

BALBOA TERRACE HOMES ASSOCIATION

BOARD OF DIRECTORS MEETING

March 4, 2024

The regular meeting of the Board of Directors of the Balboa Terrace Homes Association was held on March 4, 2024 via Zoom because of COVID precautions.

Present at the meeting were:

J. Keith Gillless

Richard Hill, President

Lee Jackrel

Dao Jensen

Gregangelo Herrera

Robert Mann

Honorio Sarmiento, Vice President

Michael Schlemmer

Absent: Jerry Bernstein, Amy Loehrer and Bill Thomen, Treasurer

Guests: Approximately 24 HOA members as well as Mike Farrah, Legislative Aide, to District 7 Supervisor Myrna Melgar

Call to Order

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

Open Neighborhood and Member Comments

There were extensive comments and questions from HOA members regarding the pending application for landmark designation by the Historic Preservation Commission for The Gregangelo Museum, 225 San Leandro Way. The Commission hearing is slated for March 20, 2024. Questions were also raised regarding the HOA budget including legal fees, reserve funds set aside for bus maintenance, and the current Reserve Fund balance. It was agreed that budget specifics would be addressed at the Annual Meeting on March 12, 2024 because Board Treasurer Bill Thomen was not in attendance. Another HOA member raised a question about the necessity for Block Book Notification (BBN) from SF Planning.

Minutes

Minutes for the February 5, 2024 Board of Directors meeting were approved with no corrections.

Financial Review

The full report for Q4 and January 2024 was tabled until the April 1 meeting due to the absence of Treasurer Bill Thomen.

HOA Insurance Renewal

After some discussion on the difficulty of getting brokers to bid on our HOA insurance, a motion was made to renew the HOA insurance for the premium as quoted: \$9,508. MSP. Subsequent to

the Board meeting, the Board agreed to pay an additional amount in order to have lower deductibles. The increased premium is \$10,130.

Proposed Citywide Rezoning Plan

Following the February 5, 2024 Board meeting presentation by Lisa Chen, Principal Planner, Citywide Planning, San Francisco Planning on the proposed citywide rezoning plan which would allow for six and eight story buildings along Junipero Serra and Ocean Avenue, the Board of Directors has consulted with a land use attorney, Amara Morrison of the Fennemore law firm in Oakland. In the current political climate, the attorney indicates that the HOA Board does not have much political leverage; however, should the proposed rezoning plan be adopted, the HOA Board and members of the HOA can still act to enforce Balboa Terrace's CC&Rs and Deed Restrictions against any individual structures proposed under the rezoning plan. The historic nature of the neighborhood also gives the Board and HOA members a legal basis to oppose structures that are out of character with the neighborhood. The next San Francisco Planning Commission hearing on the proposed citywide rezoning had not been confirmed at the time of the March 4 Board of Directors meeting.

Historic Preservation Commission Meeting

Robert Mann attended the February 21 meeting of the Historic Preservation Commission. He shared with the Board of Directors that the Commission is applying Department of Interior guidelines to remodeling of any "Class A" historic contributor structures and this indicates that new additions should be differentiated from original historic structures and any window or front door changes in the original structure must be wood or identical to the materials originally specified for the building. This will affect current Window Design Guidelines (adopted in March 2020) and Architectural Guidelines (adopted in August 2005).

Landmark Designation for The Gregangelo Museum, 225 San Leandro Way

A hearing has been scheduled for March 20 by the Historic Preservation Commission to designate The Gregangelo Museum, 225 San Leandro Way, an historic landmark. District 7 Supervisor Myrna Melgar introduced a resolution to initiate the landmark designation process on October 17, 2023; however, the Board did not receive notification of the hearing until a written notice from the San Francisco Planning Commission was sent to the Balboa Terrace HOA post office box and was received around March 1.

Michael Farrah, with Supervisor Melgar's office, was asked to request a new date for the hearing to allow the Board to learn more about the potential impact this landmark designation would have on the neighborhood. Farrah indicated that he would ask, but it was unlikely a postponement would be granted. The designation has support from some neighbors and Board members; however, many Board and HOA members present were concerned that the landmark designation is linked to a separate Conditional Use Authorization application for a Small Commercial Project dated November 4, 2023 by Gregangelo Herrera, the owner of 225 San Leandro Way. The Conditional Use Authorization would allow Mr. Herrera to expand his commercial activities at his residence.

A motion was made to request a delay of the March 20, 2024 hearing to allow the Board to respond. As an interested party, Gregangelo Herrera abstained from voting. Those in favor of delay: Keith Gillless, Lee Jackrel, Richard Hill, Robert Mann and Michael Schlemmer. Those opposed to a delay: Dao Jensen and Honoria Sarmiento. MSP

Board of Directors Election

Cindy Hu, one of three Inspectors of Election, advised the Board of Directors that approximately 90 ballots had been received; achieving a quorum of 145 ballots is always a concern and volunteers are reaching out to HOA members with flyers, etc. to encourage them to vote. 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 the Ninth Church of Christ, Scientist, 175 Junipero Serra Blvd. Cindy Hu asked for volunteers to help with organization of the meeting.

Adjournment

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Cindy Hu

3/28/24