

Port's Southern Advisory Committee (SAC)
February 23rd 2022 Meeting Notes
6:00 – 8:00 pm Virtual Public Meeting via Zoom
Accepted by SAC on March 23, 2022

SAC Members in attendance:

Edward Hatter, Co-Chair
Howard Wong
Chris Wasney
Mike Bishop
Michael Hamman
Toby Levine
Katherine Doumani
Roscoe Mapps

SAC Members Absent:

Karen Pierce
Chris Christensen
Shirley Moore
Jessica Fontenot
Kevin Lawson

Port and City staff in attendance:

Planning & Environment Division: Diane Oshima, Mark Paez, Jai Jackson, Ming Yeung, Carol Bach, Ryan Wassum
Real Estate & Development Division: Josh Keene, Kim Beal, David Beaupre, James Hurley
Maritime: Andre Coleman and Dominic Moreno
Communications Division: Dierdra Hussey, Randy Quezada
SFFD: Jeanie Nicholson, Thomas O'Connor, Shayne California
Department of Real Estate: Andrico Penick
Keenway Kai, SFMTA

Others in attendance:

Al Williams, Al Williams Consulting
Ellen Johnck, Chair Port Maritime Commerce Advisory Committee (MCAC)
Samantha Beckerman, Brookfield Properties Development
Kyle Meyers, Sail Grand Prix

1. Introductions and Announcements

Diane Oshima announced that the Pier 96 PG&E item was delayed because the utility needs more time to conduct additional due diligence on Pier 96. She also announced that an email public notice would be going out to inform the public about the Waterfront Plan Draft Environmental Impact Report (DEIR) the two-month comment period and public hearing at the City Planning Commission in March. Links to the notice, the DEIR document and the Planning Commission hearing will be provided. Diane concluded by announcing that the Water Emergency Transit Authority (WETA) is seeking a letter of support from the SAC for their Zero Emission Ferry Vessel. She explained that staff proposes drafting an SAC support letter for Co-chair Hatter's signature. SAC members agreed to provide a support letter and asked that for all such letter requests staff provide them an opportunity to review a draft letter before goes out.

2. Acceptance of Draft 10/27/21 and 12/08/21 Meeting Notes

The SAC accepted the meeting notes for 01/26/22 with minor corrections.

3. Illinois Street Sidewalk Construction – Mariposa to 20th Street East Side –

David Beaupre, Port Real Estate and Development introduced the item by providing a brief overview of the project history and how the Port worked with SFMTA on a plan to improve pedestrian safety by constructing a sidewalk along Illinois Street. David explained that the unique conditions in this block on the eastside of Illinois required the removal of on-street parking to accommodate a sidewalk. He talked about the various planning efforts that support the decision to construct a sidewalk at this location including:

- SF Planning Better Streets Plan 2010
- Pier 70 Preferred Master Plan 2010
- The Blue Greenway Design Guidelines 2012
- Crane Cove Park Master Plan 2016
- Central Waterfront Plan 2018
- Complete Streets/ADA Access
- SF Bay Trail
- BCDC permit for the construction of the Third Street Light Rail

The historic Union Iron Works fencing in front of Crane Cove Park requires the sidewalk along the park frontage be constructed behind the fence, between 19th and 20th street because of the significant grade difference, it is proposed that parking be eliminated and a sidewalk be placed in the parking lane, this configuration will exist until the new parking lot is developed in the future. Approximately 10 spaces will be eliminated to accommodate the sidewalk. The sidewalk location and width is a function of a significant grade change and the relationship of Building 101 to the street right-of-way. The slide presentation for this agenda item can be accessed by clicking on this [link](#).

Keanway Kyi, SFMTA, followed David and explained some of the significant details of the proposed Sidewalk Safety and Gap Closure Project as follows:

- 300 feet of sidewalk between Mariposa and 18th Street will be 14 feet in width
- 240 feet of sidewalk between 19th and 20th would be six feet in width
- The project will enhance this frontage along the eastside of Illinois Street and improve pedestrian and bicycle safety, as well as connect the Bay Trail and the Blue Greenway for universal access.
- Impacts of the project include the loss of 12 parallel parking spaces between 19th and 20th and the reconfiguration of the parking between Mariposa and 18th Streets from perpendicular to diagonal parking, resulting in the loss of an additional six spaces.
- Department of Public Works will prepare the final design and construction is anticipated to be completed by August of 2022.
- The project requires the Board of Supervisors to approve sidewalk legislation allowing for the removal of the parking.

David concluded the presentation by explaining that the reason for the six-foot wide sidewalk between 19th and 20th Street is because of the grade change and stated that in the future when a permanent development is proposed for the 19th Street parking lot there may be an opportunity to increase the width of the sidewalk.

SAC members shared the following comments and questions that may be followed by Port and SFMTA responses:

Question: How will the proposed sidewalk impact the parking needs of Restoration Hardware (RH) and a six-foot wide sidewalk seems too narrow and could create conflicts?

Response: David explained that the Port and SFMTA had consulted RH and that they were comfortable with the sidewalk construction and their parking and loading needs will be accommodated in the 19th Street parking lot immediately north of Building 101. He also talked about the constraints dictated the sidewalk width and said that there may be opportunities in the future to increase the width to 8 feet but that the minimum width will be six feet.

Comment: The engineering drawings presented do little to communicate the design of the proposed improvements and related landscaping making it hard to understand what one would experience when using the new sidewalk.

Response: David explained that the sidewalk proposal had been studied in multiple efforts and that it would not be cost effective to build a wider sidewalk.

Comment: It's good to know that RH parking and loading needs are being met and that pedestrian and bicycle safety will improve because of the project.

Question: Will the loss of curb cuts impact Port tenants?

Response: David explained that the curb cuts to be removed are no longer needed because they served commercial buildings and uses that are no longer present on the street frontage.

4. Informational Presentation: Sail Grand Prix at Pier 96

Dominic Moreno, Port Maritime Operations, introduced the item explaining that the Port was proposing to lease space at Pier 96 for a basecamp to support the proposed March 26th and 27th sailing event. Dominic said that there will be eight international teams racing on the Bay near the Golden Gate with practice occurring in the Southern Waterfront and introduced Kyle Meyers, Chief Operating Officer of the Sail Grand Prix. Kyle explained that this will be a global championship and that the winner of the race will receive a \$1,000,000 prize and that this project was two to three years in the making. Kyle said the event producer is located in Alameda and that their program includes a mentoring program for youth from nine to 15 years of age and that this was part of a daily STEM program that consists of two-hour sessions working with schools, the Boys and Girls Club and other community organizations in District 10. Kyle explained that 300 youths would learn about the vessels, sailing and the power of the wind and sun. Kyle stated that Sheedy Crane Company is one of their local partners and will be on-site until the end of March.

SAC members shared the following comments and questions that may be followed by a response from the Port or Sail GP:

Question: What's the mentorship program outreach protocol for Dogpatch and Potrero Hill and will morning programming conflict with children's school schedules?

Response: Kyle said that Sail GP is open to all ideas for reaching out to community organizations.

Question: Will there be race viewing areas near the course and how can the public engage in this event?

Response: Kyle explained that there will be a Race Village set up near the St. Francis Yacht Club in the Marina District. There will be 2,000 bleacher seats set up near the little Marina Green. The public can also view the race that's scheduled for 2 to 3:30 pm from Crissy Field in the Presidio.

At the conclusion of the SAC Q & A Scott from Silverado Marine Contractors located at Pier 96 expressed his support for this proposed maritime use.

5. Proposed SFFD Training Facility at 1236 Carroll Ave

Josh Keene, Port Real Estate and Development, introduced the city team item and explained that the Port involvement was limited to the sale of 2.6 acres of Port owned paper streets that would be consolidated with privately owned parcels to create a 7.5 acre site for the training facility. Jamie Hurley, Port Development

Project Manager, followed Josh by explaining that the project is the result of coordination of many city agencies including the Mayor's Office, Department of Real Estate, Public Works, Planning Department, SFFD and the Board of Supervisors. He also mentioned that the Planning Department had approved a Negative Declaration for the project in accordance with the state CEQA environmental review requirements and that the site is vacant and susceptible to unlawful dumping. Jamie stated that the Port owned land was unproductive and never a functional asset for the Port. He talked about the process the Port would utilize to convey the parcels at a fair market value with a condition that the public trust restrictions are lifted through state legislation that is supported by the State Lands Commission and is being sponsored by Assemblymember Ting in the current 2022 legislative session. Jamie's slide presentation can be viewed by clicking on this [link](#).

Fire Chief Jeanie Nicholson followed Jamie and presented the SFFD proposal to the SAC. Highlights of Chief Nicholson's presentation include the following:

- SFFD needs a new state of the art facility because the development of Treasure Island will dislocate the existing training facility.
- The proposed facility will support more programs and will allow SFFD to become a part of the fabric of the neighborhood and SFFD is talking with many neighborhood organizations.
- The facility will include space to provide Emergency Medical Technician (EMT) training allowing at risk youth to become licensed.
- SFFD has reached out to the Black Firefighters Association.
- SFFD has done preliminary conceptual programming but will not advance to a conceptual design process until the property has been secured.
- The program will accommodate three fire fighter academies per year in order to maintain its state accreditation, emergency medical services and a staff of 300 full time equivalents (FTE's), as well as community para-medicine and overdose response.
- The facility will allow SFFD to continue to participate in state training programs, local and state mutual aid programs and to host classes for other fire departments outside of San Francisco.
- SFFD has partnerships with many community organizations and participates in many outreach efforts.

Jamie followed Chief Nicholson's remarks by addressing the next steps in the transaction process. He explained that the Port and Department of Real Estate are working on a Memorandum of Understanding that will be completed in mid-March followed by a request for Port Commission authorization on April 12th. Jamie also stated that the local actions will be followed by state legislation and State Lands Commission approval in the fall and winter of 2022.

SAC members expressed the following comments that may be followed by responses from the project team:

Question: Can the SAC comment on the CEQA environmental review document and is there a programmatic layout being considered?

Response: Andrico Penick, Department of Real Estate, agreed to provide the SAC with the Negative Declaration document and explained that the comment period had closed and the document had been approved by the Planning Department and Board of Supervisors. He also explained that the environmental document has a description of the programmatic layout but that there are no design details at this time. Chief Nicholson followed Enrico with the programming details:

- 3 story 70,000 sq. ft. of administration and classroom space
- 1 story 20,000 sq. ft. apparatus storage
- 1 story 19,000 sq. ft. maintenance building
- 4 story mock Victorian apartment building
- A mock MUNI station

Chief Nicholson also stated that there will be no fire station sirens and access to the site will be between 7 am and 5 pm with some evening and weekend events. She talked about how the Planning Department's analysis found no significant noise impacts from the proposed project.

Question: What did the geo-technical analysis of the site find out about the soil conditions of the site?

Response: Andrico addressed the question by stating that the design process will address the geo-technical conditions to respond to the vertical and foundation elements in more detail but that there's no alternative site available for the proposed facility. He also shared Page 15 of the CEQA document with SAC members in the chat.

Comment: SAC members believe this is a great opportunity for the City especially in light of its fire history and would like the SFFD and Port to provide project updates as the development progresses. The facility could be a model training center and similar to a college campus.

Response: Diane Oshima responded by stating that Port and SFFD staff will provide updates on the program and design and encouraged SFFD to prepare Project Tracking Progress Reports that are posted on SAC agenda and the SAC page of the Port's website. She continued by explaining that the SAC and community have an interest in having advance notice of engagement opportunities.

Question: What's the diversity of the SFFD workforce and will the training facility emit toxic smoke or fumes from burns?

Response: Chief Nicholson explained that diversity and inclusion are important to the organization and that the proposed development will be a green facility and that all smoke and toxic emissions will be captured. She also said that only clean

materials will be used in the training exercises and that no plastics, or wood with glues or adhesives will be burned.

Question: Will there be Bay access to the facility and boats used in the training program?

Response: Chief Nicholson said there is no waterfront access to the site.

Question: is this best site available for this facility and is the city reimbursed for the training of other jurisdictions?

Response: Chief Nicholson stated that there are no other sites available for a facility of this size in the city and that the team had looked at and rejected sites in the City of Brisbane. She continued by explaining that SFFD wants to be a regional asset and to generate income through its training program.

Question: How can the community access the proposed SFFD programs and can the SAC members get a ride on the fireboat?

Response: Chief Nicholson stated that the best way to access the proposed SFFD programs is through Supervisor Walton's Office and directly to the department.

In conclusion the SAC received comment from Ellen Johnck regarding her work as a consultant on the new floating fire house facility in the Northern Waterfront.

6. Quick Updates and Requests for Future SAC Meetings

SAC members raised the following items:

- The need for better management of Crane Cove Park. There's a problem with dogs off lease and a need for signage to notify the public of acceptable behaviors and applicable rules. The wooden benches have been painted yellow with no consultation with the SAC or community.
- The Project Tracking Reports are not useful because they have not been updated.
- The proposed Southern Waterfront walking tour should be added to the SAC list of upcoming items.
- What's the status of the SAC Co-chair? Diane Oshima thanked Toby for her many years of service as an advisory committee Co-chair and said that she will consult with the Port Executive Director to get her input but that SAC members with an interest in being considered as a Co-chair should let staff know.
- What are the Port's plans for resuming in-person meeting for advisory committees? Diane Oshima responded by stating that the Port will consider in-person meetings after March 9th but that there's work to be done to make it possible to host hybrid meetings that accommodate virtual participation consistent with city requirements.

Next SAC Meeting: Wed, March 23, 2022

Possible Items for Future Meetings

- Follow up on proposed PG&E Piers 39-43.5 Offshore Sediment Remediation Project and Pier 96 Construction Staging and Sediment Handling Facility
- Proposed YMCA Lease of Building 49
- Mission Rock Construction Update (Seawall Lot 337)

Project Progress Tracking Reports*

- [Public Works Cargo Way Sewer Project](#)
- [BCTD Electrical Power Transmission Project](#)
- [Southeast Outfall Islais Creek Crossing Replacement Project](#)
- [Southeast Treatment Plant Projects \(Biosolids and Headworks\) and Southeast Community Center](#)
- [Seawall Lot 344 COVID-19 Temporary Housing](#) (updated Sept.2021)