

**From:** [Glenn Rogers](#)  
**Subject:** Better Place for Oceanvie Library  
**Date:** Friday, January 26, 2024 12:25:06 PM  
**Attachments:** [Oceanview Library on Randolph Final 1142024.pdf](#)

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Hello,

I hand delivered this article about the preferred location for the Oceanview Library yesterday. I understand this subject will be on the Agenda next Tuesday, February 30, 2024 for the BOS meeting. In case you have not seen this article, I am providing it for you here.

In speaking with Jeff, Constituent Aid Supervisor Asha Safai's office, he claimed 100 units were required to allow the proposal of an affordable Senior Housing project. However, this is different formula provided by the State:

"The definition for a senior housing development has been changed in a manner which makes the law easier to understand. Whereas previously a community must have been thirty five units or fit within a formula which takes into account the local population, the new criteria is simply to just have **thirty-five units.**"

CA HOA

The construction of apartments for Senior Citizens is not absolutely required for the library on Randolph Street. It is just one suggestion of many.

See you Tuesday,

Glenn Rogers, RLA  
Landscape Architect  
License 3223

# **OCEANVIEW LIBRARY ON RANDOLPH STREET**

## **WILL THERE BE A NEW LIBRARY?**

Recently, on December 12, 2023 the Chronicle had an article about Supervisor Safai complaining that the Mayor was “putting the brakes” on a Oceanview Library project in his district at 100 Orizaba Avenue in the Brotherhood Way Greenbelt. 1 The Greenbelt has always been the preferred location for the Oceanview Library for Supervisor Safai. In the early planning stage of this library, Supervisor Safai has said numerous times the library is to be on the Greenbelt or not at all. Therefore, it is not surprising, when Supervisor Safai learned the library was not to be there, he feared the worse. No library at all. Supervisor Safai’s disappointment stems largely for the lack of opportunity to build on this pristine location in the future.

## **NEW LOCATION FOR THE LIBRARY**

Since June 2023, the Library Commission has been considering the Oceanview Library at a different location. The new location being considered is at Randolph Street where the I.T. Bookman Community Center and the Pilgrim Community Church are located. Today, the plan is to have a public/private partnership between the Pilgrim Community Church and the Library Commission. This would mean the two buildings would be demolished and the new Oceanview Library would take place in this wonderfully located central location in the Oceanview district. The advantages here are many including extremely wide streets, M streetcar service with handicap ramps and near what is a commercial district in the Oceanview district.

## **COMMUNITY SERVICES VERY ACTIVE HERE**

The church, community center and the library would be all combined into one building. Areas used for church service could easily become spaces for community meetings. One proposal is to provide senior housing in the new structure. This would allow staff at I.T. Bookman to be closer to those they normally take care of in the neighborhood. Since they have a kitchen, staff

# OCEANVIEW LIBRARY ON RANDOLPH STREET

members provide cooked meals, transportation, health services, music and other support services for their community.

Northern crosswalk

Southern crosswalk



## BETTER ACCESS FOR PUBLIC

As you can see, the handicap ramps are a perfect distance for visitors to reach the church, community center or the new library. The library located at 100 Orizaba Avenue was on a steep grade to the library which was 2 blocks away from the M streetcar.

## ROOF GARDEN OPPORTUNITIES!

With new construction, ideas that would not be available at the old location for the community center come forward. The kitchen at the community center wished to have organic fresh vegetables. The only problem with that idea was the backyard was in deep shade in the old building and vegetables would not grow there. With new construction, a roof garden is possible, with all the sun needed to have a healthy crop of vegetables.

The space for the new library is huge and now can support play areas for children as long as guardrails are present. For active youth, sports courts could be provided. Now, the advantage of the library being closer to the community makes more sense as

# **OCEANVIEW LIBRARY ON RANDOLPH STREET**

**more people are able to take advantage of new park facilities. The location of 100 Orizaba Avenue, the old site considered, is on the periphery of Oceanview. To the south is Alemany Blvd., Highway 280 and the BART line. No residents of any consequence can provide the library with patrons in the southern direction.**

## **STIMULATING COMMUNITY IMPROVEMENT**

**The Randolph location for the library is next to a nascent downtown Oceanview while the library at the Greenbelt, is closer to the Merced Extension Triangle Neighborhood (METN). METN has had an objection to the building of the library on the Greenbelt. That objection is no new housing occur there.**

## **IS THE LAND FREE?**

**The most compelling reason for the library to be at the 100 Orizaba Avenue was the fact the land is “free”. Well, having obtained confidential emails between government agencies on this matter (due to “CA Public Records Act, Section 6250 et seq. Of the state government code as amended and the SF Sunshine Ordinance, Article 3, Sec. article 67.25) this land is not recommended to be given away for free. Instead, these agencies are recommending a transfer of funds between the Department of Public Works (DPW) and the San Francisco Library at a percentage of its true value. 2 An exception to this could occur if there is a jurisdictional transfer of the land approved by the Board of Supervisors. However, it seems counterintuitive to spend millions of dollars on planing and transportation research before a funding source is obtained, especially when the site is on a historic stream bed with organic soils, earthquake fault and with the sun blinding drivers that would pass by the library where children will be drawn to.**

## **TWO CONSTRUCTION OPTIONS**

## **OCEANVIEW LIBRARY ON RANDOLPH STREET**

**It is possible for the old Oceanview Library at 345 Randolph Street to become the new location for the I.T. Bookman Community Center. Understandably, this would be a considerable reduction in space and may not be acceptable to the neighborhood.**

**Another possibility in the construction of the Oceanview Library/ I.T Bookman Center is that the Pilgrim Community Church be demolished first, allowing the I.T. Bookman Community Center to function nonstop for its patrons. Then, when new construction is complete, where the church was demolished, it could be replaced with a new I.T. Bookman Community Center! Now, moving all office equipment, kitchen supplies, and furniture back into the new building from the old, could occur without any loss in service!**

### **MAYOR PICKED A BETTER LOCATION!**

**In the Library Commission meeting in December 2023, a progress report on the development of the Oceanview Library continued. The library financial committee has put aside \$4 million for the Oceanview Library's construction in December 2023. Supervisor's Safai belief the library in Oceanview is history is far from true. I think the Mayor has shown good judgement in this new location for the Oceanview Library on Randolph Street. Evidently, the Pilgrim Community Church clergy and laity do too.**

### **LAW TO DENY OCEANVIEW LIBRARY ON RANDOLPH ST.**

**Rather than allow the Library Planning Commission to pick the best site for this library, Supervisor Safai is asking to have an Ordinance passed by the Rules Committee to only allow the Oceanview Library to be built on the Brotherhood Way Greenbelt (File #240017). He is one of the members of the Rules Committee and we can be sure how he will vote. As it stands now, this process appears to be a "backroom deal". 3**

# OCEANVIEW LIBRARY ON RANDOLPH STREET

## FOOT NOTE:

1. <https://www.sfchronicle.com/sf/article/sf-2024-mayoral-election-breed-safai-fight-18549742.php55>
2. <https://sfgov.org/sunshine/>
3. <https://sfgov.legistar.com/LegislationDetail.aspx?ID=6477248&GUID=50CE61E1-F553-4EAD-9708-ECC3D0761E54&Options=IDITextI&Search=240017>

**From:** [Glenn Rogers](#)  
**Subject:** RULES COMMITTEE MEETING NOTES  
**Date:** Tuesday, January 30, 2024 11:29:56 AM  
**Attachments:** [favicon.ico](#)  
[Joshua Klipp Public Comment re Agenda Item 1 No. 240017.pdf](#)

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Hello Supervisors,

You are being asked to provide your endorsement of the Oceanview Library on the *Brotherhood Way Greenbelt* today. I ask you to oppose it, please.

Supervisor Safai claims in September of 2022 the Mayor was looking for a new library location. However, my suggestion of the I.T. Bookman Center/Pilgrim Community Church/Oceanview Library began after a torrential rain damaged the IT Bookman Center in May 2023. Therefore, for months this active community center was hampered and unable to serve its' community actively. This is the time the Mayor became interested in the new library on Randolph Street, in my opinion.

The claim the Oceanview Library on the Greenbelt will provide synergy for the community because it will be close to a dog park, a basketball court and *Sisterhood Gardens* is laughable. Economic synergy would occur if the new library was built on Randolph Street beside a coffee shop, a daycare center and a past super market with handicap access. This is what economic synergy looks like!

Dave Osgood asked the Rules Committee to quit building on open space, quit eliminating trees and stop paving over greenbelts. He pointed out the access to the new library today must be crossed by 5 separate cross walks before the library would be reached on the Greenbelt at 100 Orizaba Avenue from the south.

From my perspective as a landscape architect, I believe the location of the library can only be reached safely with a pedestrian bridge (\$3-5 million). This suggestion is immediately dismissed as too expensive, however, this solution shows the true cost of the library on this "free" site.

Yesterday, there was the suggestion of a parking lot for the first time. Probably because the site is located on the periphery of District 11. To the south of the library site is Alemany Blvd., Highway 280 and the BART train track with no population to speak of. To the west is the Greenbelt itself with no population either. Therefore, it was realized this library needs to be visited by transportation. Unfortunately, the M street car access to the library will be on a steep slope. Also,

Orizaba Avenue is a very narrow street and is ill suited for increased vehicular traffic. During different times of the year, the sun blinds commuters as they drive down Sagamore Street at 40-45 mph. Unfortunately, this is where the library will be located.

Numerous speakers asked the Rules Committee if they had already made up their mind. There was no answer.

If you require more information, please read this article. I ask you to deny the Rules Committee's request for building an Oceanview Library on the Greenbelt, please.

Thank you,

New Library for Oceanview on Randolph  
Street  
[westsideobserver.com](http://westsideobserver.com)

Below is a letter written by Josh Klipp to the Rules Committee:

Glenn Rogers, RLA

Landscape Architect

License 3223

Website: [alderlandscapearchitecture.com](http://alderlandscapearchitecture.com)

408 838 9308



**January 29, 2024 Rules Committee Meeting**  
**Joshua Klipp Public Comment re: Agenda Item 1 No. 240017**

I submit this public comment in opposition to an Ordinance requiring that the new Public Library branch serving the Oceanview, Merced Heights, Ingleside, and Lakeview neighborhoods be built on the City-owned parcel of land at 100 Orizaba Avenue.

(1) This parcel is currently an open green space, home to dozens of large, healthy trees - including native species such as Coast Live Oak that support native ecosystem. Unlike newly planted trees elsewhere in the City, we are not required to expend resources and fossil fuels pruning and maintaining these trees because they are in an open space with perfect growing conditions. It's unconscionable that, with alternatives sites available, we are considering an ordinance aimed at destroying this healthy green open space.


(2) In 2019, you - our Board of Supervisors - declared that we are in a Climate Emergency. The primary aim of your declaration was to create a new Climate Action Plan. In 2021, the City released that well-researched, highly sourced Climate Action Plan (CAP). This updated CAP that called for, *inter alia*:

- **HE.5-4. By 2023, create a policy to require preservation of mature trees during development or infrastructure modifications and for planting of basal area equivalent of mature trees whose removal is unavoidable.”<sup>1</sup>**

It's 2024, and you are proposing an ordinance directly contrary to the Climate Action Plan, which in turn perpetuates the climate emergency you declared. Our Board of Supervisors should not write ordinances which contravene the CAP, but instead do everything in your power to model and comply with the CAP. I respectfully request you put your actions behind your 2019 declaration of a climate emergency. Do not refer this to the full Board for consideration, and find an alternative site that does not destroy a healthy open green space and living ecosystem.

Thank you,  
Joshua Klipp

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<sup>1</sup>  cap\_fulldocument\_wappendix\_web\_220124.pdf at p. 120