

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

**DOCUMENTS RECEIVED FROM
PUBLIC DURING
11/14/16 REGULAR MEETING**

AND

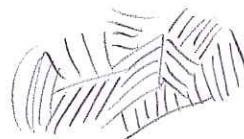
**EMAILS RECEIVED FROM
PUBLIC VIA BRCAC@SFGOV.ORG**

Period: 9/14/16 – 11/14/16

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

**DOCUMENTS RECEIVED FROM
PUBLIC DURING
11/14/16 REGULAR MEETING**

**Riordan High School, Theater
175 Phelan Avenue, San Francisco, CA 94112
Monday, November 14, 2016
6:15 PM
Regular Meeting**



As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

What has worked well?	What would you change going forward?
<ol style="list-style-type: none">1) In the past, the members of the CAC listened to each other2) Public comment fair and inclusive3) CAC Decorum very helpful to moving process4) our president has done a great job5) Respect of board members for each other6) mostly ended weekly by 8:30 pm yay!7) Staff planning steps provided helpful at sessions & helpful guest speakers8) detailed minutes	<ol style="list-style-type: none">1) no mansplaining! ^{this just started on 11/14/16}2) understand limitations of Brown Act3) most feedback has come from westwood & sunnyside neighborhood association. It would be fair to solicit feedback from younger groups including the CCSF students, PAPER, etc.4) not only go over process for public community but now you will need to go over procedures for board members who want to speak on an issue.5) better traffic survey and need TDM

Balboa Reservoir Community Advisory Committee Meeting

November 14, 2016

Materials for Agenda Item #5: *Debrief of First Phase of CAC Process, Lessons for Future Meetings*

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

What has worked well?	What would you change going forward?
<p>I liked the even temper of Lisa Spinali. And tolerance.</p> <p>The detailed minutes are great.</p> <p>I like how we try to have amplified sound and stenography for accessibility.</p>	<p>I think the process should go faster. Thousands of people here are homeless and many tens of thousands more are underhoused, present tense. We should build housing faster in general all over the region. We can start here.</p> <p>It would be nice to have an online video of the consultant reports; I am thinking of the reports from the transportation demand management.</p> <p>Are we sure the chair is allowed on the RTA</p>

Balboa Reservoir Community Advisory Committee Meeting

November 14, 2016

Materials for Agenda Item #5: Debrief of First Phase of CAC Process, Lessons for Future Meetings

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...



What has worked well?

* THIS QUESTION ASSUMES
ONE THINKS THINGS WORKED
WELL. MANY
PEOPLE DO NOT THINK
THIS PROCESS WORKED
WELL



What would you change going forward?

- CAC SHOULD HAVE HAD
LESS MAYOR APPOINTEES
- IMPACTED NEIGHBORHOODS
SHOULD HAVE "LOUDER" VOICE
IN THE PROCESS
- ANSWERS TO QUESTIONS -
THEY OFTEN GO UNANSWERED
- NOT ENOUGH TIME TO
REVIEW INFORMATION
- MEETINGS ALLOWED TO
GO OVER TIME. RATHER
THAN - RE-CALLANDER



Balboa Reservoir Community Advisory Committee Meeting

November 14, 2016

Materials for Agenda Item #5: *Debrief of First Phase of CAC Process, Lessons for Future Meetings*

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

What has worked well?	What would you change going forward?
	<p><i>Questions need to be answered at the meetings, All we are permitted is, make statements,</i></p>

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

What has worked well?

- @ person identifies what neighborhood they reside in
- pre-meeting overview for new attendees was good
- info at front door at the beginning of meeting was good to have out

- any City affiliation of people on CAC stated when @ member introduced themselves at beg. of meeting and how got on committee/CAC
- better communication w/ neighbors (i.e. at the beginning of this process) (+ if BART really specially involved, that was WRONG to do)
- representatives were mainly Mayor/yea - ideally, other "source" of representatives

What would you change going forward?

- more time between CAC City posting + meeting i.e. more time given before the meeting of posted "proposed parameters"
- each person in the ~~audience~~ "audience"/public that is coming to the meeting as a paid staff person of an organization, identify that. They are pd. staff
- the City being transparent about the size of project being proposed (which ~~they~~ they STILL have not done)
- parameters had alot of "fluff"/wordiness
- being more detailed re: how things relate i.e. kept talking about student housing, even though, since City College was not being talked about as being offered/sold the property

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

What has worked well?

- ① City staff was on top of almost everything
- ② Lisa did a great job.
- ③ CAC cordial + got along
- ④ Rules re Decorum ^{continue} were good. Please enforce
- ⑤ City work on Qs + As
Lots of work, but helpful.
- ⑥ CAC, city worked towards transparency.
- ⑦ Minutes - very detailed.

What would you change going forward?

- ① Making sure meetings ~~did~~ do not go beyond 8:30 pm.
- ② outreach to community (Think about)
how to reach people that can't go to meetings.
disenfranchised, young people
→ mostly in Chinese ^{students}
→ community newspapers ^{young families}
- ③ College participants!?
Light -
Not directed.
- ④ Arakon
Merry Haining
Knicker

Balboa Reservoir Community Advisory Committee Meeting

November 14, 2016

Materials for Agenda Item #5: Debrief of First Phase of CAC Process, Lessons for Future Meetings

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

from community

What has worked well?

What would you change going forward?

very helpful
transparency
Q & A's

- Where there feedback
- concern about how feedback (to RFP) will be provided
- Community engagement - having ups from Area on housing & mercy housing
- large open meetings unstructured.
~~helpful~~ -
~~minutes~~
- Brown Act/Sunshine Ordinance Training

Balboa Reservoir Community Advisory Committee Meeting

November 14, 2016

Materials for Agenda Item #5: Debrief of First Phase of CAC Process, Lessons for Future Meetings

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

Thanks!

What has worked well?	What would you change going forward?
The community meeting process	create a list of questions generated from community meetings. provide electronic and hard copies
Engaging the public in the process	create a succinct response of questions asked w/ as much detail as possible
creating a usable open space in the development process	Develop more common open space for recreation, The 4 1/2 acres (including walkways, etc.) is not enough space to accommodate the new development and existing residents. Increase height of southern building to increase open space
Openness to feedback	improve how we provide feedback on topics by allowing more time and topics of concern w/ updated response, and offer
Discussions on public transit and parking / traffic patterns.	Define exactly and related issues will How will P. Transit be improved?
Incorporating Westwood Park and other neighborhood input	Add WWP, Sunny side, and Avalon to the committee

Balboa Reservoir Community Advisory Committee Meeting

November 14, 2016

Materials for Agenda Item #5: Debrief of First Phase of CAC Process, Lessons for Future Meetings

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

What has worked well?

Having representatives
from different groups
(CWP, Seaside,
Ocean Business, CCSF, etc)
on the CAC

Q & A's from City

What would you change going forward?

Due to tonight's
misunderstanding about
the letter to the Board
of Supervisors, perhaps
more clear communication
or expectations of
actions required
before the meeting.

Better coordination between
Balboa Park Station
CAC, Balboa Reservoir
CAC, and CCSF
Master Plan is
needed.

Action req?
mercy.

As we reflect on past meetings of the BRCAC and plan for the next stage of our process...

What has worked well?	What would you change going forward?
	<p>RE: ENSURING INVOLVEMENT —</p> <p>THE REASON INVOLVEMENT HAS FALLEN OFF IS BECAUSE OF THE FACT THAT PUBLIC INPUT REGARDING SUBSTANTIVE ISSUES HAVE BEEN IGNORED / BYPASSED.</p> <p>PEOPLE FEEL THAT THEIR INPUT IS FUTILE BECAUSE OF OUTCOME HAS BEEN PRE-DETERMINED.</p> <p>IF YOU WANT INVOLVEMENT, THE CITY NEEDS TO ADOPT, AND NOT JUST ALLOW FOR INCORPORATE SUBSTANTIVE INPUT (EXAMPLE: PARKING TRANSPORTATION)</p>

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

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

Period: 9/14/16 – 11/14/16

Wong, Phillip (ECN)

From: Isaac Rosenberg [REDACTED]
Sent: Wednesday, September 21, 2016 9:10 PM
To: BRCAC (ECN)
Subject: Please build more housing

Hi my name is Isaac Rosenberg and I live in San Francisco. My life has been significantly affected by the housing crisis in the Bay Area.

When I first began working on my company full time, me and my co-founder moved in together. But the only place we could find walking distance to downtown SF that was "affordable" was a 1 bedroom in the tenderloin. As it turned out, it had bedbugs. We had to get it cleaned out of bed bugs 3 times over the 5 months that we stayed there. And the rent? \$2,500 a month. It's a staggering amount for such horrid living conditions.

I love this city, I love this whole Bay Area, and I want more people to live here. Balboa reservoir would help accomplish that. Please build a meaningful amount of housing here.

Isaac

--

Isaac Rosenberg
🕒 Oneminute | 🏠 Founding engineer
🌁 San Francisco, CA

Wong, Phillip (ECN)

From: Aaron Goodman [REDACTED]
Sent: Thursday, September 22, 2016 7:41 AM
To: Tanner, Keith
Cc: BRCAC (ECN)
Subject: Brisbane pushes huge development without housing - San Francisco Chronicle. FWD
To both cac's

Forward for BPSCAC and BPRCAC

Without the T-line extended or looped up Geneva Harney and out to BVHP this will exacerbate the transit/traffic problems at the BALboa park station and major thoroughfares throughout the SE sector and affect neighboring areas.

Key is to get the housing WITH the transit uplift and links/loops solved for early bi-county or u end up with a major development with only bus links....

<http://www.sfchronicle.com/bayarea/nevius/article/Brisbane-pushes-huge-development-without-housing-9237957.php>

Sent from my iPhone

Brisbane pushes huge development without housing

By C.W. Nevius | September 21, 2016 | Updated: September 21, 2016 4:58pm

26



Photo: Paul Chinn, The Chronicle

The Bayshore Roundhouse, which was once a hub on the old Southern Pacific railyard, sits abandoned and decaying on open space land between Bayshore Boulevard and Highway 101 in Brisbane, Calif. on Thursday, Sept. 3, 2015. The historic roundhouse will be restored as part of the Baylands mixed-use development project which is planned for the 660-acre site.

The residents of sleepy little Brisbane are extremely excited about developing Baylands, a 684-acre site on the edge of town. In fact, they've been getting a little carried away.

When he was running for Brisbane City Council in 2009, Clifford Lentz, who is now mayor, said, "The Baylands project has the potential to change the world. This may sound like an exaggerated statement, but I believe it is true."

The owner of much of the property is developer Universal Paragon Corp., which wants to build 4,434 homes, condos and apartments in addition to 6.9 million square feet of commercial space.

The city, however, doesn't like that mixed-use proposal. It's pushing two alternatives, and neither has housing. One would let developers create a huge commercial and industrial complex with 8.3 million square feet of commercial space and the other would allow for a sustainable commercial community with a wind farm.

But, the city's alternatives seem incomprehensible in a Bay Area climate where everyone agrees creating housing is a priority. Yet the tiny town — population 4,282 according to the 2010 census — thinks it can erect a large business center and let others worry about where everyone would live.

"We'll provide the commercial," Lentz said this week. "San Francisco will provide the housing."

The groans you heard were from housing advocates, who continue to say the Bay Area is way behind in the creation of housing.

A group of them intends to go to next Thursday's meeting of the Brisbane City Council to push elected leaders to face the reality of the lack of homes, particularly for low- and very-low-income residents.

And this isn't the Coalition to Build Wildly Expensive Condos masquerading as concerned citizens. Matt Vander Sluis is a

MORE BY C.W. NEVIUS



Chinatown survival guide: You didn't mess with Rose Pak



Google buses multiplying, but they're not the bad guy



Desperately seeking eye contact at TechCrunch

Backstory of how 'Sully,' family survived media onslaught

program director for the bicycle-friendly, open-space-advocating Greenbelt Alliance.

“We want an option that helps solve our transportation nightmare and housing affordability crisis,” Vander Sluis said. “The most sustainable decision the City Council could make is to allow homes next to transit.”

It will be an uphill struggle in Brisbane.



Economic law finds new home in some S.F. neighborhoods

A recent city-commissioned survey found that 71 percent of the Brisbane residents polled “feel that Brisbane would be better off if portions of the Baylands were developed.”

But when the survey asked residents what should be done with Baylands, “housing” scored just 16 percent.

“Local land use policy is just that — local,” Lentz said. “People are entitled to come to the meeting and say what they want. But it is going to be up to Brisbane to decide if housing should go up.”

Tim Colen, executive director of the San Francisco Housing Action Coalition, who is pushing for a plan that has plenty of housing, admits Universal Paragon’s proposal would have a huge impact on the city. “In fairness,” he said, “the proposal we like would double the size of the town.”

That’s not going to be popular with the residents, who cherish their Main Street USA ambience.

“That’s why people move here,” Lentz said. “They want something that is more small town, friendly and safe, where you know your neighbors.”

But advocates for housing, like Vander Sluis, say that’s exactly why homes, condos and apartments need to be part of any development. Vander Sluis says statistics from the Metropolitan Transportation Commission show that combining housing with transit options gets cars off the road and discourages gridlock.

“People in the Bay Area who have access to transit within half a mile of where they live are five times more likely to use transit,” he said.

Actually, transit is one area of agreement. All sides would like to upgrade the lonely Caltrain station, which is hardly used by commuters. The plan is to bring in SamTrans buses and build a connecting extension to the Muni T-line.

But the debate about housing is going to define the discussion.

Lentz says that “we’re already feeling the pressure” to create living spaces. And there’s likely to be a concentrated push from state politicians and housing advocacy groups.

But for now, Lentz says, Brisbane is thrilled to have the opportunity.

“Any city in the world would love to have this project,” he said.

Let’s see how he feels in a year.

C.W. Nevius is a San Francisco Chronicle columnist. His columns appear Tuesday, Thursday and Saturday. Email: cwnevius@sfchronicle.com Twitter: [@cwnevius](https://twitter.com/cwnevius)



C.W. Nevius

Columnist

Wong, Phillip (ECN)

From: [REDACTED]
Sent: Saturday, September 24, 2016 1:20 AM
To: Ambrose, Noreen (CAT)
Cc: Cityattorney, (CAT); Steve Bruckman; Ronald Gerhard; Linda Da Silva; Susan Lamb; R. Mandelman; John Rizzo; Brigitte Davila; Thea Selby; Bouchra Simmons; Marian Lam; Steve Ngo; Amy Bacharach; Tracy Zhu; Hood, Donna (PUC); BRCAC (ECN)
Subject: Balboa Reservoir

Deputy City Attorney Ambrose,

In reviewing the 5/10/2016 PUC minutes, I found this regarding the PUC CAC's Balboa Reservoir Resolution :

Commissioner Courtney thanked Ms. Aragon for her leadership. He asked that City Attorney provide formal instruction regarding the SFPUC's fiduciary and other obligations to address the issues presented. City Attorney Ambrose stated she would provide confidential legal advice on the underlying SFPUC Charter responsibilities of the SFPUC, other City Departments, and the Mayor, regarding entitlements for development. Ms. Ambrose stated the appropriate public process will take place regarding the property. Brief discussion ensued.

I wish to bring your attention to the following 9/9/2016 submission that was sent to the Balboa Reservoir CAC, City Team (Planning, OEWD, PUC staff), PUC, and PUC CAC. I hope that you will take it into consideration when you give your advice to the relevant City Departments and the Mayor:

BR CAC, City Team, PUC, PUC CAC--

UNADDRESSED FLAWS IN BALBOA RESERVOIR PROJECT (9/9/2016)

I have been fairly conscientious in pointing out flaws in the City Team's Principles & Parameters over the course of the past 1-1/2 year. I have submitted my critiques based on research and documentation.

The City Team has sidestepped my critiques. My submissions have been ignored and the concerns raised have not been addressed.

Here is a digest of my critiques from my submissions that have remained unaddressed by the City Team.

CONCEPTUAL FRAMEWORK: PUBLIC LAND FOR THE PUBLIC GOOD

1. Public land should be used for the public good.
2. Affordable housing for homeless, low-income and moderate-income people contributes to the public good.
3. The California State Surplus Land Statute and the City's Surplus City Property/Public Lands Ordinance were set up to help address housing targeted for homeless, low-income and moderate-income people.
4. The intent of both State and City laws were not meant to subsidize high-cost housing.
5. As defined by law, "Affordable Housing" covers moderate-income housing going up to 120% Area Median Income only.

6. Balboa Reservoir Project only requires that 33% of the BR housing to be legally-defined “Affordable Housing.” The remaining 67% of housing falls outside the bounds of the original intent of State and City targets of Affordable Housing--as defined by law--for low-income and moderate-income people.
7. The result of this 33% Affordable Housing/67% non-Affordable Housing ratio is that public land will be transferred to private interests and higher income owners in the guise of “Affordable Housing.”
8. Using 33% “Affordable Housing” to subsidize the 67% high-cost housing is contrary to the intent of the original legislation.

CEQA CONSIDERATIONS

1. CEQA requires public agencies to avoid or mitigate significant adverse environmental impacts caused by a project.
2. City College is a critical public service that serves the entire Bay Area. CCSF is the central economic, educational and cultural feature of the Reservoir vicinity. However the Balboa Reservoir Project has failed to acknowledge CCSF’s primacy.
3. Housing on Balboa Reservoir is a component of the Balboa Park Station General Plan, based on an Initial Study conducted in 2006, referenced in the BPS Final EIR.
4. The proposal of 425-500 units in the Reservoir was arbitrary. There was no documentation, evidence, or argumentation presented to support the proposal for 425-500 units in the 2006 BPS Initial Study/BPS Final EIR/BPS Area General Plan.
5. The BPS Area General Plan, Final EIR/Initial Study determined that, on the BPS Program-Level, that there would be no significant impact to school facilities.
6. The BR Project’s 2014 AECOM Study incorrectly extended the Program-Level determination of non-significance to the Balboa Reservoir Project’s Plan-Level. This caused the BR Project to ignore adverse impacts that the Project will have on City College and neighboring schools.
7. The City Team has refused to acknowledge the reality that the use of the Reservoir for student parking is an existing public benefit. It is a benefit that helps provide access to quality education.
8. Instead, the Balboa Park Station Area Plan mischaracterizes the Reservoir as simply being an “unpleasant void in the neighborhood ” despite the reality that it serves an important and needed public purpose for students.
9. The Balboa Reservoir Project can be characterized as constituting an **eviction of an important Bay Area-wide public service**--City College. A public good is being eliminated for the benefit of private developer interests.
10. The City Team operates on the unfounded assumption that housing on the Reservoir is of higher importance than the importance of City College to the community.
11. The City Team shifts the burden of mitigation of impending adverse impacts of the Project onto the surrounding neighborhoods and CCSF stakeholders. It addresses the BR Project’s adverse impacts by calling for the impacttees to bear the burden by practicing TDM and requesting Residential Permit Parking.
12. The City Team argues that it is too expensive to build parking. If the Reservoir were to be left as-is to provide student access to education, there would be no need to build new parking. It’s cheaper to keep it as-is.
13. Eviction of CCSF from western Reservoir will harm student access to education.
14. The State Surplus Property Statute (Govt Code 54220) targets use of housing for those of “low” or “moderate” income (up to 120% of Area AMI). It was under this concept that San Francisco’s Public Lands for Housing Program was originally formulated. The idea was for surplus public property to be used for the public good to create Affordable Housing (120% AMI).
15. “Affordable Housing” is legally defined as up to 120% AMI (Administrative Code 23.A.4) The Principles & Parameters only requires 33% to be legally-defined Affordable Housing.
16. In reality 67% will be unaffordable housing. Although the City Team presents the Project as market-rate housing subsidizing affordable housing, this is an inversion of reality. In reality, the 33% affordable

housing is cover for the reality that this transfer of public property will benefit private interests at the expense of the public. The reality is that the 33% “affordable housing” will be subsidizing private interests.

PUC LAND USE POLICY

1. PUC’s Land Use Framework policy allows sale only if: *“Use of the land sold will not result in creating a nuisance.”*

PARKING vs. TDM

1. The City Team argues that it is too expensive to build parking. If the Reservoir were to be left as-is to provide student access to education, there would be no need to build new parking. If construction cost is the consideration, then the best option is to leave the western Reservoir as-is.
2. TDM is the third component of the City’s Transportation Sustainability Program. TDM requires new developments to provide on-site amenities that prioritize sustainable alternatives to driving.
3. The Balboa Reservoir Project will not exist in isolation from the surrounding neighborhoods. The TDM outcomes within the boundaries of the Project itself will probably be highly successful. However, BR Project’s internal TDM success will come at the expense of the surrounding neighborhoods when BR residents park their privately-owned vehicles and drive their privately-owned vehicles outside the Reservoir Project’s own boundaries.
4. FROM EARLIER SUBMISSION TO CAC REGARDING TDM:

- Most importantly: TDM Study is not a comprehensive and unbiased assessment of parking and circulation issues in the Reservoir vicinity; and it was never meant to be a comprehensive study. The scope/parameters of Nelson-Nygaard's study were very specific according to SFCTA documentation:
 - o The Planning Department and SFMTA are proposing a Transportation Demand Management (TDM) study in coordination with CCSF Ocean Campus to **reduce single-occupant vehicle trips by college staff, faculty, students, and neighborhood residents.**

o PROJECT DESCRIPTION AND BENEFITS

The Balboa Area Transportation Demand Study will **develop clear strategies for reducing single-occupant vehicle trips** and outline a coordinated framework for future TDM programs and policies between CCSF, the Balboa Reservoir project, and the City of San Francisco. Potential TDM activities will produce a wide-range of benefits to individuals and the transportation system as a whole, from reducing traffic congestion, vehicle emissions, and fuel consumption to supporting physical activity and enhancing safety. Additionally, TDM activities will make existing transportation investments perform better, extending the life of existing infrastructure and improving the outcomes for new transportation investments.

- o **TDM Program:** proposing **TDM solutions** unique to the area comprising CCSF Ocean campus, Balboa Reservoir and neighborhoods **as consistent with emerging TDM policy.**

Bottom-line: TDM solutions, by definition and intent, exclude parking. Within TDM parameters, the issue of parking is given significance only via the TDM solution of making parking "more difficult and expensive." That's why the elimination of student parking is ignored. That's why the City Team promotes 0.5 parking spaces per residential unit.

- Fatuous TDM arguments:
 - o "Parking Produces Traffic Congestion--Every parking space is a magnet for cars" and "If you build it.....they will come."
 - In earlier submissions I had written:
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 be 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.

Rather than parking producing congestion, it's the existence of a desired destination that induces traffic. Parking is but a means to accommodate those who want to get to the desired destination.

Case-in-point: When school is not in session, there are very few cars in the Reservoir parking lot and there's very little traffic on Phelan. This demonstrates the falsehood of the "parking produces traffic congestion" premise.

Bottom line: Parking, in and of itself, does not promote congestion. Rather, congestion is the product of people trying to get to a desired destination. Student access to education, which includes driving and parking, should not be subordinate to the Balboa Reservoir Project.

- "Spillover [parking] from City College"
 - Both Sunnyside Neighborhood Assn and Westwood Park Assn have made clear that the neighborhood supports CCSF and its students. The Nelson-Nygaard Study calls for preventing "spillover from City College" by making parking for them difficult via RPP and enforcement. Rather than making parking difficult for students, the neighbors have called for the Balboa Reservoir Project to provide adequate on-site parking for student needs.

Bottom line: Instead of shifting the burden of mitigation for the elimination of student parking by the TDM solution of "reducing single-occupant trips by college staff, faculty, students, and neighborhood residents", the Reservoir Project needs to take responsibility for replacing lost student parking.

--Alvin Ja

Wong, Phillip (ECN)

From: [REDACTED]
Sent: Friday, November 11, 2016 11:54 AM
To: Martin, Michael (ECN); Lesk, Emily (ECN); Shaw, Jeremy (CPC); Exline, Susan (CPC); Russell, Rosanna (PUC); Carlin, Michael (PUC); BRCAC (ECN); Hood, Donna (PUC); Tracy Zhu; Wendy Aragon; Jennifer Clary; sunnyside.president@gmail.com; Kate Favetti; Maria Picar; Brigitte Davila; Robert Muehlbauer; Howard Chung; Rebecca Lee; Christine Godinez; Jonathan Winston; Ambrose, Noreen (CAT); Yee, Norman (BOS); Low, Jen (BOS)
Cc: SNA Brick; Wpa Balboa. Reservoir; Linda Da Silva; Ronald Gerhard; Marian Lam; Steve Bruckman; Susan Lamb; Save CCSF Coalition; PODER; CCHO--fernando
Subject: RFQ Resources (Relevant Policies, Standards, Codes) excludes PUC's "LAND USE FRAMEWORK"

City Team, PUC. PUC CAC:

The Balboa Reservoir RFQ makes no mention of a fundamental PUC document, PUC's LAND USE FRAMEWORK:

From the PUC website:

The focus of the [Framework document](#) is to affirm and identify general principles and/or considerations for the SFPUC in the management of real estate assets in three key areas for lands not otherwise subject to specific policy guidance:

1. Leases or Permits for Secondary Uses on SFPUC Land,
2. [Disposition of SFPUC Owned Lands](#); and
3. Acquisition of Land by the SFPUC.

By adoption of [the Framework](#), the Commission is seeking to advance the analytical and decision-making process surrounding the administration of real estate assets under the SFPUC's exclusive jurisdiction.

The exclusion of the PUC's own Land Use Framework from consideration constitutes a fundamental violation of PUC's duty to the public.

In my submissions to the City Team and the BR CAC during the public engagement process, I have brought up and quoted from the Land Use Framework document multiple times. Here is one of them:

Balboa Reservoir in context of PUC's Land Use Framework

The sale of PUC property is governed by the PUC document, "FRAMEWORK FOR LAND MANAGEMENT AND USE."

The document lays down conditions for sale of PUC land to include economic, environmental, and community criteria.

The Balboa Reservoir Project has been promoted as part of the Public Land for Housing Program whose purpose is to build affordable housing. PUC's Land Use Framework's economic criterion requires that the sale of Balboa Reservoir "must achieve fair market value compensation for the benefit of ratepayers." Because of this condition, 100% affordable housing will be unfeasible.

Public Land for Housing, in the context of Balboa Reservoir, will fail its overarching goal of affordability. Instead, Balboa Reservoir will achieve 67% **unaffordable** housing, in exchange for 33% affordable housing [OEWD/Planning's Principles & Parameters state a goal of 50/50%, but this target is unlikely to be reached. If this 50/50 target is reached, the outcome would be about 250 affordable units, and 250 unaffordable units. Would even this 50/50 ratio justify ceding public property in perpetuity to private interests?].

OTHER LAND USE FRAMEWORK CRITERIA

The PUC Land Use document states:

ECONOMIC CRITERIA: Land may be sold or transferred when:

- 1. The sale or transfer does not jeopardize the future use or potential sale of functionally related and/or adjoining SFPUC land.*
- 2. The sale or transfer will result in savings of operational costs expended to manage the property.*
- 3. The sale or transfer does not result in a change of use of the property that would increase SFPUC exposure to liability related to conditions in the soil or structures that are not warranted by the return to SFPUC from the sale or transfer.*

Sale of Balboa Reservoir fails to fulfill Condition 2 of “Economic Criteria.” Selling off Balboa Reservoir will not result in saving operational/management costs for Water Enterprise.

Instead of selling off the Reservoir to private developers, retaining this large tract of land constitutes “money [public assets] in the bank” for PUC and citizenry.

The Land Use document also states:

COMMUNITY CRITERIA: Land may be sold or transferred when:

- 1. The sale or transfer is evaluated under SFPUC Community Benefit and Environmental Justice policies and objectives.*
- 2. The sale or transfer would not significantly adversely affect the implementation of an adopted resource agency plan for the area.*
- 3. The sale would not increase the risk of loss, injury or death to SFPUC employees or others on or near the parcel.*
- 4. Use of the land sold will not result in activities creating a nuisance.*

The Balboa Reservoir Project as envisioned by OEWD/Planning fails Condition 4 of “Community Criteria.”

The current plan removes existing parking for City College students. It deliberately limits parking within the Reservoir to 0.5 parking spaces per residential unit in the unrealistic expectation that this will discourage car ownership by new Reservoir residents.

Given the limited street parking in the surrounding neighborhoods, and the fact that the main (practically and probably the only) ingress/egress to the Reservoir Housing project will be Phelan Avenue, the 500 unit Balboa Reservoir Project will result in creating a substantial traffic and parking nuisance [The word “nuisance” understates the problem].

The Balboa Reservoir Project as set forth in the OEWD/Planning Principles & Parameters fail to comply with PUC’s “Framework for Land Management and Use.”

The sale of Balboa Reservoir to private developers would provide a short-term cash infusion to PUC Water Enterprise. However the short-term gain of quick cash doesn’t justify losing this valuable piece of public land in perpetuity to private developers in the guise of “affordable housing.”

I can only conclude that this exclusion of the Land Use Framework from the RFQ was a conscious decision by the City Team.

I also wish to note that the 11/10/2016 Memo from the City Team entitled "Overview of Balboa Reservoir CAC Process, Prepared for Board of Supervisors Report" was a very sanitized Overview that gives the impression that the community has had effective input into the Development Parameters. In reality, the "public engagement process" was mainly and effectively a one-way, top-down affair in which the community was only allowed token input. The process was rigged, with a pre-determined outcome: contrary to CEQA principles of a new project fitting in with the existing setting, CEQA has been turned upside-down by telling the community to adapt to the new project.

Submitted by:

Alvin Ja

Wong, Phillip (ECN)

From: [REDACTED]
Sent: Saturday, November 12, 2016 8:42 PM
To: Martin, Michael (ECN); Lesk, Emily (ECN); Shaw, Jeremy (CPC); Exline, Susan (CPC); Russell, Rosanna (PUC); Carlin, Michael (PUC); BRCAC (ECN); Hood, Donna (PUC); Tracy Zhu; Wendy Aragon; Jennifer Clary; sunnyside.president@gmail.com; Kate Favetti; Maria Picar; Brigitte Davila; Robert Muehlbauer; Howard Chung; Rebecca Lee; Christine Godinez; Jonathan Winston; Ambrose, Noreen (CAT); Yee, Norman (BOS); Low, Jen (BOS); Rich, Ken (ECN); Rahaim, John (CPC); Board of Supervisors, (BOS)
Cc: SNA Brick; Wpa Balboa. Reservoir; Linda Da Silva; Ronald Gerhard; Marian Lam; Steve Bruckman; Susan Lamb; Save CCSF Coalition; PODER; CCHO--fernando
Subject: Comments for 11/14/2016 BR CAC Meeting

City Team, BR CAC, PUC, PUC CAC, Board of Supervisors:

- The RFQ is on PUC website.

The RFQ's Section 4 "Applicable Land Use Policies" fails to list or even mention PUC's own "Land Use Framework". What's up with that? Why isn't PUC's own policy on land use even mentioned?

- Monday's CAC meeting has Annual Progress Report to BOS on the agenda. The Report to BOS is supposed to be from the CAC to BOS. The CAC Ordinance states:

*(d) No later than one year after the inaugural meeting of the Advisory Committee, and at least once every 12 months thereafter, the **Advisory Committee** shall submit to the Board of Supervisors and the Mayor a report describing the Advisory Committee's activities and recommendations.*

However it appears that the Report is actually a Report written by the City Team. The Report's perspective is more of the City Team's than the community's.

The Report is a sanitized version of the actual CAC process. The actual CAC process gave the City Team full control of what could or could not be discussed. The City Team was given the preponderance of the time while community input was limited. The balance of power weighed 99% on the side of the City Team, while community input was limited to making changes to minor details.

Fundamentally, public and community participation was just TOKEN. The reality was that the public engagement process was merely a way to manage and direct public input to conform to the City Team's predetermined outcome. The public engagement process was in reality a process of manipulation towards the City Team's desired outcome.

The Report reads like propaganda. It fails to address the fact that overwhelmingly popular critiques from the community regarding the Reservoir Project's adverse impact on parking and circulation were ignored and or, at best, sidestepped with fatuous arguments.

- Also on Agenda: Debrief / Lessons from First Phase of CAC: *"What would you change going forward?"*

My suggestions:

- City Team should not act like dictators. Incorporate public input about preserving parking for City College students.
- No to eviction of CCSF students without full mitigation of adverse impact to students and school. TDM is an inadequate remedy.
- Comply with CEQA principle of a new project fitting in with existing setting. End the City Team's MO of making stakeholders that will be adversely affected by the new project bear the burden of the adverse impacts.
- Abide by PUC's "Land Use Framework" policy

Submitted by:

Alvin Ja