San Francisco Public Utilities Commission
Citizens’ Advisory Committee

MEETING MINUTES
Tuesday, December 15th, 2015
5:30 p.m. – 7:00 pm.
525 Golden Gate Ave., 3rd Floor Tuolumne Conference Room

Members:
Wendy Aragon, Chair (D1)  Kelly Groth (D7)  Nicole Sandkulla - (M-Reg’l Water
Suki Kott (D2)           Shalini Swaroop (D8) Customers)
Vacant, (D3)             Art Taylor (D9)     Vacant, (M-Eng./Financial)
Amy Zock (D4)            Marjorie Goodwin (D10) Tamar Barlev (M-Lg Water User)
Ted Loewenberg (D5)      Jennifer Clary (D11) Eli Saddler (B-Small Business)
Mark Connors (D6)        Avni Jamdar (M-Env. Group) Tracy Zhu (B-Env Justice)

M = Mayoral appointment, B = Board President Appointment

Staff Liaison: Ryan Iwata and Jessica Buendia

ORDER OF BUSINESS

1. Call to order and roll call: Meeting is called to order at 5:40 pm.

Members present at roll call: (10) Aragon, Kott, Loewenberg, Connors, Groth,
Taylor, Clary, Jamdar, Barlev, Zhu

Members absent at roll call (5): Zock, Swaroop, Goodwin, Sandkulla, Saddler

Members of the public: John Winston, Rebecca Lee, Laura Fry, Tim Cronin, Harry
Bernstein, Kurt Scott, Lucinda Cox, Jennifer Heggie, Chris Gembinski, Ken Crizer,
David Melamed

SFPUC staff present: Emily Alt, Craig Freeman, Tyrone Jue

2. Report from the Chair - Wendy Aragon, Chair (5 minutes)
   
   • Welcome members, staff, and the public
   • Announcement of D3 seat change

Public comment: Rebecca Lee (former CAC member): Rebecca makes general
comments about her service on the SFPUC CAC, her work with Balboa Reservoir and
her ongoing work with career development for women in the clean energy sector. She
thanked the committee for the time spent, and encouraged members to keep in touch.

3. Approval of the October 20, 2015 meeting minutes (5 minutes)

Motion was made (Clary) and seconded (Loewenberg) to approve October 20,
2015 minutes.

Public comment: none
The motion PASSED by the following vote:
AYES: (10) Aragon, Kott, Loewenberg, Connors, Groth, Taylor, Clary, Jamdar, Barlev, Zhu
NOES: (0)
ABSENT: (5): Zock, Swaroop, Goodwin, Sandkulla, Saddler

4. **Future Agenda Items and Resolutions** *(5 minutes)*
   - January – CAC Election
   - January—Subcommittee Updates
   - January- **1550 Evans/ SECF Resolution**- Wastewater Subcommittee
   - January- **Drought Impact Resolution**
   - February—Biosolids *(tentative)*
   - February—Headworks *(tentative)*
   - Drought/Water Supply update *(tentative)*
   - Cyber Security *(tentative)*
   - Mountain Tunnel *(tentative)*
   - Lake Merced Boathouse *(tentative)*

Public comment: None

5. **Public Comment**: members of the public may address the Committee on matters that are within the Committee’s jurisdiction and are not on today’s agenda *(2 minutes per speaker)*

Public comment: none

6. **Presentation and Discussion**: **SFPUC Underutilized Properties**, Michael Carlin, Deputy General Manager, SFPUC *(10 minute presentation, 10 minute discussion)*

   **Presentation Covered:**
   - Current underutilized properties
   - SFPUC surplus land process
   - Laguna Honda Reservoir
   - Helen Drive, Millbrae
   - Old Muni right of way, Burlingame
   - Manzano Way, Sunnyvale,
   - Niles Reservoir, Fremont
   - Old Bernal Avenue, Sunol
   - Treasure Island mobile Home and R.V. park, South San Francisco

   **Topics of Discussion:**
   - General discussion about the projected plans for the Laguna Honda site - Member Clary
   - General discussion about current interest surrounding all of the mentioned properties- Member Barlev
   - General discussion about surplus property having to benefit public space, or affordable housing- Member Barlev
   - General discussion about what the estimate value is of the underutilized properties- Member Loewenberg
   - General discussion about whether or not long-term leases are an option- Member Taylor
   - General discussion about long-term leases versus purchasing the property- Member Zhu
   - General discussion about how Proposition K impacts the SFPUC- Member Zhu
   - General discussion about water usage restrictions for contractors during development – Member Groth
Public comment: Lucinda Cox: When one of the surplus properties is sold, how are the proceeds used?

Public comment: Harry Bernstein: General comments about the SFPUC getting fair market value on the surplus properties, and whether there have ever been any exceptions to those requirements. Is there any way that the ratepayers can weigh in on those particular projects?

7. Presentation and Discussion: **Balboa Reservoir Context and Overview**, Emily Lesk, Project Manager, Office of Economic and Workforce Development (10 minute presentation, 10 minute discussion)

Presentation Covered:
- Housing Affordability crisis
- Making housing available to all income levels
- Policy background
- Proposition K
- Community outreach to date
- RFP strategy
- CAC schedule
- Current timeline

Topics of Discussion:
- General discussion about trying to use a non-profit over a master developer to help increase the number of affordable housing- Member Clary
- General discussion about the draft guidelines for the RFP and what the open space options are- Member Zhu
- General discussion about what the minimum low income housing goal is- Member Zhu
- General discussion about how this new development would affect the surrounding schools and families- Member Barlev
- General discussion about who will be the owners of the apartment/ market rate housing- Member Loewenberg
- General discussion about the checks and balances of affordable housing. As family situations change, how often will incomes be reported and at what percentage increase will people be encouraged to find other housing- Member Loewenberg
- General discussion about the Section 415 of the housing code and the impacts- Member Loewenberg
- General discussion about whether there is any priority housing for teachers, students, and staff- Member Aragon
- General discussion asking what the potential is for CCSF to actually acquire part of the property for affordable housing- Member Clary
- General discussion about factoring what was originally conceptualized in the City College Master Plan for this site- Member Taylor
- General discussion about planning this project holistically and taking into account all of the surrounding areas such as the connection between the Bart and CCSF- Member Barlev
- General discussion about priorities the committee would like to see on a future resolution including housing, accommodation for parking, how to inform the RFP, City College Master Plan, how it connects to the Balboa Bart station, what stands in the way of the SFPUC getting fair market value, the timing of putting the property up for sale, sustainability, meeting storm water requirements, and open space.
- Chair Aragon volunteers to work with Member Zhu, and Member Clary on incorporating community concerns and authoring a resolution about the Balboa Reservoir

Public comment: Harry Bernstein (CCSF): General comments about his concerns regarding the ownership history of the reservoir, and the history of rejected proposals for housing on the Balboa Reservoir.
Public comment: Lucinda Cox (CCSF student): General comments agreeing that affordable housing is important, but that so is education. The current space is already being used by the college who really needs it. There will be no parking left for anybody with the addition of another development.

Public comment: Ken Crizer (CCSF): General comments about City owned affordable housing having an exceedingly poor track record in terms of keeping units affordable. Ken gives a brief history of the other similar housing measures that have failed in the past, and believes it is time to give the land to CCSF for future use.

Public comment: David Melamed: General comments about community City College concerns. David is concerned that City College is not in a position to work effectively in trying to develop this new property, because it is still dealing with the accreditation problem. David asks that this project be put on hold until City College has recovered and can be a full partner in this project, which it cannot at this moment.

Public comment: Laura Fry: General comments about residents feeling that the community is not being heard or incorporated into the planning. The current building height limit is 40 feet, and 55 feet for the commercial corridor. The proposed plans for 65-85 feet limits on the development makes the community feel like there is going to be a huge number of units which would then affect quality of life, crime, traffic, parking, and schools in the area. The residents should have more say in this process and it feels like the decision for housing has already been made.

Public comment: Jennifer Heggie (CCSF): General comments about the City College Master Plan which would take about two years to be signed off. Because City College operates at all times of the day and night, they need parking because it’s unsafe in the surrounding area. She asks that the SFPUC gives City College two years to figure out what their plan is so that we don’t destroy City College while trying to fix the housing program. There is only one City College, and that City College cannot be moved.

Public comment: Alvin Jah: Submitted public comment via email.

Public comment: Aaron Goodman: Submitted public comment via email.

8. **Staff Report (5 minutes)**
   - Calendar items for next year
   - SFPUC CAC survey coming soon

Public comment: None

9. **Announcements/Comments** – The next regularly scheduled meeting for the Full CAC will take place at our regularly scheduled time on Tuesday, January 19th, 2016.
   - Chair Aragon announces her report to the commission on January 26th, 2016
   - Chair Aragon announces that she has enjoyed working with the CAC and thanks all the members for the time served

Public comment: None

10. **Adjournment**

    Motion was made (Taylor) and seconded (Kott) to adjourn meeting

Public comment: None

Meeting adjourned at 7:02 pm.