

**CENTRAL WATERFRONT ADVISORY GROUP  
DRAFT MINUTES**

**January 18, 2017**

**Port of San Francisco, Pier 40A South Beach Harbor – Community Room  
Embarcadero at King Street, San Francisco  
5:30 – 7:30 p.m.**

**Attendees:**

**Central Waterfront Advisory Group  
Members:**

Toby Levine, Mission Bay Resident  
Mahesh Khatwani, Watermark Homeowners  
Association  
Ted Choi, City Kayak  
Ralph Wilson, Potrero Boosters  
Katy Liddell, South Beach/Rincon/Mission Bay  
Neighborhood Association  
Michael Gerbracht, Puglia Marine  
Kamala Subbarayan, UCSF Planning  
Jamie Whitaker, South Beach/Rincon/Mission  
Bay Neighborhood Association  
Katherine Doumani, Dogpatch Neighborhood  
Association

**Port Staff:**

Mark Paez, CWAG Coordinator  
David Beaupre, Senior Planner  
Gerry Roybal, Maritime Marketing

**CWAG Members absent:**

Corinne Woods, Mission Creek Resident  
Jasper Rubin, SFSU Geography Department  
Chris Wasney, SF Heritage  
Howard Wong, Heritage/SPUR

**Audience**

Roscoe Mapps, SF Giants  
Kelly Pretzer, Forest City  
Paula Kirlin, Holland & Knight  
Peter Linenthal, Potrero Archives  
Steven Herraiz, Irish Hill Historian

## **1. Announcements and Introductions**

- Katy Liddell announced that the SF Municipal Transit Authority would begin installing “shared path” stencils in the South Beach area before the end of January and that this work was a part of the Authority’s interim projects that are intended to improve pedestrian and bicycle safety on the Embarcadero. David Beaupre responded to a question about the use of the “shared path” stenciling elsewhere on the waterfront by stating that the Port would consider using this identification if it turns out to be effective.
- Toby Levine announced that she had attended a Pier 70 art show in Building 14 that was a joint effort of the Kronos Quartet and Obscura Digital, the new tenant in Building 14.
- Mark also notified the advisory group about future agendas items of interest from the Port Commission’s December 13<sup>th</sup> 2016 Calendar:
  - Presentation on the Port’s 10-year Capital Plan for Fiscal Year 2018-2027
  - Presentation on proposed 2017 State and Federal Legislative Priorities
- Mark announced that he would be sending out a Doodle Poll to CWAG members to identify potential dates and times of the month that members could consider as an alternate to the regular CWAG meeting schedule. He explained that an alternate schedule was being considered to eliminate the standing conflict with the Waterfront Land Use Plan Working Group meetings.
- Kelley Pretzer announced that Forest City would be holding an open house on November 17<sup>th</sup> from 5:30 to 8:30 pm in Building 12 to provide information about the proposed Special Use District and proposed zoning designation for the Waterfront Site, as well as to tour the public through the site.
- Kamala Subbarayan, UCSF representative on the CWAG announced that she had accepted a new position at Google and that UCSF would be assigning a Facilities Planner to represent the organization on the advisory group. The CWAG congratulated Kamala and thanked her for her contributions to the advisory group.

- Michael Gerbracht, General Manager of the Pier 70 Shipyard announced that BAE sold the business on January 2<sup>nd</sup> and that Puglia Marine is the new operator. Mike explained that the Pier 70 shipyard was not integral to the BAE mission and that Puglia Marine operates shipyards in Bellingham, WA and in Alameda. He also stated that the customer base and market was the same and that there was 100 percent continuity with the staffing and unions. Mike talked about how the new ownership would allow the shipyard to be eligible for small business set asides and that the smaller owner would be able to lower operating costs.
- Gerry Roybal, Maritime Marketing Manager, explained that Puglia had assumed the BAE lease and responsibilities and that labor agreements would remain unchanged. Gerry said that the Port believed that Puglia ownership would provide new opportunities to address the aging infrastructure and that the shipyard would now be able to compete with Mare Island Shipyard and Bay Ship and Yacht Repair in Alameda.

CWAG members expressed the following comments and questions which are followed by a response from Gerry Roybal:

How many cruise ships are being serviced and was there a decline in the cruise business at Pier 70 in the last two years?

**Response:** Gerry explained that the cruise business had declined. He stated that in 2014 two to three ships per year were serviced and that this business represented approximately 20 to 30 percent of revenue. He stated that the Port and BAE were not aggressively pursuing the market and that BAE was not interested in close collaboration with the Port to identify other market opportunities.

## **2. Approval of the October 19, 2016 Draft Minutes – Mark Paez**

Approval of the draft minutes was continued to the January CWAG meeting.

## **3. Informational Presentation on Opportunities for Advisory Group Review and Comment on the draft Environmental Impact Report - Pier 70 Mixed-Use Development**

Melinda Hue, Environmental Review Planner with the San Francisco Planning Department announced that the Draft Environmental Impact Report (DEIR) would be published on December 21, 2016. She stated that the public would have 60 days to comment on the adequacy of the document. Melinda explained that the purpose of the DEIR was to provide information on the environmental effects of the proposed

development to the decision makers that have jurisdiction over the project and the public. The DEIR would be available on the Planning Department's website and that the public could obtain a hard copy or CD of the report at the Planning Information Counter at 1660 Mission Street.

Melinda stated that the Planning Department would be seeking comment on the adequacy of the environmental review and not on the merits of the project. The comment period also includes a February 9, 2017 public hearing at the Planning Commission and that comments could be made in multiple formats including letters, emails and in public testimony at the Planning Commission. She informed the advisory group that comments made at the CWAG meeting would have to be submitted in one of these formats in order to be considered. She suggested it was possible to watch a Planning Commission DEIR hearing on SFGOV TV and that comments are due to the Planning Department by 5 pm on February 21, 2017 and that the response to the comments would be published 10 days prior to any action on the project.

CWAG members expressed the following comments and questions which are followed by a response from Melinda or David Beaupre:

- Would the Waterfront Land Use Plan update or change the plans for development of Pier 70?

**Response:** David Beaupre responded by providing the CWAG with some of the highlights of the 15 years of planning work that the Port and the CWAG had done to shape the proposed development of the site and that the Mixed-Use Development Project was one of five projects underway within the 68 acre former shipyard property and that the DEIR was an important part of the project entitlement process.

Toby Levine paged around the DEIR table of contents and asked members identify the sections of the document that they wished to review for the purpose of preparing written comments. Toby asked that CWAG members come prepared to discuss their comments at the February CWAG meeting with the goal of preparing a collective set of comments to the Planning Department.

#### **4. Photographic History of Irish Hill**

Steven Harraiz, Potrero Hill Independent Researcher/Historian displayed historic photographic images of Irish Hill (IH) and explained that IH was a 10 square block neighborhood that was destroyed by the excavation of the IH Serpentine Rock that was used as bay fill. Steven talked about his goal to educate the public about this former low income immigrant neighborhood that was lost as a result of demolition in 1918. Steven mentioned that the neighborhood contained many bars where union activities took place and that this motivated neighboring industries to raze the neighborhood. Steven also talked about how St Theresa's Church originated on IH and how the church building was later moved to Potrero Hill.

CWAG members expressed the following comments and questions which are followed by Steven's responses:

- Are there surviving descendants of the residents of IH, can you share this information with Orton Development and were there different ethnic groups residing on IH?

**Response:** Steven stated that in the process of writing a book on the neighborhood the great granddaughter of a resident known as Mc Mannis who owned a Brown Bear had contacted him. The residents of IH included Scotch, Irish, Germans and Asians and that most residents worked at the Union Iron Works Shipyard.

Mark Paez stated that the Port was working on a site wide historic interpretation plan for Pier 70 and that one of the first exhibits to be installed would include nine panels developed by Ralph Wilson that would be installed on construction fencing at the corner of 20<sup>th</sup> and Illinois Streets.

## **5. Dogpatch Public Realm Plan**

Robin Abad, Pavement to Parks and Public Life Programs Planner, with the San Francisco Planning Department made a detailed presentation and explained that as a part of the interagency coordination effort he previously presented the draft plan to the CWAG in 2015. Robin stated that the plan overlaps with the Port's property and that the purpose of the plan is to provide a method for the allocation of funding for badly needed public infrastructure. He continued by explaining that Dogpatch is experiencing intense development and that amenities have not been provided to support the growing neighborhood. Robin stated that the plan would help to set priorities in concert with the neighborhood's desires and that it synthesizes all planning done in the Eastern Neighborhoods and Central Waterfront Plans into an implementation plan.

Robin announced that as a result of the plan the City would invest in 22<sup>nd</sup> Street improvements and that this project was in design development and would soon go out to bid and that improvements were expected to begin in 2018. Robin talked about public workshops being held Spring 2017 to plan for improvements to Esprit Park and that CWAG members could expect to receive a Planning Department Esprit Park Survey. He also mentioned that the City would be studying three additional streetscape corridors for deeper design.

Robin also talked about the improvements identified in the plan for Tunnel Top Park that would be realized within three to 10 years. He stated that the Department was also looking to identify short-term projects to begin improvements and was coordinating with the California College of the Arts (CCA) to install amenities to create a public space and was anticipating installation in August.

CWAG members expressed the following comments and questions which are followed by Robin's responses:

- The City has done nothing to address the lack of adequate street lighting makes access under the freeway unsafe and a liability for the City.

**Response:** Robin stated that actually DPW has had lighting of this particular location on its work program for a long time but there have been many implementation issues.

## **6. Public Comment**

There was no general public comment offered.

## **7. Adjourn**