

File No. 150247

Committee Item No. 4

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight Date March 19, 2015

Board of Supervisors Meeting Date _____

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Form 126 – Ethics Commission
- Award Letter
- Application
- Public Correspondence

OTHER (Use back side if additional space is needed)

- Committee Report Request - 03/12/2015
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____
- _____

Completed by: Erica Major Date March 13, 2015

Completed by: _____ Date _____

1 [Administrative Code - Establishing Balboa Reservoir Community Advisory Committee]

2
3 **Ordinance amending the Administrative Code to establish the Balboa Reservoir**
4 **Community Advisory Committee to advise the Board of Supervisors, the Mayor, and**
5 **City departments regarding any proposed development under the Public Land for**
6 **Housing Program at the portion of the Balboa Reservoir owned by the Public Utilities**
7 **Commission; and setting forth the membership and duties of the Advisory Committee.**

8
9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17 The Administrative Code is hereby amended by adding Chapter 5, Article XVII,
18 Sections 5.17-1 through 5.17-7, to read as follows:

19 **ARTICLE XVII:**

20 **BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE**

21 Sec. 5.17-1. Creation of Advisory Committee.

22 Sec. 5.17-2. Findings and Purposes.

23 Sec. 5.17-3. Membership.

24 Sec. 5.17-4. Organization and Terms of Office.

25 Sec. 5.17-5. Powers and Duties.

Sec. 5.17-6. Meetings and Procedures.

1 Sec. 5.17-7. Sunset.

2
3 **SEC. 5.17-1. CREATION OF ADVISORY COMMITTEE.**

4 The Mayor and Board of Supervisors hereby establish the Balboa Reservoir Community
5 Advisory Committee (the "Advisory Committee") of the City and County of San Francisco.

6
7 **SEC. 5.17-2. FINDINGS AND PURPOSES.**

8 (a) The City and County of San Francisco, acting through its Public Utilities Commission,
9 owns approximately 18 acres of the western portion of the Balboa Reservoir located off of Ocean and
10 Phelan Avenues in Balboa Park (the land owned by the City referred to in this Article XVII as the
11 "Site"). The Site is currently used for short-term parking accommodating up to about 1,000
12 automobiles. The City has chosen the Site as a potential location under the Public Land for Housing
13 Program, an interdepartmental program to coordinate development of certain of the City's public land
14 assets with the goal of providing affordable housing and other benefits for the public while ensuring
15 that City agencies meet their core needs. In the case of development at the Site, there is an opportunity
16 for the City to realize a substantial amount of new affordable housing, as well as other community
17 benefits, while still allowing the Public Utilities Commission to receive fair market value for the land.

18 (b) To ensure the success of any development at the Site, City agencies must receive input
19 from the individuals and communities that will be most directly impacted by the project, including
20 residents, businesses, and educational institutions in the area immediately surrounding the Site.

21 (c) Due to the large size and physical complexity of the Balboa Reservoir site, an Advisory
22 Committee is warranted.

23 (d) In light of the passage of Proposition K in November 2014, the City is assessing all
24 public sites' ability to meet the City's affordable housing goals.

1 (e) The purpose of the Advisory Committee is to provide a community voice and function as
2 a central clearinghouse for community input in the process as the City considers options for
3 development of the Site.

4
5 **SEC. 5.17-3. MEMBERSHIP.**

6 (a) The Advisory Committee shall consist of nine members, appointed as follows:

7 (1) Seat 1 shall be held by the President of the Sunnyside Neighborhood Association
8 or his or her designee.

9 (2) Seat 2 shall be held by the President of the Westwood Park Neighborhood
10 Association or his or her designee.

11 (3) Seat 3 shall be held by a resident of the OMI (Oceanview-Merced-Ingleside)
12 neighborhood, appointed by the Supervisor for District 7

13 (4) Seat 4 shall be held by an employee or trustee of City College of San Francisco,
14 appointed by the Supervisor for District 7.

15 (5) Seat 5 shall be held by a member of the Balboa Park Station Community
16 Advisory Committee, appointed the Supervisor for District 7. If the Balboa Park Station Community
17 Advisory Committee sunsets before the Advisory Committee, then Seat 5 shall be held by a member of
18 the general public, appointed by the Supervisor for District 7.

19 (6) Seat 6 shall be held by a person who owns a business located on Ocean Avenue,
20 appointed by the Mayor.

21 (7) Seat 7 shall be held by a member of the San Francisco Public Utilities
22 Commission Citizens Advisory Committee, appointed by the Mayor.

23 (8) Seats 8 through 9 shall be at-large seats, appointed by the Mayor.

24 (b) If at any time the neighborhood association representative designated for Seat 1 or 2
25 declines to serve as a member of the Advisory Committee or to appoint a designee, and leaves that seat

1 vacant for 60 days or longer, the Board of Supervisors may appoint a member of the public to fill the
2 seat until such time as the neighborhood association representative joins the Advisory Committee or
3 designates a person to serve in the seat.

4
5 **SEC. 5.17-4. ORGANIZATION AND TERMS OF OFFICE.**

6 (a) Each member shall serve at the pleasure of the member's appointing authority, and
7 shall serve for the life of the Advisory Committee unless removed by the appointing authority.

8 (b) If a vacancy occurs in any seat on the Advisory Committee, the appointing authority for
9 the vacated seat shall appoint a successor to that seat.

10 (c) Service on the Advisory Committee shall be voluntary and members shall receive no
11 compensation.

12 (d) Any member who misses three regular meetings of the Advisory Committee within a six-
13 month period without the express prior or subsequent approval of the Advisory Committee shall be
14 deemed to have resigned from the Advisory Committee 30 days after the third unapproved absence.

15 (e) The Mayor's Office of Economic and Workforce Development or any successor office
16 and the Planning Department shall provide clerical and administrative support and staffing for the
17 Advisory Committee.

18
19 **SEC. 5.17-5. POWERS AND DUTIES.**

20 (a) The general purpose of the Advisory Committee shall be to provide a regular venue for
21 interested community stakeholders and the general public to discuss any proposed development on the
22 Site, and to ask questions of and give input to City officers and staff and to developers, once selected.

23 (b) The Advisory Committee shall provide feedback on what development objectives should
24 be included in the Request for Proposals to be issued by the City for development of the Site. This
25 feedback shall include, but need not be limited to, the following issues: (1) Development economics and

1 housing affordability; (2) Transportation, including site access, parking, and congestion management;
2 (3) Open space and other community benefits; (4) Interactions with City College; and (5) Good
3 neighbor policies to serve existing residents and small businesses around the Site.

4 (c) The Advisory Committee shall have no authority to exercise the sovereign powers of the
5 City, including the authority to select or negotiate with potential developers of the Site.

6 (d) No later than one year after the inaugural meeting of the Advisory Committee, and at
7 least once every 12 months thereafter, the Advisory Committee shall submit to the Board of Supervisors
8 and the Mayor a report describing the Advisory Committee's activities and recommendations.

9 (e) All City departments, commissions, boards, and agencies shall cooperate with the
10 Advisory Committee in conducting its business.

11
12 **SEC. 5.17-6. MEETINGS AND PROCEDURES.**

13 (a) The Advisory Committee shall hold its inaugural meeting not more than 30 days after a
14 quorum of the Advisory Committee, defined as a majority of seats, has been appointed. There shall be
15 at least ten days' notice of the inaugural meeting. From the inaugural meeting until March 2016, the
16 Advisory Committee shall hold a regular meeting not less than once every month, unless a majority of
17 members agree that a meeting need not occur in any particular month. After March 2016, the Advisory
18 Committee may hold regular meetings less frequently than once a month.

19 (b) The Advisory Committee shall elect its own officers and may establish rules for its own
20 organization and procedures.

21
22 **SEC. 5.17-7. SUNSET.**

23 The Board of Supervisors and Mayor intend the Advisory Committee to last until development
24 entitlements have been issued for the Site. Accordingly, this Article XVII shall expire by operation of
25 law, and the Advisory Committee shall terminate, five years after the effective date of Ordinance No.

1 establishing the Advisory Committee, provided that the Board of Supervisors may extend the
2 expiration date by ordinance. After the expiration of the Advisory Committee, the City Attorney shall
3 cause this Article to be removed from the Administrative Code. Notwithstanding Rule 2.21 of the
4 Board of Supervisors Rules of Order, which provides that advisory bodies created by the Board should
5 sunset within three years, the Board intends the Advisory Committee to exist for longer than three
6 years.

7
8 Section 2. Effective Date. This ordinance shall become effective 30 days after
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
11 of Supervisors overrides the Mayor's veto of the ordinance.

12
13 APPROVED AS TO FORM:
14 DENNIS J. HERRERA, City Attorney

15 By:


16 JON GIVNER
17 Deputy City Attorney

18 n:\legana\as2015\1500640\00998470.docx

LEGISLATIVE DIGEST

[Administrative Code - Establishing Balboa Reservoir Community Advisory Committee]

Ordinance amending the Administrative Code to establish the Balboa Reservoir Community Advisory Committee to advise the Board of Supervisors, the Mayor, and City departments regarding any proposed development under the Public Land for Housing Program at the portion of the Balboa Reservoir owned by the Public Utilities Commission; and setting forth the membership and duties of the Advisory Committee.

Existing Law

The San Francisco Public Utilities Commission owns approximately 18 acres of the western portion of the Balboa Reservoir located off of Ocean and Phelan Avenues in Balboa Park. The site is currently used for short-term parking accommodating up to about 1,000 automobiles. The Public Utilities Commission, in consultation with the Mayor's Office of Economic and Workforce Development and the Planning Department, is evaluating the potential to use the site for housing and other purposes. There is currently no formal community advisory group advising the Board of Supervisors, the Mayor, the Public Utilities Commission, or any other City departments regarding the use of the site.

Amendments to Current Law

The proposed ordinance would create a Balboa Reservoir Community Advisory Committee. The Advisory Committee would hold regular meetings, providing a venue for community stakeholders and the general public to discuss any proposed development on the Site, and to ask questions of and give input to City officers, City staff, and eventually the developers selected by the Public Utilities Commission. The Advisory Committee would provide feedback on the City's development objectives, addressing issues including housing affordability, transportation, open space and other community benefits, interactions with City College, and good neighbor policies. The Advisory Committee would submit annual reports to the Board of Supervisors and the Mayor.

The Advisory Committee would terminate five years after the effective date of the ordinance unless the Board re-authorizes it in a subsequent ordinance. The Board's stated goal is for the Advisory Committee to last until development entitlements have been issued for the project site.

The Advisory Committee would have nine members:

- the President of the Sunnyside Neighborhood Association or a designee;
- the President of the Westwood Park Neighborhood Association or a designee;
- three members appointed by the District 7 Supervisor, including a resident of the OMI (Oceanview-Merced-Ingleside) neighborhood, an employee or trustee of City College

of San Francisco, and a member of the Balboa Park Station Community Advisory Committee; and

- four members appointed by the Mayor, including a business owner on Ocean Avenue, a member of the Public Utilities Commission Citizens Advisory Committee, and two members of the general public.

n:\eganas2015\1500640\00998550.doc

Member, Board of Supervisors
District 7



NORMAN YEE

orig: COB,
Comm. Clerk,
Leg. Dep.
RECEIVED
BOARD OF SUPERVISORS
City and County of San Francisco
SAN FRANCISCO

2015 MAR 12 PM 4:53

BJ

DATE: March 12, 2015

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Norman Yee
Chairperson

RE: Government Audit and Oversight Committee
COMMITTEE REPORT

Pursuant to Board Rule 4.20, as Chair of the Government Audit and Oversight Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on March 24, 2015, as a Committee Report:

**150247 Administrative Code - Establishing Balboa Reservoir Community
Advisory Committee**

This matter will be heard at the Government Audit and Oversight Committee Meeting on Thursday, March 19, 2015, at 10:30 p.m.

A handwritten signature in black ink that reads "Norman Yee".

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Supervisor Yee

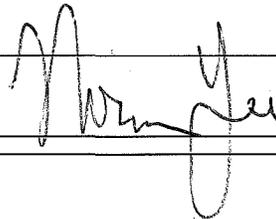
Subject:

Administrative Code - Establishing Balboa Reservoir Community Advisory Committee

The text is listed below or attached:

See attached

Signature of Sponsoring Supervisor:



For Clerk's Use Only:

150247