

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO**

**DOCUMENTS RECEIVED FROM
PUBLIC DURING
8/8/16 REGULAR MEETING**

AND

**EMAILS RECEIVED FROM
PUBLIC VIA BRCAC@SFGOV.ORG**

Period: 7/12/16 – 8/8/16

**BALBOA RESERVOIR COMMUNITY ADVISORY COMMITTEE
CITY & COUNTY OF SAN FRANCISCO**

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PUBLIC DURING
8/8/16 REGULAR MEETING**

**City College of San Francisco
Multi-Use Building, Room 140
55 Phelan Avenue, San Francisco, CA 94112
Monday, August 8, 2016
6:15 PM
Regular Meeting**

WESTWOOD PARK



Survey:

1. **Number of Units:** The City Staff [i.e., *City Planning* and the *Mayor's Office of Economic and Workforce Development* ("MOEWD")] says 500 units on the BR site is only a 'starting point', not the maximum. Your WPA Board recommendation is a maximum of 500 units. The maximum of 500 units is part of the larger Balboa Park Station Park Area Plan which already agreed to a **65% increase in population density** for the Plan Area. Do you agree or disagree with the Board position:

☐ Agree ☐ Disagree
2. **Open Space:** City Staff has proposed 4 acres of open space total (not including parking), which includes 1.5 contiguous acres of a 'large open space' (i.e., "Park"). The site is 17.7 acres. Your WPA Board recommendation is a minimum of 5 acres of open space, including a 1.5 acre Park. Do you agree or disagree with the Board position:

☐ Agree ☐ Disagree
3. **Height:** How high should the new buildings be? The current zoning for the site is 40 feet across the site, with a small portion on the eastern boundary of 65 feet. The City wants 25 feet on the western part up to 85 feet on the eastern part. Your WPA Board recommendation is for a maximum of 28 feet closest to Plymouth Ave resident's backyards and 40 feet on the rest of the site. Do you agree or disagree with the Board position:

☐ Agree ☐ Disagree
4. **Affordability:** The City has proposed 33% affordable housing minimum (broken down by: 15% to low income and 18% to low and middle income) and wants the developer to maximize the amount of affordable housing for up to 50% affordable housing units on the site. Your WPA Board recommendation is that any amount of affordable housing over the 33% should be solely allocated to the Middle Class (between 120% and 150% AMI), since this is the income group that is being least served, and is currently being pushed out of the City. Do you agree or disagree with the Board's recommendation:

☐ Agree ☐ Disagree
5. **Own vs. Rent:** City Staff has indicated the developer should "provide a mix of rental and ownership units" for the full site. Your WPA Board's recommendation is that at least 50% of the affordable units should be owned. Do agree or disagree with the Board's recommendation?

☐ Agree ☐ Disagree

(con't)

6. **Parking:** The City Staff has proposed 1 parking space for every two units, with a dedicated 1 space for 2 bedroom units (meaning some units will have no parking). Your WPA Board's recommendation is for 1 parking space for each unit, regardless of how many bedrooms the units have. Do you agree or disagree with the Board's recommendation?

☐ Agree ☐ Disagree

6(a). Replacement Parking for CCSF: As it is now, there is no clear City Staff or CCSF policy for how the 1,000 CCSF parking spaces on the site will be replaced. If the 1,000 spaces are not replaced, it is very likely that CCSF students will park in Westwood Park and Sunnyside residential neighborhoods. Your WPA Board's recommendation is that City Staff, CCSF and MOEWD need to clearly define in the RFP how the 1,000 parking spaces now on the site are going to be replaced and by whom. Do you agree or disagree with the Board's recommendation?

☐ Agree ☐ Disagree

7. **Balboa Park Station Area Plan and CCSF Master Plan Transportation Infrastructure:** As it is now, City Staff does not address funding or implementation of any necessary Master Plan Transportation and related Infrastructure improvements as a requirement of the development. This means the development could happen without the necessary transportation and infrastructure improvements, which would place an undue burden on surrounding neighborhoods parking, traffic and congestion conditions. Your WPA Board's recommendation is that the larger Transportation Infrastructure improvements need to be planned, funded, and implemented before any Balboa Reservoir residential or mixed use development is final. Do you agree or disagree with the Board's recommendation?

☐ Agree ☐ Disagree

Additional Comments to Survey:

IF YOU WOULD LIKE US TO PROVIDE YOU WITH UPDATES ON THIS IMPORTANT MATTER, PLEASE PROVIDE YOUR CONTACT INFORMATION AND CIRCLE YOUR PREFERRED CONTACT METHOD:

E-mail address: _____

Mailing Address: _____

Telephone: _____

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**EMAILS RECEIVED FROM
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Period: 7/12/16 – 8/8/16

Wong, Phillip (ECN)

From: [REDACTED]
Sent: Saturday, August 06, 2016 4:29 AM
To: Rahaim, John (CPC); Exline, Susan (CPC); Shaw, Jeremy (CPC); Rich, Ken (ECN); Lesk, Emily (ECN); Martin, Michael (ECN); Carlin, Michael (PUC); Russell, Rosanna (PUC); BRCAC (ECN); Lisa Spinali; Kate Favetti; Robert Muehlbauer; Brigitte Davila; Rebecca Lee; Christine Godinez; Maria Picar; Jonathan Winston; Howard Chung
Cc: Wpa Balboa. Reservoir; SNA Brick; Jennifer Heggie; Ellen Wall; Rita Evans; Bob Byrne; Monica Collins; Ray Kutz; Steve Martinpinto; Amy O'Hair; Chris Coghlan; Laura Frey; Anita Theoharis; Linda Judge; Caryl Ito; Adrienne GO; MP Klier; Francine Lofrano; Karen Saginor; Susan Lamb; Ronald Gerhard; Samuel Santos; Marian Lam; R. Mandelman; Thea Selby; Bouchra Simmons; Amy Bacharach; Michael Adams; John Rizzo; Alex Randolph; Steve Ngo; Save CCSF Coalition; Chris Hanson; Harry Bernstein; Madeline Mueller; Muriel Parenteau; Wendy Kaufmyn; Karen Saginor; CFT; Cynthia Dewar; Vicki Legion; Leslie Simon; Mandy Liang; Steve Bruckman; CCHO--fernando; PODER
Subject: COMMENT FOR 8-8-2016 CAC MEETING: Termination of discussion of merits

City Team, CAC:

ARBITRARY TERMINATION OF DISCUSSION OF MERITS OF PRINCIPLES & PARAMETERS

The notice for the 8/8/2016 CAC meeting states: *"The discussion will not return to the specific details or merits of topics already discussed."*

This arbitrary decision by the City Team to terminate discussion on the merits of the P & P for the RFP is inappropriate and improper. It is inappropriate and improper because the P & P have been essentially imposed from above by the City Team, with substantive community concerns having been ignored.

The City Team's P & P for the RFP has ignored and failed to address--despite consistent community calls--the reality of the existing physical condition of the western Reservoir being used as student parking. This existing use of the Reservoir constitutes an existing public benefit for CCSF and CCSF and neighborhood stakeholders which cannot and should not be ignored.

ADVERSE IMPACT ON CEQA CATEGORY OF PUBLIC SERVICE

The Ocean Campus of CCSF is the most important existing feature of the Reservoir neighborhood.

For decades, it has provided tremendous public benefit not only to San Francisco, but to the entire Bay Area. The Ocean Campus provides educational opportunity that is irreplaceable, with programs unavailable at its satellite campuses and centers.

AN EXISTING PUBLIC BENEFIT

The existing use of the western Reservoir as student parking constitutes an existing public benefit.

As a commuter school, the parking lot at the Reservoir plays an important role in enabling student access to affordable education. Not being part of the leisure class, many students do not have the luxury of giving up the time needed for the preferred "sustainable" option of commuting via biking, walking or public transit.

The Balboa Reservoir Project, despite consistent community calls for replacement parking for CCSF students, has put its eggs in the basket of TDM. TDM will not realistically solve the need of students, faculty, staff for parking. TDM just shifts--unfairly--the burden of mitigation of the adverse impact caused by elimination of student parking onto CCSF stakeholders and neighborhood residents.

The City Team suggests to the existing residential neighbors that Residential Permit Parking will prevent CCSF "spillover" parking. This proposed "solution" to "spillover" constitutes shifting the burden of mitigation of an adverse impact to the impactees.

BALANCE OF HARMS AND BENEFITS

Parking is important for fulfillment of CCSF's stated Mission of providing accessible and affordable high-quality education.

Elimination of student parking will prevent access to educational opportunity for many. It will harm CCSF's Mission by discouraging enrollment and attendance.

The value and public benefit of student access to educational opportunity should override any financial concerns for the new Reservoir Project's developers (and despite promoting it as "affordable housing", the Reservoir Project is in essence "privatization"--transfer of public property to private interests.)

This harm to the public good should be impermissible. This harm should be especially impermissible when in reality, only 33% of the housing units are required to be "affordable" (leaving 67% "unaffordable"). The true beneficiaries of the transfer of Reservoir public property will be the developers and owners of the 67% 'unaffordable' housing.

The current use of the Reservoir as student parking is a true public benefit. The "Additional Public Benefits" contained in the Reservoir Project's Principles and Parameters just constitute crumbs.

As I wrote in an earlier submission:

"It is disingenuous to talk about public benefits without also taking into account the drawbacks and disadvantages that the BR Project would inflict on CCSF and other schools.

"It's like a robber taking your wallet/purse and keeps your valuables; and then generously tosses your drivers license and CCSF student ID card back to you."

The City's TDM "solution" will be totally insufficient to resolve the problem of student access to education at CCSF.

The City Team must not be allowed to eliminate student parking without providing realistic and sufficient replacement parking.

Submitted by:
Alvin Ja

Wong, Phillip (ECN)

From: Kirk Palmer [REDACTED]
Sent: Monday, August 08, 2016 3:16 PM
To: BRCAC (ECN)
Subject: Balboa Reservoir Project - neighbor/voter concerns!

Dear SF CAC:

I am a long-time resident (20-years) of the area near City College. On the one hand, I am excited by the prospect of some development of the Balboa Reservoir, because SF is clearly space constricted and in the midst of a housing crunch. (Ok, housing *crisis*.) At the same time, I am apprehensive because this is an area of the city that has always been low-density, and it would be a huge disservice to the character of the neighborhood -- and to its residents -- to over-develop this space.

The initial plans for development, as it turns out, are a little disturbing. As a resident -- and home-owner -- in the area, I am writing to implore you to support more reasoned/reasonable development. In particular, I agree with many aspects of the plan put forward by the Westwood Park Association regarding development of the site. Notably, I strongly believe that:

- Development at the site should NOT exceed 500 units in total.
- Each unit should have an *assigned* parking space. NOT doing this will flood surrounding neighborhoods with yet more cars!
- At least 5 acres should be dedicated to open space, with at least 2 acres being a contiguous park.
- A 28' height limit should be established as well as a buffer zone along Plymouth Avenue.
- Any project should respect the legal status of the Westwood Park Residential Character District (RCD) and its bylaws.

Yes, SF needs more housing. But, high-density and high-rise development should occur away from well-establish, low-density residential areas (e.g., it should be in SoMa). The few historic and cherished low-density neighborhoods of the city need to be preserved and respected.

Thank you very much for your consideration and support on this vital issue.

Regards,
Kirk Palmer
[REDACTED]

This message, together with any attachments, is intended only for the use of the individual or entity to whom it is addressed and may contain information that is legally privileged, confidential, and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this message or any attachment is strictly prohibited.

Wong, Phillip (ECN)

From: Carlo Sciammas <carlo@podersf.org>
Sent: Monday, August 08, 2016 5:26 PM
To: Lisa Spinali; Kate Favetti; Robert Muehlbauer; Brigitte Davila; Rebecca Lee; Christine Godinez; Maria Picar; Jonathan Winston; Howard Chung
Cc: BRCAC (ECN); Lesk, Emily (ECN); Martin, Michael (ECN); Lee, Mayor (MYR); commissioners@sfwater.org; Hartley, Kate (MYR); Lee, Olson (MYR); John Avalos; Mar, Eric (BOS); Farrell, Mark (BOS); Peskin, Aaron (BOS); Tang, Katy (BOS); BreedStaff, (BOS); Kim, Jane (BOS); Yee, Norman (BOS); Wiener, Scott; Campos, David (BOS); Cohen, Malia (BOS)
Subject: CUHJ Letter Regarding Balboa Reservoir Parameters
Attachments: Balboa Reservoir_letter_Aug 2016.pdf



August 8, 2016

Dear Members of the Balboa Reservoir Citizens Advisory Committee,

On behalf of Communities Uniting for Health & Justice (CUHJ) alliance, we would like to express our dissatisfaction with the Balboa Reservoir affordable housing development parameters.

For over a year, the City's Office of Economic and Workforce Development has been playing to the lowest common denominator on affordable housing. They have insisted that a majority market rate housing project on public land is the only way to subsidize a small amount of affordable units. They have claimed that equitable development is impossible at this site.

Meanwhile, numerous community organizations and neighborhood residents from the adjacent neighborhoods to the south and east of the Balboa Reservoir have come out to express their deep interest in creating more affordability at the Balboa Reservoir. Their voices have gone unheard and their recommendations have been repeatedly ignored by city representatives.

We believe that any "Request for Proposals," or Board of Supervisors approved rezoning or development agreement on the site should prioritize maximum housing affordability. This means at least one third of units affordable to very low income households earning less than 60% of the median income, one-third of units available to low income households earning up to 80% median income, and one third of units

available to moderate households earning up to 120% of median income. That way, the new homes would be accessible to a broad range of San Franciscans, including seniors living on fixed incomes, janitors or cooks earning minimum wage, preschool workers or security guards earning \$19 an hour, mechanics and starting teachers earning \$24 an hour, union laborers earning \$30 an hour, city librarians earning \$34 an hour, as well as electricians earning \$38 an hour.

The Public Utilities Commission's Citizens Advisory Committee agrees: last March, they passed a resolution calling for a minimum of 50% up to 100% of housing developed on the site to be affordable, for a range of incomes and family sizes, to truly meet the needs of San Franciscans.

Unfortunately, the current development parameters fall short. They suggest that the best approach for a large seventeen-acre site like this, even if it is publicly owned, is to privatize it as much as possible. Any affordable units, it is argued, should be entirely dependent on marketrate developers willing to "cross-subsidize". The sad conclusion of the City's argument for privatizing Balboa Reservoir is that we would never need to invest in affordable housing again – simply let the paltry amount of affordable units we are able to leverage out of "the market" produce all our affordable housing from now on.

It is possible to develop the Balboa Reservoir with housing that is 100% affordable to a wide range of incomes in the neighboring community. This would clearly be a major city investment, spread out in phases, but given the willingness shown by voters over the last decade to support funding for affordable housing, such numbers do not appear to be insurmountable, and the payoff would last for generations.

It is not a question of feasibility or funding that is holding us back, but a lack of bold leadership to face the housing crisis head on. A short term tradeoff for a handful of privately financed affordable units for singles earning \$100,000 at Balboa Reservoir is not visionary. A truly visionary plan would seize this rare opportunity with a longer term strategy that leverages hundreds of affordable units from this major public resource.

Sincerely,

Antonio Díaz
Organizational Director
PODER

Terrence A. Valen
Organizational Director,
Filipino Community Center

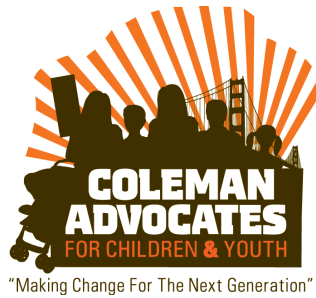
Neva Walker
Executive Director
Coleman Advocates

CC
The Honorable Mayor Edwin Lee

Members of the Board of Supervisors

Members of the Public Utilities Commission

Michael Martin, OEWD
Kate Hartley, MOHCD
Olson Lee, MOHCD



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The Honorable Mayor Edwin Lee
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Michael Martin, OEWD
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Wong, Phillip (ECN)

From: [REDACTED]
Sent: Monday, August 08, 2016 6:03 PM
To: [REDACTED] Rahaim, John (CPC); Exline, Susan (CPC); Shaw, Jeremy (CPC); Rich, Ken (ECN); Lesk, Emily (ECN); Martin, Michael (ECN); Carlin, Michael (PUC); Russell, Rosanna (PUC); BRCAC (ECN); Lisa Spinali; Kate Favetti; Robert Muehlbauer; Brigitte Davila; Rebecca Lee; Christine Godinez; Maria Picar; Jonathan Winston; Howard Chung
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Subject: Fw: COMMENT FOR 8-8-2016 CAC MEETING: Termination of discussion of merits

What follows is my written public comment for this evening's meeting, please distribute to the CAC Members:

In the document to be voted upon today, the

PROPOSED DEVELOPMENT PRINCIPLES & PARAMETERS for the BALBOA RESERVOIR

The purpose of the Balboa Reservoir CAC has been described, in quotations as to "provide feedback on what development objectives should be included in the Request for Proposals to be issued by the City for development of the [Balboa Reservoir] Site." Is this supposed to be according to the legislation set forth by San Francisco Supervisors in the formation of the Balboa Reservoir CAC?

A quick search of Ordinance 45-15 File no. 150247 passed on the first reading back in March of 2015 by the Board of Supervisors makes no reference at all to a request for proposals or an RFP. Instead, to quote the Supervisors ordinance, the Supervisors stated purpose of the CAC at it's creation was: "City agencies must receive input from the individuals and communities that will be most directly impacted by the project, including residents, businesses, and educational institutions in the area immediately surrounding the Site."

And

"The purpose of the Advisory Committee is to provide a community voice and function as a central clearinghouse for community input in the process as the City considers options for development of the Site."

In reality, the course of the Balboa Reservoir CAC diverted so completely from this stated purpose that the document about to be approved is the result of a yearlong orchestration by the Mayor's Office of Workforce Development to create a document which only and merely reflects the interests of the development planning team.

This misappropriation of what once began as an honest attempt at community input was apparent in the questions asked in the long ago survey that was also referred to on page 2 of the document before you. This survey was described by one community member at the initial public meeting as giving stakeholders a choice between admitting whether they "starved their cat" or "beat their cat". There was, as said that night, no good choice and this survey continues to be referred to as though it would reflect the true choices of the stakeholders who will be affected by any housing development at the Balboa Reservoir.

Throughout the history of the creation of these parameters the meetings and all of the presentations were the device and creation of the Mayor's Office of Workforce Development, SF Planning and SFPUC. For example, when a presentation on affordable housing was given, the City team giving the presentation used a slide provided by one of the leading non profit groups working in San Francisco on affordable housing—but this non profit was relegated to a 2 minute public comment spot to explain their expertise.

At no point were presentations given by anyone other than city agencies.

No viewpoints of stakeholders that are in conflict with the aim of developing housing on this site are included in the document before you. This document will not protect the neighbors, nor will it protect City College. It will however further the goal of the City agencies who have engineered it's creation.

Over this past year, you have heard the testimonials from countless numbers of stakeholders that will be affected. Passionate pleas to protect City College, to honor height limitations of surrounding neighbors, to protect this area from the impact of thousands of cars with nowhere to go.

To move this document forward today is to ignore every word.

To move this document forward today is to ignore the reason that the Board of Supervisors called this body into being and take away the honest attempt at community input that brought you to this place for that task.

Sincerely,
Christine Hanson

On Saturday, August 6, 2016 4:30 AM, [REDACTED] wrote:

City Team, CAC:

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Submitted by:
Alvin Ja