



## **BALBOA PARK STATION AREA COMMUNITY ADVISORY COMMITTEE (BPSACAC)**

**Tuesday, September 25, 2018**

**6:00 pm -8:00 pm**

**City College of San Francisco, 55 Phelan Avenue, Multi-Use Building, First Floor, Room 140**

1. Order of Business and Roll Call (SFMTA Staff Liaison) 20 minutes
  - Approval of July 24, 2018 Meeting Minutes -Discussion and possible action (Chair)
2. Discussion of Notification of Project Receiving Environmental Review - Balboa Park Upper Yard Project Description -Discussion and possible action (Chair) (30 minutes)
3. Presentation on Environmental Review Process -SF Planning Department, invited Informational Only (15 minutes)
4. Presentation on Balboa Eastside Project and Balboa Park Modernization, Tim Chan, BART, Informational Only -(30 minutes)
5. Closing Business (Chair)
  - a. General Public Comment. Members of the public may address the Committee on matters that are within the Committee's jurisdiction not on the meeting agenda.
  - b. CAC member Information and Agenda Item Request -For Discussion Only (20 minutes)

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- BART or MUNI (J/M/K) to Balboa Park Station
- Muni Routes 8, 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, and (415) 239-3200.

### **ACCESSIBLE MEETING POLICY**

The Balboa Park Station Area Community Advisory Committee meeting will be held in Room 140 at City College of San Francisco, 55 Phelan Avenue, Multi-Use Building. The closest accessible BART station is the Balboa Park Station. Accessible Muni transit serving this location are: Muni Metro Lines J Church, K Ingleside, M-Ocean View; 8 Bayshore, 8BX Bayshore B Express, 29 Sunset, 43 Masonic, 49 Van Ness-Mission, 54 Felton. For information about Muni accessible services, call 415-701-4485.

The meeting room is wheelchair accessible. Parking permits are required to park in any lot, day or evening. For more information, contact Campus Police, Cloud Hall 119, (415) 239-3200. To obtain a disability-related accommodation, including auxiliary aids or services, or to obtain meeting materials in alternative format, please



contact Kim Walton at 415-701-4566. Providing at least 72 hours notice will help to ensure availability. Written reports or background materials for agenda items are available for public inspection and copying at 1 South Van Ness Avenue 7<sup>th</sup> floor during regular business hours and are available online at [www.sfmta.com](http://www.sfmta.com).

To assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City to accommodate these individuals.

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The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chairman may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

# Agenda Item 1

Draft, July 24, 2018 Meeting  
Minutes



**BALBOA PARK STATION AREA COMMUNITY ADVISORY COMMITTEE (BPSACAC)**

**DRAFT Meeting Minutes**

**Tuesday, July 24, 2018, 6:00-8:00pm**

SF City College -55 Phelan Avenue, Multi-Use Building, Room 140, First Floor

CAC Members Attendance

Seat No.	Name	Representing	Attendance
1	Tiffany Ng	Low-income or underserved interests	Present
2	Nell Selandar	Youth and Families interests	Present
3	Javier (Bahlam) Virgil	Student, faculty, and staff interests	Present
4	VACANT	Senior/Disabled Community Interest	As of January 23, 2018
5	Robert Muehlbauer	Muni Riders Interests	Absent (excused)
6	Jason Chommanard	Pedestrian and Bicyclist interests	Present
7	Aaron Goodman	Neighborhood Residents interests	Present
8	Luis Licea	Community & Economic Development interests	Absent
9	Jessie Fernandez	Non-Profit Organization/community group interests	Present

**1. Order of Business**

- a. Welcome and Call to Order. (Chairperson Aaron Goodman) Meeting called to order at 6:05 pm.
- b. Chair Aaron Goodman welcomed the two new CAC members, Jason Chommanard and Javier (Bahlam) Vigil. Javier stated that he prefers to be known as "Bahlam."
- c. Approval of March 20, 2018 Meeting

Javier Chommanard motioned that the March 20, 2108 minutes be approved and Nell Selandar seconded the motion.

CAC member comment/discussion -None

Public comments- None

On the Motion:

That the March 20, 2018 minutes be approved as presented

ADOPTED:           AYES -     Goodman, Fernandez, Ng, Selander, Chommanard, Vigil  
                   NAYES –   None  
                   ABSENT–   Licea, Muehlbauer

**2. Presentation on future Ocean Avenue Safety Project – (Charlie Ream, SFMTA Senior Planner)**

Aaron Goodman, Chair, informed the CAC that this item would not be discussed tonight. The staff person assigned was not able to attend and item will be tabled until it can be rescheduled for a future meeting.

Jessie Fernandez asked what the boundaries of the project were. Aaron Goodman responded by referring to the diagram presented in the CAC meeting package.

Public comments –None

**3. Presentation on Excelsior Traffic Calming Project – (Nick Carr, SFMTA Senior Planner) - Informational Item Only (20 minutes)**

**CAC member comments/discussion**

Nell Selandar asked about what type of enforcement will be in the area to prevent drivers from parking on the sidewalks.

Bahlam Vigil agreed with CAC member Selandar about the volume of cars on the sidewalks.

Jason Chommanard asked how would the Residential Parking Permit (RPP) program work.

Jessie Fernandez stated that regulations are convoluted and that outreach and community engagement is important before the implementation of such a program.

Tiffany Ng asked for additional information regarding the two-way street conversion.

Aaron Goodman stated that this project is adjacent to the boundaries of the Station Area Plan and wanted to know what could be done to get people to take public transit. With a growth in residents in the area, there needs to be an incentive for not purchasing a car. Safety needs to be improved on Silver Avenue where quick turns can lead to collisions. In addition, the SFMTA should look at those areas that connect to Ocean Avenue and providing pedestrian / transit facilities around the future Jewish Home of San Francisco.

### **Public Comment**

John Winston stated that the plan should include more mid-block day lighting" of curbs. In addition the SF Unified School District's pedestrian safety committee asked the City for more enforcement regarding vehicles being parked on sidewalks.

David Hooper stated that residential parking regulations will be hard to implement. There are 800-1,000 new housing units to be built east of San Jose Avenue and that new parking structures have garages fronting the streets. In addition, there will be 250 units built at Ocean and Cayuga and that new if buildings with garages, those residents should not be allowed to purchase RPP permits.

Jennifer from Sunnyside commented that not all parking should be removed, that long term residents and business should have priority in getting permits, and that she agrees with David Hooper's comments.

#### **4. Presentation on Excelsior-Outer Mission Neighborhood Strategy (Jorge Rivas, Mayors Office of Economic Development and Workforce –Informational Item Only (25 minutes)**

### **CAC Comments**

Bahlam asked about if any research has been done to look at retrofitting commercial space for housing.

Jessie Fernandez thanked Jorge for the presentation. He stated that what is happening presents as unique opportunity to leverage. He asked about the focus groups that have taken place or will be happening and stated that there might have been individuals who might not been involved in the process, questioned if those who represent the vulnerable majority were able to participate, and how the entire process will look at equity. In addition he stated that there are ways to create stability in the community and that District 1 has one of the largest rate of business closing in the City.

Jason Chommanard asked about a date on a slide.

Nell Selandar commented that she likes all of affordable housing being built and that the neighborhood has "an appetite" for affordable housing. She agreed on Jesse Fernandez's comments on equity and supports revitalization of the neighborhood without displacement of long term residents.

Aaron Goodman stated that it is important that current residents remain in District 11, that there are lots of opportunities in single story buildings, ways to create better public spaces, add new housing, and new businesses. In addition an increase in residents will mean more neighborhood amenities are needed and there should be way to think creatively about providing these amenities and services.

### **Public Comment**

David Hooper stated that the there is a large business vacancy rate on Mission and Geneva and that many residents shop elsewhere and not in the community. The Excelsior Action Group works on issues such as

commercial vacancy and that it is important to reach out to those who love the community to encourage them to return to shopping in the community.

John Winston stated that he echoes both Jessie's and Nell's comments regarding equity and would like to see the maximum amount of affordable housing as possible in the neighborhood.

## 5. Closing Business (Chair)

a. General Public Comment. Members of the public may address the Committee on matters that are within the Committee's jurisdiction not on the meeting agenda. (20 minutes)

No comments from the general public.

b. CAC member Information and Agenda Item Request (For Discussion Only) 15 minutes

No CAC informational and agenda item requests

## Adjournment of July 24, 2018 Meeting

Nell Selandar motioned that the July 24, 2018 meeting be adjourned and Tiffany Ng seconded the motion

On the motion:

That the July 24,, 2018 meeting be adjourned.

ADOPTED:	AYES	Goodman, Fernandez, Ng, Selander, Vigil, Chommanard
	NAYES	None
	ABSENT	Licea; Muehlbauer

**The meeting ended at 7:30 pm.**

## Agenda Item #2

Notification of Project Receiving  
Environmental Review

Balboa Park Upper Yard





# SAN FRANCISCO PLANNING DEPARTMENT

## Notification of Project Receiving Environmental Review

*Date:* September 5, 2018  
*Case No.:* 2017-012151ENV  
*Project Name:* Balboa Park Upper Yard / 2340 San Jose Avenue (260 Geneva Avenue)  
*Zoning:* NCT-2 (Small-Scale Neighborhood Commercial Transit) District  
85-B and 45-X Height and Bulk Districts  
*Planning Area:* Balboa Park  
*Block/Lot:* 6973/039  
*Lot Size:* 30,699 square feet (0.7 acre)  
*Staff Contact:* Colin B. Clarke, AICP at (415) 575-9184 or [Colin.Clarke@sfgov.org](mailto:Colin.Clarke@sfgov.org)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

### PROJECT DESCRIPTION:

The project site is located on the west side of San Jose Avenue, with frontage on Geneva Avenue to the north, on a block with Niagara Avenue to the south, and the Bay Area Rapid Transit (BART) passenger pick-up and drop-off area to the west, in San Francisco's Ocean View neighborhood. The project site consists of a 30,699-square-foot (0.7-acre) irregularly shaped lot located east-adjacent to the BART Balboa Park Station. The site is currently used as an employee parking lot for the San Francisco Municipal Transportation Agency (SFMTA), with vehicular access from the intersection of Niagara and San Jose avenues, which accommodates approximately 70 vehicular parking spaces, and is not developed with any structures. An existing curb cut along the southeastern parcel edge on San Jose Avenue would be removed.

The proposed project would demolish the existing parking lot and construct an approximately 165,000-square-foot mixed-use building that would include approximately 130 below-market-rate dwelling units (to serve households at or below 60-percent of Area Median Income (AMI), one manager's unit, an approximately 4,000-square-foot child care facility with outdoor activity area (playground), approximately 3,900 square feet of ground floor retail, approximately 2,900 square feet of community facility uses (operated by Mission Housing's Resident Services Department in collaboration with partner agencies including YMCA and Instituto Familiar de la Raza), approximately 3,500 square feet of space for utilities, 9,300 square feet of common amenity space for community service and residential uses, and approximately 4,000 square feet of common open space. The height of the proposed new building would vary, with the northern portion of the building proposed at nine stories and up to approximately 101 feet tall, the middle majority portion of the building proposed at eight stories and up to approximately 92 feet tall, and the southern portion proposed at six stories and approximately 67 feet tall.<sup>1</sup>

The project sponsor would seek a lot line adjustment to relocate the 72-foot-wide northern property line parallel to Geneva Avenue southward by 15-feet, dedicating the majority of the sidewalk to be a public right-of-way. The area of dedication would be 849 square feet, which would reduce the size of the lot to approximately 29,850 square feet. A 10-foot-wide curb ramp is proposed for accessibility (Americans with Disabilities Act) along the eastern parcel edge on San Jose Avenue. The approximately 220-foot red curb

<sup>1</sup> All heights specified are to the top of building parapets, rooftop mechanical equipment, and/or elevator overruns.

中文詢問請電: 415.575.9010 | Para Información en Español Llamar al: 415.575.9010 | Para sa Impormasyon sa Tagalog Tumawag sa: 415.575.9121

on San Jose Avenue would remain for San Francisco Municipal Transportation Agency (SFMTA) San Francisco Municipal Railway (Muni) bus use, as well as the raised platform for light rail transit. Passenger and commercial loading would occur along San Jose Avenue.

The project would not include any vehicular parking spaces, but would include approximately 120 bicycle spaces at the ground level (110 class 1, and 10 class 2 spaces), and add up to 25 new street trees. Approximately 7,900 cubic yards of soil would be excavated to a depth of approximately 14 feet below grade in an approximately 29,250 square-foot area, and approximately 72 cubic yards of soil/fill would be imported from off-site for construction. Project construction would last approximately 20 months.

### **PURPOSE OF NOTICE:**

The project is being studied by the Planning Department's Environmental Planning Division to determine its potential environmental effects. No environmental documents have been issued for this project. Public comments concerning the potential environmental effects of this project are welcomed. In order for your concerns to be fully considered or to ensure your receipt of future environmental review documents for this project, **please contact the staff identified above no later than September 30, 2018**. This notice is routinely sent to community organizations, tenants of the affected property and properties adjacent to the project site, and those persons who own property within 300 feet of the project site. Anyone receiving this notice is encouraged to pass on this information to others who may have an interest in the project.

**Environmental review provides information on physical environmental effects and does not make recommendations on the project itself.** Other review or approval actions may be required for the project. These actions may involve further public notification and public hearings. If you have comments on the proposed project that pertain to matters other than physical environmental effects, please note the file number and call Current Planner Jeff Horn at (415) 575-6925 or email [Jeffrey.Horn@sfgov.org](mailto:Jeffrey.Horn@sfgov.org).

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

## Agenda Item #3

No materials for Agenda Item #3

## Agenda Item #4

Presentation on Balboa Eastside Project  
and Balboa Park Modernization

One (1) page diagram

NOTES:  
1. SECTION SHEETS FOR PAVEMENT SECTION AND GRADING.

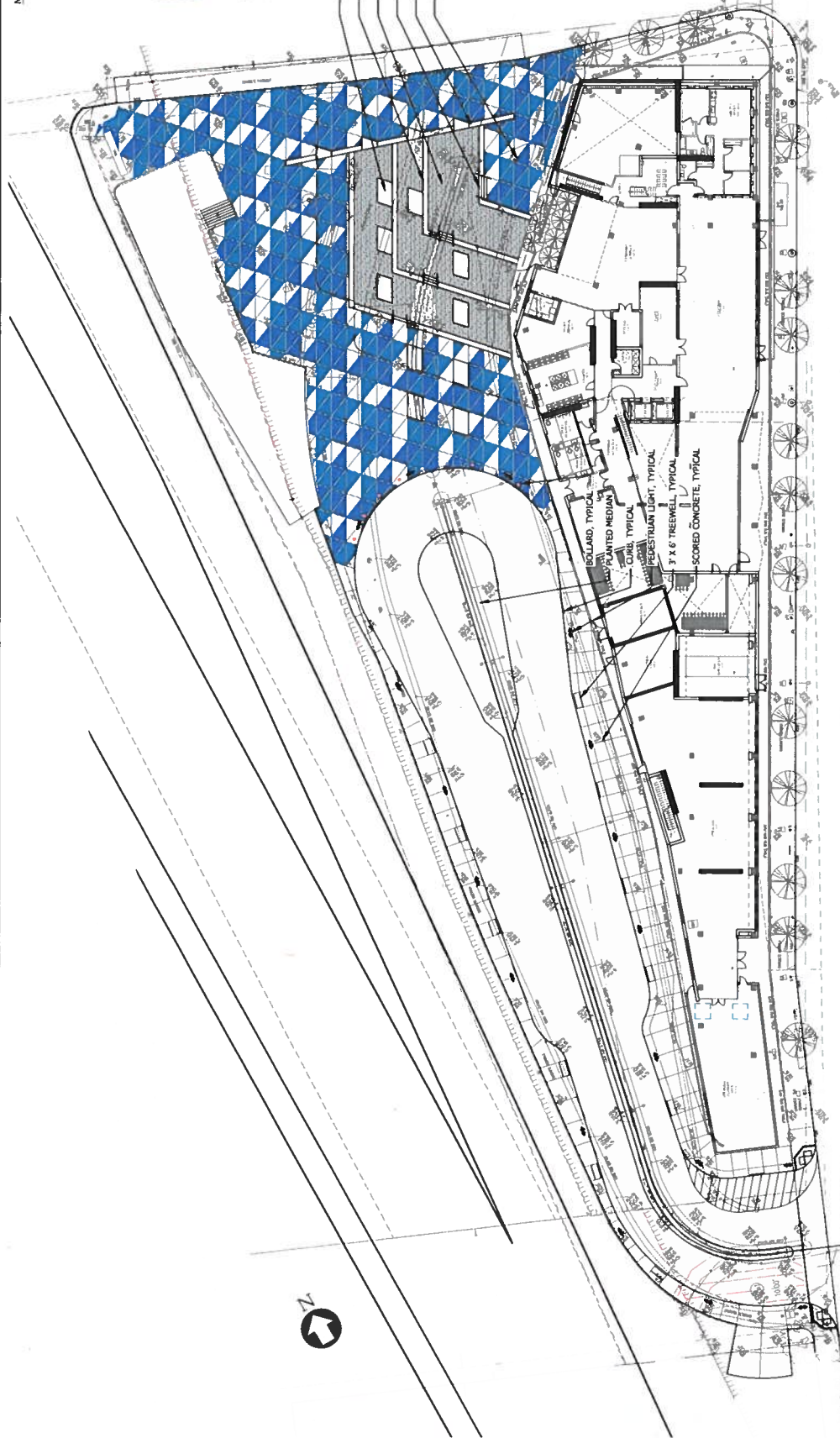
PAVING LEGEND



COLORS CONCRETE: SHAKE-ON COLOR HARDENER APPLIED TO CONCRETE DURING FINISHING.

SCORED CONCRETE

- TREE WELL WITH METAL EDGING
- SEATWALL TERRACE
- PERVIOUS PAVERS
- STAIR WITH HANDRAIL
- 18" SEATWALL
- COLORS CONCRETE, TYPICAL



PLAN



DATE	11-20-20
SCALE	1"=20'
PROJECT	110G-140
CONTRACT NO.	L101
CONTRACT SHEET NO.	XXX
DATE	11-20-20
SCALE	1"=20'
PROJECT	110G-140
CONTRACT NO.	L101
CONTRACT SHEET NO.	XXX

**BALBOA PARK STATION**  
**PASSENGER DROP-OFF + PLAZA**  
LANDSCAPE  
PEDESTRIAN PAVING PLAN

**SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT**  
MERRILL MORRIS PARTNERS  
HNTB • FMG JOINT VENTURE

APPROVED: \_\_\_\_\_  
SUBMITTED: \_\_\_\_\_



REVISIONS:  
NO. DATE BY  
1. 11/20/20 J. POTTS  
2. 11/20/20 D. MORRIS  
APPROVED: D. MORRIS  
DATE: 11/20/20  
PROJECT: 110G-140  
SHEET: 201180602

NO.	DATE	BY	DESCRIPTION
1	11/20/20	J. POTTS	ISSUED FOR PERMITTING
2	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
3	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
4	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
5	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
6	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
7	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
8	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
9	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
10	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
11	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
12	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
13	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
14	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
15	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
16	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
17	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
18	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
19	11/20/20	D. MORRIS	ISSUED FOR PERMITTING
20	11/20/20	D. MORRIS	ISSUED FOR PERMITTING