



*Responses to Questions Raised by General Public Comment  
To the Balboa Reservoir Community Advisory Committee (CAC)  
December 2, 2015 through December 23, 2015*

City staff practice is to provide written responses to questions asked via email and during the general public comment period at Balboa Reservoir CAC meetings. The following matrix contains City staff's responses to (1) questions raised during the General Public Comment period of the 12/14/2015 CAC meeting and (2) those questions raised in writing between 12/2/2015 and 12/23/2015 that pertain to topics not covered on the 12/14/2015 CAC meeting agenda. Responses pertaining to 12/14/2015 meeting agenda topics can be found at <http://www.sf-planning.org/brcac>.

	<b>Question</b>	<b>Response</b>
1	How many housing units are vacant in San Francisco?	According to the US Census Bureau, the San Francisco-Oakland-Hayward metropolitan statistical area has a 1.1% homeowner vacancy rate and a 3.6% rental vacancy rate (as of the third quarter of 2015). These rates are lower than the national third quarter averages of 1.3% homeowner vacancy rate and 7.3% rental vacancy rate.
2	What does the community outreach process look like?	The outreach process began in December 2014 with public workshops and smaller neighborhood group meetings. The CAC is now the main public forum for community discussion and feedback regarding the Balboa Reservoir project. Project staff also attends community meetings of neighborhood groups and issue-focused community groups upon request.
3	Why was the PUC's property not given to City College in 2012, when it was declared surplus as part of a land swap?	<p>The City Administrative Code prohibits the SFPUC from transferring property without receiving fair market value in return. The SFPUC has never agreed, or been legally obligated, to give the approximately 17.6-acre western portion of the Balboa Reservoir to City College.</p> <p>City College obtained the eastern portion of the original Reservoir property, where the Multi-Use Building (MUB) is located, as part of a land transfer agreement through which City College transferred other property to SFPUC in exchange. Note that this land swap did not declare as surplus the SFPUC's remaining portion of the Balboa Reservoir.</p>

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4	<p>The new housing on Ocean Avenue was supposed to be affordable, but the rents are extremely high. Aren't the rents supposed to stay affordable?</p>	<p>Two of the three new buildings on Ocean Avenue (the two westernmost buildings) are privately-developed, market rate buildings on privately-owned land. Staff believes that the commenter's rent research occurred at these buildings.</p> <p>The third building (located between Lee Ave. and the City College Bus Terminal) is a 100%-affordable building on City owned land, and its units are required to remain affordable in perpetuity. The responses to public feedback on the draft Affordable Housing Parameters explains how the City ensures that affordable housing remains affordable in perpetuity and can be found at <a href="http://www.sf-planning.org/ftp/files/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/balboareservoir_CAC_Updated_Housing_Comments-Responses_Matrix-10262015_FINAL.pdf">http://www.sf-planning.org/ftp/files/plans-and-programs/planning-for-the-city/public-sites/balboareservoir/balboareservoir_CAC_Updated_Housing_Comments-Responses_Matrix-10262015_FINAL.pdf</a></p>
5	<p>When SFPUC analyzes the impacts of new construction projects, do they consider and regulate how much wastewater is being released during times of high demand?</p>	<p>Large scale developments are subject to analysis of peak dry and wet weather flow contributions, along with analysis and mitigation of any potential impacts to the combined sewer system. In addition, per City ordinance, new projects are required to reduce the stormwater flows to the combined sewer system in comparison to pre-development conditions.</p> <p>The Balboa site is currently a large parking lot where all stormwater runoff goes directly into the combined sewer system. A new development on the site would be expected to reduce stormwater flows entering the sewer system by incorporating onsite stormwater management, as required by the San Francisco Stormwater Management Ordinance (<a href="http://www.sfwater.org/index.aspx?page=446">http://www.sfwater.org/index.aspx?page=446</a>). While a new development may add sanitary sewage contributions, the amount of flow to the combined system in a storm event is dominated by stormwater. Therefore, the addition of onsite stormwater management at Balboa Reservoir would present a significant potential benefit to overall flow management in storm events. Potential impacts to the sewer system or increased flooding risks will be analyzed, and any mitigation requirements will be identified, once a developer is selected and a project proposal is developed with sufficient detail to allow completion of the required environmental review.</p>

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