

Mission Bay CAC Meeting Minutes

Meeting date: June 8, 2023

1. Attendance:

Present: Tara Collishaw (For Terezia Nemeth), Sarah Davis, Donna Dell'Era, Michael D. Freeman, Catherine Sharpe, Yoyo Murphy,

Excused Absence: Kevin Beauchamp

Absent: Alfonso Felder

2. Discussion Item: Environmental Consultant for Mission Bay South Remaining Affordable Sites (Blocks 4E and 12W)

Description of Item: Update OCII staff will provide an update on their work to engage a consultant to provide environmental review services (CEQA Services) to study increasing the bulk, density and height limits on the affordable housing sites at Blocks 12 West and 4 East.

Copy of Presentation: <https://sfocii.org/sites/default/files/inline-files/Item%20%20MBS%20Environmental%20Consultant%20Affordable%20Housing%20Sites%206.8.23.pdf>

Presenter: Marc Slutzkin (OCII)

Discussion highlights

- The Mission Bay South Owner Participation Agreement has been amended nine times for various commercial and market rate housing developments without any changes to affordable housing.
- Delivery of affordable housing was prioritized and 165 affordable units of entitlement remain for two sites (4E and 12W) totaling 2.65 acres.
- A personal services contract with ICF Consulting for environmental review services (California Environmental Quality Act services) to study a maximum housing program on Block 12 West and 4 East is proposed.
- Height would range from 90' to 160' on Block 12 West consistent with other residential building heights on Channel Street and 190' to 240' on Block 4W consistent with the Mission Rock Development across Third Street.
- OCII staff plans to bring the personal services contract before the OCII commission on June 20, 2023, however, that may change. Please check <https://sfocii.org/commission/public-meetings> to confirm.
- Chair Sharpe made a motion to recommend, and Member Murphy seconded the motion. Member Dell'Era abstained to vote, and all other members present voted to recommend to the item.

Q&A Highlights

- The CEQA study is the first step in many and all future actions will come before the CAC, including various amendments for the height and density to the Design for Development, Owner Participation Agreement and Redevelopment Plan.
- The proposed maximum development would add 815 units over the remaining entitlements.
- The proposed environmental review services consultant (ICF Consultant) worked on the Mission Bay School environmental review and OCII will be updating the school district on the development plan.
- A Mission Bay Community member suggested no roof top gardens be proposed and inquired into the number of CAC members needed to recommend the item to the CCII Commission.
- Block 12 West is currently under the control of the Master Developer and vacant. The Master Developer will be coming back over the summer to propose an interim use that will most likely be parking.
- The development program could be modified as the project develops.

3. Discussion Item: Discussion/Action Item: Update from SFMTA Staff

Description of Item: SFMTA staff will provide an overview on the phased plan to update parking meter hours.

Copy of Presentation: <https://sfocii.org/sites/default/files/inline-files/Item%203%20Modernizing%20Parking%20Meter%20Hours%20-%20Mission%20Bay%20CAC.pdf>

Presenter: Hank Willson (San Francisco Municipal Transportation Agency)

Discussion highlights

- SFMTA proposes to modernize the parking meter hours which have not changed since 1947.
- The parking meter system is designed to make it easier to find parking spaces when operating and support Muni service.
- The parking meter hours would be extended City wide to 10pm (previously 6pm) and would operate on Sundays from 12pm to 6pm.
- Mission Bay already has extended hours, and the only change would be the addition of Sunday operating hours.
- SFMTA is conducting surveys of business employees in response to feedback that employee parking is utilized at meters in the evening.

Q&A Highlights

- Mission Bay is often viewed only through the lens of businesses, the community would like the narrative to shift and recognize it is also a residential neighborhood. It is recommended the survey also include residents.
- The affordable housing buildings have fewer parking spaces and the proposed additional hours could making it more challenging for affordable housing residents.
- SFMTA has already taken numerous steps to keep costs down and the additional parking meter revenue will help sustain existing Muni service.
- The City and Chase Center have been encouraging people not to drive and take public transit.

- Various City Departments are analyzing Mission Bay traffic by reviewing data from 12 Chase Center events.

4. Announcements and Updates – 10 minutes

- **OCII** – Updated provided by Marc Slutzkin. The Memorandum of Agreements for management of Mission Bay Open Space was approved by OCII Commission on June 6th. The community request for dog parks to be provided by San Francisco Recreation and Parks was heard and they will be provided. During OCII's update, a community member requested the pavilion be made available at no cost for community events. On June 20, the OCII Commission will hear the Block 2 amendment to the Basic Concept -Schematic Design for additional parking uses.
- **MBDG** – Update provided by Luke Stewart. Park P22 is actively under construction and recommend the community view it using the overlook at the Chase Center. The contractor is placing geofoam and soil will be bought on for the landscaping in July. The plaza hardscape installation will continue, and turf will be installed later this summer. The project is still on track for substantial completion in Fall. Park P2 100% construction documents will be completed by August and will start construction next year.
- **Mission Bay Parks** – Cathy Hickey from Mission Park was not present, OCII indicated POSUM has been working with the SF Port / Sf Recreation and Parks on the transfer and has been replanting the esplanade.

5. Chair Update – Chair Davis has indicated South Beach | Rincon | Mission Bay Neighborhood Association anniversary is on June 12 and the community is encouraged to join.

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

- It was suggested a microphone is used at future meetings.
- A community member expressed Kain Na, Community Food Hub located at Block 6 East, provides great cooking and nutrition classes to the community.
- A question was asked about CFD assessments and whether it would change with San Francisco Recreation and Parks managing the parks. No changes will be made and the CFD funds will continue to be used to service Mission Bay.
- There is new graffiti throughout Mission Bay that needs to be addressed.

7. Meeting Closure – 6:40 PM