

## Mission Bay CAC Meeting Minutes

Meeting date: May 11, 2023

### 1. Attendance:

Present: Abby Ellis (For Kevin Beauchamp), Sarah Davis, Donna Dell'Era, Yoyo Murphy, Tara Collishaw (for Terezia Nemeth)

Excused Absence: Catherine Sharpe, Michael D. Freeman

Absent: Alfonso Felder

Recently stepped down: Toby Levine, JoAnn Locke

### 2. Discussion/Action Item: Mission Bay Open Space Event Permitting - 10 minutes

**Description of Item:** Recreation and Parks Department staff will provide an overview of their plans to integrate Mission Bay Parks into the current permitting and reservation system. Staff will also provide a live demo of the already published interim reservations page to show how the public can now reserve Mission Bay parks for events after July 1, 2023.

**Copy of Presentation:** No presentation provided.

**Presenter:** George Ridgely and Dana Kennedy (SF Recreation & Parks)

### Discussion highlights

- Permits and reservations for spaces across Mission Bay parks are now open for bookings on the RPD website. A live demo of the booking site was provided by staff.
- Booking website: <https://sfrecpark.org/1695/Mission-Bay-Parks>
- In person office: OVER-THE-COUNTER PERMITS and SERVICES
  - Picnic and Athletic Field Reservations, Proof of Residency Verification, Payment Processing (Check, Credit Card Only), Consultations  
San Francisco Permit Center, 49 South Van Ness Avenue, Second Floor
  - Monday - Friday, 9:00 AM to 4:00 PM
- Call or email:
  - CALL CENTER (415) 831-5500, Monday – Friday 10:00 AM to 2:00 PM, except holidays
  - EMAIL [RPDReservations@sfgov.org](mailto:RPDReservations@sfgov.org)

### Q&A Highlights

- RPD staff will work with the community to provide space free of charge for community meetings; staff time will need to be billed similar to current manager (rate is lower for RPD)
- For noticing for large events, RPD maintains a list of parties to contact (if anyone wants to be added to the list, they can notify RPD staff). RPD can also post large events on their website.
- More open space in Mission Bay may be programmed for youth and toddler soccer as it is in high demand. One of these locations will likely be the Mission Bay Commons. For the MB Commons, the expected usage timeframes are an hour on weekdays for tots and 2 hours for older children 4:30-6:30pm; there will not be any lighting that is added as all will occur during daylight hours. The set up will be a shared use, members of the public can recreate on whatever areas are not being used for the sports practices.

- RPD staff is responsible for clean up in the parks and will do a sweep after permitted events occur
- RPD does not put on free community events, but they do coordinate with nonprofits and community groups who want to organize the events themselves.
- RPD hosts senior groups and senior programming in parks across the City and can work with MB community to do the same in Mission Bay once they are set up this summer.
- There are two community gardens in Mission Bay – one will be in the newly constructed Mission Creek Garden once P2/P8 is built and one is existing as an interim use in the Mission Bay Commons near SPARK and is run by Urban Sprouts.
- In addition to RPD’s website, there will be physical signs on picnic tables notifying the public that they can be reserved through RPD.
- There will be a community process to determine what will happen with the interim uses in Mission Bay Commons (SPARK food truck park and mini golf); the City, RPD and OCII will need to determine if those uses fall within their definition of open space and recreation.
- The permit fees that RPD collects will remain in Mission Bay Parks with oversight from OCII

### 3. Discussion/Action Item: Mission Bay South Block 2 Basic Concept-Schematic Design

**Amendment Parking** - 15 minutes

**Description of Item:** Mission Bay South Block 2 is requesting an amendment to its Basic Concept-Schematic Design for to allow for ~~85~~<sup>74</sup>\* existing parking spaces accessory to on-site residential uses to be instead allocated to off-site residential uses, short-term parking and valet services. This is an action item.

**\*Note the number of spaces has been corrected since the time of agenda finalization.**

**Copy of Presentation:** <https://sfocii.org/sites/default/files/inline-files/Item%203%20Mission%20Bay%20South%20Block%202%20Basic%20Concept-Schematic%20Design%20Parking.pdf>

**Presenter:** Gretchen Heckman (Office of Community Investment and Infrastructure)

#### Discussion highlights

- UDR, the building owner at 185 Channel requests a partial parking conversion to allow them to repurpose long-time vacant spots zoned for residential use to other parking uses
- They are proposing: 34 metered short term spaces, 25 hotel valet spaces (+5 for overflow in the parking aisle); below market rate parking for affordable housing residents living in Mission Bay South will be provided in an amount of 15% of the total short-term and valet spaces, currently set at 64 total (34 short term + 30 max hotel valet)
- All converted spaces will be on the ground fl and will be accessible to the public from 7am to 9pm
- With this proposal, UDR has set aside some buffer currently vacant residential spaces in the event residential parking demand increases
- This item will go to the OCII Commission on June 20<sup>th</sup> *\*updated from previous date of June 6th*

Action

- Chair Davis made a motion to recommend the OCII Commission authorize the conditional conversion of residential parking to non-residential parking uses. The motion was seconded. All members present were in favor.

### **Q&A Highlights**

- The below market rate parking will be managed by the building owner's selected parking operator and will be assigned through a lottery process. A waitlist will be used to fill vacancies.
- The pricing for the below market rate parking spaces will be roughly aligned with the policies laid out in the City's Inclusionary manual
- Revenue generated the short term metered parking, the valet parking and the below market rate parking will go to the building owner
- Gus's parking will remain as-is (# of parking spaces to remain as well and will stay free of charge)
- Game day and event parking are disallowed and will be restricted through the parking app PayByPhone by limiting the duration of parking bookings during games or events

#### **4. Announcements and Updates – 10 minutes**

- **OCII** – The Memorandum of Agreement will be heard at the OCII commission on June 6, 2023; the May 16<sup>th</sup> meeting needed to be cancelled. Once the Commission package is ready, the draft MOA's will be posted on the OCII website. OCII has a new Commissioner who is a resident and member of the Dogpatch Neighborhood Association.
- **MBDG** – Update provided by Luke Stewart. Geofoam continues to be laid at Park P22 and grading for the Bay Trail also continues. Decking and other materials will be installed in July. Substantial completion is anticipated in October 2023.
- **Mission Bay Parks** – Cathy Hickey was not present for updates.

#### **5. Chair Update – Chair Davis urged those who are interested to submit their applications for CAC membership and noted that the final determination will be made by the Mayor's Office. She attended a Southeast Alliance Waterfront group meeting and also recommended meeting attendees look into getting involved with that group as well as it connects neighborhoods along the southeast.**

#### **6. Public Comment (Persons wishing to address the members on non-agenda, but CAC related matters) – 5 minutes**

- There was a comment and question from a resident on Block 12E (Arden) regarding the neighboring vacant parcel at 12W. Master developer MBDG owns the parcel and was able to clean up some trash that had accumulated there. OCII staff will present the timeline and basic programming currently planned for the development of the site at the next CAC meeting. MBDG to re-present proposal to activate the lot for temporary surface parking at an upcoming meeting.
- There was a question regarding the draft Memorandum of Agreement documents between the Port, OCII and RPD regarding the Mission Bay Open Space transfer – OCII will post the documents on its website when ready.

#### **7. Meeting Closure – 6:15 PM**

