



## **BALBOA PARK STATION COMMUNITY ADVISORY COMMITTEE (BPSCAC)** *Meeting Minutes*

**Wednesday, April 22, 2015, 6:00-7:30pm**

City College (55 Phelan Ave), Multi-Use Building on first floor, Room 140.

### CAC Members Attendance:

1. Mark Kress, MUNI Riders interests - Absent
2. Rita Evans, Vice Chair, BART riders' interests - Present
3. Alex Mullaney, Pedestrian and Bicyclists interests - Present
4. Gwynn Kaliher-Mackellen, Students, Faculty And Staff - Present
5. Dan Weaver, Senior/Disabled Community Interests- Present
6. Chuck Burwell, Community and Economic Development interests – Present
7. Christina Hue Dang, Land Use and Housing Group - Present
8. Aaron Goodman, Youth and Families Interests - Present
9. Robert Muehlbauer, Chair, Neighborhood Resident' interests - Present

Chairman Robert Muehlbauer called the meeting to order at 6:02 p.m.

### 1. Introductions & Admin, Chair (15 minutes)

#### a. Welcome and opening remarks

Committee Chair Robert Muehlbauer announced that due to the extensive discussion expected for Item 2, Items 1 b, d and e would be moved to the end after item 2.

#### b. Approve March Minutes

Item was continued to after Item 2

#### c. Approve April Agenda

On motion to approve the agenda of April 22, 2015 – Rita Evans; second Chuck Burwell:

**APPROVED:** Ayes – Robert Muehlbauer, Aaron Goodman, Chuck Burwell, Dan Weaver, Alex Mullaney, and Rita Evans  
Absent – Gwynn Mackellen, Christina Dang, and Mark Kress

#### d. Announcement of future meeting dates

Item was continued to after Item 2.

#### e. Announcement of Geneva Ave BRT workshop

Item was continued to after Item 2.

#### f. Public Comment (Members of the public may address the Balboa Park Station CAC on matters that are within the Committee's jurisdiction not on today's calendar)

Maximilienne Ewalt stated that the greenway component of the recent Ocean Avenue development is missing and urged that it be implemented.



Claudette Davis questioned that with all the new development planned for the area, where are all these people expected to park their cars?

Peter Vaernet stated that the greenway be continued throughout Ocean Avenue.

## 2. Discussion with Supervisor Yee (60 minutes)

- a. Vision and programming of the Balboa Park Reservoir site
- b. Potential transportation issues related to future development in the area
- c. Reservoir CAC legislation and interaction with Balboa Park Station CAC

Supervisor Yee provided a general overview of the Balboa Reservoir project stating there have been a number of public meetings held by the Planning Department and Mayor's Office of Housing and Community Development (MOHCD), who are the City agencies leading the effort. He clarified that the purpose of these initial meetings is to gather public input regarding the development of the site and that input will be included in the RFP that will be used to recruit a developer to create a concept design. There will be a final community meeting held here on May 5.

He stated that the legislation for the Balboa Reservoir CAC was developed to give the community a formal representation in the development of the site. He clarified that nine well informed people will be appointed to the body and majority of which will live or work within the area. He reviewed the qualifications for each of the nine seats as stated in the legislation emphasizing that Seat 5 will be held by a member of the Balboa Park Station CAC. He clarified that the Balboa Reservoir CAC will focus solely on the Reservoir development opposed to the general area that the BPSCAC oversees. He noted that the legislation for the CAC was approved last week and the appointment process will start in 30 days.

### Public Comment:

Harry Bernstein asked how the process of Mayor and Planning Department looking for developer to pursue concept design, would work?

Heather stated that the development of this site was previously voted on in the early/mid-80s and voters determined that the land would remain open space. How is the development of this site in question again after that vote? She continued we should cherish and maintain what little space is available in the city.

Laura Frey questioned whether the Supervisor was implying that a development project *will* occur opposed to *may* occur and whether we are here to discuss option other than housing?

Neal Ballard questioned why a new CAC was needed CAC. Supervisor Yee responded stating it's important to have a focused CAC with people closer to the site

Jennifer asked where the funds for this project are. Supervisor Yee's Aide Matthias Mormino responded the housing trust fund. Jennifer followed asking what the planned uses for those funds are and Matthias stated the Mayor's pipeline.



Maximilienne Ewalt asked who the Balboa Park Station CAC is and Chairman Muehlbauer clarified.

Micheal Adams asked what the Board of Supervisor's role will be in selecting the developer and whether it be based on concepts or on credentials? Supervisor Yee responded that the Supervisors will not be involved in the selection process and the selection process will be based on credentials

Howard Scheiman asked whether we should make an assumption that a development would happen because it seems to be moving forward regardless of the public's input. He stated that as the area is developed; parking is going to become more difficult especially within 6 to 7 blocks of the site.

Chris Peterson stated he supports housing for multi-family and affordable housing because of climate change and the need for density with proximity to transit and the Ocean Avenue Commercial and the housing crisis especially affordable housing. It's important to have pedestrian and transit oriented housing with an affordable component.

Chris Hanson stated concerns regarding the timing because CCSF does not have a voice, for CCSF's Board of Trustees is not meeting - no voice - no record. Supervisor Yee responded stating strong support for CCSF for he was a former professor and he sympathizes with their current difficult situation.

Robert Flight asked what the Mayor's mission statement will be and whether they'll receive a copy of the proposal and whether it is available at this time? Matthias responded that nothing specific has been drafted at this time and the RFP will be available to the public in November or December.

Linda Judge asked now that the Reservoir CAC legislation is set, when will the first meeting occur and when will appointments be known? Supervisor Yee responded stating he cannot act on the legislation until 30 days after its approval.

Bob Geleta stated that the meetings and surveys at the previous outreach meeting have been biased and just in accordance with the city's "check off list." He requested clarity as to what the Reservoir advisory committee can do. Supervisor Yee explained the CAC will not have a "say" in the decision making, however their input will be heavily weighed into the decision process. He further noted that he has great interest in the project as well for he lives within close proximity of the sight as well.

Geri Vahey stated that the survey is deeply flawed and does not instill confidence in the process. She requested clarity on how we [the community] can be involved.

Harry Bernstein stated "do not build" was not an option at the January reservoir meeting and that there is no CCSF representative with power available to be involved in this process. Supervisor Yee responded by stating he had reached out to Doctor Tyler who said he'd discuss with The Trustees.

A member of the public stated that once the project goes to a developer it seems that it will be difficult to have input any longer.



Brian Marabello stated that there are still two more opportunities for the public to voice its concerns at the May 5 community meeting at the Ocean Campus and the Westwood Park Association meeting on April 30.

Mara Rodriguez asked do we know when CCSF decides if it stays? She stated she assumed CCSF would stay and it's hard to imagine the college and large housing development side by side. Further noting that we cannot assume students and residents will take transit.

Committee Discussion:

Alex Mullaney asked why the Mayor has two appointed seats on the Balboa Reservoir CAC. Supervisor Yee responded by stating six of the nine seats will be held by persons living and/or working in the area.

Rita Evans clarified that the Balboa Park Station CAC was appointed by Supervisor Avalos and has been in existence the past two years; also that members do live in area. She noted that she was concerned because BPSCAC had not been previously informed of Balboa Reservoir CAC legislation and questioned how both CACs will interact.

Aaron Goodman clarified that the Balboa Reservoir site is within the Balboa Park Station Area Plan and is therefore within the purview of the BPSCAC. He stated that there has not been adequate community input regarding the site and the local community's overall existing needs, such as transit service, schools, libraries, housing, and open space. He questioned whether these community needed amenities have been studied based on multiple developments and overall capacity were to be included in the Mayor's portfolio proposed future project going to reflect the needs of the existing community and joint cumulative impacts on the plan for the site.

Christina Dang stated she is not a current San Francisco resident, but that she is a San Francisco native familiar with the area concerned with connections to the station within the city and outside of the city. She continued by stating she's concerned on how this potentially large development will impact an already congested Ocean Avenue corridor.

Robert Muehlbauer clarified that the BPSCAC is responsible for overseeing a number of large projects within the area including the 80+ units planned for upper yard, \$50 million in BART station improvements and Muni Car Barn. Therefore he understands the need for such a substantial project, as the Balboa Reservoir, to establish its own CAC. He followed by stating that the development of this site will have substantial transportation impacts within the area and those will require the BPSCAC's review.

1. b. Announcement of future meeting dates

CAC Liaison Danielle J. Harris announced all future meetings will be tentatively held on the fourth Tuesday of every month based on the survey and input from committee members.



1. d. Announcement of Geneva Ave BRT workshop

Danielle Harris announced that the SFCT and SFMTA will be hosting a community workshop on Saturday April 25 at Bayshore Elementary for the Geneva Harney BRT project, which would provide a bus rapid transit connection between Balboa Park Station and future Hunter's Point Shipyard Transit Center.

1. e. Approve March Minutes

Robert Muehlbauer announced this item will be continued to the May 26 meeting due to several revisions requested by committee members, Aaron Goodman and Rita Evans.

3. Closing Business, Chair (15 minutes)

a. Summary of the Committee members' SFMTA topics for May 26, 2015 meeting

Danielle Harris announced committee members survey input on SFMTA topics will be used to inform May agenda and prepare SFMTA staff for upcoming meeting.

ADJOURN – The meeting was adjourned 7:35 p.m.

Directions to City College:

Transit: [511.org](http://511.org)

- BART or MUNI (J/M/K) to Balboa Park Station
- Muni Routes 8X, 8BX, 29, 43, 49, 54

Parking: Permits are required to park in any lot, day or evening. For more information, contact Campus Police, Cloud Hall 119, (415) 239-3200.