

Mission Bay CAC Meeting Minutes

Meeting date: July 13, 2023

1. Attendance:

Present: Terezia Nemeth, Alfonso Felder, Michael D. Freeman, Vanessa Gonzalez for Yoyo Murphy,

Excused Absence: Sarah Davis, Kevin Beauchamp, Catherine Sharpe

Absent: Donna Dell'Era

2. Discussion/Action Item: San Francisco Police Department Mission Bay Update - 10 minutes

Description of Item: SFPD staff will provide an update on their work in Mission Bay and the Chase Center.

Copy of Presentation: No presentation provided

Presenter: Captain Martin (SFPD)

Discussion highlights

- SFPD hosts a community update meeting every third Weds of the month. Sometimes it is held at Southern Station in Mission Bay and sometimes it is held elsewhere. Community members can sign up for email updates here: <https://www.sanfranciscopolice.org/stations/southern-station>
- SFPD staffing is at 50% right now. It is difficult to do much besides responding to calls for service.
- Mission Bay remains a safer part of the City.

Q&A Highlights

- The shooting at LUMA Hotel a few weeks ago was a targeted, isolated incident. Suspects were recently located and taken into custody.
- When asked, SFPD staff said if there are unhoused individuals in or outside of a residential building, building management or security can ask them to leave.
 - All entryways and walkways are required to have 4 feet of passing clearance. Unhoused individuals are required by law to provide this to members of the public.
- RPD Ranger Jay Burgers announced that he has a fixed post area in Mission Bay for the swing shift. 415 242 6390 is the 24/7 Ranger Dispatch line and should be used for non-emergencies in RPD parks. For emergencies, call 911.
- There have been incidents of dogs biting people, and owners kicking dogs in Mission Bay parks. When dog park users have called 911, there has not been a dispatch. Captain Martin acknowledged it was very difficult for SFPD to respond during 11am- 11pm as the SFPD call center is inundated with calls at that time. If there is a "danger to human life," the caller should say so and the call to SFPD will get prioritized over others. If a caller is unable to speak with someone during the time of the incident, they can go to Southern Station and file a report after the fact. Animal care and control used to have an officer who dealt with vicious dog attacks but there isn't staffing for that position at this time.
- SFPD will get in touch with the HomeRise building management regarding more aggressive dog breeds living at the building.

- When a resident asked about advertising and street art on street poles SFPD replied that this was not allowed.

3. Discussion/Action Item: Mission Bay Ferry Landing Update from SF Port Staff – 10 minutes

Description of Item: The Port of San Francisco will give an update on the new Mission Bay Ferry Landing that will provide regional service to and from the Mission Bay and surrounding Central Waterfront communities.

Copy of Presentation: <https://sfocii.org/sites/default/files/inline-files/Item%203%20Mission%20Bay%20Ferry%20Landing%20Update.pdf>

Presenter: Shannon Cairns (San Francisco Port)

Discussion highlights

- Phase I of the ferry terminal project, which involved removal of contaminated soil and a lay down of a clean cap was completed in November of 2020.
- Phase II involved clean up of the waterfront. A “marine mattress” was inserted into the water and new sand was laid on top to create a biological layer. The actual infrastructure for the landing will follow.
- The permits for the infrastructure have already been obtained but will need to be extended due to RM3 legal challenges and an outstanding funding gap.
- The ferry landing will be a fixed pier designed to accommodate sea level rise.
- Construction will be limited to June – November due to environmental considerations. Most of the work will be completed “in-water.” Plan is to do a portion of the work in 2024 and then finish in 2025 so that the landing is operational by 2026.

Q&A Highlights

- No one operator has exclusive rights to the ferry terminal, which is anticipated to be used for both commuter service and special events.
- WETA and Golden Gate Ferry will likely operate out of the terminal.
- Since WETA is electrifying its fleet, eventually some diesel vessels they will be running will be swapped out for electric. Port is working with SFPUC, PGE to deliver landside power for WETA’s planned electric fleet.
- There may be commuter service along the waterfront (Mission Bay to downtown).
- OCII staff will follow up with WETA staff to get more information from WETA on planned service. There was a request from community member to ask about connections between existing transit and the proposed ferry service.

4. Discussion/Action Item: Gladstone Institute Addition Project (1650 Owens Street) – 15 minutes

Description of Item: Introduction of Gladstone Institute’s proposal to expand their existing building located at 1650 Owens Street by approximately 100,000 square feet for life science uses.

Copy of Presentation: <https://sfocii.org/sites/default/files/inline-files/Item%204%20Gladstone%20Institute%20Addition%20Project.pdf>

Presenters: David Marks, Nova Partners, Bob Obana, Gladstone and Leonard Buendia, DGA

Discussion Highlights

- Gladstone, the occupant of 1650 Owens, needs to expand up to 100,000 sq ft. It is proposing to do so on the west side, behind the building's public entry and façade.
- Gladstone works on five areas of research targeted at curing and overcoming disease.
- Gladstone moved into the building in 2004. The existing space is 6 stories and 200,000 square feet. 55-60% of the existing building is dedicated to laboratory space. Other space is occupied by data science, computation and administrative research functions.
- The expansion will require a Redevelopment Plan and related amendments.

Q&A Highlights

- Gladstone hopes to get approvals in the spring of next year (2024), but the schedule also depends on its ability to fundraise. They plan to start construction at some point in 2025 and expect an 18 – 24 month construction period.
- As part of the approval package, Gladstone will be proposing changes to the Mission Bay South Design for Development's parking ratio (one parking space for thousand sq ft of commercial) so that fewer spaces will be required.
- A community member reminded the project team that the SFUSD Mission Bay elementary school is expected to open in the Fall of 2025 and urged the team to coordinate its schedule with drop off and pick up.
- The expansion will not change their research areas. They will continue to do what they do, and more of it.

5. Announcements and Updates – 10 minutes

- **OCII** – Updated provided by Marc Slutzkin. Management of the Mission Bay Parks system transferred from POSM to RPD on July 1st 2023. There is a city-sponsored event to acknowledge the transition on July 20th – all community members are invited to attend and a notification will be sent out shortly. The environmental consultant contract for the two remaining affordable housing sites in Mission Bay South will be heard at the August 15, 2023 Commission meeting due to cancellations of prior meetings. **Update – this contract will now be heard at the September 5th meeting at the earliest.*

During the OCII update, a resident asked about status of Spark and mini golf. OCII staff responded that there will be a community process to determine the community's wishes for these open space parcels, the community's wishes will need to be managed with state land trust laws to ensure the uses are acceptable.

There were questions regarding the delivery timing of open space parcels P2/P8 and P21/P22 (Bayfront Park). For P2/P8, construction Drawings are being finalized with City agency comments and should be completed next month. City departments will review one more time, then permits will be issued. OCII hopes that MBDG will be able to start construction in early 2024. For Bayfront Park, MBDG expects the park to be substantially complete by the end of October but substantial completion is a very early metric to use, so the park will not be fully complete or open for months after that. Bayfront Park will be

under Port jurisdiction, and the Port will license the area so that it can be open to the public while it goes through the City acceptance process, similar to park P3.

Questions arose regarding Mission Bay sidewalks. It was relayed that building owners are responsible for the sidewalks outside of their premises. Residents and commercial owners pay a monthly fee to Mission Bay Maintenance Corporation to maintain sidewalks and street trees outside of all buildings in Mission Bay. Affordable Housing buildings do not pay this fee and therefore do not receive the Mission Bay Maintenance Corporation service. A resident requested that the sidewalks outside of MBS 6E be inquired about. Another resident requested sidewalk settling and trip cases be brought to the CAC as a presentation.

A resident asked about the plans for a pedestrian bridge at 5th Street. OCII conveyed that while there is no official determination, it will be economically infeasible due to the fact that it would need to be a drawbridge similar to 3rd Street and thus would need to have an operator.

- **Mission Bay Parks** – Brandon Young, the RPD Parks Section Supervisor provided an update. Brandon is staffed at 451 Berry Street (the home of the former management office), Monday – Friday for the next month. He expressed gratitude for his assignment and explained that all of the staff working in the area had to “bid” for the location and are highly motivated to be in Mission Bay. He gave an overview of the RPD team schedule in Mission Bay, which is as follows:
 - ☐ Custodial and janitorial work 7 a week. 5am – 3pm is a first shift. 3pm -10pm is a second custodial shift.
 - ☐ There are 6 gardeners on staff
 - ☐ Gardeners work 6am – 3pm.
 - ☐ Priorities include:
 - ☐ Irrigation and water conservation
 - ☐ RPD paint shop working on graffiti strategies
 - ☐ Possibly planning weekly Sunday cleanings for dog park on Channel
 - ☐ Plumbing team servicing water fountains
 - ☐ Berry street dog park gate recently fixed, working on tennis court gates

A community member brought up that a portion of Mission Commons is always muddy. Brandon acknowledged that it was and relayed that the RPD plumbing team is working on mitigation strategies, including a standard channel drain and changing irrigation. Another community member repeated their desire for the Pavilion to be rented to the community free of any charges, including the standard staff charges that RPD assigns to all events.

6. **Chair Update** – None

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

8. **Meeting Closure** – 6:40 PM