
21 properly we need to have that little bit of extra  
22 height. One or two buildings 12 feet higher. It  
23 will work because it will allow us to have a  
24 varied skyline. It will allow us to have step-  
25 downs, carve outs, and create a more varied

1 architecture as we go through the area.

2           So, I really appreciate your willing to  
3 listen to me and I will be back with you soon.

4 Thank you. Bye-bye.

5           SECRETARY IONIN: Commissioners that  
6 concludes the public comment portion of the  
7 hearing. The matter is now before you. And  
8 before you begin your deliberations I will remind  
9 you that in these situations you should take up  
10 the certification of the EIR separately before  
11 you take up the entitlements.

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

16           Commissioner Imperial.

17           COMMISSIONER IMPERIAL: Thank you. I'm  
18 generally supportive -- sorry -- I'm generally  
19 supportive of this development. I'm also  
20 listening to other, of course, the residents, the  
21 students, the, you know, the City College  
22 Trustees and everyone that's been, you know,  
23 being part of this discussion or have been doing  
24 this at committee meetings.

25           And one thing that, you know, when I look

1 into this plan and, you know, I'm pretty well  
2 versed in that area as well is the -- as what  
3 other people have brought up, the transportation  
4 and transit. I believe this development will  
5 have about estimated 2,500 residents. On top of  
6 that there are students. And in that, the Ocean  
7 Avenue is a neighborhood corridor area as well.  
8 So, it would -- it is going to be a busy area.

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

13           But I'm wondering whether with, you know,  
14 looking into the plan of this Balboa Reservoir  
15 Park and also just in the neighborhood as well,  
16 I'm wondering if the \$10 million is enough to  
17 make improvements in terms of widening the  
18 sidewalks, increasing the services of the KT-  
19 Line, and also improvements of the KT-Lines.

20           So, I'm hoping that when this goes  
21 through the MTA that the MTA will really consider  
22 in terms of the business of this area and to  
23 allocate more funding, if it's needed to be, if  
24 it's needed to have. You know, this City College  
25 is very close -- I mean it's pretty close to

1 Balboa BART. I think it's about a 10- to 15-  
2 minute walk. And right now I think as what all  
3 the residents say is it's not really pedestrian  
4 friendly. Also, you know, and I know that there  
5 will be some improvements that will be happening  
6 on that. But the investment, when it comes to  
7 transportation and pedestrian safety, that  
8 includes bicycle, I think that should really be  
9 looked into by the MTA, and also be considered by  
10 the Board of Supervisors as well as to how much  
11 will this really cost.

12 Another thing that I'm also, you know, of  
13 course, a lot of comments on is about the  
14 affordability, the affordable housing. It looks  
15 like there is -- it will be between 30 percent  
16 AMI to 120 percent AMI. And here is a hope like  
17 as this goes on to the Board of Supervisors as  
18 what kind of housing will it be.

19 When it comes to educator housing will it  
20 be more home ownership? Or, you know, how many  
21 percentage will it be for extremely low income?  
22 I hope that the -- you know, I understand that  
23 Yee's Office is working with the committee on  
24 this and I hope that there will be more dialogue  
25 in terms of like the details of affordability.



1           And at the same time I understand that,  
2 and other comments were brought up about the  
3 permanent affordability. You know, in my  
4 experience there are BMR -- you know, BMR  
5 external redevelopment times that only last for  
6 55 years and, you know, the city ended up trying  
7 to save them. So, I hope that in this  
8 development agreement that the Avalon, whoever  
9 the Avalon will include some, or the city will  
10 negotiate in terms of that the city will be able  
11 to have this as permanent affordable housing.

12           Because we don't want to have it at the  
13 very last minute, like a year or two years  
14 before, and then everyone's scrambling that --  
15 you know, everyone's scrambling that this might  
16 end up privately owned. And so, you ended up  
17 people at risk of displacement.

18           So, that's the things that are off the  
19 top of my head right now. But, yeah.

20           PRESIDENT KOPPEL: Commissioner Fung.

21           COMMISSIONER FUNG: I would agree with  
22 the President of the Commission that I'm prepared  
23 to separate the discussion between the adequacy  
24 of the EIR and the project itself. And I would  
25 so move that the EIR was adequately prepared.

1           PRESIDENT KOPPEL:   Second.

2           SECRETARY IONIN:   Seeing no other

3 comments, there is a motion that has been

4 seconded to certify the Environmental Impact

5 Report.   On that motion, Commissioner Chan?

6           COMMISSIONER CHAN:   Aye.

7           SECRETARY IONIN:   Commissioner Diamond?

8           COMMISSIONER DIAMOND:   Aye.

9           SECRETARY IONIN:   Commissioner Fung?

10          COMMISSIONER FUNG:   Aye.

11          SECRETARY IONIN:   Commissioner Imperial?

12          COMMISSIONER IMPERIAL:   Aye.

13          SECRETARY IONIN:   Commissioner Johnson?

14          COMMISSIONER JOHNSON:   Aye.

15          SECRETARY IONIN:   Commissioner Moore?

16          VICE PRESIDENT MOORE:   Aye.

17          SECRETARY IONIN:   And President Koppel?

18          PRESIDENT KOPPEL:   Aye.

19          SECRETARY IONIN:   So moved Commissioners.

20 That motion passes unanimously, seven to zero.

21          PRESIDENT KOPPEL:   Commissioner Johnson.

22          COMMISSIONER JOHNSON:   Thanks.   So, thank

23 you to my fellow Commissioners for certifying the

24 FEIR.   I thoroughly read it and appreciated the

25 public's comments and concerns, and at the same

1 time felt like the EIR adequately addressed  
2 issues of the site context, baseline settings,  
3 administrative work record, clarification of  
4 schedule, and transportation, and those things  
5 were adequate.

6 I want to have a lot of comments, so bear  
7 with me, but this is a project that I think is  
8 worthy of them. You know, first I think I want  
9 to thank Supervisor Yee, Ms. Low, and staff for  
10 really having a vision of a community-led process  
11 informing the BRCAC.

12 I also want to thank staff and our multi-  
13 city agencies. There's been collaboration  
14 between our staff, City College Trustees and  
15 Presidents, the SFMTA, and the community.

16 If you go back and look at the CAC's  
17 guiding principles for these projects, I think  
18 they really laid out a beautiful vision for an  
19 integrated city that is integrated as far as  
20 incomes and life experiences. And that really  
21 mixed together different neighborhoods in our  
22 community. That provides massive community  
23 benefits as far as affordable housing and  
24 childcare, and public open space, and really  
25 weaves in together the site context. This

1 project isn't just City College, and it's not  
2 just a housing development. It's really thinking  
3 about the future of our city and how all of us  
4 get to come along in that future.

5           So, community benefits that have been  
6 stated, 50 percent affordable housing, four acres  
7 of public space, thoughtful design guidelines. I  
8 really appreciate the SUD changes and better --  
9 and not only supporting family-friendly housing  
10 in this new development, but also codifying what  
11 that means.

12           Working with City College in  
13 collaboration on transportation based on  
14 students' needs, having City College do their  
15 study in the ways in which students get to City  
16 College, really focusing on transit first, while  
17 at the same time also providing spaces for those  
18 who do commute.

19           Educator housing I think is crucial to  
20 the future of City College. We know many of our  
21 community college faculty and staff are also --  
22 are housing insecure, and I think it's really  
23 exciting that we'll have teacher-supported  
24 housing through this project.

25           I'm really heartened to hear about the

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

15           And so, in addition, you know, I know  
16 that there is an issue around the height limits.  
17 I want to say to folks as Commissioners we kind  
18 of see the entire city, and we see what is going  
19 on in different neighborhoods, and the context,  
20 and how we do the delicate balance of really  
21 respecting neighborhood character while at the  
22 same time designing in such a way in which we can  
23 create integrated new housing. And I think that,  
24 you know, the height increasing from 65 to 78  
25 feet has been a consistent part of the

1 conversation. And the townhouses going up from  
2 three stories to four stories is appropriate, I  
3 think, both for those and also for the overall  
4 massing of the project.

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

8           PRESIDENT KOPPEL: Commissioner Diamond.

9           COMMISSIONER DIAMOND: I am very, very  
10 appreciative of the efforts that Supervisor Yee,  
11 and his staff, and the City Planning Department,  
12 and the various divisions of the Mayor's Office  
13 have put into ensuring that there is robust  
14 community engagement. And I believe that over  
15 the last several years they have done a good job  
16 of balancing competing interests and coming up  
17 with a plan which, while it doesn't please  
18 everybody, does a very good job in moving a major  
19 policy of the city forward, and addressing the  
20 needs of the neighbors on all sides. As I said,  
21 it doesn't perfectly match everything everybody  
22 wanted, but I'm really persuaded by kind of the  
23 unique opportunity of this site. It is rare to  
24 have this size piece of land on the west side of  
25 the city that allows for the amount of master

1 planning that has gone into creating an entire  
2 neighborhood.

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

17           I am also appreciative of the fact that  
18 the staff and the developer were responsive, or  
19 have been responsive, to two of the comments I  
20 made when we initiated the General Plan Amendment  
21 a month ago, and that is that they have doubled  
22 the number of EV charging stations. It went from  
23 10 percent to 20 percent. I was very pleased to  
24 see that. And have included language, have  
25 revised the language to emphasize differentiation

1 between the buildings, so that we allow for more  
2 creativity in the various architects that might  
3 be involved in designing the buildings.

4           So, I -- oh, and one other thing I wanted  
5 to say here is anything we can do to increase the  
6 amount of affordable educator housing, we should  
7 do. I'm pleased, very pleased, to see that we're  
8 doing that in this project. And I just wish we  
9 could find more opportunities to do it elsewhere  
10 in the city.

11           So, for all of those reasons I am very  
12 supportive of this project and would -- I don't  
13 know if Commissioner Johnson was proposing a  
14 motion, but I would also support that motion to  
15 move these approvals forward.

16           COMMISSIONER JOHNSON: I will make it a  
17 motion. Thank you.

18           PRESIDENT KOPPEL: And so, that will be a  
19 second, then, Commissioner Diamond?

20           COMMISSIONER DIAMOND: Yes, that was a  
21 second.

22           PRESIDENT KOPPEL: Very good.

23           Go ahead Commissioner Chan.

24           COMMISSIONER CHAN: All right, can you  
25 all hear me?



1           PRESIDENT KOPPEL:   Yes, we can.

2           COMMISSIONER CHAN:   Well, first of all I  
3 just want to thank the public for your comments.  
4 And to President Yee's Office and his staff for  
5 their many years of work on this project. And to  
6 the CAC for continuing to give input and shaping  
7 kind of this real opportunity.

8           And I think there are many merits to this  
9 project. I have a lot of comments, so please  
10 bear with me as I kind of slowly go through them.  
11 But I think overall I'm excited, you know, as a  
12 fellow educator, to see affordable educator  
13 housing. I think the child-friendly units are  
14 definitely something that the city really needs.

15           I thought there's been a lot of really  
16 great thinking around the thoughtful design to  
17 have a human-scale neighborhood. I was heartened  
18 to see the attention to the environmental  
19 protection sustainability efforts. And I'm also  
20 really glad to see that the community facility  
21 will be accessible to the public.

22           So, let's say we are adding 1,100 units  
23 here and, you know, I think a lot of what we've  
24 heard today was with regards to the  
25 transportation impacts. And I'm glad to hear

1 that the CAC will be continuing to pay further  
2 attention to this as we move forward with the  
3 entitlement process.

4           So, my comments here are mostly in  
5 reference to the development agreements, and  
6 going back to one of the staff's slides for the  
7 second term, which is a focus on students and  
8 maintaining access to education with parking and  
9 transportation solutions.

10           I want to recognize that many City  
11 College students, you know, they might have  
12 childcare responsibilities, they might work  
13 multiple jobs. You know, staff might have  
14 mobility and accessibility concerns if carrying a  
15 lot of materials. But I think this is also the  
16 case where I'm excited where transportation  
17 demand management improvements could address and  
18 accommodate this range of both driving and  
19 biking, and transportation options.

20           So, I just want to, you know, be clear  
21 that there are other academic institutions that  
22 have tried TDM plans. They've been able to, for  
23 example, provide free transit passes, looking to  
24 having a localized shuttle, even financial  
25 incentives to encourage employees and students

1 not to drive. And this may (audio interruption)  
2 -- cultures, or zip card credit, and so forth.

3           So, I think there is, you know, some  
4 precedence for TDM programs to provide that range  
5 of options to make, you know, these range of  
6 options attractive beyond driving. But at the  
7 same time recognizing that, you know, there are  
8 people who would need to drive for various  
9 reasons and to provide that option when possible.

10           So, you know, I think my point to get  
11 here is, you know, as part of a development  
12 agreement in which we are supporting students'  
13 access to education, and addressing their parking  
14 and transportation needs, I just want to put out  
15 there that, you know, I would encourage the  
16 project sponsor to think about supporting and,  
17 you know, paying into a City College TDM program.  
18 And I think would contribute to the development  
19 agreement, in particular to support education.  
20 But it could also potentially benefit the  
21 residents of the project just to improve the  
22 overall, you know, circulations. So.

23           PRESIDENT KOPPEL: Commissioner Imperial.

24           Oh, I'm sorry, Commissioner Fong, you had  
25 up first. Please, Frank.

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

12           Other issues relate to the height of the  
13   buildings.   And this portion of this site is that  
14   portion that can more easily handle greater site  
15   since it is against the institutional uses of the  
16   college.

17           When you look at the issues related to  
18   transit, to Ocean Avenue, and the pedestrian  
19   experience, you know, Ocean, it looked like it  
20   was designed from the City College to the freeway  
21   to be more of a ramp, an onramp, than it was a  
22   city road.

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

1           I guess where I'm going is that the list  
2 goes on and on and on, but I'm prepared to look  
3 at this in terms of where the project is. It  
4 satisfies the tenets of the original RP. It does  
5 and it's tried to give a little bit of something  
6 to everyone. Not necessarily everything. And  
7 I'm prepared to support this project.

8           PRESIDENT KOPPEL: Commissioner Imperial.

9           COMMISSIONER IMPERIAL: Thank you. I  
10 have a question to the, I guess to the developer,  
11 or Avalon, or BRIDGE. When it comes to access to  
12 housing, especially for let's say the City  
13 College students, my experience when it comes to,  
14 you know, applying for affordable housing,  
15 especially if you're a student, especially if  
16 there are some funding coming from low-income  
17 housing tax credit that it does -- affordable  
18 housing does not really equate or does not really  
19 quality as student. Can you clarify something  
20 about those kind of qualifications? Because I  
21 am, you know, we all -- if we're talking about  
22 access, you know, having access, students having  
23 access to City College and, you know, hopefully,  
24 they also live in this area, what's the  
25 qualification when it comes for students to apply

1 for affordable housing?

2 MS. DISCHINGER: Thank you for the  
3 question. This is Kearstin from BRIDGE. And I'm  
4 going to introduce my colleague, Brad Wiblin, who  
5 will talk about the interface of our product with  
6 students.

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

8 PRESIDENT KOPPEL: Yes, we can hear you.

9 SECRETARY IONIN: It looks like you've  
10 muted yourself. You may want to try hitting \*6  
11 to unmute yourself.

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

14 SECRETARY IONIN: Yes, we can hear you.

15 MR. WIBLIN: Commissioner Imperial, I  
16 think your question about the City College  
17 students and whether or not they could apply for  
18 and be successful in entering a tax credit-  
19 financed housing. And you're right that the tax  
20 credit program does specifically disallow the  
21 traditional college student, if you're 17 and  
22 you're on your parents' tax return as a  
23 dependent, and you're a full-time student you  
24 can't apply and live there on your own.

25 But my understanding about the City

1 College student body is it's an older, generally  
2 a little older, and maybe people reentering the  
3 workforce, maybe with children, and they're part-  
4 time students and full-time employed, those  
5 people absolutely work in a tax credit project.  
6 So, it is a very fine-grained assessment.

7           And then, of course, the city has a  
8 series of their own priorities that come into  
9 play (audio interruption) -- did I answer your  
10 question?

11           COMMISSIONER IMPERIAL: Yes. Thank you  
12 for that explanation. Especially just because --  
13 especially if someone -- because I'm aware that  
14 some of the students may have families, or may  
15 have some sort of an income that being a student  
16 alone will not disqualify them in applying for  
17 affordable housing. Because I think there has  
18 been previous -- in my field there has been some  
19 -- I have those previous experiences and just  
20 want to make sure that that's clarified in  
21 public, as well. Thank you.

22           PRESIDENT KOPPEL: Director Hillis.

23           MR. HILLIS: I just wanted to, one, thank  
24 you all for your thoughtful comments, but also  
25 thank you for recognizing staff. It's been a

1 long road, as you know, to get here. Not just  
2 the five years that we've talked about this  
3 project, but even the past 20 years before this,  
4 talking about the Balboa Park Better  
5 Neighborhoods Plan.

6 But, obviously, it was getting  
7 collaboration with other city departments, like  
8 OEWD, Supervisor Yee's Office, and Supervisor Yee  
9 provided tremendous leadership. City College has  
10 been at the table and participating.

11 But really, the CAC and the community  
12 have helped shaped this project. And I think,  
13 Commissioner Diamond, you summed it. It doesn't  
14 have unanimous support, but it does have  
15 tremendous support. So, we look forward to  
16 continuing that effort and working with them to  
17 build this project.

18 SECRETARY IONIN: Commissioners, if there  
19 is nothing further, there is a motion that has  
20 been seconded to approve this project. And  
21 Commissioner Johnson, I would think that you're  
22 including the amendment submitted by staff in  
23 your motion?

24 COMMISSIONER JOHNSON: I am.

25 SECRETARY IONIN: Very good. And the



1    seconders is amenable, Commissioner Diamond?

2               COMMISSIONER DIAMOND:   Yes.   Yes.

3               SECRETARY IONIN:   Thank you.   Very good

4   then, on that motion to approve this project,

5   Commissioner Chan?

6               COMMISSIONER CHAN:   Aye.

7               SECRETARY IONIN:   Commissioner Diamond?

8               COMMISSIONER DIAMOND:   Aye.

9               SECRETARY IONIN:   Commissioner Fung?

10              COMMISSIONER FUNG:   Aye.

11              SECRETARY IONIN:   Commissioner Imperial?

12              COMMISSIONER IMPERIAL:   Aye.

13              SECRETARY IONIN:   Commissioner Johnson?

14              COMMISSIONER JOHNSON:   Aye.

15              SECRETARY IONIN:   Commissioner Moore?

16              VICE PRESIDENT MOORE:   Aye.

17              SECRETARY IONIN:   And Commission

18   President Koppel?

19              PRESIDENT KOPPEL:   Aye.

20              SECRETARY IONIN:   Very good,

21   Commissioners, that motion passes unanimously,

22   seven to zero.   Congratulations, we're almost

23   there.

24              (Thereupon Items 17 and 18 concluded

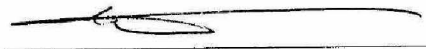
25              at 6:34 p.m.)

## REPORTER'S CERTIFICATE

I do hereby certify that the testimony in the foregoing hearing was taken at the time and place therein stated; that the testimony of said witnesses were reported by me, a certified electronic court reporter and a disinterested person, and was under my supervision thereafter transcribed into typewriting.

And I further certify that I am not of counsel or attorney for either or any of the parties to said hearing nor in any way interested in the outcome of the cause named in said caption.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of June, 2020.



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PETER PETTY  
CER\*\*D-493  
Notary Public

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Myra Severtson  
Certified Transcriber  
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