BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO

DOCUMENTS RECEIVED FROM PUBLIC DURING 12/14/15 REGULAR MEETING

AND

EMAILS RECEIVED FROM PUBLIC VIA BRCAC@SFGOV.ORG

Period: 12/02/15 – 12/17/15

BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO

DOCUMENTS RECEIVED FROM PUBLIC DURING 12/14/15 REGULAR MEETING

City College of San Francisco
Multi-Use Building, Room 140
55 Phelan Avenue, San Francisco, CA 94112

Monday, December 14, 2015

6:15 PM

Regular Meeting

2014 HOUSING ELEMENT

APRIL 2015 | ADOPTED APRIL 27, 2015

- San Francisco Municipal Transportation Agency: The SFMTA, in particular, has been exploring new uses for its surplus sites where future housing development might be possible.

  - Phelan Loop and Balboa Park Station area — Alternative use options are being explored for Muni property near Balboa Park as part of the Better Neighborhoods program. The 1.4-acre Phelan Loop (Ocean and Phelan Avenues) is currently the terminus for the 49-Van Ness-Mission, 9AX-San Bruno Express, 9BX-San Bruno Express, and 9X-San Bruno Express lines. This site has the capacity to accommodate ground floor commercial uses and some 80 dwelling units. In addition, SFMTA and Bay Area Rapid Transit (BART) properties collectively called Upper Yard and BART Station area, with some in-fill development along San Jose Avenue can together have capacity for more than 400 new units. A transfer of the site to the Mayor's Office of Housing is underway.

  - Presidio Trolley Coach Division (at Geary and Masonic) — Covers 5.4 acres and services about 170 trolley coaches. It is an attractive location for retail, office and housing development. If rezoned from P (Public) to NC-3 (Neighborhood Commercial-Moderate Scale) like the adjacent properties along Geary Boulevard, the site has a capacity of 392 units.

  - Woods Motor Coach Division (adjacent to the 22nd Street Caltrain Station) — At the end of the Dogpatch's main neighborhood commercial street, this 3.9 acre site is ideal for high-density, mixed use residential development. It lies within the Central Waterfront plan area and is estimated to have a housing potential capacity of about 1,000 new units.

  - Potrero Trolley Coach Division Yard (Mariposa and Bryant) — Currently housing about 180 trolley coaches on 4.4 acres. SFMTA is looking at a multi-story parking garage above the yard, or market-rate and affordable housing. If developed as a Planned Unit Development (PUD), this site could accommodate 318 units.

  - 18th & Castro Streets — The SFMTA is also in conversation with the AIDS Housing Alliance to develop the two parking lots in the Castro for some 100 housing units specifically for people with HIV/AIDS.

- San Francisco Unified School District (SFUSD): The SFUSD prepared a Facilities Master Plan that identifies possible surplus land that could become available for housing development. The SFUSD's Seven/Eleven Committee for Long-Term Leasing and Property Sales has determined that approximately 20% of the District's current square footage is considered surplus. They have engaged Bay Area Economics to study the potential and viability of housing for some of these areas. SFUSD concluded the study and its recommendations at the end of 2009. The following is a list of vacant land owned by the SFUSD:

  - 11001 Connecticut Street
  - 7th Avenue @ Lawton
  - Florence Martin CC (1155 Page Street)
  - Former Phoenix School (1950 Mission Street)
  - Former San Miguel Elementary School Campus (300 Seneca Avenue)

- Golden Gate Annex (1601 Turk Street)
- The Former Gloria R Davis Middle School Campus (1195 Hudson Street)

- **San Francisco Community College District (SFCCD)/ San Francisco Public Utilities Commission (SFPUC):** Both the SFCCD and the SFPUC's Water Department share ownership of the 25-acre Balboa reservoir site. The reservoir is also within the Planning Department's Better Neighborhoods Balboa Park Station study area. Planning estimates between 575 to 1,000 new housing units could be built on this site. A planning process for this site is underway.

- **Central Freeway Parcels:** Demolition of the Central Freeway freed up some seven acres of public lands for residential development. The freeway parcels have an estimated housing development potential capacity of 900 units. About half of these public lands will be dedicated to affordable housing.

Table I-69
Summary of Housing Potential in City-Owned Lands

Site	Acreage	No. of Potential Units
MTA Phelan Loop Turnaround	1.4	80
MTA Green LRV Division Upper Yard	1.8	200
MTA Balboa Park Station Infill Housing on San Jose Avenue	7.7	222
MTA Presidio Trolley Division Yard	5.4	392
MTA Woods Motor Coach Division Yard	3.9	1,000
MTA Potrero Trolley Coach Division Yard	4.4	318
SFCCD Balboa Reservoir	10.0	575
PUC Balboa Reservoir	15.0	425
Central Freeway Parcels	7.0	900
TOTAL	56.6	4,112

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The AIA is proud to announce the recipients of the Institute's first five Honor Awards for 2016:

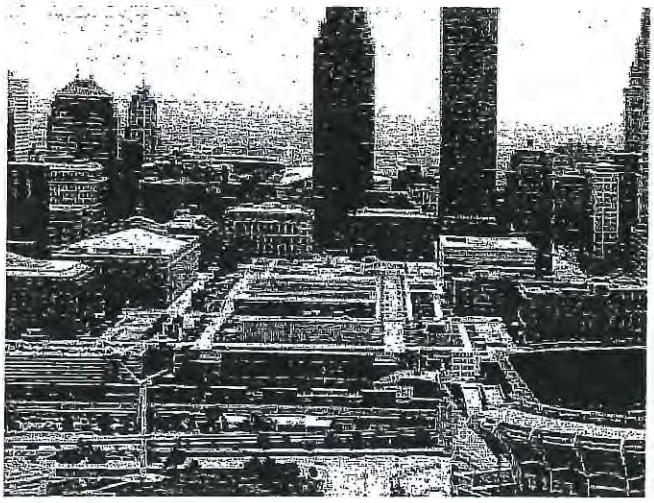
Gold Medal: Denise Scott Brown, Hon. FAIA, and Robert Venturi, FAIA
Architecture Firm Award: LMN Architects — OUT OF 21,000 ARCHITECTURE FIRMS
Edward C. Kemper Award: Terrance J. Brown, FAIA
Whitney M. Young Jr. Award: R. Steven Lewis, AIA
Topaz Medallion: Douglas S. Kelbaugh, FAIA Emeritus

AIA Architect

Current Issue Vol. 22 | December 2, 2015

Refer a new member by Dec. 31 and enter to win an Apple Watch

2016 AIA HONOR AWARDS



LMN Architects | Notes of Interest

By AIA Architect Staff

LMN Architects creates civic buildings that help strengthen the cultural identity of cities and communities and that are as functional as they are visually stunning. The Seattle firm has elevated the public's conception of what a civic building can be—from a rather unconventional convention center that supports wildlife on its vast roof, to arresting performance halls to graceful pedestrian bridges. All have set a standard for environmental responsibility in architecture; all have contributed to the fabric of the local landscape, as well as the experiences of its users.

Two decades ago, when architects grappled with the question of marrying sustainability with large-scale buildings, LMN's South Padre Island Convention Center set a high bar for its energy-sipping design, according to U.S. Secretary of the Interior Bruce Babbitt.

Subsequent projects have only gotten more sophisticated about the potential for a large building to positively affect its immediate context. In 2009, LMN completed a new, 1.2 million square-foot exhibition hall and ballroom for the Vancouver Convention Centre West, sandwiched between six acres of parkland and topped by a bird habitat on the roof. Underneath, a series of underwater terraces hosted mussels, kelp, and Dungeness crabs.

"It is not merely a landmark building," says James Corner, a New York landscape architect and principal of James Corner Field Operations, in support of LMN's nomination for the Architecture Firm Award. "It is a landmark public realm noteworthy for the ways it embraces sensitive ecological systems and mirrors the social and environmental values of the city it serves."

LMN was founded in 1979 by three partners who envisioned a practice devoted to public experience and the public realm that Corner references: John Nesholm FAIA, George Loschky, FAIA, and Jud Marquardt FAIA. The staff is now 145 members strong, many of whom contribute their knowledge and skills to LMN's long-established activism in community issues such as urban design, mass transit, and sustainability.

LMN has been a strong force in helping shape the civic agenda of Seattle, its hometown and a city whose enlightened urbanism is admired nationwide. Downtown Seattle landmarks that the firm designed or contributed to include Benaroya Hall, a cultural institution that catalyzed urban redevelopment all around it; the visually stunning Seattle Central Library, designed in joint venture with the Office for Metropolitan Architecture headed by Rem Koolhaas; and the Washington State Convention Center, whose monumental glazed archway over Pike Street is a singular gateway into downtown Seattle.

In another waterfront city, Cleveland, LMN designed a convention center with an up-tilting roof carpeted with grass. At its highest point the lawn provides a dramatic overlook toward Lake Erie a few blocks away. Just below its precipice, the roof joins a ribbon of glass windows which serve as the entryway to an exhibition hall.

"LMN captures the spirit of each place," says David Lake, FAIA, principal of the San Antonio architecture firm Lake | Flato, in a letter of support. Their projects "transcend their intended purpose into exemplars of how buildings must multi-task to build community, preserve our natural realm, and be beautiful."

"LMN Architects exemplify the best in architecture firm culture," said 2015 AIA President Elizabeth Chu Richter, FAIA. "Not only is their work proof of this, but the amazing talent they are cultivating will have a reverberating impact on the profession for years to come."

Photo Credit

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LMN Architects

2016 Gold Medal & Architecture Firm Award Advisory Jury

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City College of San Francisco

Division of San Francisco Community College District

50 Phelan Avenue • San Francisco, California 94112 • (415) 239-3_____

March 7, 1988

MEMO: Faculty Report to Executive Council of CCSF Academic Senate

FROM: Madeline Mueller, Faculty Representative to the Balboa Master Plan Coalition

In today's newspaper Herb Caen was correct in assuming that Mayor Agnos is preparing to build up his campaign coffers. In a meeting with faculty leaders he summoned this morning from City College, he announced that he plans to turn his entire "machine" against the College during his campaign to put 203 units of housing (60% middle income; 40% market value) on part of the former West Campus site, now a reservoir, adjacent to the campus. He will unilaterally put the issue on this June's ballot even though the College is in the middle of an announced state-wide architectural competition to update its Master Plan which includes a continuation of the approved air rights to both reservoir sites.

The Mayor kept insisting that the College has no money for any building plans (but we do), will not be able to get any money (but we can), and never had plans for the site (but we did). He challenged the attendance of two student journalists who asked to join the ten faculty present at the meeting; he accused one of the faculty of making racist remarks two years ago to a staff member (this never happened, however); and he insisted that the college was trying to "selfishly" expand itself, when in fact we are trying only to complete the facilities required for a fully accredited comprehensive campus.

City College is currently the most impacted college in Northern California. We also have the most minority students, faculty, administration, and staff. Is it only coincidental that a college with a 65+% minority enrollment is considered fair game for trashing by politicians in favor of a handful of middle and upper class home owners? The developer's recommendation for the south reservoir site would only complete 1% of the 20,000 "affordable" S.F. houses currently planned. The loss of the land for educational uses will deny a comprehensive college to approximately 30,000 students <u>each and every year forever</u>.

Rather than an anti-college "war chest" the Mayor should be arranging fund-raising <u>for</u> his community college. Instead he told the faculty today that he chose not to meet with us for the many months since August that we have tried to schedule an appointment to explain the College's needs because "you supported another candidate for mayor."(!) At the conclusion of our meeting the mayor was asked: "Do you realize that what you are proposing will result in the ghettoization of the College?" He replied: "So be it; let the voters decide."

The 21st Century is almost here. Have you made plans that will take you into the new century ? Most people have not, most institutions have not, but City College is currently in a unique position to consider much more comprehensive vistas and in doing so become a model for the entire Community College system for decades to come.

CCSF is one of the largest, most deverse colleges in the nation. Unfortunately it is located on one of the smallest campuses, overcrowded with temporary bungalows and lacking crucial major building and service areas. The Community College State Chancellor and Board of Governors have recently declared as one of their first priorities the completion of Community College campuses, especially those in urban centers such as Los Angeles and San Francisco.

In order to complete its campus, San Francisco voters and the San Francisco Board of Supervisors are now supporting the return of what was once the west Campus to the College. The South Balboa Reservoir which has been declared surplus land by the S.F. Water Department used to be the site of an auditorium, Classrooms, library, and parking. Before agreeing with the Superviors' recommendation to lease this land back to the college, the Mayor has asked to see plans for its use. The college responded by funding a professional architectural planning competition in order to get the best ideas of the California archtectural community for a Master Plan update of the entire campus, including land both east and west of Phelan Ave. The College Governing Board will award a $10,000 prize to the winning design.

On March 10th over 300 neighbors, students, and college staff came on a cold, rainy late Friday afternoon to the Student Union for the opening of 39 design entires, each involving 200-500 professional work hours. Viewers were dazzled, delighted, and excited. The current ugly - duckly campus was revealed as a potential swan of breath-taking beauty.

Now comes the need for resolution and action. The citizens of San Francisco must support the full completion of its only community college. Students, faculty, administration, and staff must continue to press for their vision of a "user - friendly" campus. The funders in Sacramento must direct a fair share of financial backing to CCSF.

Funding is a problem only for negative thinkers. Current allocations from the State to City College include full funding for a shops building and plans for a new library as the first step towards full funding in the near future. In addition, the State has dropped its requirement for local district matching monies. On campus, the Bookstore has saved a large sum for a new building, and a long - standing public campus coalition for an olympic pool has generated substantial promises of fiscal support. New formulas for priority funding for Classrooms and auditoriums are currently being reviewed by the State under the Postsecondary Master Plan reforms.

Be involved in the vision of City College's future. The will of the people, all of us, will make it happen.

Step one: The mayor should honor the Supervisors' recommendation to lease the South Balboa Reservoir to City College for 99 years for $1.00, A.S.A.P ! !

6:30 Wed. Business at Ocean library

Those Who Do Not Learn From History Are Doomed To Repeat It

In 1988, the voters of San Francisco voted NO to a Proposition L which stated:

"Shall the City adopt policies for development of the Balboa Reservoir site, and sell the south basin for construction of 203 single family houses, and a public park and childcare center paid for by the developer?"

After a resounding NO vote, the then Mayor, Art Agnos, was quoted by then College Chancellor Hilary Hsu as saying to him: He (the Mayor) indicates that housing at the site is out because the "voters have decided."

An op-ed was **written in <u>1988</u>** by California historian and State Librarian, Kevin Starr. Dr. Starr opposed the building of housing on the reservoir. Even then land for the campus was inadequate for the needs of the college. Note that throughout the editorial, the words "current Mayor's plans for housing in the Balboa Reservoir" can be substituted for "Proposition L": **<u>Dr. Starr's comments are as true today as they were 27 years ago!!</u>** How can the current Mayor, Ed Lee, legally negate a previous vote of the people?

> "Incredibly, they are trying to do it for the third time ---- trying to give away the future of City College of San Francisco. This scam has been on the ballot twice before, in June 1986 and June 1987. Now it is back again this time as Proposition L.
>
> As a San Franciscan, an educator, and the parent of a City College student, I am thoroughly opposed to Proposition L.
>
> If passed, Proposition L would literally destroy the ability of City College of San Francisco to continue to serve the educational needs of the aspiring young people of our community.
>
> No responsible city should willingly forfeit the educational future of young people merely to create a minimum amount of housing which belongs elsewhere. As a San Franciscan, I am aware of the housing needs of our city. But it seems a very cynical thing to me to pick on City College of San Francisco in the belief that it is a vulnerable institution. ~~If passed, Proposition~~ L would forever take away from City College the chance to build what it most needs. ~~Proposition L~~ tells the students and teachers of City College that they must forever remain second-class citizens in a city that has turned its back on them.
>
> City College of San Francisco is a remarkable place. For more than 50 years City College of San Francisco has been keeping alive the dream of a better life, a better future, for generations of aspiring San Franciscans. City College of San Francisco is truly a symbol of hope in an embattled, increasingly restrictive and elitist society. You do not have to be born in this country. You do not have to have been a straight A student in high school. All you need is hope and discipline, and City College takes you in and gives you the tools to realize your dreams.

As glorious as is this mission, City College of San Francisco has problems. Its biggest problem is a lack of space. Its 56 acre campus was intended for only 3,000 students. Now more than 25,000 students come to City College. The entire City College plant needs expansion and overhaul if City College is to continue to fulfill its vital role.

Proposition L threatens to condemn City College permanently to a third class existence. Now, because of politics, because of deals cut in the mayor's office, this giveaway -----so destructive of the one institution of higher education in the city that is open to everyone -- --comes before the voters for the third time.

I am voting NO on Proposition L because I believe in City College and the young people of San Francisco. I have personally experienced through my daughter the educational excellence and the caring environment of City College. Proposition L is a testimony to politics and greed. City College of San Francisco is a testimony to the hope that comes through education. This June I am voting for the young people of our city. I am voting to keep alive the hope for a better life that has animated City College for over a half century."

Kevin Starr

The attached four San Francisco Propositions (E, B, L, and L), were all defeated by the San Francisco voters.

June 3, 1986

E Balboa Reservoir Development Ban

PROPOSITION E

Shall the City deny or revoke any building permit for construction at Balboa Reservoir at Ocean and Phelan Avenues for the next three years?

YES 292 ➡
NO 293 ➡

Analysis

by Ballot Simplification Committee

THE WAY IT IS NOW: The Public Utilities Commission declared Balboa Reservoir South (located across Phelan Avenue from San Francisco City College) surplus in 1984 and made the site available for low, moderate and market rate housing. In July 1985, a City-community advisory committee chose a developer to build 203 single-family homes on the 13 acre site. Construction has not yet begun.

THE PROPOSAL: Proposition E would prohibit granting new building permits and would revoke existing building permits for construction on the Balboa Reservoir site (Assessor's Block 3180, Lot 1) between June 3, 1986 and June 3, 1989.

A YES VOTE MEANS: If you vote yes, you want to prohibit granting any new building permits and you want to revoke existing building permits for construction on the Balboa Reservoir site between June 3, 1986 and June 3, 1989.

A NO VOTE MEANS: If you vote no, you want to continue to allow building permits to be granted for construction on the Balboa Reservoir site between June 3, 1986 and June 3, 1989.

Controller's Statement on "E"

City Controller John C. Farrell has issued the following statement on the fiscal impact of Proposition E:

"Should the proposed Initiative Ordinance be adopted, in my opinion, it would not affect the cost of government."

NOTE: YOUR POLLING PLACE MAY HAVE CHANGED. PLEASE REFER TO MAILING LABEL ON BACK COVER.

How "E" Got on Ballot

On January 9 the Registrar of Voters certified that the initiative ordinance calling for a three-year ban on development of the Balboa Reservoir site had qualified for the June ballot.

Sidney Kass and Jesse David Wall, the proponents of the petition, had gathered 12,430 signatures which they turned in to the Registrar on December 23, 1985.

A random check of the petition showed that 10,012 of the signatures were valid. This is more than the 7,332 signatures needed to qualify an initiative ordinance for the ballot.

THE FULL LEGAL TEXT OF PROPOSITION E BEGINS ON PAGE 77

or privilege, shall go into effect until the expiration of sixty days from the date it becomes final. At the end of such sixty days such ordinance shall be in force and effect, unless within such period there shall be filed with the registrar a petition signed by registered voters equal in number to five percent of the entire vote cast for mayor at the last preceding regular municipal election, requesting that such ordinance be submitted to the electors. In case such petition is filed, such ordinance shall not go into effect until approved by a majority of the voters voting thereon at a general or special election.

If, before the time any other ordinance involving legislative matters becomes effective, there shall be filed with the board of supervisors a petition signed by qualified electors of the city and county equal in number to at least ten per centum of the entire vote cast for all candidates for mayor at the last preceding general municipal election at which a mayor was elected, protesting against the passage of such ordinance the same shall be suspended from going into operation, and it shall be the duty of the board of supervisors to reconsider such ordinance, and if the same be not entirely repealed, said board shall submit the ordinance to the vote of said electors either at the next general municipal election or at a special election to be called for that purpose, and such ordinance shall not go into effect or become operative unless and until a majority of the qualified electors voting thereon shall vote in favor thereof. The provisions of section 9.109 and 9.110 of the charter shall apply to and govern the verification and certification of such petition.

Annual budget and appropriation ordinances, supplemental appropriation ordinances, the annual salary ordinance, or ordinances amending the same, the ordinances levying taxes, any ordinance appropriating money from the emergency reserve fund, ordinances authorizing the city attorney to compromise litigation, and ordinances necessary to enable the mayor to carry out any of the powers vested in him in the case of public emergency as defined in section 3.100 of the charter, ordinances enacted pursuant to section 8.410 of the charter, as well as ordinances relative to purely administrative matters, shall not be subject to referendum.

Any elective official, the chief administrative officer, the controller or any member of the board of education or public utilities commission may be recalled by the electors. The procedure to effect such recall shall be as follows: A petition demanding the recall from office of the person sought to be recalled shall be filed with the registrar. Said petition shall contain a statement of the grounds on which the recall is sought. Any insufficiency of form or substance in such statement shall in no way affect the validity of the election and proceedings held thereunder. No recall petition shall be filed against any officer until he has held his office for at least six months.

(b) In the event the representative of the ~~board of supervisors~~ **mayor** and the representatives of recognized employee organizations do not reach an agreement through the meet-and-confer process on matters contained in the annual salary standardization ordinance by March 15 of any year, the **mayor shall recommend and the** board shall ~~adopt~~ **approve or** reject a schedule of compensation which reflects ~~current prevailing rates for the classifications covered by Section 8.401 of this Charter~~ **the last good faith offer presented by the mayor or his or her representative.**

In any year when an agreement on matters contained in the salary standardization ordinance has not been achieved, the ~~civil service commission~~ **personnel director, upon receipt of a written demand from a recognized employee organization made upon the mayor and the personnel director** shall prepare, prior to April 1, a schedule of compensation and administrative provisions which reflect additional rates that would be payable, and working conditions, based upon the last demands made by the recognized employee organization(s) which participated in the meet-and-confer process.

Said schedule shall be transmitted to the registrar of voters for submission to the electors of the city and county at a general election or a special election called for the purpose, and said special election shall be held no less than sixty (60) days from the date of the call. No such schedule shall be withdrawn after it has been received by the registrar of voters. At said election, the ballot shall contain the following two alternatives:

(1) Approval of the schedule of compensation based upon the employee organizations last demands.

(2) Disapproval of the schedule of compensation based upon the employee organizations last demands.

If a majority of the valid votes cast in the election favor paying the additional rates set forth in the schedule of compensation based upon the last demands of the recognized employee organizations which engaged in the meet-and-confer process, it shall be the duty of the board of supervisors to amend the salary standardization ordinance to reflect said increased

continued on page 78

TEXT OF PROPOSED INITIATIVE ORDINANCE
PROPOSITION E

NOTE: All sections are new.

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

Section 1. This ordinance may be called the "City College Public Lands Preservation Ordinance."

Section 2. The City Planning Commission and the Department of Public Works shall disapprove or deny, WITH NO EXEMPTIONS OR EXCEPTIONS, any building permit application for construction of any building or structure of any character within the City College Public Lands, located across Phelan Avenue from the presently occupied campus of City College and consisting of Assessor's Block 3180, Lot 1, as presently constituted, between June 3, 1986 and June 3, 1989.

Section 3. The City Planning Commission and the Department of Public Works shall revoke or rescind, WITH NO EXEMPTIONS OR EXCEPTIONS, any building permit application previously granted for construction of any building or structure of any character within the City College Public Lands, which consist of Assesor's Block 3180, Lot 1, as presently constituted.

Section 4. The term "building permit" includes building permits, site permits and any other permits for the performance of construction work.

Section 5. Should any part of this ordinance for any reason be held invalid by a court of competent jurisdiction, the remainder of the ordinance shall not be affected thereby but shall remain in full force and effect. No provision of this ordinance shall be construed in such a way as to prevent implementation of the policy stated above.

TEXT OF PROPOSED INITIATIVE ORDINANCE
PROPOSITION F

NOTE: All sections are new.

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

Section 1. The People of the City and County of San Francisco desire and are entitled to a local government whose officers do not engage in, assist or promote compensated advocacy on behalf of private interests before City and County commissions and boards while also serving as City and County officers.

Section 2. No officer of the City and County may, during the term of office, engage in compensated advocacy before any City and County board or commission, or any member of the board or commission or its staff, in order to represent any private interest, for which representation the officer receives, directly or indirectly, any compensation, reward or gift.

Section 3. Officers of the City and County shall not discuss matters pending before their commission or department with other City and County officers or state legislators when those other officers or state legislators are acting as compensated advocates for a private interest.

Section 4. No member of the California State Legislature shall appear before any City and County board, department or commission as a compensated advocate representing a private interest.

Section 5. In the financing of city and county campaigns: (a) No person other than a candidate shall make, and no campaign treasurer shall solicit or accept, any contribution which will cause the total amount contributed by such person with respect to a single election in support of or opposition to such candidate, including contributions to political committees supporting or opposing such candidate, to exceed $500.00. (b) If any person is found guilty of violating the terms of this section, each campaign treasurer who received part or all of the contribution or contributions which constitute the violation shall pay promptly, from available campaign funds, if any, the amount received from such person in excess of the amount permitted by this section to the City and County Treasurer for deposit in the General Fund of the City and County. (c) This section shall not apply to any in-kind contribution of television or radio airtime to any candidate or committee granted to said candidate or committee pursuant to the "Fairness Doctrine" articulated in Cullman Broadcasting, 40 FCC 576 (1963).

Section 6. Any person violating the terms of this ordinance shall be subject to the penalties set forth in San Francisco Charter Section 8.105. Such penalties shall include, but not be limited to, removal from office.

Section 7. If any provision of this ordinance, or its application to any person or circumstance, is held invalid, it is the expressed intent of the people of the City and County of San Francisco that the remainder of the ordinance, or the application of such provision, or any other provision to other persons or circumstances, shall not be affected thereby.

June 2, 1987

Balboa ReZoning Referendum

B

PROPOSITION B

Shall the ordinance re-zoning the Balboa Reservoir South site at Ocean and Phelan Avenues from P (Public) to RH-1 (House, One-Family) be adopted?

YES 302 ➡
NO 303 ➡

Analysis

by Ballot Simplification Committee

THE WAY IT IS NOW: Zoning laws regulate what types of buildings or activities are allowed in a particular area. The Balboa Reservoir South site at Ocean and Phelan Avenues is zoned P (Public). Property which is zoned P (Public) may be used for government buildings. With the permission of the City Planning Commission, it may also be used for schools, community centers, parks and other similar uses.

The Board of Supervisors passed and the Mayor signed Ordinance No. 429-86, which re-zones the Balboa Reservoir South site from P (Public) to RH-1 (House, One-Family).

Most ordinances do not become law until 30 days after they are adopted. Before this ordinance became law, a referendum petition was filed. A referendum petition, when signed by enough qualified voters, requires that the ordinance named in the petition be submitted to the voters. The ordinance does not go into effect unless and until a majority of the voters vote in favor of it.

THE PROPOSAL: Proposition B is an ordinance which re-zones the Balboa Reservoir South site at Ocean and Phelan Avenues from P (Public) to RH-1 (House, One-Family). Property which is zoned RH-1 (House, One-Family) may be used for single-unit houses.

A YES VOTE MEANS: If you vote yes, you want the Balboa Reservoir South site to be zoned RH-1 (House, One-Family).

A NO VOTE MEANS: If you vote no, you want the Balboa Reservoir South site to be zoned P (Public).

How "B" Got on the Ballot

Proposition B is a referendum petition that was filed with the Registrar of Voters on December 5, 1986. The petition contained 24,808 signatures.

On December 26 the Registrar certified that the petition had 18,320 valid signatures of registered voters. This is more than the 14,664 valid signatures that the City Charter requires for a referendum to be placed on the ballot.

THE TEXT OF PROPOSITION B APPEARS ON PAGE 34.

Controller's Statement on "B"

City Controller John C. Farrell has issued the following statement on the fiscal impact of Proposition B:

"Should this ordinance be approved, in my opinion, it would not, in and of itself, affect the cost of government. However, as a product of its possible future application, there could be an increase in the assessment roll and cost of government. The potential property tax revenues and costs, if any, being dependent upon an anticipated development's assessed valuation and other factors, cannot be determined at this time."

TEXT OF PROPOSED ORDINANCE
PROPOSITION A

(Zoning Change; 85.649EZ)

ADOPTING CHANGES IN PROPERTY USE CLASSIFICATION AS AN AMENDMENT TO THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO OF PROPERTY LOCATED AT 701 FREDERICK STREET; LOT 34 IN BLOCK 1265 FROM A P (PUBLIC) TO A RH-3 (HOUSE, THREE FAMILY) DISTRICT.

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

Section 1. Pursuant to resolution of the Board of Supervisors, adopting the final negative declaration as its own, and pursuant to Section 302 (c) of the City Planning Code, Part II, Chapter II of the San Francisco Municipal Code, the following change in property use classification, duly approved by resolution of the City Planning Commission, is hereby adopted as an amendment to the Zoning Map of the City and County of San Francisco.

Use District to be Superseded	Use District Hereby Approved
P (Public)	RH-3 (House, Three-Family)

Description of Property

Beginning at a point on the northerly line of Carl Street, distant thereon 151.6 feet easterly from the easterly line of Arguello Boulevard; thence at a right angle northerly 275 feet; thence at a right angle easterly along the southerly line of Frederick Street 540.833 feet; thence at a right angle southerly 137.6 feet; thence at a right angle westerly 49.4 feet; thence at an angle of approximately 82 degrees southerly 139.25 feet; thence at an angle of approximately 98 degrees westerly along the northerly line of Carl Street to the point of beginning; being all of Lot 34 in Assessor's Block 1265. □

TEXT OF PROPOSED ORDINANCE
PROPOSITION B

(Zoning Change, 84.220Z)

ADOPTING CHANGES IN PROPERTY USE CLASSIFICATION AS AN AMENDMENT TO THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO OF PROPERTY LOCATED AT BALBOA RESERVOIR SOUTHERN BASIN NEAR THE NORTHWESTERN CORNER OF THE INTERSECTION OF OCEAN AND PHELAN AVENUES, A PORTION OF LOT 1 IN ASSESSOR'S BLOCK 3180 FROM A P (PUBLIC USE) DISTRICT TO A RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

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

Section 1. Pursuant to resolution of the Board of Supervisors, adopting the final negative declaration as its own, and pursuant to Section 302(c) of the City Planning Code, Part II, Chapter II of the San Francisco Municipal Code, the following change in property use classification, duly approved by resolution of the City Planning Commission is hereby adopted as an amendment to the Zoning Map of the City and County of San Francisco.

Use District to be Superseded	Use District Hereby Approved
P (Public Use)	RH-1 (House, One-Family)

Description of Property

COMMENCING at the point of intersection of the northeasterly line of Ocean Avenue with the easterly line of that portion of Plymouth Avenue which lies south of Ocean Avenue, if said easterly line be extended northerly along its present course; thence proceeding northerly along said northerly extension of said easterly line of Plymouth Avenue, a distance of 155.316 feet to the TRUE POINT OF BEGINNING of this description: Thence proceeding easterly and along a line parallel with and distant 150 feet northerly from the northeastly line of Ocean Avenue, a distance of 1065.206 feet, to the westerly line of Phelan Avenue; thence proceeding northerly and along said westerly line of Phelan Avenue, a distance of 700.000 feet; thence deflecting 92°10'12" to the left from the preceding course, and proceeding westerly a distance of 916.218 feet; thence deflecting 90° to the right from the preceding course, and proceeding westerly a distance 110.00 feet to the northerly extension of the easterly line of Plymouth Avenue, produced as described hereinabove; thence proceeding southerly and along said northerly extension of said easterly line of Plymouth Avenue, a distance of 280.000 feet the TRUE POINT OF BEGINNING; being a portion of Lot 1 in Assessor's Block 3180; and adjacent street areas to their centerline. □

TEXT OF PROPOSED ORDINANCE
PROPOSITION C

AMENDING PART II, CHAPTER II OF THE SAN FRANCISCO MUNICIPAL CODE (CITY PLANNING CODE) BY AMENDING SECTION 320 TO PROVIDE AN EXEMPTION FROM THE CITY WIDE OFFICE LIMITATION PROVISIONS FOR CERTAIN PROJECTS THAT WOULD PROVIDE HOUSING PURSUANT TO A PLANNED UNIT DEVELOPMENT AUTHORIZATION

NOTE: Additions are underlined; deletions are indicated by ((double parentheses)).

Be it ordained by the People of the City and County of San Francisco that Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) is hereby amended by amending Section 320 to read as follows:

SEC. 320. OFFICE DEVELOPMENT; DEFINITIONS. When used in Sections 320, 321, 322 and 323, the following terms shall each have the meaning indicated.

(a) "Additional office space" shall mean the number of square feet of gross floor area of office space created by an office development, reduced, in the case of a modification or conversion, by the number of square feet of gross floor area of preexisting office space which is lost.

(b) "Approval period" shall mean the twelve-month period beginning on October 17, 1985 and each subsequent twelve month period.

(c) "Approve" shall mean to approve issuance of a project authorization and shall include actions of the City Planning Commission, Board of Permit Appeals and Board of Supervisors.

(d) "Completion" shall mean the first issuance of a temporary certificate of occupancy or a Certificate of Final Completion and Occupancy as defined in San Francisco Building Code Section 307.

(e) "Disapprove" shall mean for an appellate administrative agency or court, on review of an office development, to direct that construction shall not proceed, in whole or in part.

(f) "Office space" shall mean space within a structure intended or primarily suitable for occupancy by persons or entities which perform for their own benefit or provide to others services at that location, including but not limited to professional, banking, insurance, management, consulting, technical, sales and design, or the office functions of manufacturing and warehousing businesses, but shall exclude the following: Retail use; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; any facility, other than physicians' or other individuals' offices and uses accessory thereto, customarily used for furnishing medical services, and design showcases or any other space intended and primarily suitable for display of goods. This definition shall include all uses encompassed within Section 219 of this Code.

(g) "Office development" shall mean construction, modification or conversion of any

June 7, 1988

Balboa Reservoir

L

PROPOSITION L

Shall the City adopt policies for development of the Balboa Reservoir site, and sell the south basin for construction of 203 single family houses, and a public park and childcare center paid for by the developer?

YES 277 ➡
NO 278 ➡

Analysis

by Ballot Simplification Committee

THE WAY IT IS NOW: The City owns two unused reservoirs at Ocean and Phelan Avenues known as the Balboa Reservoir. The South Reservoir has been declared surplus by the City Water Department and may be sold only for housing. Thirty percent of those houses must be sold to people earning up to $34,000 a year, and another thirty percent to people earning from $34,000 to $51,000 a year. The North Reservoir is held by the Water Department and is used for City College parking. The Balboa Reservoir is zoned for public uses. There is a Municipal Railway turnaround next to the property.

THE PROPOSAL: Proposition L is an ordinance that would declare it to be the official policy of the people of San Francisco: (1) to use the South Reservoir for single family houses, a public park and a childcare center both paid for by the developer; (2) to favor City College in any future use of the North Reservoir and to continue City College parking use in the meantime; and, (3) to favor public parking or City College uses if changes are made in the use of the Municipal Railway turnaround.

The proposal would rezone the South Reservoir for single family houses and would authorize sale of the property to a developer to build 203 single family houses, a public park and a childcare center. All of the houses would be for first-time homebuyers: thirty percent priced at $85,000 for those with incomes up to $34,000, another thirty percent priced at $120,000 for those with incomes up to $51,000, and the rest sold at market rate to any first-time homebuyer.

A "YES" VOTE MEANS: If you vote yes, you want to adopt these policies for the development of the Balboa Reservoir, and you want to sell the South Reservoir for the construction of single family houses, a public park and a childcare center.

A "NO" VOTE MEANS: If you vote no, you do not want to adopt these policies, and you do not want to sell the South Reservoir for these uses.

Controller's Statement on "L"

City Controller John C. Farrell has issued the following statement on the fiscal impact of Proposition L:

"Should the proposed Ordinance be approved; in my opinion, it would neither increase nor decrease the cost of government. However, as a product of its future application, it could have a significant effect on the finances of the City and County, the amount of which cannot be determined."

How "L" Got on the Ballot

On March 8, the Registrar of Voters received a letter from the Mayor requesting that a proposition establishing City policy on the use of the Balboa Reservoir be placed on the ballot for the June election.

The City Charter provides that the Mayor may place an ordinance on the ballot in this manner.

LEGAL TEXT OF PROPOSITION L IS ON PAGE 48

TEXT OF PROPOSED ORDINANCE
PROPOSITION L

ORDINANCE ESTABLISHING CITY POLICY ON THE USE OF THE BALBOA RESERVOIR AND ADJACENT MUNICIPAL RAILWAY TURNAROUND FOR AFFORDABLE SINGLE FAMILY HOUSING, OPEN SPACE, CHILD CARE, CITY COLLEGE, AND PUBLIC PARKING PURPOSES; ADOPTING FINDINGS; REZONING A PORTION OF THE BALBOA RESERVOIR SOUTH BASIN FOR SINGLE FAMILY HOUSING; AND AUTHORIZING A LAND DISPOSITION AGREEMENT FOR THE SAME.

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

SEC. 1. FINDINGS.

(a) The Balboa Reservoir site and adjacent Municipal Railway turnaround at Ocean and Phelan Avenues represent one of the largest undeveloped pieces of public property in the City;

(b) The City's Water Department, Public Utilities Commission and Board of Supervisors have declared the Balboa Reservoir south basin to be surplus property, and the Board of Supervisors has authorized negotiations for the sale of the land for the construction of affordable single family housing, with approximately thirty percent (30%) of the homes priced at approximately $85,000 for first-time homebuyers earning as a family up to $34,000 per year, as adjusted under applicable law, and another thirty percent (30%) of the homes priced at approximately $120,000 for first-time homebuyers earning as a family from $34,000 to $51,000 per year, as adjusted under applicable law;

(c) City College, located across the street from the Balboa Reservoir site, may desire to expand its facilities at some time in the future when planning studies have been completed and funding is available;

(d) The neighborhood surrounding the Balboa Reservoir site is in need of additional open space and a child care facility for its residents, and these neighborhood needs can best be met by requiring a developer to construct a child care facility and develop open space at the developer's expense in conjunction with the development of affordable housing;

(e) The neighborhood surrounding the Balboa Reservoir site is in need of additional public parking;

(f) The City wishes to accommodate as many of these interests as possible in any disposition or development of the site;

(g) The People of the City and County of San Francisco therefore adopt this ordinance as establishing an appropriate and desirable plan for immediate and future use of the Balboa Reservoir and adjacent Municipal Railway turnaround site.

SEC. 2. POLICY REGARDING BALBOA RESERVOIR NORTH SITE.

The People of the City and County of San Francisco acknowledge the valuable contribution that City College has made to generations of San Franciscans, and recognize the desire of City College to expand the campus when appropriate planning studies and financing plans are completed. It is the policy of the People of the City and County of San Francisco that first consideration be given to City College in any future disposition of the approximately 16.7 acre north basin of the Balboa Reservoir site, in accordance with applicable law. In the meantime, it is the policy of the People of the City and County of San Francisco that the north basin continue to be used for surface parking for the benefit of City College and the neighborhood, in accordance with applicable law.

SEC. 3. POLICY REGARDING BALBOA RESERVOIR SOUTH SITE AND ADJACENT MUNICIPAL RAILWAY TURNAROUND.

(a) It is the policy of the People of the City and County of San Francisco that the south basin of the Balboa Reservoir site be used for open space, affordable single family housing and child care, and the Municipal Railway turnaround be used for future public parking and/or City college uses.

(b) The People of the City and County of San Francisco acknowledge that the neighborhood surrounding the Balboa Reservoir site is in need of additional open space for its residents. It is the policy of the People of the City and County of San Francisco that the approximately 1.25 acre westerly portion of the south basin of the Balboa Reservoir be transferred to the jurisdiction of the Recreation and Parks Department, in accordance with applicable law, for use as a public park.

(c) The People of the City and County of San Francisco acknowledge the need for affordable single family housing and child care facilities. It is the policy of the People of the City and County of San Francisco that the approximately 11.4 acre portion of the south basin of the Balboa Reservoir site described more fully in Section 4 of this Ordinance be rezoned for single family housing and that the Mayor be authorized to enter into a land disposition agreement for this purpose.

(d) The People of the City and County of San Francisco acknowledge that the need for additional public parking is increasing and of continuing concern to the City. It is the policy of the People of the City and County of San Francisco that first consideration be given to public parking and/or City College uses in any future disposition of the approximately 1 acre Municipal Railway turnaround site, in accordance with applicable law.

SEC. 4. REZONING OF A PORTION OF THE BALBOA RESERVOIR SOUTH SITE.

The following change in property use classification is hereby adopted as an amendment to the Zoning Map of the City and County of San Francisco.

Use District To Be Superseded	Use District To Be Approved
P (Public Use)	RH-1 (House, One-Family)

DESCRIPTION OF PROPERTY:

Commencing at the point of intersection of the northeasterly line of Ocean Avenue with the easterly line of Plymouth Avenue extended northerly from the southwesterly line of Ocean Avenue; thence northerly along said northerly extension of said Plymouth Avenue, a distance of 155.316 feet to the TRUE POINT OF BEGINNING and hereinafter referred to as point "A"; thence running southeasterly and along a line parallel with and perpendicularly distant 150 feet northeasterly from the northeasterly line of Ocean Avenue, a distance of 1065.206 feet to the westerly line of Phelan Avenue; running thence northerly and along said westerly line of Phelan Avenue, a distance of 700.000 feet; thence deflecting 92 degrees 10' 12" to the left from the preceding course and running westerly, a distance of 916.281 feet; thence deflecting 87 degrees 33' 36" to the left from the preceding course, and running southerly a distance of 104.688 feet; thence deflecting 90 degrees to the right from the preceding course and running westerly, a distance of 110.000 feet to the said northerly extension of the easterly line of Plymouth Avenue; thence running southerly and along said northerly extension of said easterly line of Plymouth Avenue, a distance of 280.000 feet to a point "A" and the TRUE POINT OF BEGINNING.

Being a portion of Assessor's Lot 1, Block 3180.

SEC. 5 DISPOSITION AGREEMENT FOR A PORTION OF THE BALBOA RESERVOIR SOUTH BASIN SITE.

(a) The people of the City and County of San Francisco hereby authorize and direct the transfer of approximately 11.4 acres of City property located at Ocean and Phelan Avenues, comprising a portion of the south basin of the Balboa Reservoir site, for the construction of a child care facility and no more than 203 single family homes, with approximately thirty percent (30%) of the homes priced at approximately $85,000 for first-time homebuyers earning as a family up to $34,000 per year, as adjusted under applicable law, and another thirty percent (30%) of the homes priced at approximately $120,000 for first-time homebuyers earning as a family from $34,000 to $51,000 per year, as adjusted under applicable law.

(b) The People of the City and County of San Francisco authorize the Mayor, on behalf of the City and County, to enter into a Disposition Agreement for the property with a private developer, which Agreement shall include the following terms:

(1) The property shall be transferred to the developer for the construction of up to 203 single family homes and a child care facility;

(2) Not less than thirty percent (30%) of the homes shall be reserved for twelve months for sale at approximately $85,000 to first-time homebuyers earning as a family up to $34,000 per year, as adjusted under applicable law;

(3) Not less than an additional thirty percent (30%) of the homes shall be reserved for twelve

Continued on page 61

NO PAID ARGUMENTS WERE SUBMITTED IN FAVOR OF PROPOSITION G

PAID ARGUMENT AGAINST PROP G — RETIREMENT BOARD COMPOSITION

As a result of the initiative Charter amendment the voters approved in June, 1982, the top vote-getter in each supervisorial election assumes the office of President of the Board of Supervisors for the next two years.

One of the duties of that office is to sit as the Board of Supervisors' representative on the City Retirement Board.

VOTE NO ON PROPOSITION G

Proposition G would allow the Board President to appoint any member of the Board of Supervisors to serve on the City Retirement Board. There's no good reason to deviate from the well-established tradition of the top supervisorial vote-getter serving on one of the most powerful and influential bodies in city government. Indeed, Proposition G would enable the lowest supervisorial vote-getter to help set policy for the city's vast, multi-billion dollar retirement system.

As the old saying goes, "if it ain't broke, don't fix it."

VOTE NO ON PROPOSITION G

Quentin L. Kopp
State Senator

Arguments printed on this page are the opinion of the authors and have not been checked for accuracy by any official agency.

LEGAL TEXT OF PROPOSITION J (Continued)

and who have been permanently appointed to their respective positions in conformity with the civil service provisions of this charter, shall except as otherwise provided by this charter become employees of the public utilities commission under the classification held by each such employee at such time.

(h) Any employee who was a permanent civil service appointee assigned to the airport department under the public utilities commission immediately prior to the effective date of this section, shall be continued without loss in civil service rights as an appointee of the airport department, provided that civil service rights as they relate to layoff in the event of lack of work or lack of funds of all permanent employees of the public utilities commission, including the airport department, immediately prior to the effective date of this section shall be continued without loss in the same manner and to the same extent as though the airport department had not by these amendments been created a separate city function under the airports commission.

(i) Any employee who was a permanent civil service appointee assigned to an exposition auditorium and whose job function is placed under the Convention Facilities Management Department shall be continued without loss in civil service rights as though said job functions had not by amendment to this charter been placed under the jurisdiction of the chief administrative officer, and shall not lose those civil service rights which relate to layoff from a permanent civil service position in the event of lack of work or lack of funds.

(j) Any employee of the Asian Art Museum Foundation whose position is transferred to the city and county and who has been employed in said position for at least 3 years immediately preceding said transfer shall be continued in an appropriate civil service classification as determined by the civil service commission and shall be deemed appointed under, subject to and entitled to all of the rights of the civil service and salary provisions of this charter applicable to that exempt or non-exempt classification. The employee's starting date as a permanent employee of the Asian Art Museum Foundation must be prior to January 1, 1988 and shall be used for computing vacation benefits, sick leave benefits and salary step increments with city and county. For layoff purposes, the seniority date shall be the date of transfer to the city and county. Sick leave and vacation benefits accumulated during employment with the Asian Art Museum Foundation shall not carry over to the city and county. The employee shall not acquire any rights under the retirement system by reason of employment with the Asian Art Museum Foundation. This subsection shall apply to any otherwise qualified Asian Art Museum Foundation employee whose position is transferred to the city and county on or after October 1, 1987. □

LEGAL TEXT OF PROPOSITION L (Continued)

months for sale at approximately $120,000 to first-time homebuyers earning as a family from $34,000 to $51,000 per year, as adjusted under applicable law;

(4) In order to ensure the continued affordability of the homes reserved for persons or families with incomes as a family of up to $51,000 per year, as adjusted under applicable law, these purchasers shall execute a promissory note to the City in an amount representing the difference between the market value of the home at the time of sale and the actual sales price; the note shall be secured by a deed of trust subordinate only to the first mortgage deed of trust, and the obligation created by the note and deed of trust shall become due and payable only if the home is re-sold to a person or family outside of this income range as adjusted pursuant to applicable law, according to the original reservation;

(5) To preserve affordability, all purchasers of homes reserved for those with income as a family of up to $51,000 per year, as adjusted under applicable law, shall grant the City a right of first refusal upon the re-sale of the home;

(6) The developer shall pay the cost of developing as a public park the property to be transferred to the jurisdiction of the Recreation and Parks Department referred to in Section 3(c) above, which property shall be maintained as open space by the Recreation and Parks Department;

(7) Construction of the development shall be secured by a completion bond, letter of credit or equivalent security in a form and amount to be determined by the City;

(8) Completion of all phases of the development shall be in accordance with all applicable State and Local laws.

SEC. 6. FURTHER IMPLEMENTATION.

It is the policy of the People of the City and County of San Francisco that the boards, commissions, departments and agencies of the City and County shall cooperate with public and private entities, consistent with the obligation of law, to carry into effect the policies stated above. □

PAID ARGUMENTS AGAINST PROP L — BALBOA RESERVOIR

AFFORDABLE EDUCATION VS. "AFFORDABLE" HOUSING

What's "affordable?" That's relative. What some consider affordable would not seem affordable to others.

City College provides the most affordable education; it's as cheap as you can get. It's where you go if you want to escape from poverty but haven't done so yet. Since the programs are excellent, you find yourself working shoulder to shoulder with moderate and high income students. That's what City Hall cut back on when they tore down West Campus for reservoirs.

Proposition L would give this land to a corporate developer to build 203 houses, 142 of which will be sold to people making **more than the average income.**

Even the bottom 81 houses will be sold to people making more than $30,000.

Prop. L would allow a handful of the most prosperous renters to become buyers. But for most of us—especially those most in need of subsidized housing — this is **not affordable.**

So who says this is "affordable?"

Most of Prop. L's supporters aren't millionaires. But its many prominent names are mostly politicians, lawyers, bureaucrats and other white-collar professionals. **For them,** these are indeed affordable.

Prop. L means **subsidized, middle-to-upper-class housing.**

And it takes land away from **truly affordable education.**

Help poor kids be good students; **vote no!**

Paul Kangas, Member, Peace and Freedom Party

Progressive San Franciscans will not allow so-called "affordable" housing to be played off against legitimately affordable education.

The costs of a college education are skyrocketing. Many more San Francisco students will be attending City College in the future, because it is excellent and affordable. But there are 25,000 students at crowded City College now, will there be facilities for them in the future?

Not if the reservoir land (West Campus) is sold to a developer.

Labor says NO on L.

The future education of thousands of San Franciscans is at stake!

American Federation of Teachers - Local 2121
Committee on Political Education
Mike Hulbert, V. President

We are politically strong, unafraid of a threat.
We won't back down, for land we should get.
We're mustering our forces, we're ready to fight;
To back up the college, we know we are right.
The college needs space, the reservoir is there,
Vote college facilities, if you honestly care.
Students will benefit, in the years to come,
Benefitting thousands, not only some.
In the year 2000, we'll look back and say,
"L NO!" said San Francisco and saved the day.

William Felzer, Retired Engineering Faculty

Arguments printed on this page are the opinion of the authors and have not been checked for accuracy by any official agency.

Nov. 5 1991

Phelan Avenue Use L

PROPOSITION L

Shall the ordinance rezoning the Phelan Loop located at Ocean and Phelan streets across from City College from "P" (Public Use District) to "NC-2" (Small Scale Neighborhood Commercial District) be adopted?

YES ➡
NO ➡

Analysis

by Ballot Simplification Committee

THE WAY IT IS NOW: The City owns about 30 acres of property on Phelan Avenue across from City College. The Balboa Reservoirs cover about 28 acres of this property. The "Phelan Loop," at the corner of Phelan and Ocean, occupies about another 2 acres. There is a bookstore and a turn-around for Muni buses on the Phelan Loop.

The City is negotiating to have built on the Phelan Loop: 120 units of affordable housing for seniors, about 9300 square feet of commercial space, 3250 square feet of office space, a Muni drivers' rest stop, and parking for 57 cars.

The Phelan Loop is currently zoned "P" (Public Use District). This means that it can be used only for public purposes. The Phelan Loop must be rezoned before the proposed development could be allowed. The Planning Commission has approved the proposed development but only if the Phelan Loop is rezoned.

The Board of Supervisors passed and the Mayor signed an ordinance to rezone the Phelan Loop to "NC-2" (Small Scale Neighborhood Commercial District). Before that ordinance took effect, a referendum petition was filed, requiring that the ordinance be submitted to the voters. The ordinance will not go into effect unless and until a majority of voters approves.

THE PROPOSAL: Proposition L would approve the ordinance to rezone the Phelan Loop from "P" (Public Use District) to "NC-2" (Small Scale Neighborhood Commercial District). The proposed development would be permitted if the Phelan Loop is rezoned "NC-2."

A "YES" VOTE MEANS: If you vote yes, you want the ordinance changing the zoning of the Phelan Loop from "P" to "NC-2" to go into effect.

A "NO" VOTE MEANS: If you vote no, you want the ordinance changing the zoning of the Phelan Loop from "P" to "NC-2" to be rejected.

Controller's Statement on "L"

City Controller Edward Harrington has issued the following statement on the fiscal impact of Proposition L:

If the proposed measure is approved, in my opinion, it should not affect the cost of government.

How "L" Got on the Ballot

On August 2, 1991 the Registrar of Voters certified that the initiative petition calling for Proposition L to be placed on the ballot had qualified for the ballot.

18,798 valid signatures were required to place an initiative ordinance on the ballot. A random check of the signatures submitted on July 12, 1991 by the proponents of the initiative petition showed that 23,420 of the signatures submitted were valid, 4,622 more than the required number of signatures.

ARGUMENTS FOR AND AGAINST THIS MEASURE AND ITS FULL TEXT IMMEDIATELY FOLLOW THIS PAGE.

(1991)

Phelan Avenue Use L

OPPONENT'S ARGUMENT AGAINST PROPOSITION L

WHAT? AGAIN?

Incredibly, this is the **FOURTH TIME** this issue has been on the ballot.

This is part of the Balboa Reservoir that was once part of the **CITY COLLEGE CAMPUS.** Repeatedly the voters of San Francisco have refused to rezone part of the old West Campus. Repeatedly they have voted to give it back to the college.

Since then, the college has made plans for the land. But here they are back again with a last ditch effort to divert part of the land into private hands.

The land is the same, the issues are the same, even the letter of the proposition is the same. The voters said "L NO!" three years ago, and should say the same again.

This is about **EDUCATION.**

This is about **COMMUNITY COLLEGE LAND.**

This is about access to affordable education for **CHILDREN OF LOWER INCOME AND WORKING CLASS FAMILIES.**

City College serves all incomes, but for many it is the college of last resort. It has become the **BIGGEST COMMUNITY COLLEGE IN THE WORLD** cramped into the smallest campus in the state.

This land is crucial to the planned and much needed development of the "West Campus." It is presently occupied by the California bookstore, a needed college serving facility, and the City College Station, the key transportation hub of the campus.

Liberals, conservatives, and moderates support City College and the surrounding neighborhood on this issue. See separate arguments by Candidate for Mayor ***RICHARD HONGISTO*** and State Senator ***QUENTIN KOPP.*** Also urging you to vote NO is Candidate for Mayor ***TOM HSIEH.*** On this issue they all agree.

On November 6, vote "L NO!" and **SAVE CITY COLLEGE LAND — AGAIN.**

San Franciscans for Reasonable Reform
Dave Wall, City College Physics Professor
Lou Batmale, City College Chancellor Emeritus

REBUTTAL TO OPPONENT'S ARGUMENT AGAINST PROPOSITION L

The opponents argument against Proposition L is simply factually wrong. Proposition L will not harm City College and they know it.

FACT: In the months of public testimony over this rezoning before the Public Utilities Commission, the Planning Commission and the Board, no current official of City College testified against the rezoning nor raised any objection about the senior housing proposed for the site. No such official City College opposition exists.

FACT: The Phelan Loop has never been a part of a "West Campus" of City College. It has been owned by the PUC and used for a fire station and MUNI stop. Both uses will continue if L passes. The privately owned book store can also be accommodated in the 9,000 square feet of retail space in the senior housing development.

FACT: The 28 acres of Balboa Reservoir that City College has requested is in the process of being transferred to them by the PUC

FACT: Both the old and the new City College Master Plan do not include the Phelan Loop site as it is not needed for the college's future expansion.

The simple truth is that the opponents of L are try to hold hostage critically needed senior housing to further some obscure private agenda. It's time to quit playing private politics with public land.

Submitted by the Mayor and the Board of Supervisors

This argument was adopted by the Board of Supervisors on August 26, 1991.
Ayes: Supervisors Achtenberg, Alioto, Gonzalez, Hallinan, Kennedy, Maher, Migden, Shelley and Ward.
Noes: Supervisor Hsieh.
Absent: Supervisor Britt.

Arguments printed on this page are the opinion of the authors and have not been checked for accuracy by any official agency.

TEXT OF PROPOSED ORDINANCE
PROPOSITION L

ADOPTING CHANGES IN PROPERTY USE CLASSIFICATION AS AN AMENDMENT TO THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO OF PROPERTY LOCATED AT 11 PHELAN AVENUE, NORTHWEST CORNER AT OCEAN AVENUE, A PORTION OF LOT 1, ASSESSOR'S BLOCK 3180 FROM A P (PUBLIC USE) DISTRICT TO AN NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT AND ADOPTING FINDINGS PURSUANT TO SECTION 101.1 OF THE PLANNING CODE.

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

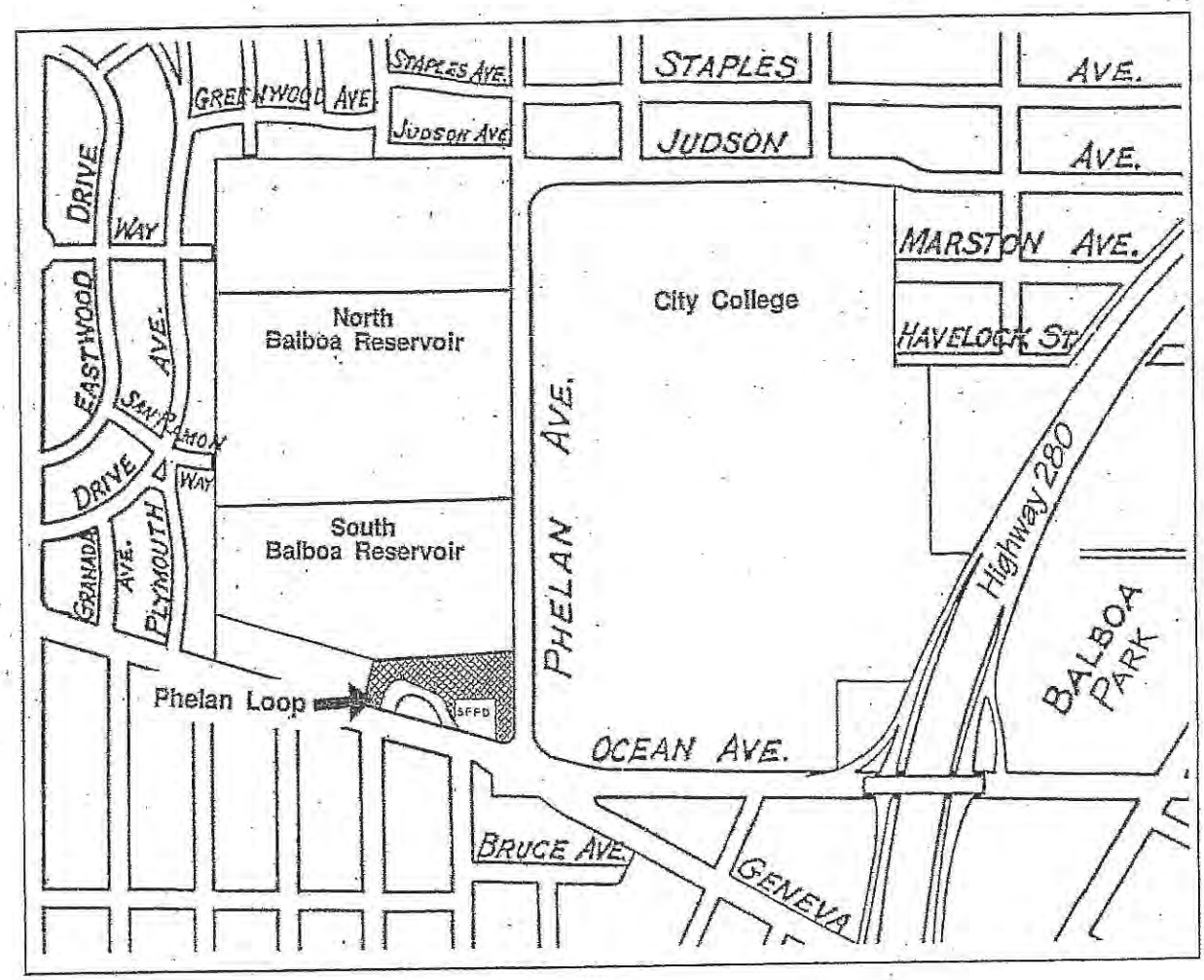
Section 1. Pursuant to resolution of the Board of Supervisors, adopting the final negative declaration as its own, and pursuant to Section 302(c) of the City Planning Code, Part II, Chapter II of the San Francisco Municipal Code, the following change in property use classification, duly approved by resolution of the City Planning Commission is hereby adopted as an amendment to the Zoning Map of the City and County of San Francisco.

Use District to be Superseded	Use District Hereby Approved
P	NC-2

Description of Property

Beginning at the north end of the curve with a radius of 39.60 feet between the westerly line of Phelan Avenue and northerly line of Ocean Avenue as shown on Parcel 2 on Parcel Map of the Widening of Phelan and Ocean Avenues, filed February 15, 1954, in Map Book "R", page 56, in the office of the Recorder of the City and County of San Francisco; thence on said curve to the right, tangent to the westerly line of Phelan Avenue, with a radius of 39.60 feet through a central angle of 104°52'08", an arc length of 72.48 feet to the northerly line of Ocean Avenue, as widened; thence along said northerly line tangent to the preceding curve 16.41 feet; thence deflecting to the right 76°36'57" 137.64 feet; thence deflecting to the left 92°32'39" 138.01 feet; thence deflecting to the left 88°56'26" 99.35 feet to a point on the northerly line of Ocean Avenue; thence deflecting to the right along said northerly line 104°52'08" 265.40 feet; thence deflecting to the right along said northerly line 0°26'4" 48.44 to the southeast corner of the parcel described in Deed from City and County of San Francisco to Safeway Stores Inc., a corporation, recorded June 2, 1954, in Book 6386, Page 412, Official Records; thence deflecting 90° to the right along the easterly line of said Safeway Stores parcel and its prolongation 171.18 feet; thence deflecting to the right 74°18'59" 378.28 feet; thence deflecting to the left 9°28'25" 81.04 feet to the westerly line of Phelan Avenue; thence deflecting to the right 99°51'14" along said westerly line 264.00 feet to the Point of Beginning; being a portion of Lot 1 in Assessor's Block 3180; and adjacent street areas to their centerline as designated on Sectional Map No. 12 of the Zoning Map.

Section 2. Pursuant to Section 101.1 of the Code, this Board of Supervisors adopts City Planning Commission Resolution No. 13042 approving findings related to the Eight Priority Policies of Section 101.1 of the Planning Code. □



Voter Information Pamphlet, November 5, 1991 election, Proposition L

this argument found on p. 106 signed by Mayor Agnos:

This is not the notorious Balboa Reservoir housing issue back on the ballot
for the third time. We are transferring the reservoir to City College.
This measure is about a different parcel of land. This "quarter acre"
was never intended for City College use and Proposition L will allow us
to build affordable housing for the elderly.

Please vote "yes."

Mayor Art Agnos

1988

SPEECH WRITTEN FOR NEIGHBORS

The following arguement appears in the San Francisco's voters' handbook:

Imagine that, when you try to park near your house, you have to compete with traffic caused by 27,000 students attending one of the world's most crowded community colleges just down the street. You also have to compete with commuters who want to park near a BART station also just down the street. Within four blocks of this college and BART station are three high schools, six bus lines, two streetcar lines, a freeway entrance and exit, and a neighborhood shopping center. Traffic is a mess and parking is impossible.

Now imagine that the entire city block across the street from that overcrowded college has been declared surplus by the Water Department. City Hall decides to sell that land, for a ridiculously low price, to a developer who is going to plop down two hundred wall-to-wall houses. The City ignores the traffic problems, ignores the wishes of nearby residents, ignores the needs of tens of thousands of students, all to provide subsidized housing for a couple hundred middle and upper income people.

Then imagine that the voters actually say NO to this ridiculous scheme and City Hall turns around and comes back a year later with exactly the same plan, adding only a policy statement that they shouldn't do in the future what they shoudn't do this time.

You'd probably be upset.

I would guess that most people here tonight <u>are</u> upset! You don't have to <u>imagine</u> that nightmare I've just read. YOu live it.

When traffic and parking studies were done two years ago in connection with this proposed housing project, results showed parking in the surrounding neighborhoods at 105% capacity (numbers above 100% capacity indicate illegal parking) and traffic was barely one code letter removed from total grid-lock. When these figures were reported to the planing Commision, Commissioners said that an additional 200 homes wouldn't make much of a statistical difference and therefore no further environmental impact studies were necessary. They laughed when they said this. I heard them.

A Mayor's Office of Housing memo dated March 23, 1984, reported "According to the Water Department, the northern parcel <u>will</u> be required for future reservoir use." Have there been any studies about the effect of displacing another 900 parked cars an hour into your neighborhoods when this happens?

Of course not.

Along with the traffic & parking in your neighborhoods, you are no doubt also aware of the potential for real danger and tragedy in both our area of San Francisco and the city as a whole if we do not store enough water for personal use and for fire protection. How many droughts will it take before our elected officials acknowledge their primary responsibility to protect this city?

After San Francisco voters voted last June to keep the South Reservoir zoned for public use, a series of monthly meetings were held at City College attended by those public entities involved in deciding the best use of the reservoirs. During the July meeting, Capt. Morris of the Fire Dept, representing Chief Phipps, stated that the Fire Dept. wants both basins in reserve for emergency water storage. This was consistent with a similar position stated by the Fire Dept. and Fire Commision in a series of San Francisco Progress articles printed just after the June 1986 election. (*See hand-out sheets)

During the Sept. Balboa Master Plan Coalition meeting, Jim Cooney, head of the San Francisco Water Department announced that his department was about to ask the PUC to rescind the surplus designation of the South Basin because of the concern about a possible drought and about problems with HETCH HETCHY. When asked if he thought the Mayor's Office of Housing would try again to get the land, he said "I hope not because water storage is so important to the city."

Unfortunately, at the next meeting he reported that the housing developer was indeed going to ask the new mayor to reopen the housing proposal for the reservoir even though he, the developer, knew of a letter writen by Supervisor Walker stating that some of the Supervisors
said the surplus declaration may have been premature. The Progress article stated: "Has San Francisco traded future fire protection for housing?" City Hall sure is trying to!!

Who gains from this drive to gridlock your neighborhood and endanger the safety of the City? Developers, of course, because such projects do generate quite a bit of profit especially when the land is given away almost for free. Also for a short period of time, there would be some construction jobs.

The Mayor would be happy because he could finally start doing "my book", and 122 families would certainly enjoy paying below market rate for a house in San Francisco, although the proposed mortgage rate of $1,100 a month for 61 of those homes might temper that joy a bit. Who loses? You, of course the neighborhoods who will have a terrible increase in congestion problems; the City, which in addition to the water safety hazard will have to pay for almost $800,000 worth of annual services to the 200 families being added to the San Francisco population; and last, but certainly not least, City College, San Francisco's only community college, will be doomed to a future of a continous lack of a comprehensive campus.

The bitter irony is that such a campus did exist for the College on the reservoir sites from 1946 to 1956. (See photograph of the West Campus) In the various leases which gave the college the rights to the land and facilities, the U.S. Government donated the following, (no strings attached!):

Auditorium facilities, Administrative facilities, Student counseling office facilities, classroom facilities, Staff office facilities, Students' lounge facilities, Cafeteria facilities, Veterans' administration office facilities, Study hall facilities, Storage facilities, Power plant facilities and Maintenance shop facilities, and all facilities, equipment, furnishings, fixtures, appurtenances and supplies located at or installed in the above facilities;

Everything the students really need now!

The true history of the West Campus stands in stark contrast to one of the official pro L voters' handbook assertions: HERE IS WHAT IT SAYS:

This property never was the "West Campus" of the City College. Owned continously by the City since 1919, it was briefly used during and after World War II for temporary WAVE houing and veterans education. It has otherwise been vacant.

Politicians who ~~practice such retelling~~ REWRITE of history are not to be trusted.

Virtually every statement you hear from the pro L forces about City College is just as wrong as their denial of those ten years of its existence. Our "No on L" information sheet gives the true facts about the college's funding abilities, Local & State Board support, future planning commitments, and our rights to Both reservoirs under our current approved Master Plan. In that plan, air rights for parking above a filled South Reservoir are fully detailed. (See handout sheet) In addition, when the department of City Planning in 1969 turned down the College's request for a second campus it stated: "A further recommendation is that the college assure itself of the future use of the currently used reservoir site." Now, 20 years later, this is being called the "new proposal" of prop L. (!) Somebody needs to go back to school for some history lessons.

Two other fascinating facts are found in the College archives: Student housing was a big issue for returning WWII veterans and 200 units of such homes occupy many pages of concern and controversy in the files, except that these houses were on the East side of Phelan Ave and had to be removed to make room for college facilities when the west campus was demolished. It would seem that 200 ~~of some kind of~~ housing ghosts continue to haunt the college.

It is also interesting to find that the East Campus is located on land belonging originally to Parks and Recreation. The College was allowed use provided that as much open space as possible be maintained.. We were expected to be an "educational park", and we promised the surrounding neighborhoods that the campus would be an open campus for their use as much as possible.

Again, how ironic that the development proposed by Prop. L includes a mini-park while at the same time forcing City College to close off our open spaces, and thus diminish our promises to Park-Rec and the neighborhoods. (See college map)

Despite our needs and indeed our mandate from the State to bring college facilities up to comprehensive campus standards, we recognize the needs and mandates of the water and fire departments as well and consider a continuation of our air rights over filled reservoirs as the most appropriate plan. The future of both reservoir sites belongs to public, not private interests. As citizens of San Francisco you should vote no to this very tiny housing project in favor of the larger issues of public safety and public education.

City College of San Francisco

Division of San Francisco Community College District

50 Phelan Avenue • San Francisco, California 94112 • (415) 239-3641

July 31, 1986

PLANNING COMMISSION
CITY & COUNTY OF SAN FRANCISCO

Good evening Ladies and Gentlemen. My name is Madeline Mueller. I am the Vice-President of the Academic Senate at City College of San Francisco where I have taught for 21 years and am head of the Music Department.

I consider the Preliminary Negative Declaration before you today to be a flawed document. The opening paragraph, for example, misplaces Riordan High School on the wrong side of the reservoir and gives the College a bookstore it doesn't own. Since many other items describing City College are also inaccurate and misleading, I can only suspect that not much care and study has generally gone into the entire report. Attached to this speech are some articles which I hope will help correct some of the misrepresentations, especially three issues contained in the bottom paragraph on Page 2.

The first sentence reads: "The City College administration has been consulted regarding the project and has officially taken the position that it does not oppose the proposed residential development." It would be more correct to say that the Community College District Administration and Governing Board took two "official" positions as you can see by the attachment #1. The first was to ask the Board of Supervisors at its April 22, 1985 meeting for the surplus land to be given to the College. A year later, and after much outside pressure, the Board voted for a "no" vote on the moratorium but urged San Francisco to help the College acquire "available land in the vicinity of City College"(!)

Secondly, the Declaration states: "Several faculty members have expressed the concern that the land should be available for the future needs of the College, either exclusively, or in conjunction with private development." That word "several," no doubt left over from polemic anti-prop "E" campaign literature, does not belong in a study of this nature. Some 200 faculty signed arguments expressing the stated concern in the last voters' handbook (see attachment #2); many others expressed this concern at a variety of meetings, and the College's Academic Senate's Executive Council has written many letters expressing concern. (One of these is attachment #3). It is clear that an overwhelming majority of the approximately 800 faculty support the needs of the College.

The third item is extremely misleading. First the Declaration presents College statistics indicating expected growth in enrollment and then juxtaposes these to California Statistics showing Community Colleges over-all declining in enrollments. To conclude by this that CCSF will also decline or not grow is very strange logic especially when compaired to statements made later in this same report that "The San Francisco School District has indicated that additional classrooms will be needed on a city-wide basis in the near future." Then follows a paragraph detailing the S.F. School District's expectation for increased construction needs. These same students will then be coming to the College! How can we be expected therefore to decline?

That issue is moot, however. According to the founding administrators of City College, the current campus facilities were built for an enrollment of 4,000 students, "4,500 max!" Since we have been above that for years and are now at about 24,000, our needs are not "expansionary" no matter what the projections. We desperately need to correct a long-standing disparity between the size of the campus and the size of our enrollment (see attachment #4).

The College has not been able to seriously address this problem because no reservoir land was ever surplus before, nor was it ever known that studies were underway which would result in such land being declared surplus. (I assume there were such studies.) You, (we all) must proceed carefully, correctly, and wisely in this matter which will so seriously affect the College and thereby the entire city in addition to the immediate neighborhood. In its fifty years, close to a million San Franciscians have attended City College on Phelan Avenue. Just think what a parking problem that alumni meeting would create!

In conclusion, I've included two letters (attachments #5 and #6) which I wrote a few month's ago concerning the reservoir issue. Although somewhat dated, my comparisons to NASA and its procedures still, unfortunately, hold true. This Preliminary Negative Declaration also is "Just not ready to fly." Any decision based alone on such a seriously flawed study would also be fatally flawed.

Madeleine Mueller

THEN

from The San Francisco Examiner
Monday, April 22, 1985

City College wants more land

The San Francisco Community College District is asking The City for a piece of land that the mayor's Office of Housing and Economic Development intended to use for new housing.

The district's governing board wants the 14-acre parcel known as South Balboa Reservoir—situated on the west side of Phelan Avenue across from City College—to build additional classrooms, a library building, an auditorium and a bookstore. The City, however, planned to construct 400 housing units for low- and middle-income residents on that land.

Chancellor Hilary Hsu said the college district understood San Francisco's acute need for housing, but "we're equally concerned with satisfying the ever-increasing demands for effective higher education to meet the demands of the new future generations." Hsu said that while The City's population had decreased since 1970, City College's student body had increased by more than 40 percent

The land, which once served as site of a separation center for women Navy veterans who were demobilized after World War II, used to house City College's west campus. The parcel was under San Francisco Water Department jurisdiction when the Public Utilities Commission declared it surplus land last year and the mayor's office began its housing plans.

City College serves 23,400 full-time students at its 56-acre campus. District officials call the density of students per acre "staggering" and say an expansion is in order.

continued column 2 →

NOW

The Governing Board of the San Francisco Community College District urges a "no" vote on a ballot measure to impose a moratorium on housing development at the South Balboa Reservoir. However, we urge the City and County of San Francisco, in recognition of the fifty years of education services provided by City College, as well as the increased need for educational opportunities for its residents in the years to come, to actively and meaningfully assist the administration and faculty of City College in acquiring available land in the vicinity of City College to meet our immediate facility needs, in particular, a new library and a new bookstore.

Hilary Hsu
Chancellor Superintendent
SFCCD
February, 1986

"We are at a crossroad and the correct path is for the Board of Supervisors, with the mayor's support, to deed this surplus land to City College so that the college may continue to serve The City effectively for the next 50 years as it has for the past half century," Hsu said.

#1
7/31/86

ARGUMENT IN FAVOR OF PROPOSITION E

Having been responsible for providing leadership at City College from 1947 to 1977, we cannot stand by and see this site converted to housing. We must speak out. Such a move would preclude forever the logical and much needed campus expansion to what was once our West Campus. We left that site reluctantly to make way for water storage. If it is no longer required for that purpose, let us return it to City College.

Thousands of San Franciscans—high school graduates, dropouts, veterans, re-entering women—representing all of the city's diverse ethnic groups, have been prepared for transfer to four-year colleges, profitable careers, and have had their lives enriched at the City College of San Francisco. Without City College's open door and easy access, many would have been deprived of these opportunities.

Its 56 acre campus originally housed 3,000 students. Now it serves over 23,000. This campus, compared to other community colleges, can be best described as cramped, inadequate, and second rate. The condition of the campus is to be contrasted with the excellence of its programs—which are recognized as among the best in the nation.

Lou Batmale
Chancellor 1970-1977
Louis G. Conlan
President 1947-1970

ARGUMENT IN FAVOR OF PROPOSITION 'E'

We question:

1. Why no EIR was required when the proposed development could have a substantial impact.
2. Whether the future needs of City College for classrooms, housing, and parking have been considered.
3. What the impact on taxpayers is with below market land sale and construction financing by bonds.

This moratorium will permit adequate study of these issues.

Vote YES on Proposition 'E'.

Bruce Bonacker, President
Board of Directors, Glen Park Association

ARGUMENT IN FAVOR OF PROPOSITION E

Don't let a developer make a mint on land across from the most overcrowded college in the Bay Area! Parking is already an impossibility for residents near City College. . .adding 200 homes to this land would make the situation much worse.

It's simple: a college which can't find room for more students at a time when more people are returning to education doesn't serve the community.

This land is being sold at much less than its true value. The development wouldn't do much to ease the City's housing crunch, but it would undercut the future of City College and the peace of mind of the neighborhood.

Supervisor Wendy Nelder

ARGUMENT IN FAVOR OF PROPOSITION E

Don't let the greedy developers take this potentially picturesque open space.

A yes vote means you want more time to consider its future use. All we ask is time to think and plan.

John Barbagelata
Former member, SF Board of Supervisors

ARGUMENT IN FAVOR OF PROPOSITION E

Suppose there was a publicly owned open space across the street from the main U.C. Berkeley Campus.

Can you imagine for one moment that it would be passed into private ownership?

Vote Yes on E for Equality and Excellence in Education

City College Students:
William Lew, Student
Tim McGuire, Student Council Member
Joseph Goldstein, Student Council Member

ARGUMENT IN FAVOR OF PROPOSITION E

In 1952, the "Experts" said we needed reservoirs. They felt so strongly that they condemned the City College West Campus, destroyed the buildings, and constructed the reservoirs,—all at taxpayer's expense.

Now, in 1986 with more demand for water, the "Experts" say the reservoir is no longer needed. What is the concerned taxpayer to believe?

When in doubt, the city should hold on to the expensive things already paid for.

Stop the reservoir giveaway. Vote YES on E.

Taxpayers for Preserving the Reservoir.
Richard Patterson
Dorice Murphy
Lucille Carson
Daniel Gutierrez
Franz Witte
Bernhard Scholand
Ruth Hanson

ARGUMENT IN FAVOR OF PROPOSITION E

This is a Planning issue

We have been accused of trying to stop housing for poor people. Not true. In the first place, the price levels are certainly middle income and above, but our main objection is that this badly done plan is damaging to the surrounding neighborhoods as well as to the over-crowded community college across the street.

WHAT WE WANT

Even our critics point out that we originally SUGGESTED housing for that site, but they don't talk about what else we suggested. We want two levels of parking under a City College Library, Bookstore, and Auditorium, with housing on top. Furthermore, let the housing be TRULY affordable—for students and seniors. We are trying to stop the bureaucrats' subsidized middle income housing project because it makes our dream impossible.

We ask for three years to give the neighborhood and the college a chance to produce a better plan.

SNaP (Sensible Neighborhood Planning Committee)

Helen Crizer, Treasurer

ARGUMENT IN FAVOR OF PROPOSITION E

The West of Twin Peaks Central Council, representing 17 neighborhood associations in the area of the surplus reservoir property in question has voted to endorse the three-year stop of private construction on the old West Campus of City College. Dr. Louis Batmale, Chancellor of City College from 1970-1977, has persuaded us that City College needs the lands.

Juanita Raven, President
West of Twin Peaks Central Council

ARGUMENT IN FAVOR OF PROPOSITION E

Be a sport.

Give City College a vote of support.

City has 23,000 students and badly needs a library. The only place to put it is in the reservoir site. City College has walked closely with San Francisco for five decades. The reservoir site has always been understood to be reserved for City College.

Until now when someone wants it for housing. Housing is important, but it can be anywhere in town. But a City College library can only be located at the College.

Vote yes to support a book—and a reader.

Reading, studying, writing and research make up our town also.

It is hard to understand criticism of City for wanting to keep this area for a library. Sure, housing sites are at a premium—but even more so a library site for City which is one of the largest schools in the Nation.

Some people blast City for wanting a library because of the need for housing. Housing is needed. But some of those very same people want a big battleship stationed here that will bring in 15,000 new family members.

The Educational and cultural growth of San Francisco mandates living space for the City College library.

If this measure gets a no vote, it means there will be no site for a Library. This is the last chance. Vote YES to help out a book—and a reader.

State financing, when approved, will construct this building. It is the top building priority at City College.

A YES vote here means there will be time to think about the use of the site. During that three year period, cooler heads may realize this is the only site for a Library. If the housing goes in there will be no library there.

Vote yes for a book, for a good school and a better City.

John Riordan, Board of Governors—
San Francisco Community College District.

ARGUMENT IN FAVOR OF PROPOSITION E

The Sunnyside Neighborhood Association is not against housing, but we are trying to stop a hasty and short-sighted plan. We are asking for this moratorium to get time for a better plan that will answer a variety of needs and benefit the entire city as well as our community.

This is a planning issue.

The release of the reservoir property as surplus by the water department came as a surprise to our neighborhood. The June 1984 "Residence Element" of the city's Master Plan did not even list the land as surplus. By 1985 major decisions were being made for use of the land without adequate neighborhood input.

There were some meetings attended by a few people carefully selected for their zealous pro-housing views or potential financial gain. The resulting plan has gone out of control. Now it benefits only the developer and the lucky few who will get houses on free land.

Proposition E is not an attack on housing.

Please help us save our neighborhood against poor planning by voting YES on Proposition E.

Joe Mahoney, President
Sunnyside Neighborhood Association

ARGUMENT IN FAVOR OF PROPOSITION E

#9
7/31/96

City College is twice as crowded as any community college in northern California. It needs a much larger library, bookstore and auditorium, and more parking.

The college has always expected to use the empty SOUTH reservoir for educational needs. That land is finally surplus. Neither the college Governing Board nor the Chancellor attended the Mayor's planning sessions for the property and the faculty was not informed. When the 12.3 acre site was offered to a developer for $36,900 for subsidized housing, the Chancellor said, "We are at a crossroad and the correct path is for the Board of Supervisors, with the Mayor's support, to deed this surplus land to City College so that the college may continue to serve the city effectively for the next 50 years as it has for the past half century." The Mayor refused. Now only Board member John Riordan supports the correct path.

The Water Department says it may need the NORTH reservoir now used for student parking. If that crisis occurs, the Chancellor says, "We'll deal with the situation then." How, if the south reservoir is gone?

When land is available other community colleges finance large projects through alliances with civic, athletic and cultural organizations, and through property sales. New methods for public funding are being developed.

The faculty would like three years of careful study to unravel misunderstandings and poor management, and to find the best way to be a good neighbor.

Ken Crizer
Lene Johnson
Madeline Mueller
Julia Scholand
Steering Committee,
City College Faculty for Responsible Development

ARGUMENT IN FAVOR OF PROPOSITION E

City College needs land now for desperately needed facilities, one of which is a library. City College has an enrollment of 23,000 students but our library has seating for 450. There are other possible locations for new housing, but City College can't be moved. Give us an opportunity to plan a development for the community and the college.

Annie M. Young
City College Library Faculty and Staff

ARGUMENT IN FAVOR OF PROPOSITION E

Please help us keep City College one of the best community colleges in the nation. The following faculty and staff members from many departments believe that the adjacent reservoir land suggested for subsidized housing should be returned to San Francisco's community college for our students' needs.

Vote YES on Proposition E

Virgie Applin
Bill Carpenter
Matthew Castaneda
Hortensia Chang
Donald Cunningham
Anne Dowd
Beverly Eigner
David Lofting
Alice Morris
Kevin Nakagawa
Thomas Nesbitt
David Spears
Irma Stephenson
Philip Tom
Patricia Vega
Rachel Webb
Alfred Wong
Dennis Woo
Jason Yasumoto

City College Faculty for Responsible Reservoir

ARGUMENT IN FAVOR OF PROPOSITION E

Please help us keep City College one of the best community colleges in the nation. The following faculty members from many departments believe that the adjacent reservoir land suggested for subsidized housing should be returned to San Francisco's community college for our students' needs.

Vote YES on Proposition E

Darlene Alioto
Mary Allen
Mary Amsler
Tom Angeloff
Robert Balestreri
Don Bateni
Diana Bernstein
Joe Berry
Anna Bratton
Thomas Brendel
James Bristol
Richard Brongel
Laurent Broussal
Philip Brown
Barbara Cabral
John Callen
Frank Cerrato
Rosemary Clark
Perry Close
Kurt Common
Walter Cribbs
George Crippen
Patricia Davis
Guy DePrimo
Edward Dierauf
Sharon Edwards
Larry Ernst
Mary Erwin
Kuey Fong
William Funke
Terry Greenfield
Robert Griffin
Mary Hanna
YenKuang Ho
Peter Hoch
Ronald Hochede
Myrna Holden
Katherine Hondium
Michael Hulbert
Edward Hunt
Frank Ingersoll
Elaine Johnson
Wendy Kaufman
Jo Kennedy
Mercedes Kow
Rosalind Kwok
Don Lafferty
James Lallas
Sue Light
Gary Ling
Amelia Lippi
Dave Lubkert
Leon Luey
Dusmane Macalou
Marion McManus
Patricia Madigan
Michael Malachowski
Mary Mari
Maria Mariani
Sylvia Marshall
Valerie Meehan
Jose Mejia
Margit Michelmayr
Deanne Milan
Thomas Munro
David Myhre
Deborah Nagle
Glenn Nance
Herbert Naylor
William Neff
Dennis Piontkowski
Francine Podenski
Therese Poydessus
Solomon Raju
Mary Riordon
Fariborz Saniee
Marvin Schinnerer
Fred Schneider
Earl Scribner
Andy Seal
Robert Struckman
MoShuet Tam
Edward Taylor
Piecre Thiry
Barbara Thomas
Clare Thompson
Willie Thompson
Mary Thurber
Robert Tricaro
James Truitner
Joanne Tumminia
George VonBozzay
Cherie Wetzel
Austin White
Joan Wilson
Rosalie Wolf
Christina Yee

E Balboa Reservoir Development Ban

ARGUMENT IN FAVOR OF PROPOSITION E

The San Francisco Water Department has begun a resource study of water use, due for completion in two or three years. The study may well indicate that one or both reservoirs will be needed. The American Water Works Association states that reservoirs should be used in pairs. This is particularly important because it is the only reservoir at an elevation of 305 feet.

The Mayor twisted the arm of the Water Department to declare one of these reservoirs surplus before the water resource study is completed. Don't let her get away with this kind of political manipulation.

Vote YES on Proposition E

Kurt Common
Ken Crizer
Ed Dierauf
Herb Naylor
CCSF Engineering Professors

ARGUMENT IN FAVOR OF PROPOSITION E

The South Balboa Basin has been unused since college leased buildings, including a large auditorium, were torn down on that site thirty years ago. We hope that three years of thorough planning would explore the possibility of returning a part of that property to the college for the development of a multi-purpose medium-sized auditorium which could be shared with community groups.

Joseph Alessi
Mary Argenti
Neyde Azevedo
John Bischoff
Robert Bozina
Mack Crooks
Bob Davis
Helen Dilworth
Franz Enciso
Richard Esterman
Richard Fenner
Lawrence Ferrara
Tod Fleming
Peggy Gorham
William Grothkopp
David Hardiman
Judy Hubbell
Charles Hudspeth
Sieglinde Isham
Baruch Klein
John Kongismark
Joshua Law
Steven Lopez
Jerry Mueller
Madeline Mueller
Marvin Tartak
Frank Townsell
City College Music Department

ARGUMENT IN FAVOR OF PROPOSITION E

Vote YES on Proposition E. This moratorium is necessary because there are too many worthy uses for this land to make a hasty and potentially very costly decision. Only through careful planning can the limited land available for development be best used.

Nicolos Alexander
Paul Hewitt
Jerome Hosken
Robert Kaar
James Kurck
Dack Lee
Chelcie Liu
William Maynez
Annette Rappleyea
Oleg Reoutt
David Wall
City College Physics Department

ARGUMENT IN FAVOR OF PROPOSITION E

We, as Physical Education Instructors, have always been committed to a diversified program for our students and community. The reservoir space is a natural land resource for a Multi Educational and Cultural Center.

Your YES vote on E will allow us the freedom to explore ways that this property could most constructively benefit all.

Gail Barton
Curtis Decker
Brad Duggan
Tanako Hagiwara
JoAnn Hahn
Daniel Hayes
Lene Johnson
Grover Klemmer
Paula McCullum
Art Octavio
Louise Scourkes

ARGUMENT IN FAVOR OF PROPOSITION E

We, full-time faculty of the Computer and Information Science Department of City College, urge a YES vote to postpone the decision until additional planning and surveys can be conducted. The current proposal would negatively impact the College's enrollment.

William Beaver
Ronald Cerruti, Chairman
Kirk Gibson
Howard Granger
Frank Holden
Michael Kelly
George Lanyi
Norbert Ludkey
Charles Metzler
Charles Miller
Marilyn Schnake

Balboa Reservoir Development Ban

E

ARGUMENT IN FAVOR OF PROPOSITION E

A YES vote on Proposition E helps STOP a scheme to GIVE AWAY $12,300,000 worth of City land for $1,800,000 (or less) to a Redwood City real estate developer.

A YES vote will SAVE taxpayers $550,000 per year. The housing project will produce $240,000 in taxes, but supplying City services will cost $790,000 per year.

The Controller's cost estimate does NOT account for the $12,300,000 land value, since land sale below value is NOT *technically* a cost of government. The Controller also is NOT permitted to assume that the housing project will be constructed, since construction has NOT yet been *ordered* by the Board of Supervisors.

The plan does NOT restrict housing sales to moderate-income first-time buyers. The plan only restricts use of *tax-subsidized funds*. Any person favored by the developer or politicians can buy these dwellings and get the benefits of the public land giveaway.

The houses are made "affordable" by giving away the land far below market value, by City-backed low interest, and by cutting construction corners.

The *real* beneficiaries of the subsidized housing project are the financiers (NOT the project dwellers). Bondholders receive 9.6% average tax-free interest, which is equivalent to 24.6% taxable interest at 61% maximum tax. The developer and bond establishment receive $5,340,000; this is $26,300 (or 22.40%) for *each* $117,400 unit.

The City *loses* $51,700 worth of land *GIVEN AWAY* for each unit.

Vote YES on Proposition E for *good fiscal management.*

William Marquardt
Financial Analyst, SNaP
Helen Crizer, Treasurer, SNaP

ARGUMENT IN FAVOR OF PROPOSITION E

City College is by far the most crowded community college in the Bay Area. With 22,600 students on a 56 acre campus, it is more than twice as crowded as any of the others.

Name of College	Number of students	Campus (acres)	Area/1000 students
City College of SF	22,624	56	2.47
Laney College, Oakland	9,805	59	6.02
Chabot College, Hayward	18,000	147	8.17
Contra Costa College	8,500	83	9.76
College of San Mateo	13,820	153	11.07
College of Marin	6,663	77	11.56

Given these facts, why does the Governing Board not try to get the old West Campus back? Why don't they support this moratorium to delay the land grab?

The Governing Board is under political pressure from City Hall. They have been threatened with the loss of the north reservoir parking lot and funding for special projects. Forgive them. Vote Yes on E.

Friends of City College
David Newton
Glen Simpson
Jack Baker
Thomas Velasquez
Tillie McCullough

ARGUMENT IN FAVOR OF PROPOSITION E

The student population at City College is increasing. This semester's enrollment is up 1,265 students over last semester.

The enrollment in the San Francisco public schools has been increasing by 1,218 per year for the last three years. City College draws most of its enrollment from public schools in San Francisco.

Obviously, City College will have a larger enrollment in the future years, and will be in desperate need of space if we do not give it back its old West Campus.

Please reserve this public land for the college.

Please vote YES on E.

Barbara Holman

City College of San Francisco
Academic Senate

#3

7/31

November 13, 1985

The Honorable Dianne Feinstein
City Hall
San Francisco, California 94102

Dear Mayor Feinstein:

We have received copies of the correspondence between you and Ken Crizer, member of the Engineering Department faculty, member of the Executive Council of the Academic Senate, and non-voting member of your Advisory Committee on the Balboa Project.

We were, at no time, kept apprised by our District Office administration or by our College administration of the issues relating to any development of the South Reservoir. In point of fact, the faculty requested, in October 1984, that our Administration seek to obtain from the City and County of San Francisco the reservoir lands for a 50th anniversary gift to the College.

The Executive Council of the Academic Senate believes it is important that the following points be clarified:

1) In answer to your assertion that City College has no plans to significantly expand the campus, it should be noted that there have indeed been various long-range plans for many years (some of which have been approved by the State). These plans include expansion in order to provide for additional College facilities as well as related campus needs. Moreover, the San Francisco Planning Commission has on file the CCSF Master Plan that shows our proposed use of the reservoir lands.

2) In answer to your assertion that "City College has no resources to significantly expand their campus," it should be noted that the funding situation is a temporary situation, representing a shift from local funding to State funding, and in the next few years there will be money available. The current Master Plan Review Commission has recommended a capital outlay which should resolve these basic funding issues for exactly this type of expansion within the very foreseeable future.

50 PHELAN AVENUE SAN FRANCISCO CALIFORNIA 94112 (415) 239-3 611

3) In answer to your assertion that "an analysis of (the) current campus found a surprising amount of open land still existing," it should be noted that this is untrue. CCSF is the most densely populated college or university campus in the Bay Area (see attached graph). A campus, with its multi-purpose needs, must contain the necessary open spaces in order to be educationally sound. Furthermore, while CCSF has always recognized the need to bring many of its diverse disciplines into the neighborhoods and into the community by offering some college courses at off-campus community sites, it should never be overlooked that a college campus must also afford all of its disciplines and related student services in one central location in order to be a sound educational institution.

Since the Public Utilities Commission is now quoted in the daily newspapers as saying that the South Reservoir should probably never have been declared surplus property and since, in all probability, the North Reservoir may, within a few years, be necessary for use as a reservoir, the problems facing City College of San Francisco and its ability to provide for the education of all of our adult citizens will be even further compromised.

We are also appalled at the fact that for the first time in the recent history of San Francisco, hecklers, who have been hired by the developer, have been harassing those faculty and neighborhood representatives attempting to exercise their political perogative of gathering signatures on an initiative petition to declare a moratorium on this building process, and, moreover, people wishing to sign these petitions have also been harassed in the same manner and kept from exercising their political rights. Do you support such a denial of due process?

Although we commend you for your concern for the "many young families who have finished college and are settling down into careers (who) cannot afford a first house," we wonder if you are equally concerned that a college education be available for their children when those children become taxpaying, voting, college-age adults, when those adult children find the need to return to college to prepare for career changes (which national statistics state will occur six times during the normal adult life span), and when, as older adults, these individuals feel a need to return to college to broaden their intellectual horizons through the process of continuing education.

It is indeed sad that the citizens of San Francisco find themselves in a situation in which these two urgent needs -education and housing- have unnecessarily been placed in opposition.

We sincerely hope that you would at least support the three-year moratorium on the housing development so that a more reasoned discussion, analysis, and mutually agreeable resolution of all these issues can be obtained. To do otherwise will simply increase the embittered feelings between the College and its neighbors and will serve only to exacerbate the situation in all ways.

Sincerely,

Darlene F. Alioto

Darlene F. Alioto, President
Academic Senate

UNANIMOUSLY adopted by the Executive Council of the Academic Senate:

Darlene Alioto	Social Sciences Department
Betty Biles	Medical Record Technology Department
James Cagnacci	English Department
John Callen	English Department
Donald Cate	Drama Department
Frances Connick	Chemistry Department
Kenneth Crizer	Engineering Department
Richard Esterman	Music Department
Rita Jones	Library Services Department
Madeline Muller	Music Department
Glenn Nance	Social Sciences Department/Afro-American Studies Department
Julia Scholand	Library Services Department
Mo-Shuet Tam	English Department
Austin White	Social Sciences Department

cc: S.F. Board of Supervisors
Board of Governors, SFCCD
Chancellor Hilary Hsu
President Carlos Ramirez
Dean Linda Squires
Bill Witte, MOHED
Mitch Green
Norma Jerry

#4

7/31/86

Is City College Overcrowded?

City College has by far the smallest allocation of land relative to student population of any community college in the Bay Area. The numbers show that it is more than twice as crowded as the next closest college. Lowell High School, San Francisco's academic high school, has also been included for comparison.

Community Colleges:	Number of Students	Campus size (acres)	Acres per 1000 Students
City College of SF	22,624	56	2.47
Laney College, Oakland	9,805	59	6.02
Chabot College, Hayward	18,000	147	8.16
Contra Costa College	8,500	83	9.76
College of San Mateo	13,820	153	11.1
College of Marin	6,663	77	11.6
Lowell High School, SF	2,883	39	13.5

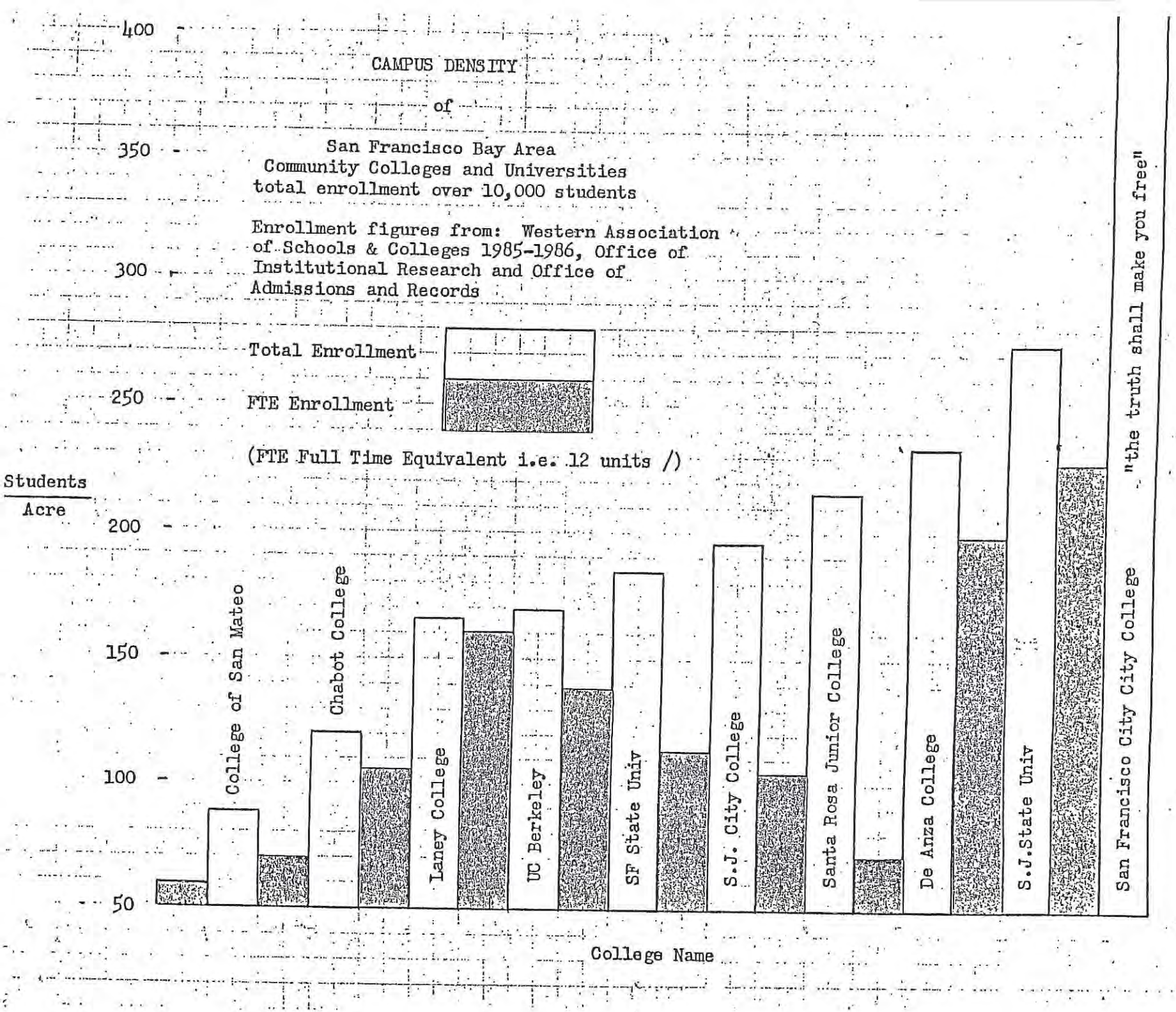
City College needs a number of facilities. Its library, bookstore and student union were designed for a much smaller student body. For example, the Community Colleges Resources Association says that a college the size of City College should have 93,425 square feet for the library and Learning Resources Center, but City College has only 32,000 square feet. It should have 2,260 reader stations, but in fact has only 800. City College's largest auditorium seats 300, entirely inadequate for a student body of nearly 23,000. City college's auditorium is not even big enough to hold the Dean's List students honored for high grades. A much larger auditorium on the old West Campus, torn down by the Water Department thirty years ago, held more than two thousand.

CAMPUS DENSITY

of

San Francisco Bay Area
Community Colleges and Universities
total enrollment over 10,000 students

Enrollment figures from: Western Association of Schools & Colleges 1985-1986, Office of Institutional Research and Office of Admissions and Records



FS

7/31/85

May 28, 1986

Editor, San Francisco Examiner
P.O. Box 7260
San Francisco, California 94120

Dear Sir/Madam:

Mayors come and go. School Boards come and go. School Administrators come and go. Crucial needs of public education remain. Those with long-term perspective and commitment must become the stewards and guardians of the rights of each person in our society to have access to meaningful education.

Protecting public educational institutions is not easy since schools frequently become "political footballs" during many fiscal and governmental power plays. Proposition "E" on next week's ballot calls for a three year moratorium on the private development of 13 acres of public land next to City College. Supporting faculty see this as a chance for a period of comprehensive study as opposed to the very short series of sparsely attended meetings that yielded the current controversial plan.

No one loses with better planning, with the possible exception of the present developer if his involvement doesn't hold up under more careful scrutiny. Subsidized funding for potential home-buyers can be extended. Certainly, the next mayor will no doubt appreciate a more studied, carefully prepared, fully acceptable, and less divisive resolution of this issue at the end of the three YEAR moratorium.

Sincerely,

Madeline Mueller

Madeline Mueller
Music Department Head,
City College of San Francisco
San Francisco

#6

7/31/86

May 28, 1986

Editor, San Francisco Chronicle
905 Mission Street
San Francisco, California 94103

Dear Sir/Madam:

NASA rushed to put the Challenger into orbit. The agency felt so politically and fiscally pressured to "do a good thing," it did not heed serious warnings from involved engineers. We now know the horrible results of not listening to such concerns.

Similar political and fiscal pressures seem to be compelling the "powers" of San Francisco to rush into an affordable housing project ("doing a good thing") planned for 13 acres next to City College. Many who tried to help plan for that site know that the Mayor's project is just "not ready to fly".

While certainly not on the level of that terrible tragedy of the Space Shuttle, City Hall's failure to listen to and take into account reports of crucial needs of the surrounding educational institutions as well as many environment, traffic, and neighborhood problems, could result in immense loss affecting thousands of San Francisco citizens for decades to come. Let's not rush. Proposition "E", a three year moratorium on private development of the reservoir land, will give us time to "do a good thing" <u>right</u>!

Sincerely,

Madeline Mueller

Madeline Mueller
Music Department Head,
City College of San Francisco
San Francisco

We all know that politicians must build and take care of their sources of money support. If they can hide it well, they can use tax-payers money to pay off these supporters.

It is interesting to see how this appears to have been done for millions of dollars at the Balboa reservoir, i.e.

A: By selling the land to a developer for pennies on the dollar -- far below market value. Obviously the developer can then afford to contribute to the politicians.

B: By manipulating the Environmental Impact Report to make it appear acceptable,

e.g. 1- by averaging low traffic areas with congested areas to get an acceptable figure, and

2- by making traffic surveys at so-called recognized "peak" hours in areas where special conditions create actual peaks daily at unusual times.

This is the situation around SF City College where tremendous daily congestion occurs during class hours, especially 9:30 am - 1:30 pm, but not during ordinary commuting hours.

Yesterday I was able to examine the actual notes made by the traffic surveyers at the time they were counting. I saw each page of their material which is the back-up material upon which the traffic report is based.

Congested areas are combined with free-flowing areas. Hours surveyed do not coincide with peak student traffic congestion. Streets with congested parking are combined with uncongested residential areas. The Environmental Impact Report is flawed!

If people vote "Yes" on Proposition E, there will be time to re-examine the situation. Let's not be railroaded.

Lou Lindsey
Former Chairperson, Retired
Traffic Committee, CCSF

Editorial

CCSF Needs Phelan Property

Once again the Mayor's Office of Housing has a stirred up a hornet's nest in the neighborhoods with its affordable housing policy — a policy of "We'll build what we want, when we want and where we want."

All too often it's the neighborhoods that get stung when this happens.

This time the battle is over a patch of Balboa Reservoir land which should have been given over long ago to City College of San Francisco for campus expansion. The Phelan Loop plan calls for affordable rental housing for seniors across from City College.

The issue has been on the ballot almost as often as Harold E. Stassen has run for President of the United States, and usually with Stassen's luck. Projects proposed for the site have lost twice.

But the city still doesn't get the message — the land next to city college should be used for education, not for housing, no matter how good the project or which political buttons a for-profit or non-profit developer gets to push.

Over and over, the mayor has told the citizens who complain about a lack of participation in drafting affordable housing policies that they will have their chance to speak — at the ballot box this November when he runs again for mayor.

Folks at City College and nearby neighbors could have sworn they already voted on this issue three times, last time in 1987, and that the measure is the ghost of Agnos' ill-fated Propositi[illegible]

But City Hall says this is another piece of land and another land use, so neighborhood activists are determined to go to the voting booth again if need be.

What does it take to convince City Hall that much of the city reveres City College and wants all the vacant land near the Balboa Reservoir reserved for college expansion? It should have been clear to everyone by now.

City College is a jewel among the city's educational opportunities. More than 32,000 students pour into its campus every day. Many are newly arrived citizens, many are re-entry students, and many are recent high school graduates who couldn't afford to continue their education anywhere else.

At about $50 a semester, City College is one of the best bargains we know of.

What the mayor has done in the recent past is try to demand prime college district land in return for the reservoir land. We applaud the mayor for finally putting a property trade into the works that will give City College the reservoir land without robbing the district blind.

But now that the college is finally getting that land for its expansion, it is more urgent than ever that everything should be held in abeyance until a comprehensive plan for the college can be completed.

Yes, funding will be lost for the Phelan Loop project if this happens. But the project is a bad idea to start with.

Bad projects shouldn't be rushed, they should be avoided. And bad housing policies should also be avoided, especially during an election year.

51/52/1

BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO

EMAILS RECEIVED FROM PUBLIC VIA BRCAC@SFGOV.ORG

Period: 12/02/15 – 12/17/15

Wong, Phillip (ECN)

From: Quesada Family [redacted]
Sent: Friday, December 04, 2015 3:52 PM
To: BRCAC (ECN)
Cc: Howard N. Chung; Wong, Phillip (ECN)
Subject: Fwd: Balboa Reservoir Community Advisory Committee
Attachments: Flood 2004.jpg; Flood 2014.jpg

---------- Forwarded message ----------
From: **Quesada Family** [redacted]
Date: Tue, Dec 1, 2015 at 3:09 PM
Subject: Fwd: Balboa Reservoir Community Advisory Committee
To: HNC <hnchung@cclg.net>

Dear Howard,

Thank you so much for discussing my concerns during your meeting with the Committee. To give you some perspective regarding the flooding in our neighborhood, we've lived here since 1992. My neighbor's family has owned their home since the 1950's. Neither of us had experienced any flooding prior to 2004 when modifications to Ocean Avenue were made. (Bulbouts, Muni platforms, disabled access ramps and palm trees were installed as part of the large beautification/improvement project. Not sure if other sewer modifications were made at that time as well.) After our initial flood in 2004, DPW's Hydro Engineering department determined that the catch basin drain lines on our block had collapsed. That was repaired in 2005 and we thought the problem was solved. However, with the large storm in 2014, our neighborhood flooded again. (See attached photos of 2004 and 2014 flooding).

The SFPUC's stance is that no sewer system is designed to handle all storm situations. However, my neighbors and I disagree that this is just an issue of heavy rains. During the December 2014 storm, our neighborhood didn't flood at the height of the storm, but about 20 minutes after when all the runoff from Ocean Avenue and Holloway reached our neighborhood. The sewer lines were overwhelmed preventing drainage and wastewater came up the floor drains of many homes in this area. The home at the corner of Urbano and Victoria suffered extensive damage (over $100,000.00) and currently has a lawsuit pending.

My neighbors and I have expressed our concerns to the SFPUC and DPW as to how revamped street design, large construction projects, lack of sewer maintenance and cleaning, and SF's requirement to comply with the EPA's Clean Water Act have impacted our area. Since our 2004 flood, several large building projects were erected along Ocean Avenue, namely the two housing and retail complexes where Whole Foods is located. This area was once open space and housed a small automotive store. The EPA itself has warned about over development:

"Rapid development has also caused sewage flows to exceed system capacity in a number of communities. Some have tried to be proactive,imposing growth restrictions or building moratoriums until sewer capacity catches up. Many more are uncertain of the actual design capacity of their sewer systems, or do not adequately consider it in their planning process. Capacity-constrained areas may need additional miles of sewer pipe, bigger interceptors, more underground storage, or additional treatment capacity to control their overflows."

http://www3.epa.gov/npdes/pubs/sso_casestudy_control.pdf

As I write this email, two additional housing complexes are being erected along Ocean Avenue.

A recent article also addresses how the SFPUC is controlling wastewater discharge and intentionally causing sewer lines to backup during heavy rains in order to prevent untreated waste water from entering the Pacific Ocean and thus incurring fines. The article is here:

http://www.sfweekly.com/sanfrancisco/news-san-francisco-sewers-floods-el-nino-sfpuc-wastewater-cayuga-mission-district/Content?oid=4160430&showFullText=true

The SFPUC has agreed to install more catch basins in our area in 2016; however, that only addresses one issue. The other is that there really is nowhere for the additional excess rain water to go. Common sense prevails that if there is nowhere for the water to go, **ANY** additional demand placed on the system will only make our situation worse. Also, if the SFPUC is regulating how much wastewater is being released during times of high demand, is that factored into their analysis for new construction projects? I think not.

This City and County of San Francisco 2030 Sewer System Master Plan publication of August 2009 actually addresses many of the concerns we have presented to the SFPUC:

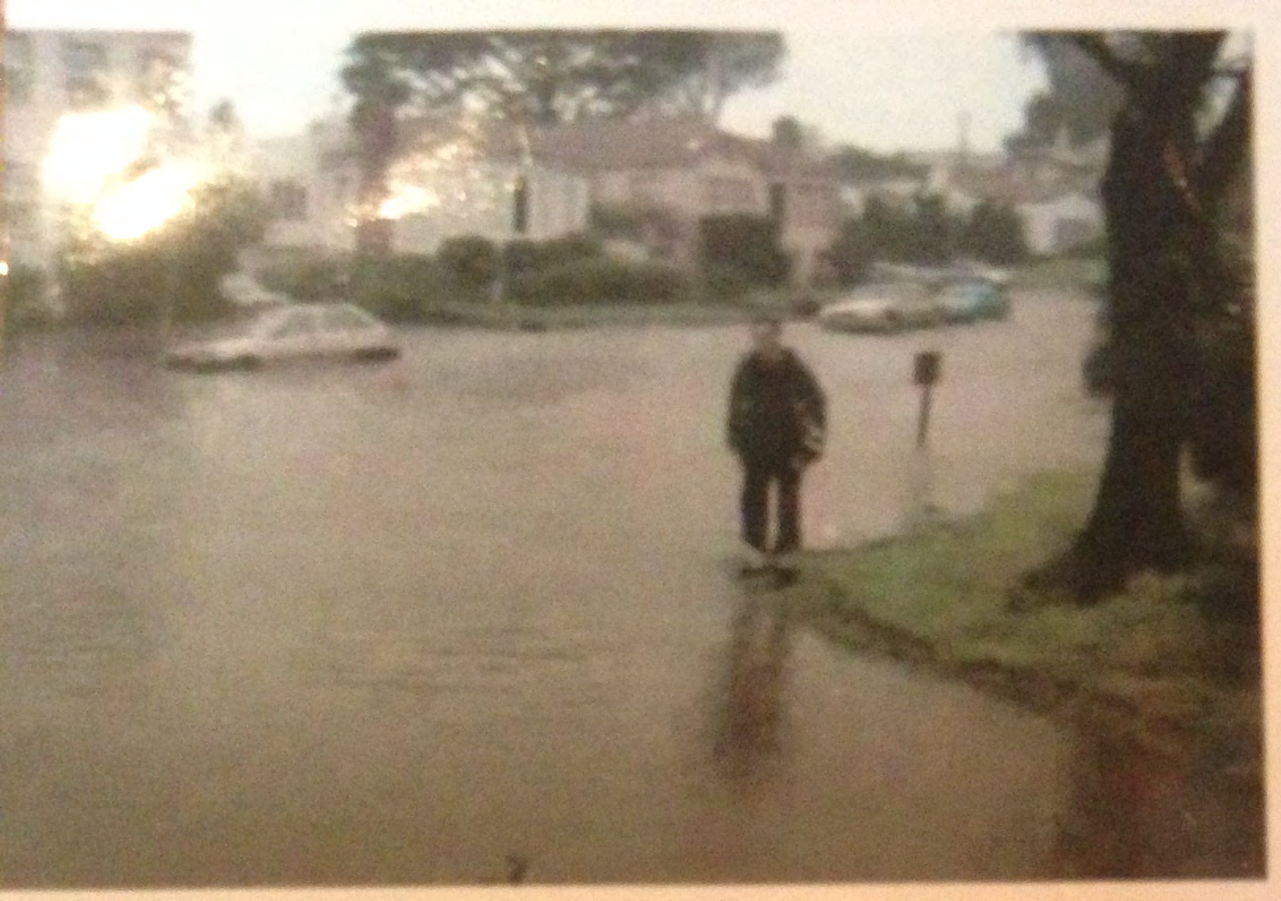
http://www.sfwater.org/modules/showdocument.aspx?documentid=593

In summary, the SFPUC is hoping to repair/replace portions of San Francisco's aging sewer system as part of their 2030 Urban Watershed Project. Yes, **2030**! Yet, the SFPUC continues to place additional demands on a system that is riddled with "high risk" sewer lines that are over 100 years old and that is also impacted by limited resources to perform necessary routine maintenance such as regular catch basin and sewer line cleaning. Restrictions should be in place, and deficiencies must be addressed, before any new construction project is allowed to tap into our existing sewer system. In addition, the SFPUC should be required to use some or all of the Balboa Reservoir land to create a much needed retention basin or other storm water storage facility to resolve the growing flood issues in San Francisco.

Thank you again Howard for your time and assistance with this matter. My neighbors and I are thankful that the Committee is now aware of our flooding concerns.

Sincerely,

Vanessa Quesada



Wong, Phillip (ECN)

From: ajahjah@att.net
Sent: Tuesday, December 08, 2015 5:40 PM
To: Martin, Michael (ECN); Lesk, Emily (ECN); Shaw, Jeremy (CPC); Exline, Susan (CPC); Wong, Phillip (ECN); Lisa Spinali; Westwood Park Association; BRCAC (ECN); Brigitte Davila; Robert Muehlbauer; Howard Chung; Rebecca Lee; Christine Godinez; Jonathan Winston
Cc: SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Save CCSF Coalition; Mormino, Matthias (BOS); Low, Jen (BOS); Norman Yee
Subject: Re: Comment on CCSF Relationship Memo/Principles & Parameters/ Fundamental flaw

Mr.Martin--

I truly appreciate the fact that you have gone to the effort to respond to an ordinary citizen.

As I have pointed out in another e-mail, there are 3 main traffic magnets in our area: schools, freeway entrance/exits, and the BP Station transit hub. If reduction of car traffic in the area is the goal, these magnets need to removed. Obviously, this is neither an appropriate nor realistic solution.

BP Station and freeway entrance/exits are part of transportation infrastructure. However CCSF is different. CCSF is not transportation infrastructure. People are not just passing through on the way to someplace else. CCSF is a destination in and of itself.

It is because of CCSF's function as an essential and important public service that I find the idea of discouraging car use by CCSF students and staff by making parking difficult and more expensive wrong-headed. This idea constitutes more than giving students/staff "options." It's a stick or a club that will ultimately discourage people from going to school. This is a case of muddled priorities in which the balance of benefit (less cars) and harm (students not enrolling) weigh in as more harmful than beneficial.

The other effect that I've also brought up in earlier submissions is that by making parking difficult and more expensive, students will end up blocking driveways in Sunnyside. Sunnyside houses are attached 25 feet wide lots. The spaces between driveways cannot fit a regular-sized car, but students would park in these spaces anyway even when driveway curb tips were painted red by DPT. This is what used to happen on a constant and regular basis before the Reservoir was opened up for student parking. This issue of blocked driveways would not be alleviated by instituting residential permit parking, as has been suggested.

Whatever decisions are made by the BR project needs to be grounded in real-life impacts and not high-minded hopes and wishes.

(And FYI. I was one who in real life practice, not just in theory, had chosen the transportation option of walking and/or riding MUNI to and from work.)

Thank you for considering these thoughts.

--Alvin Ja

From: "Martin, Michael (ECN)" <michael.martin@sfgov.org>
To: "ajahjah@att.net" <ajahjah@att.net>; "Lesk, Emily (ECN)" <emily.lesk@sfgov.org>; "Shaw, Jeremy (CPC)" <jeremy.shaw@sfgov.org>; "Exline, Susan (CPC)" <susan.exline@sfgov.org>; "Wong, Phillip (ECN)" <phillip.c.wong@sfgov.org>; Lisa Spinali <sunnyside.president@gmail.com>; Westwood Park Association <board@westwoodpark.com>; BRCAC (ECN) <brcac@sfgov.org>; Brigitte Davila <bd@brigittedavila.com>; Robert Muehlbauer <rmuehlbauer@live.com>; Howard Chung <hnchung@yahoo.com>; Rebecca Lee <tsaiweilee@hotmail.com>; Christine Godinez <cgodinez@lwhs.org>; Jonathan Winston <jon.winston.brcac@outlook.com>
Cc: SNA Brick <brc.sna@gmail.com>; "wpa.balboa.reservoir@westwoodpark.com" <wpa.balboa.reservoir@westwoodpark.com>; Save CCSF Coalition <save.ccsf.coalition@gmail.com>; "Mormino, Matthias (BOS)" <matthias.mormino@sfgov.org>; "Low, Jen (BOS)" <jen.low@sfgov.org>; Norman Yee <norman.yee.bos@sfgov.org>
Sent: Tuesday, December 8, 2015 11:36 AM
Subject: RE: Comment on CCSF Relationship Memo/Principles & Parameters/ Fundamental flaw

Dear Mr. Ja-
Thank you for your email. I note the comment in the body of your email is reflective of your emailed comment regarding the Transportation parameters as well. While we will make sure to formally respond to your comments as part of our aggregated responses top comments submitted to the BRCAC, I did want to provide you with my own reactions to the points you have made.

In particular, I wanted to make it clear that we at the City share your outlook on what any proposed housing project should do to address its effects on its neighbors, and that our work with the CAC is in no way trying to force the neighborhood to mitigate impacts of the project. Rather, by giving the CAC and the community at large an opportunity to make their concerns and constraints clear in the development parameters and RFP documents we hope to ensure that any project proposal is formed with these neighborhood considerations as its foundation. While the issues that have been raised present challenges we feel that the only way to approach dealing with them is through analytical focus and further community engagement on what the potential solutions may be. Input like yours is critical for this effort and we appreciate it.

In addition, on the Transportation front, I did want to add that our work on the broader Transportation Demand Management Study is an opportunity to take a look at the transportation dynamics in the neighborhood beyond the Reservoir project dialogue to see if we can do things that make it more possible for those residents who choose other transportation options to be able to make that choice. Studies have shown that a change in the travel decisions of a relatively small number of automobile drivers can have a disproportionately large effect on traffic congestion. Accordingly, we think it's worth expending some resources outside of the timeline and scope of the Balboa Reservoir project to see if we can make some headway in crafting a more efficient transportation strategy for the surrounding neighborhoods under study. Our goal is to create options, not narrow them.

Thanks again for your continued input in the Balboa Reservoir CAC process. Happy Holidays. –Mike Martin

****
Michael Martin
City and County of San Francisco
Office of Economic and Workforce Development
Office: (415) 554-6937
Mobile: (415) 235-2171

From: ajahjah@att.net [mailto:ajahjah@att.net]
Sent: Monday, December 07, 2015 5:26 PM
To: Lesk, Emily (ECN); Shaw, Jeremy (CPC); Martin, Michael (ECN); Exline, Susan (CPC); Wong, Phillip (ECN); Lisa Spinali; Westwood Park Association; BRCAC (ECN); Brigitte Davila; Robert Muehlbauer; Howard Chung; Rebecca Lee; Christine Godinez; Jonathan Winston
Cc: SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Save CCSF Coalition; Mormino, Matthias (BOS); Low, Jen (BOS);

OEWD, Planning Dept, CAC:

I have commented on your CCSF Relationship Memo/Principles & Parameters in the attached PDF file.

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Aside from the CCSF Principles & Parameters that I have commented on within the attachment, I wish to offer a general critique of the overall context of the various Memos/ Principles & Parameters that have been issued by City Staff so far.

The Memos and Principles & Parameters have a fundamental flaw.

The fundamental flaw is that the Reservoir Project places itself as the priority. This is contrary to the basic concept of environmental review which places prime consideration on the impact of a new project on the existing setting and conditions in and around a project area.

Instead of designing the BR Project to fit in with CCSF and Sunnyside, Ingleside and Westwood Park, the Principles & Parameters have called upon CCSF and the surrounding neighborhoods to make substantial adjustments to make up for the new Project's potential adverse environmental impacts. This point of view is upside-down.

The burden of mitigation of the Project 's impact has been shifted to CCSF and the neighborhoods. This is improper and unfair.

It is the BR Project's obligation to shoulder the main burden to mitigate impact on the existing impactees(?) of CCSF students and staff, Ingleside, Westwood Park, and Sunnyside. The burden should not be dumped on those who are being impacted.

The Planning Department's own "Initial Study Checklist" lists "Public Services" as one of the environmental factors that could be affected by a new project. Neither the AECOM Studies nor the Principles & Parameters address this "public service" factor head-on.

CCSF constitutes an exceeding important public service, not just for the localized area, nor for the people in San Francisco alone, but for the entire Bay Area. CCSF provides affordable and accessible high-quality education for the Bay Area. This essential public service should not be negatively impacted by the BR Project.

The CCSF Memo's P & P #4 correctly states that Reservoir development should not negatively impact CCSF's educational mission and operational needs. However when it comes to the details written in Parameters 4a & 4b, all it talks about is minimizing disruption during the construction phase. It fails to address the overall potential adverse impact on the public service that CCSF provides.

City Staff has received substantial input regarding the BR project. Please incorporate the community's input into your Principles & Parameters--especially input regarding big picture impacts.

Submitted by:
Alvin Ja
Sunnyside resident

To: Members of the Balboa Reservoir Community Advisory Committee

From: Emily Lesk, Office of Economic and Workforce Development

Date: December 4, 2015

Subject: Development Parameters on the Balboa Reservoir Project's Relationship with City College, for Discussion at the December 14, 2015 CAC Meeting

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This memorandum pertains to the upcoming discussion of the Balboa Reservoir development's relationship to City College, for discussion at the CAC meeting scheduled for December 14, 2015. City staff propose the following draft parameters based on community feedback to date and conversations with City College staff, combined with our professional understanding of development and public policy considerations. In preparation for December 14th, please review this memo, share it with your respective constituencies and solicit comments, and be prepared to provide feedback at the CAC meeting.

As described at prior CAC meetings, these parameters (along with the others discussed to date) will help inform the selection of a high-quality developer partner for the Balboa Reservoir site. This selection will occur through a Request for Proposals (RFP) process in which prospective developers will propose concept-level ideas for development at the site. In addition to their experience and the proposal's financial feasibility, these proposals will be evaluated on how they adhere to these "Relationship with City College" parameters. Please note that the writing of these guiding parameters is just the beginning and that the winning proposal will be refined over several rounds of design development with feedback from the City, community members, and the CAC.

It is our experience that the RFP process is most successful when the development parameters balance (1) setting clear expectations about City and community priorities and (2) providing flexibility for proposals to creatively meet and exceed those priorities. The best responses allow for continued, iterative work after the developer selection and, ultimately, the strongest end result. The draft parameters below seek to strike that balance by providing high-level guidance on important considerations related to City College.

BACKGROUND INFORMATION

Over the last year, City Staff has received substantial public feedback about the proposed Balboa Reservoir project as it relates to City College. This feedback, which underpins the proposed parameters below, can be referenced online at the following websites.

- Memoranda summarizing community feedback provided at January, 2015 and May, 2015 community workshops, at http://www.sf-planning.org/index.aspx?page=3989#materials.
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PROPOSED PARAMETERS REGARDING PROJECT's RELATIONSHIP TO CITY COLLEGE

Principle #1: In conversation with City College, identify opportunities for the Balboa Reservoir project's public benefits to serve as resources for the City College community.

Draft Parameters:

a. Consider partnering with City College and/or area schools to allocate some on-site units to house students, faculty, and/or staff.

b. Explore the addition of on-site childcare facilities or the possible relocation or expansion of the City College Child Development Center to the Balboa Reservoir site.

c. If on-site commercial space is developed, explore including retail and non-profit tenants that will meet the needs of the City College students, faculty and staff in addition to serving residents and the site's immediate neighbors.

d. As described in the Transportation Parameters, create safe, clearly navigable pedestrian and bicycle access through the Balboa Reservoir site to connect surrounding neighborhoods to City College and to connect the City College community to on-site public amenities that they are likely to utilize.

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a. Phase and schedule construction activity to minimize access and noise impacts to neighbors, including City College.

b. Ensure that neighbors, including City College, receive substantial advance notice of project schedule and phasing so that it can plan appropriately for access and circulation impacts and changes in parking availability.

Wong, Phillip (ECN)

From: Jennifer Heggie <jdheggie@gmail.com>
Sent: Wednesday, December 09, 2015 4:17 PM
To: BRCAC (ECN)
Subject: Question re scope and timing of the TDMs

Rather than a comment, I have a request.

My understanding is that the TDM that was started this Quarter will continue and expand to include Sunnyside and Westwood Park beginning around February 2016 and require some additional months to be completed. I would like to request that the neighborhoods be provided an opportunity to comment on the completed study, as congestion was the #1 concern for my neighborhood, Sunnyside.

In addition, because congestion is a key concern for this project, any RFP should not be sent until we have a had a chance to comment on the results of the TDM.

Thank you for your serious consideration.

Jennifer Heggie
Sunnyside resident
--

Wong, Phillip (ECN)

From: r and k favetti <woloso1@yahoo.com>
Sent: Friday, December 11, 2015 1:15 PM
To: Rahaim, John (CPC)
Cc: Lee, Mayor (MYR); Yee, Norman (BOS); Sue.Exline@sfgov.org; Shaw, Jeremy (CPC); Lesk, Emily (ECN); Martin, Michael (ECN); Wong, Phillip (ECN); sunnyside.president@gmail.com; BRCAC (ECN); Anita Theoharis; Kathy Beitiks; Caryl Ito; Tim Emert; Linda Judge; Ravi Krishnaswamy
Subject: WPA position on Draft Transportation Principles and Parameters
Attachments: WPA Position 1 to 1 parking 12-12-15.pdf

Dear Mr. Rahaim

First and foremost, on behalf of the Westwood Park Association Board (WPA), I want to thank you for the work you and your staff are doing to engage the community on the Proposed Balboa Reservoir Development Plan. As you know this project will have a significant impact on this area and specifically our neighborhood which directly abuts the proposed project.

This letter addresses Transportation Principles and Parameters, specifically Principle # 3 Manage parking availability for those residents who require it. This section states: "Build residential parking for the entire site at a ratio that is appropriate for a site near a transit station area, at a maximum residential ratio of 0.5 parking spaces per housing unit."

The Board of the Westwood Park Association respectfully disagrees and has voted unanimously to recommend a minimum of 1:1 parking ratio consistent with the position of the Sunnyside Neighborhood Association.

Thank you for your consideration.

Respectfully submitted,

Board of Directors
Kate Favetti, President; Anita Theoharis, Vice-President; Kathy Beitiks, Secretary; Caryl Ito, Co-Treasurer; Tim Emert, Linda Judge, Ravi Krishnaswamy, Members at Large

WESTWOOD PARK

December 12, 2015

Mr. John Rahaim
Director of San Francisco Planning Department
1650 Mission Street Suite 400
San Francisco, CA 94103-2479

Subject: Proposed Balboa Reservoir Development Plan
Draft Transportation Principles and Parameters
Principle # 3a. Manage parking availability for those residents who require it.
Position in favor of 1 to 1 parking

Dear Mr. Rahaim

First and foremost, on behalf of the Westwood Park Association Board (WPA), I want to thank you for the work you and your staff are doing to engage the community on the Proposed Balboa Reservoir Development Plan. As you know this project will have a significant impact on this area and specifically our neighborhood which directly abuts the proposed project.

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By: Kate Favetti, President

c: Mayor Ed Lee
Supervisor Norman Yee
Sue Exline, Planning Department
Jeremy Shaw, Planning Department
Emily Lesk, Office of Economic and Workforce Development
Mike Martin, Office of Economic and Workforce Development
Balboa Reservoir Community Advisory Committee

Wong, Phillip (ECN)

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Friday, December 11, 2015 8:37 PM
To: BRCAC (ECN)
Cc: Shaw, Jeremy (CPC); Albert, Peter (MTA)
Subject: Energy Creation and Storage (Balboa Reservoir)

Sustainability - Concept

What if we were able to "store" energy at the site for use in electricity? Homes fed solar connected back to a centralized area for public needs, such as train operation, bus systems, lighting and heating. Solar Battery storage systems are coming more mainline and thus with water-storage, wind, and electricity there could be potential with the geothermal efforts adjacent at CCSF to be thinking outside the box on solutions for energy on the SFPUC site...

http://www.solarenergystorage.org/en/solarbatterien-werden-wirtschaftlich/

Water Hogs also store in small scale for homes, but horizontal and vertical storage systems integrated in walls or accessible spaces could be an interesting approach to the future needs of the site... If planned for and coordinated.

A.Goodman D11

Wong, Phillip (ECN)

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Sunday, December 13, 2015 9:35 AM
To: BRCAC (ECN)
Subject: BRCAC - (3) Topics to be covered in (1) proposed meeting - this needs to be split up to provide the public time for input on draft parameters.

BRCAC members

As occurred in the Housing and Transit meetings on the discussion of the proposed Balboa Reservoir future use/development proposed for the public land to housing formula. There was not enough time, nor adequate allowance for discussion on the numerous draft principles.

Initially the BRCAC tackled the items point by point allowing public comment on each item. This may have been time consuming, but was appropriate considering the communities concerns and requirement by city agencies to allow for a "conversation" with the community on what they want or need or envision for the future site.

The housing and transportation meetings were heavily attended, and presentations by city officials lengthy taking up most of the time in the meetings. This couple with the BRCAC comment left little time for public comment, which pretends to involve community, but in its rushing through in the last transportation subject meeting, leads to concerns that the effort by the city is to "push-this-through" vs. listening attentively and making adjustments when required.

I would like to re-point the BRCAC to its own "ground-rules" which should be applicable to the CAC, the Agencies involved, and the general public as ground rules.

a) let people finish their comments (this is not a race, and we all should be afforded time to record or submit our comments written or verbal, accurately)
b) suspend judgement, ***MAKE TIME TO LISTEN, PROCESS AND REFLECT***.... (not occurring currently)
c) gear towards solutions, (make tools available to discuss and look seriously at options submitted)
d) don't take more time than is "allotted" - presentations taking more time should than allow for more public speaking time, not less...

The upcoming December 14th meeting has way more material than can be properly and adequately covered in a public meeting. The recently posted documents on ***sustainability, ccsf role, and additional parameters for public benefits***, can easily be seen as 3 separate meetings.

The transportation item was shortened, and many in the public felt that the individual draft parameters would be reviewed by the CAC individually with time to speak publicly on each as desired/needed.

This means the BRCAC should seriously consider whether they should hold separate meetings or allow for an extended period to submit comments on the Dec. 14th meeting.

Thank you for considering this issue as a panel.

Sincerely

Aaron Goodman D11 resident
Seat 8 BPSCAC - Families and Children

Wong, Phillip (ECN)

From: ajahjah@att.net
Sent: Monday, December 14, 2015 8:36 AM
To: Lisa Spinali
Cc: BRCAC (ECN); Westwood Park Association; Brigitte Davila; Robert Muehlbauer; Howard Chung; Rebecca Lee; Christine Godinez; Jonathan Winston; SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Susan Lamb; Guy Lease; mzacovic@ccsf.edu; Steve Bruckman; Jeff Hamilton; mlam@ccsf.edu; R. Mandelman; Thea Selby; Amy Bacharach; Steve Ngo; Alex Randolph; Bouchra Simmons; John Rizzo
Subject: Re: 12/14/2015 Agenda

Thank you, Lisa!

From: Lisa Spinali <sunnyside.president@gmail.com>
To: ajahjah@att.net
Cc: BRCAC (ECN) <brcac@sfgov.org>; Westwood Park Association <board@westwoodpark.com>; Brigitte Davila <bd@brigittedavila.com>; Robert Muehlbauer <rmuehlbauer@live.com>; Howard Chung <hnchung@yahoo.com>; Rebecca Lee <tsaiweilee@hotmail.com>; Christine Godinez <cgodinez@lwhs.org>; Jonathan Winston <jon.winston.brcac@outlook.com>; SNA Brick <brc.sna@gmail.com>; "wpa.balboa.reservoir@westwoodpark.com" <wpa.balboa.reservoir@westwoodpark.com>; Susan Lamb <slamb@ccsf.edu>; Guy Lease <glease@ccsf.edu>; "mzacovic@ccsf.edu" <mzacovic@ccsf.edu>; Steve Bruckman <sbruckman@ccsf.edu>; Jeff Hamilton <jhamilton@ccsf.edu>; "mlam@ccsf.edu" <mlam@ccsf.edu>; R. Mandelman <rafaelmandelman@yahoo.com>; Thea Selby <thea@nextstepsmarketing.com>; Amy Bacharach <abacharach@ccsf.edu>; Steve Ngo <stevengo@ccsf.edu>; Alex Randolph <alexrandolph@ccsf.edu>; Bouchra Simmons <boucheron@europe.com>; John Rizzo <jrizzo@sprintmail.com>
Sent: Monday, December 14, 2015 7:54 AM
Subject: Re: 12/14/2015 Agenda

Alvin,
I work with the City Team to develop the agendas. For this meeting, we will spend as much time as is needed for CCSF. We will cover the Sustainability topic quickly and then move to CCSF. We will stay on CCSF until all points are covered. Our goal is to have as much time as possible focused on CCSF. If we have to move additional benefits to a future meeting, we will do that and that is why that item is last. I hope this clarifies our approach to this evening's meeting agenda design.
Lisa

On Mon, Dec 14, 2015 at 1:20 AM, <ajahjah@att.net> wrote:

> BR CAC--
>
> As you should know by now, I am of the opinion that the BR Project has severely underplayed CCSF's importance to the City and Bay Area.
>
> I feel that the minimizing of the importance of CCSF is reflected in the 12/14/2015 Agenda:
>
> Out of the 95 minute total for discussion, Sustainability is allocated 35 minutes (37% of total time); CCSF is allocated 35 minutes (37%); Additional Benefits is allocated 25 minutes (26%). The

allocation of time does not reflect the relative importance of these three topics. Additional Benefits is not deserving of 26% of discussion time; it's mainly vaporware.

I propose that time allocation, in terms of relative importance, would more appropriately be rearranged:

CCSF--60 minutes minimum (63%)
Sustainability--25 minutes (26%)
Additional Benefits--10 minutes (11%)

I request that CAC weigh the relative importance of the three topics when allocating time for discussion.

Thank you for taking this under consideration.

Sincerely,
Alvin Ja
Sunnyside resident
CCSF lifelong learning student

--
Lisa Spinali
President, Sunnyside Neighborhood Association

Building our community every day

Wong, Phillip (ECN)

From: Wendy Aragon <wendolyn.aragon@gmail.com>
Sent: Monday, December 14, 2015 12:28 PM
To: ajahjah@att.net
Cc: Iwata, Ryan (PUC); CAC@sfwater.org; BRCAC (ECN); SNA Brick; wpa.balboa.reservoir@westwoodpark.com; Saveccsf Info; Brigitte Davila; Steve Bruckman; Susan Lamb; mzacovic@ccsf.edu; Shaw, Linda (MYR); Jeff Hamilton; Exline, Susan (CPC); Shaw, Jeremy (CPC); Lesk, Emily (ECN); Martin, Michael (ECN); Guy Lease; Mormino, Matthias (BOS); Low, Jen (BOS); Yee, Norman (BOS)
Subject: Re: 12/15/2015 PUC CAC Meeting input on Item 6: Balboa Reservoir

Hi Alvin,

I meant to get back to your earlier email. Our presentation is much more an informational than the Balboa Reservoir CAC's. That being said, as you know I've been aligned with the CCSF community's position on what should happen with the Balboa Reservoir. So even if our presentation is solely informational, it's important to have the members of the public there so that should we take action, like writing an advocacy resolution, then we have some direction to take it forward. I would be interested in championing that.

Jessica and Ryan,

Can we please print Alvin's attachment for reference during public comment?

-Wendy

On Dec 13, 2015, at 2:22 AM, <ajahjah@att.net> <ajahjah@att.net> wrote:

> SFPUC CAC--
>
> I have reviewed the Powerpoint presentation link for Agenda Item 6 "Balboa Reservoir Context and Overview."
>
> OEWD and Planning has conducted 5 (6, by the time you meet on 12/15/2015) Balboa Reservoir CAC Meetings since August 2015. During this time, OEWD and Planning has gotten extensive feedback from the community regarding the Reservoir project.
>
> One of my main points of contention is that OEWD had initially presented the "Context and Overview" in a very limited and isolated context of the Reservoir Project, in and of itself. It had for the most part ignored the substantial environmental impacts upon the surrounding existing setting. The Powerpoint for Agenda Item 6 continues this POV of narrow context and narrow overview.

Fortunately, as the below exchange between me and Mike Martin demonstrates, OEWD appears to be acknowledging the importance of addressing the concerns of the neighborhoods and CCSF stakeholders (students, community, faculty, staff).

The Powerpoint presentation fails to reflect feedback from several months of community feedback. I request that PUC CAC ask OEWD to present community feedback regarding the project's adverse impacts on the existing context and setting of the surrounding area. Only then would a presentation be able to accurately reflect "context and overview."

Sincerely,
Alvin Ja

Sunnyside resident
CCSF lifelong learning student

----- Forwarded Message -----
From: "Martin, Michael (ECN)" <michael.martin@sfgov.org>
To: "ajahjah@att.net" <ajahjah@att.net>; "Lesk, Emily (ECN)" <emily.lesk@sfgov.org>; "Shaw, Jeremy (CPC)" <jeremy.shaw@sfgov.org>; "Exline,
Sent: Tuesday, December 8, 2015 11:36 AM

Subject: RE: Comment on CCSF Relationship Memo/Principles & Parameters/ Fundamental flaw

Dear Mr. Ja-
Thank you for your email. I note the comment in the body of your email is reflective of your emailed comment regarding the Transportation parameters as well. While we will make sure to formally respond to your comments as part of our aggregated responses top comments submitted to the BRCAC, I did want to provide you with my own reactions to the points you have made.

In particular, I wanted to make it clear that we at the City share your outlook on what any proposed housing project should do to address its effects on its neighbors, and that our work with the CAC is in no way trying to force the neighborhood to mitigate impacts of the project. Rather, by giving the CAC and the community at large an opportunity to make their concerns and constraints clear in the development parameters and RFP documents we hope to ensure that any project proposal is formed with these neighborhood considerations as its foundation. While the issues that have been raised present challenges we feel that the only way to approach dealing with them is through analytical focus and further community engagement on what the potential solutions may be. Input like yours is critical for this effort and we appreciate it.

In addition, on the Transportation front, I did want to add that our work on the broader Transportation Demand Management Study is an opportunity to take a look at the transportation dynamics in the neighborhood beyond the Reservoir project dialogue to see if we can do things that make it more possible for those residents who choose other transportation options to be able to make that choice. Studies have shown that a change in the travel decisions of a relatively small number of automobile drivers can have a disproportionately large effect on traffic congestion. Accordingly, we think it's worth expending some resources outside of the timeline and scope of the Balboa Reservoir project to see if we can make some headway in crafting a more

efficient transportation strategy for the surrounding neighborhoods under study. Our goal is to create options, not narrow them.

Thanks again for your continued input in the Balboa Reservoir CAC process. Happy Holidays. – Mike Martin

****

Michael Martin
City and County of San Francisco
Office of Economic and Workforce Development
Office: (415) 554-6937
Mobile: (415) 235-2171

From: ajahjah@att.net [mailto:ajahjah@att.net]
Sent: Monday, December 07, 2015 5:26 PM
To: Lesk, Emily (ECN); Shaw, Jeremy (CPC); Martin, Michael (ECN); Exline, Susan (CPC); Wong, Phillip (ECN); Lisa Spinali; Westwood Park

Subject: Comment on CCSF Relationship Memo/Principles & Parameters/ Fundamental flaw

OEWD, Planning Dept, CAC:

I have commented on your CCSF Relationship Memo/Principles & Parameters in the attached PDF file.

****

Aside from the CCSF Principles & Parameters that I have commented on within the attachment, I wish to offer a general critique of the overall context of the various Memos/ Principles & Parameters that have been issued by City Staff so far.

The Memos and Principles & Parameters have a fundamental flaw.

The fundamental flaw is that the Reservoir Project places itself as the priority. This is contrary to the basic concept of environmental review which places prime consideration on the impact of a new project on the existing setting and conditions in and around a project area.

Instead of designing the BR Project to fit in with CCSF and Sunnyside, Ingleside and Westwood Park, the Principles & Parameters have called upon CCSF and the surrounding neighborhoods to make substantial adjustments to make up for the new Project's potential adverse environmental impacts. This point of view is upside-down.

The burden of mitigation of the Project 's impact has been shifted to CCSF and the neighborhoods. This is improper and unfair.

It is the BR Project's obligation to shoulder the main burden to mitigate impact on the existing impactees(?) of CCSF students and staff, Ingleside, Westwood Park, and Sunnyside. The burden should not be dumped on those who are being impacted.

The Planning Department's own "Initial Study Checklist" lists "Public Services" as one of the environmental factors that could be affected by a new project. Neither the AECOM Studies nor the Principles & Parameters address this "public service" factor head-on.

CCSF constitutes an exceeding important public service, not just for the localized area, nor for the people in San Francisco alone, but for the entire Bay Area. CCSF provides affordable and accessible high-quality education for the Bay Area. This essential public service should not be negatively impacted by the BR Project.

The CCSF Memo's P & P #4 correctly states that Reservoir development should not negatively impact CCSF's educational mission and operational needs. However when it comes to the details written in Parameters 4a & 4b, all it talks about is minimizing disruption during the construction phase. It fails to address the overall potential adverse impact on the public service that CCSF provides.

City Staff has received substantial input regarding the BR project. Please incorporate the community's input into your Principles & Parameters--especially input regarding big picture impacts.

Submitted by:
Alvin Ja
Sunnyside resident

<aj comments-- MEMO on CCSF Principles and Parameters.pdf>

To: Members of the Balboa Reservoir Community Advisory Committee

From: Emily Lesk, Office of Economic and Workforce Development

Date: December 4, 2015

Subject: Development Parameters on the Balboa Reservoir Project's Relationship with City College, for Discussion at the December 14, 2015 CAC Meeting

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This memorandum pertains to the upcoming discussion of the Balboa Reservoir development's relationship to City College, for discussion at the CAC meeting scheduled for December 14, 2015. City staff propose the following draft parameters based on community feedback to date and conversations with City College staff, combined with our professional understanding of development and public policy considerations. In preparation for December 14th, please review this memo, share it with your respective constituencies and solicit comments, and be prepared to provide feedback at the CAC meeting.

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Wong, Phillip (ECN)

From: Aaron Goodman <amgodman@yahoo.com>
Sent: Monday, December 14, 2015 5:25 PM
To: BRCAC (ECN)
Cc: Shaw, Jeremy (CPC)
Subject: BRCAC - meeting on Sustainability / CCSF / Alternative Uses
Attachments: BRCAC_2015_12_14_memo.pdf

As we may not have time to indicate all the issues in relation to the topics to be covered tonight please see my attached memo.
Drafted with the time I have available.

A.Goodman

D11 Resident
BPSCAC (Seat 8) Families and Children

Aaron Goodman
25 Lisbon St.
SF, CA 94112

Balboa Reservoir CAC
brcac@sfgov.org

RE: **BRCAC meeting on Dec. 14th, 2015 6:15pm**

Committee Members;

I write to you not knowing if I will be able to discuss fully the issues noted that will be covered at tonights meeting but hope to include some basic items for your info. in advance as considerations.

Sustainability Parameters

1) Items 1,2,3 please add an item on code requirements on the Feasibility information, code requirements, and a formal study for the inclusion of a larger body of water (Reservoir Development) and the required Army Corp of Engineer's approvals for a new proposal for water-retention on site and processing of water/sewage on site.
2) Item 5 – regarding 100% renewable energy, there is no mention of energy STORAGE and the possibilities of the large land site housing energy battery storage systems from electricity generation, and water retention and co-generation capability. Solar, Geo-thermal (existing @ CCSF) and possibly connecting this to the requirements for energy creation and storage on site.
3) Principal #1 – please add the reduction or elimination of emisssions from regrading, and construction, transportation of materials to the site. Including 100% realization of electricity in all new developments AND construction processes on and off-site during manufacturing.
4) Principal #1 – e – please note that the inclusion of a washer/dryer in every unit is not an energy efficient solution. Shared facilities and co-op shared areas are required to reduce actual individual use of facilities.
5) Principal #2 – roofs and gutter systems along with retainage ponds, and reservoirs that collect and process the water and waste systems on site should be included in the overall planning and construction of the facilities.
6) Principal #3 – Prior stormwater "water-game" sessions held by the SFPUC at multiple sites (SFSU-CSU and Golden Gate Park) had board games where the majority of people placed large storage and retention facilities at the Balboa Reservoir Site to collect storm and run-off at the high points due to the larger area available on site for collection prior and currently. Designs should prioritize inventive "lake-front" housing solutions that incorporate a water-body as a central element (*Example given prior of Woodlake housing Condo development in San Mateo as an architectural precedent).
7) Principal #3-C – please include the wording **RESERVOIR(S)** in the type of stormwater management tools available to be incorporated as design concepts.
8) Principle #4 –A – please correct the sentence to include "a comprehensive network of **PUBLIC** parks,"
9) Principle #4-A- please include a reference under item "f" to include in the community garden the idea of "vertical" garden platforms, in public or private areas, and to provide "green-houses" for more difficult to grow plants during winter months.

10) Principle #5 – Air Quality – please include the review of air impact quality during periods of **DEMOLITION** and **CONSTRUCTION** especially for **FUEL TRUCKS**, and **CONSTRUCTION VEHICLES** including filters and systems attached to vehicle exhaust to prevent fumes and toxic air around communities and the city during construction.
11) Principle #5-C – emphasize the importance of **ENFORCEMENT** of no-idling, with increased fines, and monitoring of vehicles during start/end periods of work shifts on site.
12) Principle #5 – please include the issue of **MICRO-CLIMATE** conditions on site and the concerns due to the issue of **MOLD** and fog-conditions, with the increase in height, air-issues arise as was seen on the western side of SF (SFSU-CSU) during construction of towers and bigger buildings, buildings in the shadows of new construction had an increase in mold and north-side wall mold growth where air and sunlight did not reach. Heights of buildings have a direct proportional relationship with air-quality in the western side of SF due to special micro-climates (**FOG**) and the effects (**MOLD**) if not designed correctly. Low courtyards help in air-flow and sun-light and reduce mold growth. Residents in units on the west-side of SF typically have to air-out their units frequently to reduce mold growth.
13) Principal #6 – Solid Waste Parameter G – please include in the innovation the use of **SITE** based organic waste in local **ON-SITE** energy production, bio-mass collection and processing on site can lead to direct savings in lessening transit and post production costs, if they can be processed and treated on site, and distributed locally to required areas for re-use.

Development Parameters on Balboa Reservoir Project with CCSF

1) Principle #1 – SFSU-CSU had a drastic and non-controllable impact on housing stock adjacent to their campus and continually had negative impacts on the housing stock, parking, and transit in their impacts on Stonestown and Parkmerced's apartment communities, often displacing existing residents and families, and seniors. A key issue is how to CONTROL the CCSF impacts environmentally, and ensure the campus builds its own housing on site, on their existing acreage and not rely on other developments for housing needs. The concern is that many students come and leave within a limited time-frame and do not stay for longer terms, that families or other groups might utilize the Balboa Reservoir site housing proposed for. It is more critical to include housing for faculty and working staff at the Balboa Reservoir Site, and possibly additional less expensive housing below median means of 50% AMI for staff and faculty, including Co-OP and rental housing that has a fixed income amount and time-duration for CCSF inhabitants that reverts or keeps prices at an amenable level vs. flipping them upon students moving out..
2) Principle #1 C – concern should be noted on non-profit tenants due to the need for street-life and concerns for closed and covered windows.
3) Principle #1 – D – please note that pedestrian and cycle traffic should be clearly "navigable and in some cases separated" and not always together to ensure public pedestrian and bike safety. Rules for walking bikes in pedestrian zones should be strictly enforced. Pedestrians should also be fined for improper behavior regarding cell-phone use when on public streets, maybe with a "pull-aside" campaign to re-inforce the need to stop and pull over when walking or bike riding or driving in the area.
4) Principle #2 – Please include investigation on secondary off-ramp for CCSF between Glen Park and CCSF, directly into campus to relieve congestion on Ocean Ave. by locating an eastern side parking structure adjacent to the free-way with a turn back at Lick Wilmerding back east and west onto Ocean Ave. Or a secondary route to the north or western edge of campus through the existing campus area. (Masterplan should be adjusted accordingly to provide direct access to parking structures from the free-way vs. through side city streets.
5) Principle #3 – Identify opportunities, for co-building of sites (Parking Structures) to service the Balboa Park Station, Balboa Reservoir, and CCSF facilities shared. Also look at street design for the bridge overpass up

to the corner of CCSF property along Ocean Ave. and opportunities to build new facilities up to the street frontage areas, to provide better direct access to campus buildings on the southern edge, and direct transit connection to Balboa Park Station BART by looking at the Upper Yards Development and adjacent sites with MOHCD for student and faculty housing and offices, and community based facilities adjacent or near the station area.

6) Principle #4 – The concern is the use of funding for capital improvements vs. educational needs, this was a similar issue that occurred at the SFSU-CSU (Foundation) than transformed to U.Corp that siphoned off money for capital land grabs vs. rehabilitation of existing facilities. It is critical to comprehend the financial issues of the CCSF campus and needs for rehabilitation of existing CCSF buildings and feasibility prior to ongoing discussions on expansion and new build-out. The PAEC is an exception as it will provide direct public community benefit as an arts building and performance center. The use of facilities should be open to all neighborhoods and groups including exercise and wellness equipment and areas for a fee-based program without having to take a course on site and should be considered public benefit and CCSF benefit in terms of the use and co-use of facilities for fee based use.
7) Principle #4 – b – note that priorities during construction and ongoing changes in need such as the PAEC building may drastically change parking needs in the vicinity. Ongoing changes in density and proposals such as the AHBP and PDA designation of the Excelsior will speed up changes in the district and have joint impacts on the area.

Development Parameters on Additional Public Benefits for Discussion

1) Feedback given on possible options and alternatives should be listed including reservoir, public park area, and a secondary larger public pool facility (Flackheischer Pool, and prior Sutro Baths) were examples of possible larger future public amenities that could be provided.
2) Principle #1 – please ensure the inclusion of age appropriate spaces for youth, pre-teens, teens, and college age adults.
3) Principle #2 – Active ground spaces, should include possibly manufacturing and PDR space, including tech-labs, and manufacturing such as the “iron-crucible” or some manufacturing spaces for the arts, and tech industry including a computer and media lab, shared young-children collaboration spaces, and production areas.
4) Parameter #3 – Please see attached diagrammatic concept for large block development with possible water feature, housing, stage exterior, walkways, and view platforms to natural areas. Smaller scaled housing blocks connected by walkways and community servicing retail and scaled green areas, can be implemented in many ways. Programming the PAEC building with an exterior component can be an interesting social connective feature between the two sites on the western side adjacent to a water feature.

Quick concept sketch for larger block site design between the two sites with central water feature, (RESERVOIR) with surrounding buildings scaled for the areas adjacent (low-scale north and west sides with larger buildings on the south and east sides of the lake feature, with a possible scaled building indicated in red, with a walkway lanai out to the PAEC and view deck, with a open-band-shell structure for community gathering and events, markets, art shows etc.

Sincerely

Aaron Goodman
amgodman@yahoo.com
c: 415.786.6929

Wong, Phillip (ECN)

From: jenny perez <jennylperez@icloud.com>
Sent: Monday, December 14, 2015 6:53 PM
To: BRCAC (ECN)
Subject: Jenny Perez

Good Day

I want someone to acknowledge that a house of five disagrees with house development on balboa reservoir. It should be developed but not for housing.

http://www.bizjournals.com/sanfrancisco/blog/real-estate/2015/12/san-francisco-real-estate-transbay.html?ana=fbk

More and more of these these newsletters where you see that development is a bad idea is popping up all over San Francisco.

Please stop pushing housing where it is already a congested area

Thank you
Jenny Perez

Sent from my iPhone

Wong, Phillip (ECN)

From: jenny perez <jennylperez@icloud.com>
Sent: Monday, December 14, 2015 6:56 PM
To: BRCAC (ECN)
Subject: Jenny Perez – housing development on balboa reservoir

Good Day

I want someone to acknowledge my comment in your meeting or that someone in the committee that is representing the people that live in the area that are opposed to housing development, that a house of five people disagrees with housing development on balboa reservoir. It should be developed but not for housing.

http://www.bizjournals.com/sanfrancisco/blog/real-estate/2015/12/san-francisco-real-estate-transbay.html?ana=fbk

More and more of these these newsletters where you see that development is a bad idea is popping up all over San Francisco.

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Thank you
Jenny Perez

Sent from my iPhone

Wong, Phillip (ECN)

From: Jennifer Heggie <jdheggie@gmail.com>
Sent: Thursday, December 17, 2015 12:37 PM
To: BRCAC (ECN)
Subject: SNA Balboa Reservoir Subcommittee comments on CCSF, Sustainability and Add Public Benefits
Attachments: Present12_14_15BR_CAC_ccsf.docx; Present12_14_15BR_CAC_sustainability.docx; Present12_14_15BR_CAC_Addtl_Pub_Benies.docx

Please see attached a more complete written version of the comments made at the December 14 BR CAC meeting. Also included is the written version of comments on the Added Public Benefits which will be addressed in January 2016.

Thank you for your attention to this.

--
Jennifer Heggie
jdheggie@gmail.com

ADDITIONAL PUBLIC BENEFITS PRINCIPLES BR CAC MEETING COMMENTS

Principle #1: Accommodate a childcare facility and additional youth-friendly elements within the project.

b. The design and construction will need to ameliorate any possible noise impacts of in-home childcare businesses on neighboring residential units.

Principle #2: Maximize active ground-floor uses to complement the neighborhood's existing retail and ground-floor uses.

a. Parking should be added as an important ground floor use.
b. The burden of proof should be on the developer and site manager to show that a comparable service is not available nearby. More vacant commercial spaces are not needed and do not enhance the neighborhood.

Principle #3: Explore including additional programming and/or amenities designed to enhance quality of life for both new residents and neighbors.

a. The local arts priority is to provide/ensure parking for the expected Performing Arts Education Center of City College. The PAEC is expected to provide theater and music space that would be beneficial to the broader community, new residents and City College and regional affiliates.

In addition, it would be beneficial to the community to have a new, separate space that can be used for multiple uses such as children's camps or theater, a meeting place for local non-profits and neighborhood associations, and a center for activities and services for seniors. Again, we encourage pedestrian and bicycle safety measures and improved transit options to improve access to the site.

CITY COLLEGE PRINCIPLES BR CAC MEETING COMMENTS

Principle #1: In conversation with City College, identify opportunities for the Balboa Reservoir project's public benefits to serve as resources for the City College community.

a. Any housing should consider incorporating housing faculty, staff and students.

b. We support having childcare facilities on the reservoir site that could be used by City College. However, the current state of disrepair of the City College childcare buildings should have no bearing on the timing of any construction on the Balboa Reservoir.

c. We highly encourage the use of Ocean Avenue facilities and businesses to provide services to residents of the Balboa Reservoir. We want less, not more empty storefronts on Ocean Avenue. Impacts to the Ocean Avenue business district should be very carefully considered prior to installing any on-site commercial space. In other words, the burden of proof should be on the developer to show that a comparable service is not available nearby.

We support Principle 1b and d.

Principle #2: In coordination with City College, design and implement the project's transportation program in such a way that also creates new sustainable transportation opportunities for City College students, faculty, and staff.

a. We cannot adequately respond to parameter 'a ' until we have reviewed the TDM. Also, we need to understand what is meant by the project's mode split target. Both TDMs should be completed and reviewed by the public before the CAC provides its recommendation for the RFP. Otherwise the purpose of the CAC has been seriously compromised, and one of the key impacts to the neighborhoods not adequately considered.

b. Any plan to consider shared parking facilities needs to take into consideration the following three scenarios which will impact parking availability:
1) Some residents will park their cars in the housing unit all day and use public transportation to get to work or walk to City College to get to classes or work. Their parking spots will not be available for incoming students.
2) Residents who drive to typical 9-5 jobs will take up spaces students need for evening classes that run from 6 to 10pm. Residents and students will be looking for parking at the same time.
3) On Saturdays there is no guarantee that resident car parking spaces will be available for Saturday students as residents may not move their cars.

Parking is still needed during non-standard class periods, because though there are fewer classes in the evenings and on Saturdays, some students require a car for safety after evening classes and public transportation runs less frequently on Saturdays.

c. Ensure local businesses such as Ocean Cyclery are considered when discussing providing bicycle repair and other services. Does it make sense to recreate the bicycle wheel?

d. We support most aspects of d, particularly the used of para transit and shuttles, but cannot support the potential recommendations from the ongoing Planning Department-led TDM Study without studying them.

Principle #3: Work with City College and its master planning consultants to ensure that the Balboa Reservoir site plan and City College's forthcoming new Master Plan are well coordinated and complementary.

a. This is a matter of priority. The needs of City College should be #1 and the development of Balboa Reservoir for other purposes secondary. The development should not have a negative impact on City College. The Balboa Reservoir stakeholders should adjust to the plans and needs of City College rather than the other way around.

Principle #4: Ensure that development at the Balboa Reservoir site does not negatively impact City College's educational mission and operational needs.

We like the concept of the principle as worded, but because the parameters refer only to the period of construction of the site, we recommend this principle be rewritten to indicate it is about construction of the site rather than the development which could mean many more things.

a. In addition to minimizing access and noise impacts, add "and control dust and other impacts to air quality during construction."

SUSTAINABILITY PRINCIPLES BR CAC MEETING COMMENTS

Principle #1: [ENERGY] Building on the City's robust energy efficiency requirements, reduce or eliminate greenhouse gas (GHG) emissions from new buildings to the greatest extent feasible. Maximize the use of renewable energy (generated on the Balboa Reservoir site, to the extent feasible) and realize 100% of electricity in all new development from renewable (GHG-free) sources.

We enthusiastically support exploring energy efficiency methods as promoted in these parameters with one caveat.

For Parameter a: If there is a tradeoff between using more electric power to power electric cars versus using less electric power, but encouraging more gas-powered cars emitting GHGs and particulate matter into the atmosphere, weight should be given to using more electric power, no matter the source, to power the electric cars. The sources of electricity are on a trajectory to become cleaner.

There are still compelling reasons to drive cars, and this location is well-suited to supporting electric cars because of the short distance to the freeway.

Principle #2: [WATER] Building on the City's robust water efficiency requirements, maximize non-potable water use in buildings and open spaces.

2c. and 6d. Please explain what area would be considered "district-scale" and how many units are required to make this designation.

Principle #3: [STORMWATER] Optimize onsite storm water management to improve water quality and minimize potential for urban flooding and help prevent overflows of the City's combined sewage system into the Bay.

3c. We support the parameters, as long as mechanisms are provided to discourage unwanted visitors, such as breeding mosquitoes, that will be attracted to sitting water. Please note that there are numerous skunks, raccoons, coyotes and rats in this area.

Principle #4: [ECOLOGY/GREENING] Connect all residents, workers and visitors to nature by maximizing habitat supportive trees and landscaping on roofs, streetscapes, and open space areas, as appropriate.

Support all the parameters. In parameter C, minimize landscaping on the roofs, instead prioritizing energy production and storm water management for roofs over other living/green roof objectives. This windy, foggy location is not ideal for purposes on roofs such as usable open space and growing trees.

Principle #5: [AIR QUALITY] Support a healthy environment by reducing indoor and outdoor air quality impacts, such as toxins in building materials and vehicle idling. NOTE: Outdoor air quality is also enhanced through the "greening" parameters discussed in Principle #4.

d. Use electric charging stations as a carrot providing benefits to parking within the site over parking in neighboring residential areas. In garage parking areas which don't have electric charging stations, provide outlets to accommodate transitioning from gas-powered cars to EVs.

Wong, Phillip (ECN)

From: Jennifer Heggie <jdheggie@gmail.com>
Sent: Thursday, December 17, 2015 1:42 PM
To: BRCAC (ECN)
Subject: BR CAC Nov. 30 Minutes: small modification

One correction:
Geri Vahey made a comment during the November 30 comment period. Her name was spelled incorrectly, something like Jerry Vayhey in the Minutes. The correct spelling is Geri Vahey.

Thank you.

--
Jennifer Heggie
jdheggie@gmail.com