

Subject: 4/27/2020 CAC comment on Item 4 Transportation

Date: Sunday, April 26, 2020 at 6:38:50 PM Pacific Daylight Time

From: aj

To: BRCAC (ECN), Jon Winston, sunnyside.balboa.reservoir, Brigitte Davila, rmuehlbauer, jumpstreet1983, marktang.cac@gmail.com, cgodinez, Peter Tham, mikeahrens5

CC: CPC-Commissions Secretary, Ionin, Jonas (CPC), Board of Supervisors, (BOS), Yee, Norman (BOS), Low, Jen (BOS), Maybaum, Erica (BOS), SNA BRC, Koppel, Joel (CPC), Moore, Kathrin (CPC), Diamond, Susan (CPC), Fung, Frank (CPC), Imperial, Theresa (CPC), Johnson, Milicent (CPC)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BRCAC:

Review of Transportation improvements is on your agenda on 4/27/2020.

I ask you to review the Preamble to Principles & Parameters from several years ago:

Separate from these Parameters, we also want to highlight three key areas of overall importance and priority for us: transportation and neighborhood congestion, City College, and affordable housing. To be successful, any project will need to effectively integrate these priorities into their proposal. - Transportation and Neighborhood Congestion: Traffic congestion and the availability of street parking are already major problems facing the local community. No development proposal is likely to garner community support if it would worsen these conditions. - City College: The community cares deeply about City College's long-term health and growth. We are especially concerned that the Balboa Reservoir development will displace a surface parking lot currently utilized by City College students. It will be critical for the Balboa Reservoir developer to work with City College to address parking needs by identifying alternative parking and transportation solutions that do not compromise students' ability to access their education.

The latest iteration of of the Reservoir Community Partners and Planning Staff's plan is for providing 220 parking spaces in lieu of the 1,007 that will be taken away.

As I have shown in a separate 4/25 submission, this 220 figure had been cherry-picked. The 220 figure does not account for City College's PAEC and STEAM buildings.

If PAEC had been accounted for, the figure would have been a range of 980 to 1,767 spaces, instead of 220.

And even if PAEC were to be illegitimately excluded, still *"there would be unserved demand for around 220 to 1,007 parking spaces during the peak hour."* (Fehr-Peers CCSF TDM, page 34). You can see that "220" is a cherry-picked low-ball figure.

Finally, I ask you to review my June 2019 submission to BRCAC for a big-picture perspective on transportation:

(from 6/10/2019)
BRCAC:

You will be presented with the CCSF Fehr & Peers TDM at your 6/10/2019 meeting.

The CCSF Fehr & Peers TDM Plan & Study is but one aspect of the overall Balboa Area TDM Plan that was initiated to address the impact of the Reservoir Project.

The following is a written comment that was submitted to BRCAC and Reservoir Community Partners, LLC (Avalon/Bridge) back in July of last year. The written comment was my critique based on the actual content of:

- Nelson/Nygaard TDM Framework
- Nelson/Nygaard Balboa Area TDM Existing Conditions Report
- Reservoir Community Partners, LLC Base Plan
- AECOM Transportation Analysis
- SFCTA Prop K Grant for "Balboa Area TDM Study"
- NAIOP/Haas School of Business Golden Shovel Challenge: "Westwood Terrace in Balboa Park"
- May 2016 CCSF Facilities Planning Survey on Transportation & Parking
- Sunshine Ordinance document: 2014 email from Jeremy Shaw of Planning Dept to AECOM Transportation Analyst

--aj

----- Forwarded Message -----

From: aj <ajahjah@att.net>

To: BRCAC (ECN) <brcac@sfgov.org>; Shanahan Thomas (ECN) <thomas.shanahan@sfgov.org>; balrescacchair@gmail.com

Cc: balboareservoir@gmail.com <balboareservoir@gmail.com>; Joe Kirchofer <joe_kirchofer@avalonbay.com>

Sent: Saturday, July 7, 2018, 9:35:50 AM PDT

Subject: additional comment for 7/9/2018 BRCAC Transportation meeting

establishing a process suggested in the P & P

Harry Bernstein <riquerique@yahoo.com>

Tue 5/5/2020 11:44 PM

To: jon.winston.brcac@outlook.com <jon.winston.brcac@outlook.com>; mikeahrens5 <mikeahrens5@gmail.com>; sunnyside.balboa.reservoir <sunnyside.balboa.reservoir@gmail.com>
Cc: Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>

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Hello

I've heard that the BRCAC will be sunseting, though it has been allowed a lease on life and will continue to be around in some form as a forum for at least another year.

That reminded me of one of the Principles and Parameters, finalized in 2016.

+++++

PROJECT'S RELATIONSHIP TO CITY COLLEGE

(found on p. 11, I believe) Principle #1: Ensure that development at the Balboa Reservoir site does not negatively impact City College's educational mission and operational needs

parameter (d) -- Work with City College to establish a process for regular communication between the project and City College, including a means of ensuring completion of the project's commitments to City College and a means of resolving new issues that may arise during construction or after the new development is complete. This process should be established prior to project approvals and should acknowledge the full range of City College stakeholder groups (including Trustees, administrators, staff, instructors, and students).

+++++

Board President Norman Yee introduced the Balboa Reservoir project at the Board of Supervisors on April 28. The project timeline, as we've seen in a number of presentations by the developer, at the BRCAC meetings and elsewhere, suggests that the Project is likely to come before the Board of Supervisors later this year, perhaps in July or August. Given that, I would like to focus on the process (from the above parameter) for regular communication between the project and City College, one that should acknowledge the full range of City College stakeholder groups (including Trustees, administrators, staff, instructors, and students).

For years there has been consultation and collaboration between City agencies and the Mayor's office regarding land use issues at City College--that is, the Balboa Reservoir (BR)--and City College administrators (including the chancellor) and sometimes the hired project manager have also been welcome. Presentations at Board of Trustees meetings on behalf of the project have occurred not infrequently. I would say that instructors, staff and students have mostly been out of the loop. So, if there is to be a process to at least acknowledge these--or possibly do more than that minimum--and that it "should be established PRIOR to project approvals," I'd say that the time for initiating that is right now. Can you tell me what practical steps are planned or forthcoming to bring about something like this? It seems to have been prescient to advocate for it by having this provision included in the P & P. Should it not be discussed at an upcoming BRCAC meeting? I urge you to think about doing just this.

Harry Bernstein

Subject: CAC TDM presentations
Date: Saturday, May 16, 2020 at 10:21:57 PM Pacific Daylight Time
From: Christine Hanson
To: mikeahrens5, sunnyside.balboa.reservoir, Brigitte Davila, BRCAC (ECN), jonathan winston
CC: Alvin Ja, Harry Bernstein, Jean Barish, Madeline Mueller, Tomasita Medal, Wynd Kaufmyn, Jennifer Heggie, John Rizzo
Attachments: Screen Shot 2020-05-16 at 7.59.17 PM.png, Screen Shot 2020-05-16 at 7.58.40 PM.png, Bal res TDM presentation.pdf, TDM presentation Chinatown.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear CAC Members,
 The Fehr and Peers TDM was presented to you in June of 2019. In March the same report was presented to the City College Board of Trustees at a meeting at the Chinatown Campus.

Though from the same report, the two presentations were different both in content and conclusions. If you would like to view the City College presentation from March 21, 2019 it starts at 4:40:00 on the CCSF Granicus archive: <https://www.ccsf.edu/en/about-city-college/board-of-trustees/board-live.html>

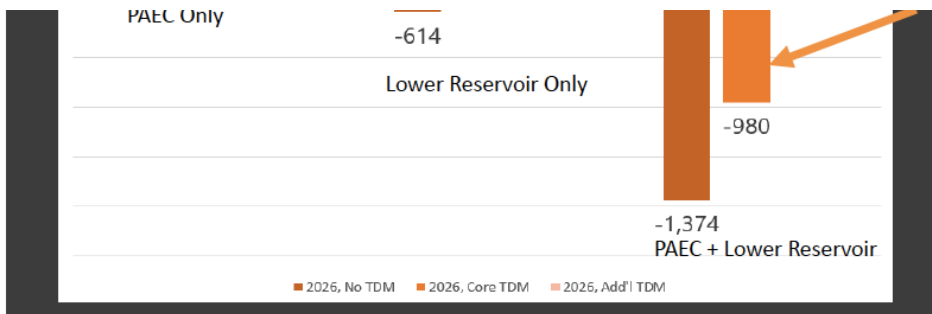
In the CCSF presentation, Charmaine Curtis said Fehr and Peers conclusion when taking into consideration City College's plan to build the PAEC was that the replacement parking needed was 980 spaces. The graphic showing this is included below and both presentations are attached. In the CAC presentation the developer arrived at the number of 220 parking spots needed from a scenario that didn't include new buildings built by City College. The irony is that when the presentation was given to the CAC, it was within a City College FMP presentation which clearly showed plans to construct the PAEC.

One of five TDM strategies offered in the City College presentation lists a BART shuttle. That slide is also included. In the CAC presentation there was no mention of a BART shuttle. The idea of a BART shuttle is a sound one if the shuttle route runs on streets to the North of Ocean Campus—which doesn't involve further travel on Ocean Avenue.

Please do not take the information presented to you at face value.
 Please demand that plans for a BART shuttle is implemented, particularly in a scenario where the developer has estimated in their financial report that the yearly parking revenue will be \$1.9 million dollars, more than enough to fund a shuttle.

Discussion of Community Benefits must include plans for a shuttle.
 Thank you,
 Christine Hanson





TDM STRATEGIES

Additional Measures

- Provide Muni pass to all full-time students
- Provide Bike Share (and/or scooter share)
- Provide shuttle to BART during peak demand periods
- Allocate car share parking spaces and subsidize memberships for employees
- Price employee parking

Percent Reduction

- Up to 10%
- 1%
- Up to 5% during peak demand periods
- Up to 1%
- 5%



Subject: CAC vacancy

Date: Monday, April 27, 2020 at 8:13:11 PM Pacific Daylight Time

From: Shahin Saneinejad

To: BRCAC (ECN)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

I heard at the Balboa Reservoir CAC committee meeting today that Robert Muehlbauer is withdrawing from the CAC. How can I find out what the process is for finding his successor?

I see that Mr. Muehlbauer represents transit and Balboa Park station interests on the CAC and, as an Ingleside resident who depends on transit, I would like to help ensure that those interests continue to be strongly represented.

Thanks,

Shahin

Subject: For 5/18/2020 CAC-----Fw: Balboa Reservoir General Plan Amendment /Development Agreement
Date: Friday, May 15, 2020 at 7:27:32 PM Pacific Daylight Time
From: aj
To: BRCAC (ECN), Jon Winston, sunnyside.balboa.reservoir, Peter Tham, marktang.cac@gmail.com, Brigitte Davila, mikeahrens5, jumpstreet1983, rmuehlbauer

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Sent: Tuesday, May 12, 2020, 12:06:57 AM PDT
Subject: Balboa Reservoir General Plan Amendment /Development Agreement

Land Use & Transportation Committee, Board of Supervisors, D7 Supervisor Yee, Planning Commission, PUC:

The General Plan Amendment and Development Agreement for the Reservoir Project will come before you soon.

What's been most disturbing is the lack of integrity in how the Reservoir Project has been shepherded along in a top-down manner.

The M.O. has been to present what has been fundamentally a pre-ordained project and then--to fulfill procedural requirements--going through the motions of getting community input ("public engagement").

Instead of community input, what OEWD-Planning really had in mind was to achieve "buy-in." The CAC format basically provided the authorities a propaganda platform to achieve the desired "buy-in."

Zoning and the broader context of the Balboa Park Station Area Plan had been raised early during the "public engagement process. "

Despite the early inquiries regarding zoning and the BPS Area Plan to the OEWD-Planning Team, the Reservoir Team avoided addressing the subject. The issue of rezoning from Public to Special Use District did not show up until publication of the Supplemental EIR. And amending the BPS Area Plan/General Plan to make it backwards compatible with Reservoir Project wasn't revealed by the authorities until a few months ago!

Integrity would have required an early assessment of the Reservoir Project within the context of the higher program-level BPS Area Plan; not the other way around.

More than anything else, the rezoning from P to SUD is needed solely for the purpose of privatization that would create 363 (Not 550!) affordable units vs. 550 market-rate units. The current P zoning already allows for affordable housing; the only difference is that P zoning would not allow for the market-rate units.

The public has no need to subsidize private developers with public property.

Vote NO to the GPA and DA.

Sincerely,
Alvin Ja

Subject: Fw: Sent to Land Use & Transportation Committee, BOS, Planning Commission, PUC

Date: Friday, May 15, 2020 at 7:36:14 PM Pacific Daylight Time

From: aj

To: BRCAC (ECN), Jon Winston, sunnyside.balboa.reservoir, Peter Tham, jumpstreet1983, rmuehlbauer, cgodinez, marktang.cac@gmail.com, mikeahrens5, Brigitte Davila

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

BRCAC--

FYI



Fri, May 15 at 7:04 PM



Land Use & Transportation Committee, BOS, D7 Supervisor Yee, Planning Commission, PUC:

on 4/28/2020, legislation was introduced to create a Special Use District that will replace the cur

On 5/28/2020, the Reservoir Project is expected to achieve a slam dunk with approvals for Gen Special Use District, Zoning Map amendment, Development Agreement, and EIR certification by

Despite the deceptive marketing of the Reservoir Project as "50% affordable", Reservoir Comm breakdown will actually be 550 market-rate units, and only 367 affordable.

The developers cannot legitimately claim credit for the 183 "additional affordable" units that will monies.

Don't facilitate stealth privatization of public lands with SUD.

Instead of the SUD, keep the Reservoir parcel #3180's zoned as Public..... Existing P zoning 100% affordable housing.

There is no need to rezone to SUD, other than to facilitate privatization of public property.

Contrary to successful marketing of "affordable housing in perpetuity" the publication of the Dev less than a month ago reveals the dirty secret that the affordable restriction only lasts for 57 yea

"FACTS" FIXED AROUND POLICY

The "affordable in perpetuity" lie has been promoted throughout the "public engagement proces

publication of the Development Agreement has the lie been exposed. The lie is unconscionable

This lie is emblematic of how the Reservoir Team has been playing fast and loose with "facts" to the community....in order to enable privatization of public property by the 1%.

Don't allow yourselves to be bought out by the 1%. No to the SUD; YES to retaining "P" zoning

Sincerely,
Alvin Ja, District 7

Subject: Fwd: Hanson CAC comment 4/27

Date: Monday, April 27, 2020 at 12:04:10 PM Pacific Daylight Time

From: Christine Hanson

To: BRCAC (ECN)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please forward for meeting today if the Email address Forwarded to from the CAC website was not the correct one.

Thank you,
Christine Hanson

----- Forwarded message -----

From: **Christine Hanson** <chrisibhanson@gmail.com>

Date: Monday, April 27, 2020

Subject: Hanson CAC comment 4/27

To: "BRCAC@sfgov.org" <BRCAC@sfgov.org>

Dear CAC Members,

Yesterday, the TDM for the Reservoir was posted a little more than 24 hours before the chance to make public comment closed.

Most of us aren't aware that posting meeting information critical to a meeting's discussion less than 72 hours in advance is a violation of the Brown Act, but these are special times and during a declared state of emergency apparently anything goes.

The long awaited TDM though, gives few details about the methods of how the reporting benchmarks are to be executed. In my comment to you at the last meeting I was in error.

That study also called for stepping up efforts with "Additional" TDM measures during the important time of the beginning of the semester, and during registration. At this point, between bizarre class cancellations, opaque handling of the budget and faulty communication.

The TDM included in your meeting today does include one fact: that CCSF educator housing isn't a fixed number. It is "up to" 150. Like the type of guarantee you get from Best Buy that the plasma tv advertised for \$400 will be there... "up to" 5 TVs.

So much of the specific information, needed to evaluate what is coming at a rapid pace, down the pike, is likely in the draft Developer Agreement. Likely, based on the teacher we were given at the Planning meeting on April 9 in the "Key Points" of the draft Developer Agreement.

On April 4th I made a public records request to SF Planning to view the draft Developer Agreement in its entirety and have not yet received a reply. Given that the draft Developer Agreement does not appear on the CAC webpage with the other materials it likely has not been made available to you either.

When it does finally become available, it must be published online and this body should be reconvened to discuss it at length. Please address this and calendar that meeting now.

Some things won't be in there, like a \$300k a year BART shuttle, running up Judson street and paid for by the Developers or utilizing the \$1.9M dollars the City is reportedly going to earn in parking revenue (remember that fiscal responsibility report). Or important information on how to manage City College's actual transportation needs.

But the Developer Agreement, should at least tell us what we should expect will be, at this point rammed into being.

Thank you for participation in this long and for me, very disheartening process.

Christine Hanson

Subject: General public comment for the staff and the developer

Date: Monday, April 27, 2020 at 6:25:44 PM Pacific Daylight Time

From: Harry Bernstein

To: BRCAC (ECN)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

If these issues aren't answered tonight, I would like to receive an answer soon.

1) According to Mr. Yee, the Developer said he will introduce the Development Agreement at the Board of Supervisors tomorrow. Will this agreement be available immediately or will it be only after 30 days, when the project comes before one of the Board committees?

2) After public property is declared surplus, according to State law, it is supposed to be offered to schools, non-profits or other agencies before being offered to the developer? Has this process occurred in the past? When will it occur for the Reservoir property and, if not why not? Some have wondered whether, for instance, some form of offer to the College to purchase the Reservoir has already been made.

Thank you.

Harry Bernstein

Subject: Hanson CAC comment 4/27

Date: Monday, April 27, 2020 at 11:58:43 AM Pacific Daylight Time

From: Christine Hanson

To: BRCAC (ECN)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear CAC Members,

Yesterday, the TDM for the Reservoir was posted a little more than 24 hours before the chance to make public comment closed.

Most of us aren't aware that posting meeting information critical to a meeting's discussion less than 72 hours in advance is a violation of the Brown Act, but these are special times and during a declared state of emergency apparently anything goes.

The long-awaited TDM though, gives few details about the methods of how the reporting benchmarks are to be executed. In my comment to you at the last meeting I was in error.

That study also called for stepping up efforts with "Additional" TDM measures during the important time of the beginning of the semester, and during registration. At this point, between bizarre class cancellations, opaque handling of the budget and faulty communication.

The TDM included in your meeting today does include one fact: that CCSF educator housing isn't a fixed number. It is "up to" 150. Like the type of guarantee you get from Best Buy that the plasma TV advertised for \$400 will be there... "up to" 5 TVs.

So much of the specific information, needed to evaluate what is coming at a rapid pace, down the pike, is likely in the draft Developer Agreement. Likely, based on the teaser we were given at the Planning meeting on April 9 in the "Key Points" of the draft Developer Agreement.

On April 4th I made a public records request to SF Planning to view the draft Developer Agreement in its entirety and have not yet received a reply. Given that the draft Developer Agreement does not appear on the CAC webpage with the other materials it likely has not been made available to you either.

When it does finally become available, it must be published online and this body should be reconvened to discuss it at length. Please address this and calendar that meeting now.

Some things won't be in there, like a \$300k a year BART shuttle, running up Judson Street and paid for by the Developers or utilizing the \$1.9M dollars the City is reportedly going to earn in parking revenue (remember that fiscal responsibility report).

Or important information on how to manage City College's actual transportation needs.

But the Developer Agreement, should at least tell us what we should expect will be, at this point rammed into being.

Thank you for participation in this long and for me, very disheartening process.

Christine Hanson

Subject: Please include this public comment regarding TDM for "Balboa Reservoir" Proposed Project
Date: Monday, April 27, 2020 at 11:35:44 AM Pacific Daylight Time
From: Tomasita Medál
To: BRCAC (ECN), Tomasita Medál
Attachments: CCSF_AvalonBayDevelopment.jpg

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear members of the Balboa Reservoir Community Advisory Board:
There is no mitigation plan



that can lessen the impact of eight buildings double the height of nearby apartment buildings on Ocean Avenue plus one hundred town homes squeezed into the City College west campus lower parking lot. Nearby traffic is already congested to a crawl. Ocean Avenue is already extremely crowded. MUNI and BART are already at full capacity. This proposed development is out of scale for the neighborhood; is a severe firetrap, is triple the recommended density in the City's Master Plan and Balboa Station Master Plan, and should simply not be built. There is nothing that can be done to mitigate its negative impact on City College, nearby neighborhoods, and the City. It is simply too large and inappropriate for the land parcel. Do not allow this disaster to go forward.

Tomasita Medál
tomasitamedal@gmail.com

Subject: Posting of emails to website
Date: Monday, April 27, 2020 at 2:49:02 PM Pacific Daylight Time
From: aj
To: Lutenski, Leigh (ECN), BRCAC (ECN)
CC: Jon Winston, sunnyside.balboa.reservoir, mikeahrens5, jumpstreet1983, Peter Tham, Brigitte Davila, marktang.cac@gmail.com, cgodinez, rmuehlbauer
Attachments: 1586321253513blob.jpg, 2020-4-7 GPA comment.pdf

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi Leigh,

Thank you for posting all the email submissions to the website.

You left the following 4/7 submission out of the record. Please be so kind as to add it to the website material.

The 4/7 submission was sent to the BRCAC address only, and had not to the individual CAC members by me. Thus, I wish to bring this to the attention of the CAC members in preparation for your meeting this evening.

Thanks,
aj

----- Forwarded Message -----

From: aj <ajahjah@att.net>

BRCAC ECN <brcac@sfgov.org>

Cc: Yee Norman (BOS) <norman.yee@sfgov.org>; BOS Low <jen.low@sfgov.org>; Erica Maybaum <erica.maybaum@sfgov.org>

Sent: Tuesday, April 7, 2020, 09:55:03 PM PDT

Subject: Reservoir Project: Tail Wagging the Dog--General Plan Amendment, and DSG Relationship to Planning Code

April 7, 2020
Planning Commission, PUC, BOS:

SUBJECT: Balboa Reservoir Project: Tail Wagging the Dog

The Balboa Reservoir Project proposes your initiation and acceptance of their General Plan Amendment (GPA) and their Design Standards & Guidelines (DSG).

Both the GPA and the DSG are cases of the Tail Wagging the Dog.

1. General Plan Amendment

- The urban planning hierarchy from high to low is:

1. General Plan
2. Balboa Park Station Area Plan (BPS Area Plan)
3. Balboa Reservoir Project

The proposed Reservoir Project does not conform to the existing General Plan and BPS Area Plan. That is why they are asking you to Initiate a General Plan Amendment.

In a sane and logical world. the Reservoir Project would draw up the Project to fit within the specifications of the General Plan and BPS Area Plan.

However, in the Red Queen world of the Planning Dept, the project sponsors are changing the higher-level Plans instead. The project sponsors are intent on dictating their own terms into higher-level policy contained in the General Plan and BPS Area Plan.

This is one example of the Tail Wagging the Dog.

2. Design Standards and Guidelines

- The packet for the Planning Commission's proposed Initiation of a General Plan Amendment for the PUC Balboa Reservoir parcel 3180 includes "Design Standards & Guidelines" for the Reservoir Project.
- The Preface of the DSG document states:

Relationship to the Planning Code

References to the Planning Code or Code herein are references to the City of San Francisco Planning Code as it exists as of the effective date of the Development Agreement.


In the event provisions in this DSG directly conflict with those in the Planning Code, this DSG will control so long as the DSG remains consistent with the SUD.

By asking you, the Planning Commission, to approve the General Plan Amendment and the DSG, the project sponsors are asking to be placed above the law (Planning Code)!

This is another example of the Tail Wagging the Dog.

Don't allow the Tail to Wag the Dog.





All ways here are my ways!

Don't allow the project sponsors act like the Red Queen.

THE RESERVOIR PROJECT SHOULD BE SUBORDINATE TO THE GENERAL PLAN AND BALBOA PARK STATION AREA PLAN; NOT THE OTHER WAY AROUND!

Don't let big money developers dictate privatization of public property.

Vote against the Initiation of the General Plan Amendment.

Submitted by Alvin Ja, District 7

Subject: Prop K Balboa Area TDM: Special Use District

Date: Tuesday, April 28, 2020 at 9:57:23 AM Pacific Daylight Time

From: aj

To: BRCAC (ECN), Jon Winston, sunnyside.balboa.reservoir, rmuehlbauer, cgodinez, Peter Tham, marktang.cac@gmail.com, mikeahrens5, Brigitte Davila, jumpstreet1983, Ionin, Jonas (CPC), CPC-Commissions Secretary, Koppel, Joel (CPC), Moore, Kathrin (CPC), Johnson, Milicent (CPC), Imperial, Theresa (CPC), Diamond, Susan (CPC), Fung, Frank (CPC)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Planning Commission, BRCAC:

Several years ago, SFCTA had authorized Prop K monies for a Balboa Area TDM Study.

Out of that authorization, Nelson /Nygaard produced a Balboa Area TDM Framework.

Essentially, the TDM Framework is being promoted as providing measures that would effectively mitigate harms to the existing setting of City College and neighborhoods that will be generated by the Reservoir Project

However, the TDM measures are fundamentally aspirational without any enforceable means to prevent new Reservoir residents - - especially the well-heeled occupants of the 550 market-rate units-- from using, or owning cars.

Ultimately, despite the TDM measures, car use by the new residents will cause delays to MUNI service. The limited roadway network that surrounds the Reservoir parcel makes any effective practical improvements by SFMTA of Existing MUNI service in the Reservoir Project area is far from achieving the 85% reliability as required by City Charter.

The Reservoir Project will inevitably make MUNI service worse.

Later today (4/28/2020), legislation will be introduced to create a Special Use District that will replace the current P-Public zoning.

Despite the deceptive marketing of the Reservoir Project as 50% affordable, Reservoir Community Partners' breakdown will actually be 550 market-rate units, and only 363 affordable.

RCP cannot legitimately claim credit for the 187 "additional affordable" units that will come from public monies.

Don't facilitate stealth privatization of public lands with SUD.

Instead of the SUD, keep the Reservoir parcel #3180's zoning as P..... .P zoning which allows for 100% affordable.

Alvin Ja

Subject: Question for April 27 Balboa Park Reservoir CAC meeting
Date: Sunday, April 26, 2020 at 6:11:39 PM Pacific Daylight Time
From: pjdiva1994
To: BRCAC (ECN)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

At the Planning Commission's meeting on April 9, there was a measure proposed to change the zoning of various parcels, including the Balboa Park Reservoir. I believe that matter was tabled until their next meeting but I read online that the proposed change was approved. Has the zoning been changed for Balboa Park Reservoir?

Pauline Jue

Sent from Samsung tablet.

Subject: RE: Balboa Reservior Planning meeting 04/27/2020

Date: Monday, April 27, 2020 at 12:28:22 PM Pacific Daylight Time

From: e

To: BRCAC (ECN)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

As we might not be able to engage in this meeting today, we do have a question regarding the access entry ways for the housing complexes at all entry ports, but especially the San Ramon entry.

Are there going to be entry gates with codes for residents to enter like the already existing ones on Ocean Ave and other complexes throughout the city? This hopefully ensures safety for the Plymouth Ave residents that only residents to the new complexes have access and thereby ensuring our safety as well as well as theirs.

This seems to deter unwarranted residents or entry into any of the housing that is to be built.

Mark and Sheila Hawthorne
Westwood Park Residents

Subject: Re: Comments on Design Standards & Guidelines

Date: Monday, April 27, 2020 at 4:49:20 PM Pacific Daylight Time

From: Christopher Pederson

To: BRCAC (ECN)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Here's the email that I sent previously.

> On Apr 6, 2020, at 2:01 PM, Christopher Pederson <chpederson@yahoo.com> wrote:

>

> Thank you for this opportunity to submit comments on the draft Balboa Reservoir Design Standards & Guidelines. Overall, they look excellent, but I have a few concerns:

>

> 1. Sidewalks. One of the challenges along Ocean Avenue is that the sidewalks are often too narrow, e.g., along the recently built Avalon Apartments/Whole Foods and the Mercy Housing apartments at 1100 Ocean Ave. According to the draft Guidelines, although the overall width of most sidewalks will be 12', the "throughway" portion of the sidewalks will generally be only 6' wide. That is too narrow for two pedestrians walking in opposite directions to maintain social distancing, much less to allow two couples walking in opposite directions to comfortably pass each other. Please revise the Guidelines to widen the throughway portion of sidewalks enough to allow safe and pleasant walking.

>

> 2. Natural gas. The draft Guidelines leave the door open for the use of natural gas within the development. Given the need to build new housing responsibly in light of the climate crisis, please remove any allowance for natural gas on the site.

>

> 3. Color. The draft Guidelines specify that the upper portions of the buildings should be a light color. My concern is that that could result in a sea of beige. Please do not rule out the use of some stronger - even darker - colors. I'd rather see some colors that stand out than see a dull, deadening expanse of beige.

>

> 4. Seating areas. Please require that at least some seating in the central park be in areas that receive shade from late morning through early afternoon. Not everyone wants to sit in the harsh, unrelenting glare of the sun when it is most intense.

>

> Sincerely,

> Christopher Pederson

Subject: Re: Prop K Balboa Area TDM: Special Use District

Date: Tuesday, April 28, 2020 at 10:03:28 AM Pacific Daylight Time

From: aj

To: BRCAC (ECN), Jon Winston, sunnyside.balboa.reservoir, rmuehlbauer, cgodinez, Peter Tham, marktang.cac@gmail.com, mikeahrens5, Brigitte Davila, jumpstreet1983, Ionin, Jonas (CPC), CPC-Commissions Secretary, Koppel, Joel (CPC), Moore, Kathrin (CPC), Johnson, Milicent (CPC), Imperial, Theresa (CPC), Diamond, Susan (CPC), Fung, Frank (CPC)

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CORRECTED VERSION

Planning Commission, BRCAC:

Several years ago, SFCTA had authorized Prop K monies for a Balboa Area TDM Study.

Out of that authorization, Nelson /Nygaard produced a Balboa Area TDM Framework.

Essentially, the TDM Framework is being promoted as providing measures that would effectively mitigate harms to the existing setting of City College and neighborhoods that will be generated by the Reservoir Project

However, the TDM measures are fundamentally aspirational without any enforceable means to prevent new Reservoir residents - - especially the well-heeled occupants of the 550 market-rate units-- from using, or owning cars.

Ultimately, despite the TDM measures, car use by the new residents will cause delays to MUNI service. The limited roadway network that surrounds the Reservoir parcel makes any effective practical improvements by SFMTA **negligible**. Existing MUNI service in the Reservoir Project area is far from achieving the 85% reliability as required by City Charter.

The Reservoir Project will inevitably make MUNI service worse.

Later today (4/28/2020), legislation will be introduced to create a Special Use District that will replace the current P-Public zoning.

Despite the deceptive marketing of the Reservoir Project as 50% affordable, Reservoir

Community Partners' breakdown will actually be 550 market-rate units, and only 363 affordable.

RCP cannot legitimately claim credit for the 187 "additional affordable" units that will come from public monies.

Don't facilitate stealth privatization of public lands with SUD.

Instead of the SUD, keep the Reservoir parcel #3180's zoning as P..... .P zoning which allows for 100% affordable.

Alvin Ja

Subject: Re: Responses to comments re DSG

Date: Monday, April 27, 2020 at 5:06:33 PM Pacific Daylight Time

From: Christopher Pederson

To: BRCAC (ECN)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I now see that my email was posted in connection with the April 8th meeting. Sorry about my confusion about where my email regarding the DSG was posted.

> On Apr 27, 2020, at 4:48 PM, Christopher Pederson <chpederson@yahoo.com> wrote:

>

> I now see that comments emailed by some members of the public have also been posted online, but the email I sent wasn't included. Did you receive it?

>

>> On Apr 24, 2020, at 3:56 PM, Christopher Pederson <chpederson@yahoo.com> wrote:

>>

>> I see that written responses were provided to some comments, but not all. For example, the document doesn't respond to any of the comments I emailed to this address prior to the last CAC meeting. What were the criteria for deciding which comments warranted a response?

>>

>> Sent from my iPhone

>

Subject: Unscheduled Planning Commission Vote

Date: Monday, April 27, 2020 at 7:12:46 PM Pacific Daylight Time

From: Rita M EVANS

To: BRCAC (ECN)

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BRCAC Members,

The public was told repeatedly that the Balboa Reservoir item on the Planning Commission's April 9 agenda was for ***Informational Presentaion only***. The agenda clearly states that the item was an Information Presentation. But the commission went ahead and voted to move the project ahead, despite the complete lack of notice to the public that such an action would be taken.

Will the BRCAC consider a written, formal complaint to the commission for this outrageous action taken while the public was severely limited in its ability to participate in the hearing?

Rita Evans

--

Rita Evans