

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

MEETING MINUTES

**City College of San Francisco
Multi-Use Building, Room 140
55 Frida Kahlo Way, San Francisco, CA 94112
Monday, March 11, 2019**

6:00 PM

Regular Meeting

Please note: Meeting minutes are only intended to serve as a summary of the meeting. For a full transcript of the meeting, refer to the audio recording of the meeting available online at <https://sfplanning.org/project/balboa-reservoir> (under CAC and Community Meetings tab).

Documents received during this meeting are in a document titled balboareservoir_CAC_Public_Documents_Received_and_Emails-031119 available via the following link: <https://sfplanning.org/project/balboa-reservoir> (under CAC and Community Meetings tab).

Committee Members Present:

Howard Chung; Brigitte Davila; Christine Godinez; Robert Muehlbauer; Amy O'Hair; Mark Tang; Jon Winston

Committee Members Absent:

Michael Ahrens; Maurice Rivers

City Staff/Consultants Present:

Office of Economic and Workforce Development: Leigh Lutenski, Tom Shanahan
San Francisco Planning Department: Seung Yen Hong, Vlad Vallejo

1. Call to Order and Roll Call

2. Opening of Meeting

Approval of October Minutes

Updates to minutes:

- Harry Bernstein: In my comments change: “reservoir” to “lower reservoir” and add “the Chancellor looking at dormitories on upper reservoir” and the project is “up to 50%” affordable.
Moved: Tang; Seconded: O’Hair
Ayes: Chung; Davila; Godinez; Muehlbauer; O’Hair; Tang; Winston; Noes: [none]; Abstain: [none]

3. Project Milestone Schedule

2019 BRCAC MEETINGS DRAFT AGENDA TOPICS

Monday, March 11th (today):

- Project Milestone Schedule
- Update on Discussions between Reservoir Partners and City College
- Site Design Update

Monday, June 10th:

- Draft EIR Status and Schedule
- Site Design Update
- Possibly City College TDM study and Facilities Master Plan

Monday, September 9th: Transportation focus

- MTA update on Ocean Ave streetscape
- Developer TDM/traffic analysis
- Analysis and potential mitigations from the DEIR
- Project-specific transportation improvements

Monday, December 9th: TBD

A. CAC Comment: Project Milestone Schedule

Amy O’Hair: When will the transportation study be finished?

Leigh Lutenski, OEWD: There are multiple transportation studies. One is part of the environmental review process and will be included in the draft EIR. The sponsor is doing an additional transportation study; the aim is for this to be ready with the draft EIR release also in July. SFMTA is also working on a streetscape and safety study for Ocean Avenue that will span the next 12 months.

Brigitte Davila: City College should have a lot more information around transportation by June 10th. The College is working on its own Transportation Demand Management Program.

Robert Muehlbauer: BART improvements are linked to the success of this project. It would be good to have a BART representative talk about proposed changes. There are also 107 units planned for the Upper Yard site. An update on that project would be beneficial. Does Public Works perform the sidewalk maintenance on Ocean Avenue?

B. Public Comment: Project Milestone Schedule

See following page

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 3 Meeting Date: _____

Comment Summary*: _____

SANDIS STUDY

Your Name: MADEUNE MUELLER Organization: CITY COLLEGE FACULTY

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 3 Meeting Date: 3-11

Comment Summary*: What's best way to add items

to agendas for 6/10 and 9/9

SEMTA needs to address transit improvements

to accomodate huge increase in users

Your Name: Rita Evans Organization: _____

Your Address: still at 226 Judson

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 3 Meeting Date: 3/11/19

Comment Summary*: what is streetscape? scope of Ocean Avenue

work

Your Name: Harry Bernstein Organization: _____

Your Address: Mered Heights

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card	
Agenda Item: <u>3</u>	Meeting Date: <u>3/11/19</u>
Comment Summary*: <u>Transportation needs to be handled</u> <u>decided before we receive DRAFT EIR.</u> <u>City College also deserves to have their studies</u>	
Your Name: <u>Jennifer Heggie</u>	Organization: <u>SNA</u>
Your Address: <u>532 FLOOD AVE -</u>	
*Please submit this card to City staff for inclusion in the official meeting minutes.	

Completed
before
then

4. Update on discussions between Reservoir Community Partners and City College of San Francisco

Joe Kirchofer, AvalonBay: Last year we sent a letter to City College identifying some ways in which we could collaborate with the College. These included parking and housing. We have been meeting with Charmaine Curtis from City College. The college has been working on data collection. We have been talking with them about the street alignment on the site and along Frida Kahlo Way. We have also been talking to the college about their possible construction timelines for the performing arts building. We are working to ensure there are no disruptions to the College.

Kearstin Dischinger, Bridge Housing: We have been meeting with City College about faculty, staff, and student housing. CCSF, like other institutions, is struggling to keep teachers in the community. We have found a way to set aside housing for CCSF faculty while still adhering to fair housing laws. City College currently has 2,000 faculty and staff and this number will grow. Student housing for a two-year college is a less common building project. A member of our team, Joel Roos, is familiar with student housing. City College has commissioned a study of their faculty and students regarding housing need. We are hoping to find out how many units are needed. There are many constituencies within San Francisco that also need affordable housing. We are crafting a Memorandum of Understanding with City College that will establish our understandings and goals. We are working closely with Charmaine, the Chancellor, and other College staff.

A. CAC Comment: Update on discussions between Reservoir Community Partners and City College of San Francisco

Brigitte Davila: Housing for faculty is a complicated issue. Some of faculty bought homes in the past when things were much cheaper. We want to plan for future faculty.

Howard Chung: Parking is the elephant in the room. Has City College begun looking at parking proposals for usage today and in the future? Is Charmaine Curtis here?

Joe Kirchofer, AvalonBay: I don't think Charmaine is here. Parking is still being discussed at a high level.

Amy O'Hair: How are things being decided if the CEQA studies aren't complete?

Kearstin Dischinger, Bridge Housing: We are creating alternatives in the CEQA study that can allow for a variety of scenarios.

Robert Muehlbauer: I am very encouraged by what I hear on faculty and student housing

Christine Godinez: What percentage of the responses were from students?

Kearstin Dischinger, Bridge Housing: CCSF is administering the study. We haven't seen the data. It is also a challenge to interpret the results for future need.

Jon Winston: A large part of CCSF's proposed bond is going toward building a large parking garage. There should be efforts made to reduce parking demand. Where is the student housing being planned?

Kearstin Dischinger, Bridge Housing: We aren't setup to build student housing, but CCSF is looking into owning and operating student housing on the upper reservoir.

B. Public Comment: Update on discussions between Reservoir Community Partners and City College of San Francisco

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 4 Meeting Date: _____

Comment Summary*: Question re future land ownership

Your Name: Jennifer Hegge Organization: self / former student

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 4 Meeting Date: 3/11/19

Comment Summary*: 1) Bridge Housing - "550 affordable units on reservoir"

affordable units

These 550, ~~with~~ plus the remaining unaffordable units make a total of how many units

2) Charmaine Curtis, nominally

represents the College. How ~~is she~~ is she expecting to

bring this should apply to faculty and staff housing.

3) Housing is not part of College's mission statement.

Organization: to faculty and staff housing.

Your Name: Harry Bernstein

Your Address: Merced Heights

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 4 Meeting Date: 3-11-19

Comment Summary*: _____

Your Name: Ken Chizev Organization: Citizen

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: CCSF update Meeting Date: _____

Comment Summary*: _____

Your Name: Chris Hanson Organization: _____

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 4 Meeting Date: 3/11

Comment Summary*: _____

Your Name: Monica Collins Organization: *CCSF

Your Address: 378 Hearst Av

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: CCSF Master Plan Meeting Date: 3/11/19

Comment Summary*: We are NOT in Agreement w/CCSF
Community input.

Your Name: Dr. Edward Simon Hansen Organization: CCSF

Your Address: 74 Cotter. SF CA 94112

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 4 Meeting Date: 3-11-19

Comment Summary*: number of pkg spaces -
number of student units -
" of total units -

Your Name: Fred Muhelheim Organization: _____

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 4 Meeting Date: 3/11/2019

Comment Summary*: What is the legal way to have faculty/student
staff? What are the tradeoffs for how many units to
go to CCSF (cost, ^{to CCSF} vs impact to other affordable units)?

Your Name: Yonathan Randolph Organization: SF

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card	
Agenda Item: <u>#4</u>	Meeting Date: _____
Comment Summary*: <u>meeting with FMP of City College</u>	
Your Name: <u>Madeline Huell</u>	Organization: <u>CCSF Faculty</u>
Your Address: _____	
*Please submit this card to City staff for inclusion in the official meeting minutes.	

Balboa Reservoir Community Advisory Committee Meeting Speaker Card	
Agenda Item: <u>4</u>	Meeting Date: _____
Comment Summary*: <u>TRANSIT STUDY / HOUSING</u>	
Your Name: <u>MICHAEL ADAMS</u>	
Organization: _____	
Your Address: _____	
*Please submit this card to City staff for inclusion in the official meeting minutes.	

5. Design Update

12/5/18 Open House - Sustainability

Community Feedback

- Provide wind sheltering at public open space
- Provide bike and pedestrian connections to surrounding neighborhoods
- Support for local food production in collaboration with Community and City College
- Native plantings to restore habitat corridors
- On street EV charging stations available to public
- Make sure rain gardens do not become trash collectors

Design Standards & Guidelines (DSG)

1. History of Site, Community Input, Planning Process
2. Vision, Goals and Design Framework
3. Sustainability
4. Land Use

5. Streets and Transportation
6. Open Space
7. Building Design

Project Goals

1. Provide housing for a diverse community
2. Connect to surrounding neighborhoods, and respect existing residential character
3. Create open space and gathering place for the entire neighborhood
4. Focus on walking, biking and transit
5. Create a strong neighborhood identity on the Reservoir site
6. Support City College growth

Design Framework

1. Restore natural slope
2. Open space at the heart of the neighborhood
3. Neighborhood streets
4. Pedestrian network
5. Buildings shape open space and street
6. Transitions to neighborhood
7. Sustainable neighborhood

Restore Natural Slope

- Re-grade berm to re-connect with surrounding neighborhoods
- Balance grading on site to limit import or export of soil

Create Natural Gathering Place

- Public open space at the heart of the new neighborhood
- Reservoir Park provides natural circulation route through the neighborhood
- Greenway on SFPUC land is a flexible zone for a variety of possible uses: food trucks, farmers markets, urban soccer, etc.

Neighborhood Streets

- A lean street network limits the impact of automobiles
- Raised crossings at pedestrian crossings improve safety and slow traffic
- On-street loading and limited parking is provided on all streets to accommodate passenger loading, and visitors

Pedestrian Network

- Pedestrian paths link neighborhood together to create a continuous network
- Multiple connections to surrounding neighborhood including four connections to Ocean Avenue
- Raised crossings at roads to ensure pedestrians have priority

Sheltered & Welcoming Open Space

- North /South orientation of park allows maximum sunlight while also providing shelter from prevailing winds
- Buildings shape the public open space to create an active and welcoming sense of place
- Roof terraces overlook public green space allowing residents to enjoy views to the park, surrounding hills, and the ocean

Transition in Scale

- The site provides a transition in scale City College to the single family homes to the west
- Taller buildings front on Lee Avenue, creating a strong shared frontage with City College & allows views to ocean
- Two and three story townhomes border Westwood Park, providing a transition in scale from single family homes to multi-family housing

- Buildings step down adjacent to Riordan HS

Create Distinct Places

- Landscape and building work together to create cohesive places
- Taller buildings front on Lee Avenue, creating a strong front door on Lee Avenue
- Stoops and lower buildings create neighborhood street at West

Sustainable Neighborhood

- The landscape design allows storm water management to be integrated into the open space plan
- Roof tops designed to maximize the potential of photo voltaic and solar pre-heat systems
- Water consumption reduced by treating gray water on site for reuse

Illustrative Plan

1. Two acre Central Park
2. One acre park at PUC parcel
3. Neighborhood streets integrated with landscape
4. Every multi-family building faces onto a public open space

Preliminary Design Framework for Buildings

1. Buildings are good neighbors, they respond and connect to their surroundings.
2. Buildings shape and activate open space and streets, and are shaped by open space
3. Buildings work together to create a cohesive neighborhood

Height Controls

- The building height controls provide a stepped urban form, transitioning from 2-3 stories at the western property line to six and seven stories closest to City College
- Height controls provide stepped massing adjacent to Riordan High School

Active Ground Floor

- To achieve a lively and engaging neighborhood, buildings provide active ground floor uses at streets and open spaces

Landscaped Setbacks

- Ground floor setbacks enhance the pedestrian zone and provide added privacy between ground floor units and the public way

Openings to Interior Courtyards

- Treat private courtyards as part of the larger network of open space and pedestrian ways
- Visual openings create breaks in buildings and views to courtyards

Distinct Places within the Larger Neighborhood

- Landscape and building work together to create cohesive places
- Lee Avenue is the Front Door of the site
- Stoops and lower buildings create neighborhood character at West Street
- Shared terraces and other elements emphasize central park as a public space for the entire neighborhood

A. CAC Comment: Design Update

Robert Muehlbauer: I'm worried that I'm seeing two separate neighborhoods. What is the relationship between the lower density side of the site and the multi-family buildings? What are the low density units going to look like?

Peter Waller, PYATOK: We'd like to have our townhome partner identified before talking about specific design of the townhomes.

Brigitte Davila: What will the entrance gateway park look like? I saw something earlier with steps. Is North Street bring aligned with Cloud Drive? Is the San Ramon entrance open to emergency vehicles?

Peter Waller, PYATOK: The gateway park entrance will have terraced seating. We're not currently being required to have emergency access through San Ramon.

Howard Chung: Nice presentation. Will the affordable units be concentrated in the higher density buildings or spread throughout the site? What's the townhomes square footage?

Kearstin Dischinger, Bridge Housing: The affordable housing will be located in the dedicated affordable housing buildings.

Joe Kirchofer, AvalonBay: The townhomes will be market rate and about 1,600 square feet. These will subsidize the affordable units.

Mark Tang: Last year's tour of affordable housing was great. It would be good to have another.

Amy O'Hair: I am concerned with the seven story height near Riordan and the tall buildings along Lee. Will the playground be on the north side of the site?

Peter Waller, PYATOK: We welcome input on the park programming. We proposed a 6-story step back on block G, next to Riordan. There's a buffer, but we can look into it more.

Christine Godinez: What's the acreage of open space?

Peter Waller, PYATOK: It will be 4 acres total, and the central park will be 2 acres.

Jon Winston: I like the landscape setbacks, but one of the photos showed residential entrances sealed off. Where are entries to parking garages? Is there on-street loading? There will be limited parking on the streets. Correct?

Kearstin Dischinger, Bridge Housing: There will be designated curbside drop-off spaces and some buildings will have garages beneath.

Jon Winston: I'm a big believer in bike lanes, but if we are designing new streets we could design them as shared streets without the need for bike lanes.

B. Public Comment: Design Update

Balboa Reservoir Community Advisory Committee Meeting Speaker Card	
Agenda Item: <u>5</u>	Meeting Date: _____
Comment Summary*: <u>CONSTRUCTION TIMETABLE</u>	
<u>AND MITIGATION OF DAMAGE TO CCSP</u>	
<u>DURING CONSTRUCTION</u>	
Your Name: <u>MICHAEL ADAMS</u>	Organization: _____
Your Address: _____	
*Please submit this card to City staff for inclusion in the official meeting minutes.	

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: _____ Meeting Date: 3-11-19

Comment Summary*: • 3D Models -
↑ comparable density to surrounding
neighborhoods.

Your Name: Fred Muhlheim Organization: _____

Your Address: 120 Emekast, Unit 1 94114

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 5 Meeting Date: 3-11-19

Comment Summary*: • population density new developments Summit side
• shade studies - West side
• 3 dimensional models are essential Excelsior
SF overall

Your Name: Fred Muhlheim Organization: _____

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 5 Meeting Date: 3/11/19

Comment Summary*: May I have a copy of the presentation,
please, what are the provisions for parking for each
of the buildings. Is the 50% affordable all on site?

Your Name: LOMASIKA MEDAL Organization: _____

Your Address: P.O. Box 22551 SF CA 94122

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: Design Meeting Date: _____

Comment Summary*: _____

Your Name: Christina Hanson Organization: _____

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 5 Meeting Date: _____

Comment Summary*: _____

Your Name: Madeline Mueller Organization: CISE faculty

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: development Meeting Date: 3/11

Comment Summary*: size of planned

buildings

Your Name: MONICA COLLINS Organization: XCCSF

Your Address: 378 Hearst

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 5 Meeting Date: 3/11/19

Comment Summary*: ~~Explain Excesses on~~
~~Northern Sections of Reservoirs~~
Egress + Ingress

Your Name: Jennifer Heggie Organization: SN A

Your Address: 532 FLOOD AVE

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

6. General Public Comment

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: General Comment Meeting Date: 3.11.19

Comment Summary*: Adc sharing impact-

Your Name: Fred Muhelheim Organization: _____

Your Address: _____

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 6 Meeting Date: 11 March 19

Comment Summary*: transportation is # 1: include mass transit; technology for e-vehicles, including e-bikes; reduce GHG: optimize for HOUSING not cars

Your Name: Giovanna Gmerara Organization: SELF: neighbor

Your Address: Ridgewood & Montevideo

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 6 Meeting Date: 3/11/19

Comment Summary*: 1) Lee Avenue - how many objectives does this road need to achieve?

2) moving the road south to connect to cloud. Not a good idea. there's already enough encroachment on Gillette property with a 60' street

Your Name: Harry Bernstein Organization: 3) Estimate

Your Address: Mered Heights

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: General Public comment Meeting Date: 3/11/19

Comment Summary*: Impact of ride-sharing usage ~~road~~ needs to be considered and mitigated by improvements to public transportation.

Your Name: BRIAN MARABELLO Organization: SNA

Your Address: 379 Staples Ave

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: #6 Meeting Date: 3/11/19
Comment Summary*: Build more housing here with less parking, and more quickly.
Your Name: Zack Subin Organization: YIMBY Action
Your Address: 192 Caine Ave, SF (Ocean View)

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 6 Meeting Date: 3-11-19
Comment Summary*: In 5 yrs of public input, no significant changes to project plans in response to neighborhood feedback. Sunnyside asked for attractive ped route and got ~~nothing~~ nothing.
Your Name: Rita Evans Organization: _____
Your Address: 226 Judson

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

Balboa Reservoir Community Advisory Committee Meeting Speaker Card

Agenda Item: 6 Meeting Date: 3/11/19
Comment Summary*: General Public Comment
Transportation issues due to impact of development
Your Name: Jennifer Heggie Organization: ~~SNA~~ SNA
Your Address: 532 Flood Ave

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

7. Adjournment