

## BALBOA TERRACE HOMES ASSOCIATION

### BOARD OF DIRECTORS MEETING

February 5, 2024

The regular meeting of the Board of Directors of the Balboa Terrace Homes Association was held on February 5 via Zoom because of COVID precautions.

Present at the meeting were:

Jerry Bernstein

Richard Hill, President

Lee Jackrel

Robert Mann

Michael Schlemmer

Bill Thomen, Treasurer

Absent: J. Keith Gilles, Gregangelo Herrera, Dao Jensen, Amy Loehrer, and Honoria Sarmento, Vice President

Guests: Approximately 25 HOA members as well as Mike Farrah, Legislative Aide, District 7 Supervisor Myrna Melgar's Office and Melena Leon-Farrera, SF Planning Department

#### Call to Order

The meeting was called to order by Richard Hill, President, at 7:30 p.m.

**Guest Speaker:** Lisa Chen, Principal Planner, Citywide Planning, San Francisco Planning  
Lisa Chen presented highlights of the presentation that was made to the San Francisco Planning Commission on February 1, 2024 regarding proposed rezoning along major transit corridors such as Junipero Serra and Ocean Avenue. The rezoning is part of *Expanding Choice (Housing Element Zoning Program)*, a state-mandated implementation action identified in the certified 2022 Housing Element. Full details can be found on the SF Planning website.

#### Open Neighborhood and Member Comments

There were extensive comments and questions from HOA members regarding proposed rezoning along Ocean Avenue and Junipero Serra which would allow for six-to-eight-story buildings. Many HOA members expressed frustration that this was the first time that they were hearing of the proposed rezoning in detail, and were very concerned about the effect it may have on Balboa Terrace property values. Members were encouraged to share their concerns with SF Planning as well as Supervisor Melgar's office. Members were also advised that an additional hearing on the rezoning was scheduled for February 21 before the Historic Preservation Commission and on February 22 before the San Francisco Planning Commission.

Because of the extensive discussion of proposed rezoning, only a few items on the Agenda were addressed in the time remaining:

#### Minutes

Minutes for the January 8, 2024 Board of Directors meeting were approved with no corrections.

**Financial**

Treasurer Bill Thomen reported that November financials reflect less than 3 percent in overdue assessments – one of the lowest percentages he has seen.

**Board of Directors Election**

Cindy Hu, one of three Inspectors of Election, advised the Board of Directors that there were 16 candidates for 11 Board positions in the upcoming election. Ballots will be sent out shortly. The deadline for ballots to be received is 5 p.m. on Tuesday, March 12, 2024.

**Annual Meeting**

The Annual Meeting is scheduled for March 12, 2024 at 7:30 p.m. The site for the in-person meeting will be Ninth Church of Christ, Scientist, 175 Junipero Serra Blvd. Cindy Hu asked for volunteers to help with organization of the meeting: setup, AV, cleanup, etc. Notice of the meeting will be sent via first class mail to all HOA members 30 days before the meeting. HOA member Bob Olsen volunteered to assist. Cindy will follow up with him.

A motion was made to donate \$300 to Ninth Church of Christ, Scientist for the use of their facilities for the Annual Meeting. MSP.

**Communications Committee**

Lee Jackrel advised the Board that the new FAQs would be posted on the website as no additional comments had been received since the January Board meeting.

The winter edition of “View from the Terrace” is in production; the deadline for copy was Jan. 22, 2024.

**Adjournment**

The meeting was adjourned at 9 p.m.

Respectfully submitted,

Cindy Hu  
2/20/2024