

File No. 230138 Committee Item No. 3
Board Item No. 31

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date May 1, 2023

Board of Supervisors Meeting Date May 9, 2023

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | MOU |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 – Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Site Map |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Referral FYI 021023 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Balboa Reservoir Street Names |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | PW Order No. 207954 031223 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | OEWD Presentation 050123 |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Completed by: Erica Major Date April 27, 2023

Completed by: Erica Major Date May 2, 2023

1 [Official Naming of Unnamed Streets - Balboa Reservoir Project]

2

3 **Resolution approving Diego Lane, Loquat Lane, Meyer Lane, and Wisteria Lane as the**
4 **official street names for certain yet to be constructed unnamed streets located within**
5 **the Balboa Reservoir Project.**

6

7 WHEREAS, On August 18, 2020, in Ordinance No. 142-20, the Board of Supervisors
8 (the "Board" or "Board of Supervisors") approved a Development Agreement for the Balboa
9 Reservoir Project (the "Project"), a mixed income housing development of up to approximately
10 1,100 housing units, including approximately 550 units affordable to low and moderate-income
11 households, and approximately four acres of publicly accessible open spaces, among other
12 uses; and

13 WHEREAS, The Project is located generally north of the Ocean Avenue Commercial
14 District, west of City College of San Francisco Ocean Campus, east of the Westwood Park
15 neighborhood, and south of Archbishop Riordan High School; and

16 WHEREAS, Under the Development Agreement, the Project sponsor will construct and
17 dedicate public streets within and adjacent to the Project area for residents of the Project, the
18 community, and the public (collectively the "Public Streets"); and

19 WHEREAS, The Board of Supervisors anticipates dedicating these Public Streets as
20 open public right of way through subsequent actions and accepting the Public Streets and
21 attendant public infrastructure for City maintenance and liability purposes subject to certain
22 conditions; and

23 WHEREAS, To avoid public confusion with street names and create a consistent and
24 comprehensive street naming nomenclature applicable to this multi-year phased Project, this
25 Resolution proposes to officially name Public Streets within the Project area; and

1 WHEREAS, The proposed street names for the Public Streets (“Proposed Street
2 Names”) are, in alphabetical order: Diego Lane, Loquat Lane, Meyer Lane, and Wisteria Lane,
3 and are shown in their approximate locations on a map that is on file with the Clerk of the
4 Board of Supervisors in File No. 230138 and incorporated herein by reference; and

5 WHEREAS, In a companion Resolution, the Board of Supervisors is renaming a portion
6 of existing Lee Avenue and naming a future extension of this street to Mayor Edwin M. Lee
7 Avenue; and

8 WHEREAS, Future Mayor Edwin M. Lee Avenue, a part of the construction of the
9 Balboa Reservoir Project, also is shown on the above-mentioned map, and this companion
10 legislation is on file with the Clerk of the Board of Supervisors in File No. 230137 and
11 incorporated herein by reference; and

12 WHEREAS, In Public Works (“PW”) Order No. 207954, dated March 12, 2023, the
13 Interim Public Works Director certified that PW accepts the Proposed Street Names at their
14 approximate locations shown on the abovementioned map and that none of the Proposed
15 Street Names conflict with the names of existing streets located in the San Francisco; and

16 WHEREAS, This PW Order also includes a report explaining the derivation of the
17 Proposed Street Names, and such PW Order, the street name map, and its report are on file
18 with the Clerk of the Board of Supervisors in File No. 230138 and incorporated herein by
19 reference; and

20 WHEREAS, For establishing the name of unnamed streets, San Francisco follows the
21 practices specified in Public Works Code, Section 423, the PW informational bulletin entitled
22 “Street Name Establishment/Street Name Change,” and, despite California Streets and
23 Highways Code, Section 971, which allows the Board to name previously unnamed streets
24 without any hearing or notice, the Board has elected to proceed with a Resolution and a public
25

1 hearing process to name the unnamed streets at this Project site in accordance with California
2 Government Code 34091.1; now, therefore, be it

3 RESOLVED, That consistent with law and procedures specified above, the Board of
4 Supervisors hereby establishes the official names for the listed unnamed Public Streets as
5 Diego Lane, Loquat Lane, Meyer Lane, and Wisteria Lane, in the approximate locations
6 shown on a map that is attached to the PW Order that is on file with the Clerk of the Board of
7 Supervisors; and, be it

8 FURTHER RESOLVED, That the Proposed Street names will be operative at the time
9 the Board of Supervisors accepts the public dedication of the particular street segment or
10 segments; and, be it

11 FURTHER RESOLVED, That City departments are authorized to use the new street
12 names prior to their operative date should it be necessary for efficient administration of
13 governmental functions, such as permit issuance and creation of property tax bills; and, be it

14 FURTHER RESOLVED, That by adopting this Resolution, the Board of Supervisors
15 does not intend to effectuate any change in City department jurisdictional control over any
16 portion of the streets depicted on maps on file with the Clerk of the Board of Supervisors; and,
17 be it

18 FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board
19 to forward a certified copy of this Resolution to the County Surveyor in accordance with
20 California Streets and Highways Code, Section 5026 in order to enter the names on the
21 official records of San Francisco street names.



San Francisco Public Works
General – Director’s Office
49 South Van Ness Ave., Suite 1600
San Francisco, CA 94103
(628) 271-3160 www.SFPublicWorks.org

Public Works Order No: 207954

This Order supersedes Order No. 207816, approved on March 12, 2023.

RECOMMENDING ADOPTION OF DIEGO LANE, LOQUAT LANE, MEYER LANE, AND WISTERIA LANE AS OFFICIAL STREET NAMES FOR YET TO BE CONSTRUCTED UNNAMED STREETS LOCATED WITHIN THE BALBOA RESERVOIR PROJECT.

BACKGROUND

On August 18, 2020, in Ordinance No. 142-20 (Clerk of the Board of Supervisors File No. 200423), the Board of Supervisors (the “Board” or “Board of Supervisors”) approved a Development Agreement for the Balboa Reservoir Project (the “Project”), a mixed-income housing development of up to approximately 1,100 housing units, including approximately 550 units affordable to low- and moderate-income households, and approximately 4 acres of publicly accessible open spaces, among other uses.

The Project is located generally north of the Ocean Avenue commercial district, west of City College of San Francisco Ocean Campus, east of the Westwood Park neighborhood, and south of Archbishop Riordan High School.

Under the Development Agreement, Reservoir Community Partners (the “Project Sponsor”) will construct and dedicate public streets within and adjacent to the Project area for residents of the Project, the community, and the public (collectively the “Public Streets”).

The Board of Supervisors anticipates dedicating these Public Streets as an open public right-of-way through subsequent actions and accepting the Public Streets and attendant public infrastructure for City maintenance and liability purposes subject to certain conditions.

To avoid public confusion with street names and create a consistent and comprehensive street naming nomenclature applicable to this multi-year phased project, Public Works proposes that the Board of Supervisors officially name all Public Streets.

The proposed street names for the Public Streets (“Proposed Street Names”) are, in alphabetical order: Diego Lane, Loquat Lane, Meyer Lane, and Wisteria Lane, and are shown in their approximate locations on Attachment 1. The Proposed Street Names are a result of an extensive conversation between the Project Sponsor and members of the community to create a cohesive structure and strategy around the naming process. This was followed by a community meeting on September 10th, 2022 at Unity Plaza adjacent to the Project, where attendees voted among a list of names, proposed several additional write-in options, and discussed their favorites. For community members who were not able to make the meeting, there was an online poll that was emailed to the community and included in local news sources, where community members could vote on their favorite name. After determining the most popular names, the Project Sponsor discussed the top names with the District 7 Supervisor and finalized the Proposed Street Names.

Proposed Street Names pay homage to the history of the neighborhood, while also embracing the future of the community. Diego Lane will connect Edwin M. Lee Avenue and Frida Kahlo Way, in the general vicinity of the proposed site of City College's new Diego Rivera Theater, the building that will also house Rivera's relocated Pan American Unity mural. The tree streets Wisteria Lane, Loquat Lane, and Meyer Lane, celebrate the vegetation with the future Balboa Reservoir Park.

Through a separate Public Works Order, the Interim Director of Public Works will recommend renaming the 300 block of existing Lee Avenue north of Ocean Avenue and naming a future extension of this street to "Mayor Edwin M. Lee Avenue 李孟賢市長街". This street extension also is associated with the Project. The street name change and street name establishment regarding "Mayor Edwin M. Lee Avenue 李孟賢市長街" is addressed in companion legislation before the Board of Supervisors.

The Department of Public Works ("Public Works") processes proposed street name establishment for unnamed streets pursuant to the requirements of the California Streets and Highways Code Section 971 and Public Works informational bulletin entitled "Street Name Establishment/Street Name Change." Public Works also follows additional procedures regarding street name establishment in accordance with Streets and Highways Code Sections 970.5 and 5026 and Government Code 34091.1. Under Public Works Code Section 423, the Proposed Street Names do not exist in our current list of official street names, and therefore, do not conflict or cause confusion with existing street names.

On March 12, 2023, Public Works recommended establishment of the Proposed Street Names by Public Works Order No. 207816. After execution, the proposed street name of "Edwin M. Lee Avenue" was updated to "Mayor Edwin M. Lee Avenue 李孟賢市長街".

This Public Works Order No. 207954, which includes Attachment 1, updates the proposed street name to "Mayor Edwin M. Lee Avenue 李孟賢市長街" and supersedes the previous Public Works Order No. 207816.

FINDINGS

The Interim Director of Public Works finds that the Proposed Street Names, as described above and as depicted on Attachment 1 hereto, are consistent with the requirements of the applicable State laws and local laws and regulations pertaining to the adoption of names for unnamed streets, including specifically that the aforementioned Proposed Street Names do not conflict with the names of existing City streets.

DECISION

The Interim Director of Public Works hereby recommends that the Board of Supervisors establish the Proposed Street Names for the unnamed roadways as depicted on Attachment 1 hereto, including by adopting legislation establishing the street names, and, in accordance with California Streets and Highways Code Section 5026, direct the Department to add the street names to the official records of San Francisco street names.

X

DocuSigned by:

Katharine Anderson

Anderson, Katharine 0B46386D8122465...

City and County Surveyor

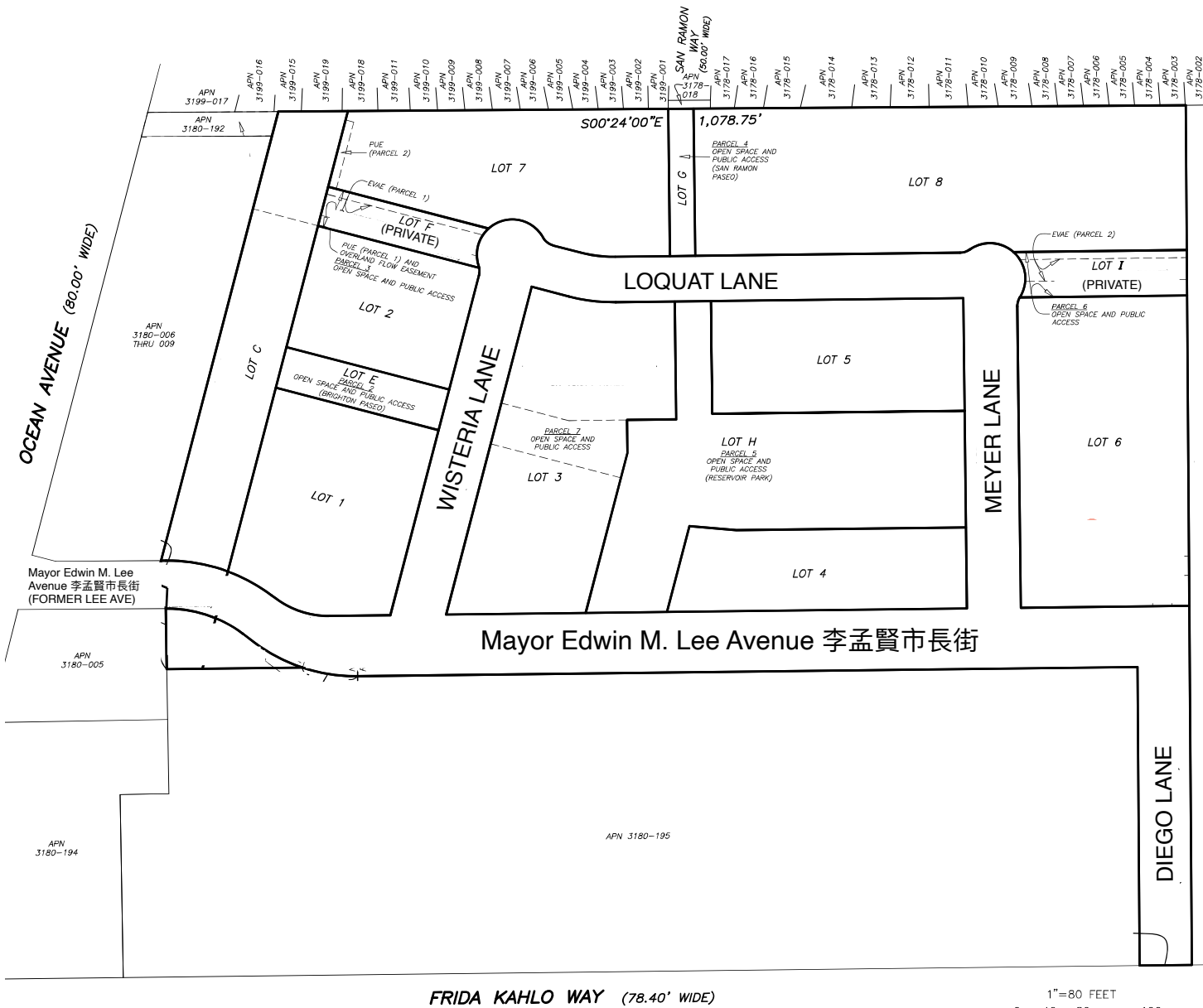
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DocuSigned by:

Carla Short

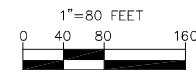
Short, Carla 073CF73A4EA6486...

Interim Director of Public Works



DRAFT
DATE: 9-27-22

FRIDA KAHLO WAY (78.40' WIDE)



NEW PARCELS



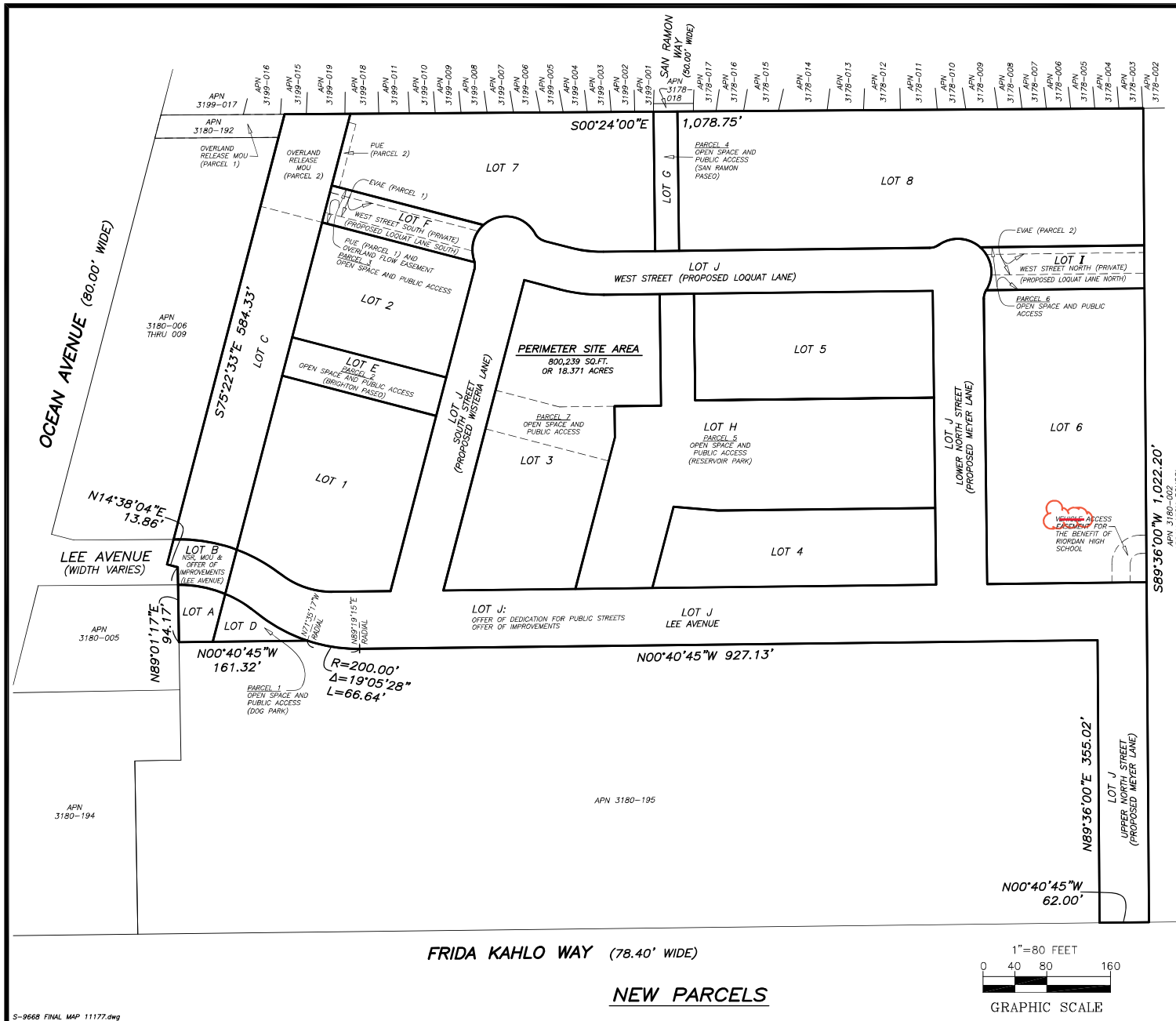
Diego Lane

MEYER LANE

LOQUAT LANE

Mayor Edwin M. Lee Avenue

WISTERIA LANE



LEGEND

- APN ASSESSOR'S PARCEL NUMBER
- PUE PUBLIC UTILITY EASEMENT
- EAVE EMERGENCY VEHICLE ACCESS EASEMENT
- NSR NOTICE OF SPECIAL RESTRICTIONS
- MOU MEMORANDUM OF UNDERSTANDING TO BE RECORDED
- LOT LINE
- ADJOINING LOT LINE/RIGHT OF WAY LINE

NOTE:
 SEE SHEET 9 FOR DIMENSIONS OF LOTS 1, 2, 3, 7, A, B, C, D, E & F.
 SEE SHEET 10 FOR DIMENSIONS OF LOTS 4, 5, 6, 8, C, H & I.
 SEE SHEET 11 FOR DIMENSIONS OF LOT J.

DRAFT
 DATE: 9-27-22

FINAL MAP 11177

AN 18 LOT SUBDIVISION, A 624 RESIDENTIAL UNIT AND 2 COMMERCIAL UNIT NEW MIXED-USE CONDOMINIUM PROJECT, BEING A 3 LOT MERGER AND SUBDIVISION OF PARCEL ONE, AS DESCRIBED IN THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED FEBRUARY 15, 2012, DOCUMENT NO. 2012-J355048, OFFICIAL RECORDS AND OF THE GRANT TO THE CITY AND COUNTY OF SAN FRANCISCO OF THE FEE INTEREST IN THE REAL PROPERTY COMPRISING THE "COLLEGE PROPERTY EASEMENT AREA" AS DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT AND DEED" RECORDED MAY 14, 2021, DOCUMENT NO. 2021080272, OFFICIAL RECORDS.
 BEING A PORTION OF ASSESSOR'S BLOCK 3180 CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA
MARTIN M. RON ASSOCIATES, INC.
 Land Surveyors
 859 Harrison Street, Suite 200
 San Francisco California

OCTOBER 2022 SHEET 7 OF 16
 APN 3180-190, 196 & 197 BALBOA RESERVOIR 11 FRIDA KAHLO WAY

Balboa Reservoir Street Names

Balboa Reservoir Phase 1
Community Meeting | September 10, 2022

Vote to rename **NORTH**, **SOUTH** and **WEST** Streets.
Two ways to place a vote...
In person - dot your favorite (3) names below or vote
Online at bit.ly/balboareservoir. Top (3) overall winners will be chosen.



Buckeye Lane



10

EDWIN LEE AVE
(LA TROPICAL)

Currant Lane



Evergreen Lane



11

REVEREND G GORDON LANE
6

Ginko Lane

Chinapine



14



Phlox

Loquat Lane



13

RESERVOIR LANE
12

Meyer Lane



15

Mulberry Lane



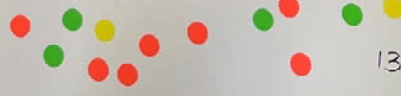
5

Pear Lane



7

Wisteria Lane



13

Balboa Reservoir Street Names

Balboa Reservoir Phase 1
Community Meeting | September 10, 2022



VOTE to rename **NORTH**, **SOUTH** and **WEST** Streets.
Two ways to place a vote ...

In person - dot your favorite (3) names below or vote

Online at bit.ly/balboareservoir. Top (3) overall winners will be chosen.

Buckeye Lane

13

EDWIN LEE AVE
EDWIN LEE AVE
(for Lee Ave)

10

Currant Lane

7

REVEREND "G" GORDON LANE

10

Evergreen Lane

11

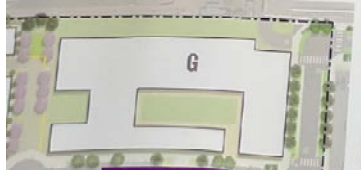
DIEGO LANE

14

PLEASE VOTE FOR THE BEST NAME FOR THE TRAIL

Ginkgo Lane
Ginkgo

12



Phelan

1

Loquat Lane

13



Buckeye Lane 15

EDWIN LEE AVE (4th Floor) 6

Evergreen Lane 11

Reverend G. Gordon Lane 6

DIEGO LANE 14

Ginkgo Lane Ginkgo 12

Handwritten note: A Ginkgo tree with BEST color for the building.



Phlox 1

Loquat Lane 13

RESERVOIR LANE 1

Meyer Lane 15

Mulberry Lane 5

Pear Lane 7

Wisteria Lane 13

Balboa Reservoir Street Names



Balboa Reservoir - Street Names

Board of Supervisors – Land Use and Transportation Committee
Monday, May 1, 2023

MCCANN

Development Agreement - Highlights

- **1,100 housing units**, with **50% affordable** including at least **150 educator housing units**
- **4 acres of publicly accessible open space** includes Reservoir Park, SFPUC open space, and pedestrian paths
- **100 seat childcare center** with 50% of capacity reserved for low-income families, and **public community room** facing park

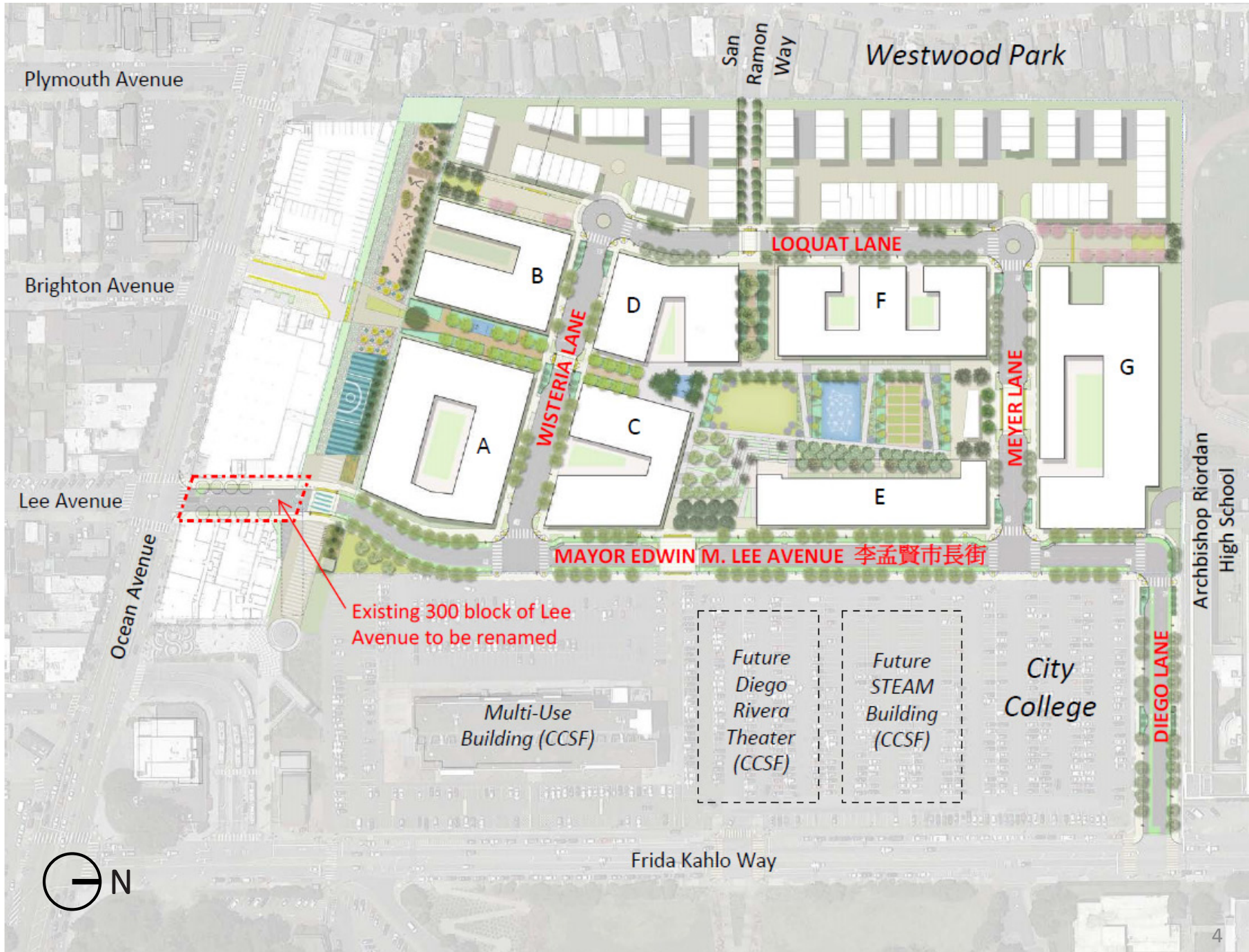


Block E - Affordable Housing

- New **public streets** including a bicycle boulevard with separated bike lanes and raised pedestrian crossings
- **Prevailing wage** for all construction, in addition to **First Source** and **LBE goals**

Proposed Street Names

- **Board File 230137**
 - Renames 300 Block of Lee Avenue (north of Ocean Avenue) as Mayor Edwin M. Lee Avenue 李孟賢市長街
 - Applies this name to the future public street that will lie between the Balboa Reservoir project and City College of San Francisco
- **Board File 230138**
 - Establishes names for the future public streets in the Balboa Reservoir project:
 - Diego Lane
 - Meyer Lane
 - Loquat Lane
 - Wisteria Lane
 - These names were chosen based on community conversations, including an online poll and a September 2022 community meeting at Unity Plaza.
 - Establishing street names during permitting helps DBI, Public Works, ASR, Fire, and other departments coordinate and accelerate work.



Plymouth Avenue

Brighton Avenue

Lee Avenue

Ocean Avenue

San Ramon Way

Westwood Park

LOQUAT LANE

WISTERIA LANE

MEYER LANE

MAYOR EDWIN M. LEE AVENUE 李孟賢市長街

Archbishop Riordan High School

Existing 300 block of Lee Avenue to be renamed

Multi-Use Building (CCSF)

Future Diego Rivera Theater (CCSF)

Future STEAM Building (CCSF)

City College

DIEGO LANE

Frída Kahlo Way



Phase 1 Buildings shown as black and white to allow emphasis on open space.



Thank You

OEWD and Public Works staff
are present to answer questions

From: [Balboa Reservoir](#)
To: [Heiken, Emma \(BOS\)](#)
Subject: Fwd: Reminder: Balboa Reservoir Townhouse Meeting 9/10
Date: Wednesday, February 8, 2023 3:01:20 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Emma - please see our invite that went out to the community. Further information forthcoming.

----- Forwarded message -----

From: **Nora Collins** <nkcollins814@gmail.com>
Date: Tue, Aug 30, 2022 at 8:59 PM
Subject: Re: Reminder: Balboa Reservoir Townhouse Meeting 9/10
To: balboareservoir@gmail.com <balboareservoir@gmail.com>

On Tuesday, August 30, 2022, Balboa Reservoir <balboareservoir@gmail.com> wrote:



UNITY PLAZA
[1002 Ocean Avenue](#)
September 10, 2022
10AM - 12PM

--
Nora Collins
[301.892.2513](tel:301.892.2513)



Don't forget to join next Saturday on September 10th from 10AM to 12PM for the Townhouse Meeting and Community Update Event. BRIDGE Housing and AvalonBay Communities will be co-hosting an outdoor open house, specifically focused on both the Balboa Reservoir Townhomes, and new street names.

SEPTEMBER 2022

10

Join us from 10am - 12pm!

*this event will be held
outside*

All are invited to join this open house in Unity Plaza next to Philz Coffee and the Balboa Reservoir project site. We will be providing an overall update on the project, discussing the design of the townhouse parcel, and voting on street names. Our team has been focusing on how we can expand homeownership opportunities for families in San Francisco and are excited to show you what these units look like.

If you are unable to attend the meeting, poster boards will be posted to our website and you will be able to email our team feedback.

We look forward to seeing you in person again!



Twitter



Website

Don't forget to join our Development Team Mailing List to receive the latest project Updates

Sign up Here!



This email was sent to nkcollins814@gmail.com
[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)
Balboa Reservoir · [600 California St Fl 900](#) · [San Francisco, CA 94108-9800](#) · [USA](#)

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BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Katharine Anderson, City and County Surveyor, Office of the City and County Surveyor

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: February 10, 2023

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Melgar on February 7, 2023.

File No. 230138

Resolution approving Diego Lane, Loquat Lane, Meyer Lane, and Wisteria Lane as the official street names for certain yet to be constructed unnamed streets located within the Balboa Reservoir Project.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: Erica.Major@sfgov.org.

cc: Jason Wong, Public Works