

From: [Aaron Goodman](#)
To: [Board of Supervisors, \(BOS\)](#)
Cc: cac@sfmta.com; mtaboard@sfmta.com
Subject: Balboa Reservoir Item at SFBOS (comment) - A.Goodman (individual) resident D11
Date: Sunday, July 26, 2020 10:19:46 PM
Attachments: [Balboa Reservoir Site memo AGoodman.pdf](#)

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

Please find my memo and comments attached on the concerns on transit.

Thank you for your time and forwarding to the committee chair and members on the SFBOS Land-Use and SFBOS Budget and Finance.

I have cc'd the CAC SFMTA and MTA Board as they need to be involved in both project more heavily to deter auto use and promote a more solid connection between the reservoir proposal, CCSF and the Balboa Park Station as a revamped future project and proposal to instill a better future planning endeavor for the population growth indicated, and for the south side of SF due to multiple larger scaled projects in D7/D10/D11.

Thank you for your time and including in the docket for the project hearing items.

Aaron Goodman

From: [Kathy Howard](#)
To: [Haney, Matt \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Mar, Gordon \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Fewer, Sandra \(BOS\)](#); [Ronen, Hillary](#); [Safai, Ahsha \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Walton, Shamann \(BOS\)](#); [Yee, Norman \(BOS\)](#); [Board of Supervisors, \(BOS\)](#); [Major, Erica \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Subject: Balboa Reservoir Project -- should be 100% affordable housing and land should be retained by the City
Date: Tuesday, July 28, 2020 11:43:10 AM

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

Supervisors,

It is very short-sighted to privatize such a large public parcel of land as the Balboa Reservoir for market rate housing.

The ONLY housing that should be built on public land must be deeply affordable to long-time residents and educators. The construction of mostly market-rate housing development on the Balboa Reservoir would be a major step backwards toward the gentrification of some of the last affordable neighborhoods in San Francisco. I think that the City will regret this in the future.

To repeat, any development on public land should be 100% affordable and the land should be retained by the City in perpetuity.

Thank you for your consideration.

Katherine Howard
District 4

From: [Zoe Eichen](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Balboa Reservoir
Date: Monday, July 27, 2020 2:09:57 PM

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

Hello.

I am Zoellen Eichen, a resident of District 11 and CCSF student. I oppose the delegation of Balboa Reservoir to AvalonBay to build luxury housing.

I have been going to CCSF since the summer of 2019, and have deeply appreciated the existence of Balboa Reservoir, where my classmates have been able to park their cars and I have been able to take well needed walk breaks between classes. This space is crucial to the livelihoods of the students of CCSF, and even Riordan High School. Allowing a large development of housing would disturb all the students of both schools and serve fewer people than it would benefit. AvalonBay claims to have affordable housing, but SF Examiner and AMI find that the housing units proposed will mostly not be affordable for the people with combined salaries under \$133,000 (only about 200/1100 units is not a promising majority). While we still need affordable housing, this is not affordable housing.

If CCSF is able to use the bond money they have to keep the reservoir, they will be able to serve crucial needs of education for the residents of San Francisco. Many students rely on FreeCity, making a valuable education affordable and accessible, and leading people to resources like jobs and where to find rent and community. Keeping Balboa Reservoir would be beneficial to the accessibility of the campus and therefore the community. I demand that the board of supervisors takes this into consideration and allows CCSF to use the bond money for the good of the City.

Sincerely,

Ms. Zoellen Eichen

From: [Charlie Hinton](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Balboa reservoir
Date: Tuesday, July 28, 2020 12:15:47 PM

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

Dear Supervisors, I **TOTALLY OPPOSE** selling the reservoir to a private corporation to build mostly market rate housing. CCSF advocates have alternative plans that preserve some parking for students who need to drive + affordable housing. Now is not the time to privatize public land for market rate housing development. Please oppose this sale.

Charlie Hinton

72 Germania Street

SF, CA 94117

No one ever hurt their eyes by looking on the bright side

From: [Stuart Flashman](#)
To: [BOS Legislation, \(BOS\)](#); [BOS-Supervisors](#); [BOS-Legislative Aides](#); [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#)
Cc: [PEARSON, ANNE \(CAT\)](#); [STACY, KATE \(CAT\)](#); [JENSEN, KRISTEN \(CAT\)](#); [MALAMUT, JOHN \(CAT\)](#)
Subject: Board of Supervisors" consideration of development agreement for Balboa Reservoir Project
Date: Monday, August 3, 2020 5:13:34 PM
Attachments: [Letter to Board of Supervisors re - Balboa Reservoir Project DA approval.pdf](#)
[PastedGraphic-1.png](#)
Importance: High

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

Please see attached letter.

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| Environmental, Land Use, and Elections Law Serving public interest and private clients since 1990 | |
| Stuart Flashman <i>Attorney</i> stu@stufash.com | Law Offices of Stuart Flashman 5626 Ocean View Drive Oakland, CA 94618-1533 tel: (510) 652-5373 fax: (510) 652-5373 |

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From: [Harry Bernstein](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Budget and Finance Committee hearing, July 19, Balboa Reservoir
Date: Thursday, July 23, 2020 5:03:17 PM
Attachments: [SFPUC Property Disposition Notification Chart 7.21.2016.xlsx](#)
[BalboaReservoirSale_Nov2016_JU.pdf](#)

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

Dear Supervisors Fewer, Walton, Mandelman and their colleagues

The Balboa Reservoir Development Agreement and the PUC Reservoir Sale Agreement are up for your consideration on July 29. It has been a long route to get here. (Sorry this isn't more fully fleshed out but I ran out of time.)

One required step on that path was the Surplus Declaration. Even though the Water Department forty years ago often said that they planned to retain the North Basin of the Balboa Reservoir and would never declare it surplus. But now they have. Michael Carlin talked about plans to declare it surplus back in 2015. I have since heard him say it. There was an announcement from John Updike of San Francisco's Real Estate Department dated November 9, 2016 about the "Sale and Development of Surplus City Property.

This statement was sent to me by:
Claudia J. Gorham
Deputy Managing Director
Real Estate Division
City and County of San Francisco

The deadline for submitting responses to the RFQ was January 18, 2017.
Was it really an offer that complied with the State Surplus Lands Act, specifically sub-section (c)?

ARTICLE 8. Surplus Land [54220 - 54234] (*Heading of Article 8 amended by Stats. 1982, Ch. 1442, Sec. 1.*)

54222. Except as provided in Division 23 (commencing with Section 33000) of the Public Resources Code, any local agency disposing of surplus land shall send, prior to disposing of that property or participating in negotiations to dispose of that property with a prospective transferee, a written notice of availability of the property to all of the following:

[sub-section] (c) A written notice of availability of land suitable for school facilities construction or use by a school district for open-space purposes shall be sent to any school district in whose jurisdiction the land is located.

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I just learned yesterday that City College of San Francisco did not receive notice of the sale of the Balboa Reservoir on November 9, 2016--I am attaching a copy of the notice today. Here is the statement sent to me:

> From review of the Real Estate Division's files, City College did not receive a copy of the written November 9, 2016 Notice regarding "Sale and Development of Surplus City Property" from John Updike, Director of the Real Estate Division.

=====

There were other means of discovering that the Balboa Reservoir land was for sale, such as the BR Community Advisory Committee or the RFQ process. However, over years of questions about the process of surplus declaration, it was not stated, as you see below in the response from Rosanna Russell of the Real Estate Department that the College had opportunity to be aware of the impending sale and offer a bid. This is not clear. What is clear from the Department's own records that the opportunity was not offered for the College to buy or submit an offer. However, the PUC, according to real estate law and lease agreement, is required to allow City College of San Francisco right of first-refusal to purchase the reservoir property.

In earlier materials from the Public Records Department, I received an Excel spreadsheet with SFPUC Property Disposition. This identified the school districts and other agencies contacted with Mr. Updike's announcement--see attachment.

I am planning to submit my information about failure of the City to reach out officially and send a notice to City College while sending it to a number of other school districts, including Millbrae, Burlingame, Sunnyvale, Sunol, Fremont and Pleasanton, plus other agencies (housing, park and recreation departments, etc.).

At the June 23 SFPUC meeting, the Balboa Reservoir (Lower Reservoir site) was declared surplus to the needs of the Water Department; it was also provisionally sold to the for-profit developer, AvalonBay, pending final approval by the Board of Supervisors (at meetings coming up in July and August, 2020).

A long-standing question which has never really been addressed is, was City College ever notified of an opportunity to acquire the property, as guaranteed under the State Surplus Lands Act? (Government Code 54222 (c) may be the appropriate reference for this.)

Rosanna Russell (SFPUC) and Leigh Lutenski (OEWD) both said the answer to this question was yes. When I wrote to ask for evidence of this, I was sent the attached document from November 9, 2016, which was simply addressed to "All Relevant City, County and State Agencies."

(question by SFPUC Commissioner at June 23 hearing)--

Commissioner Sophie Maxwell: > ...A number of people have mentioned City College, so did City College have an opportunity to bid or ask for this property or be a part of the agreement at all?

...

Response from Rosanna Russell of the SFPUC Real Estate Department--

> Commissioner Maxwell, we gave notice to all public agencies in 2016 and City College sat on the request, on the panel that judged the request for qualifications and the request for proposals, and also observed the voting when we awarded this development. City College had full notice of this project and the opportunity to bid.

To add to the above, here is Ms. Gorham's response casting doubt on the need to send a notice about the sale of the surplus land to be to CCSF:

You posed the following question to me in your July 10th email: *Did the District (City College) receive notification of the legally required opportunity to acquire the Balboa Reservoir, as a number of City employees have recently claimed? If so, what was the response to this offer, when was it given and by whom?*

I cannot respond to your question as posed which I believe misrepresents the law and perhaps the facts as I understand them.

From review of the Real Estate Division's files, City College did not receive a copy of the written November 9, 2016 Notice regarding "Sale and Development of Surplus City Property" from John Updike, Director of the Real Estate Division. The applicable Government Code section 54222 (2016) did not require the City to give City College notice because it did not fall under the definition of "local public entity" as defined by California Health and Safety Code section 50079 (as required in section 54222(a) and set forth below). In addition, a member of the SF City College Board of Trustees was on the Balboa Reservoir Citizens Advisory Committee (since its inception I believe); City College's Board issued its July 28, 2016, Resolution on the Development of the Balboa Reservoir Property (copy attached within the RFQ) offering support of the housing development and a desire for student and faculty housing which was attached to the RFP but with no mention of a request for notice or availability of funding for development of affordable housing in light of the financial issues it was having at the time; and, ultimately a representative of City College was to sit on the RFP evaluation panel which would have been a direct conflict to also being a respondent.

==

I add this lack of opportunity as another reason to oppose the sale of the Balboa Reservoir and the other documentation.

Respectfully submitted,

Harry Bernstein

From: [Kirk Palmer](#)
To: [Fewer, Sandra \(BOS\)](#); [MandelmanStaff, \[BOS\]](#); [Walton, Shamann \(BOS\)](#); [Wong, Linda \(BOS\)](#)
Cc: [Board of Supervisors, \(BOS\)](#)
Subject: Budget and Finance Committee Meeting re: File No. 200423 and File No. 200740
Date: Monday, July 27, 2020 9:28:36 PM
Attachments: [BoS_Budget_Balboa.pdf](#)

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

Dear Supervisors and Members of the Budget and Finance Committee,

I am writing to provide public comment in advance of Wednesday's meeting (29 July 2020) wherein the above-referenced two files shall be discussed. My input is attached in the form of a PDF letter. Thank you very much for your consideration of this input and your thoughtful deliberations on these important matters.

Best regards,
Kirk Palmer
1405 Plymouth Avenue
SF, CA 94112

From: [Diana](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Do not approve Balboa Resivor Project!
Date: Saturday, July 25, 2020 3:37:21 PM

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

Plese do not approve the Balboa Resivor Project!@
Thank you. Sincerely,
Diana Bohn

From: [Board of Supervisors. \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: City College must be protected! Postpone Approvals of the Balboa Reservoir Project Until Outstanding Issues are Resolved
Date: Thursday, August 6, 2020 2:47:00 PM

From: Ausberto Beltran <ausbeltrane@gmail.com>
Sent: Monday, August 3, 2020 1:32 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Subject: City College must be protected! Postpone Approvals of the Balboa Reservoir Project Until Outstanding Issues are Resolved

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

Good afternoon,

Dear Board of Supervisors and CCSF Trustees & administration,

My name is Ausberto Beltran, a former CCSF student.

Please do not harm City College of San Francisco! You must postpone the approvals of the Balboa Reservoir Project until outstanding issues that will harm our beloved City College are resolved. Some of the issues are:

- **maintaining the geothermal wells that were built on then-CCSF-owned land but will reside under the developers land. These costly wells were built to provide green heating for the Multi-use Building, but also the soon to be built Diego Rivera Theater and STEAM buildings.**
- **ensuring adequate affordable educator housing**
- **loss of parking, without first ensuring other viable transportation options, will make it difficult, if not impossible, for many of the low-income students and students of color to access the campus and get the education and professional training they need. 40% of City College students must drive to school, rushing between work and family obligations. This project would profoundly downsize City College.**

Please protect City College. Be sure that all outstanding issues are resolved before you approve this project.

In addition to City College, the City of San Francisco is at risk by this sale of public land to a

corporate housing developer whose CEO makes \$13 M/year. The developer claims that by building 550 market rate units it will be able to subsidize an additional 550 affordable, or below market rate units. In reality, it is mainly city and state funds that will subsidize the affordable units, not the developer.

The housing crisis in San Francisco is an affordable housing crisis. This Project, built on public land, should be a 100% truly affordable development.

Even worse, the City is selling the land at a deep discount to this private developer, subsidizing a wealthy corporation with tax payers' dollars. It's a sweetheart deal, corporate welfare at its worst and should not be tolerated.

An additional concern is that by building separate market rate and affordable units, the Project results in a development that creates de facto segregation. This is inconsistent with San Francisco's inclusionary housing policy, which mandates that affordable and market rate units should all be under the same roof, creating a diverse housing community.

This is a city-wide issue, not solely a District 7 issue! We need a City government that fights for housing justice and education.

Please oppose this project. Say No to Corporate Welfare – Yes to CCSF.

Sincerely,

Ausberto Beltran, former student.

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Subject: FW: This Entire Sale, of PUBLIC land to a PRIVATE developer, is Utterly WRONG
Date: Thursday, August 6, 2020 2:44:00 PM

From: Dina Wilson <321dina@gmail.com>

Sent: Monday, August 3, 2020 9:14 AM

To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>

Cc: williams <williams@ccsf.edu>; ttemprano@ccsf.edu; davila <davila@sfsu.edu>; ivylee@ccsf.edu; alexrandolph <alexrandolph@ccsf.edu>; jrizzo@ccsf.edu; tselby <tselby@ccsf.edu>; studenttrustee@mail.ccsf.edu; rvurdien@ccsf.edu; lmilloy@ccsf.edu

Subject: This Entire Sale, of PUBLIC land to a PRIVATE developer, is Utterly WRONG

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

Please **do not harm City College of San Francisco!** You must postpone the approvals of the Balboa Reservoir Project until outstanding issues that will harm our beloved City College are resolved. Some of the issues are:

- maintaining the geothermal wells that were built on then-CCSF-owned land but will reside under the developers land. These costly wells were built to provide green heating for the Multi-use Building, but also the soon to be built Diego Rivera Theater and STEAM buildings.
- ensuring adequate affordable educator housing
- loss of parking, without first ensuring other viable transportation options, will make it difficult, if not impossible, for many of the low-income students and students of color to access the campus and get the education and professional training they need. 40% of City College students must drive to school, rushing between work and family obligations. **This project would profoundly downsize City College.**

Please protect City College. Be sure that all outstanding issues are resolved before you approve this project.

In addition to City College, the City of San Francisco is at risk by this sale of public land to a corporate housing developer whose CEO makes \$13 M/year. The developer claims that by building 550 market rate units it will be able to subsidize an additional 550 affordable, or below market rate units. In reality, it is mainly city and state funds that will subsidize the affordable units, not the developer.

The housing crisis in San Francisco is an affordable housing crisis. This Project, built on public

land, should be a 100% truly affordable development.

Even worse, the City is selling the land at a deep discount to this private developer, subsidizing a wealthy corporation with tax payers' dollars. It's a sweetheart deal, corporate welfare at its worst and should not be tolerated.

An additional concern is that by building separate market rate and affordable units, the Project results in a development that creates de facto segregation. This is inconsistent with San Francisco's inclusionary housing policy, which mandates that affordable and market rate units should all be under the same roof, creating a diverse housing community.

This is a city-wide issue, not solely a District 7 issue! We need a City government that fights for housing justice and education.

Please oppose this project. Say No to Corporate Welfare – Yes to CCSF.

Sincerely,

Dina Wilson
ESL Instructor, Mission Campus
City College of San Francisco
she/her/hers

From: [Hannah Behm](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Tuesday, July 28, 2020 9:03:54 AM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Hannah Behm
hannahbehm29@gmail.com
501 38th Ave #104
San Francisco, California 94121

From: [David Hecht](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 10:06:54 PM

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

I am a thirty-three year resident of San Francisco and would like to register my support for the Balboa Reservoir housing project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable and fractured city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a more efficient use of this public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

David Hecht
dhechtca@gmail.com
475 Frederick Street
San Francisco, California 94117

From: [Justin Sun](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 5:03:56 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Justin Sun
justinsun31@gmail.com
2363 24th Avenue
San Francisco, California 94116

From: [Annie De Lancia](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 12:58:46 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Annie De Lancia
annie@delancia.org
638 34th Ave
San Francisco, California 94121

From: [Kirk Whitelaw](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 12:34:54 PM

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I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Kirk Whitelaw
kwhitela@gmail.com
538 38th Ave
San Francisco, California 94112

From: [Liam Foley](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Monday, July 27, 2020 9:18:44 AM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,
Liam

Liam Foley
liamjamesfoley@gmail.com
1625 Leavenworth St, 305
San Francisco, California 94109

From: [Tim Armstrong](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Sunday, July 26, 2020 11:07:26 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

We need more housing for everyone, including essential workers, in San Francisco. Let's get it done!

Tim Armstrong
tim.g.armstrong@gmail.com
355 1ST ST
SAN FRANCISCO, California 94105

From: [Hani Alawneh](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Saturday, July 25, 2020 6:08:59 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Hani Alawneh
ifred2000@hotmail.com
180 Howard street
San Francisco , California 94105

From: [Allan Robles](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Friday, July 24, 2020 2:13:41 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Allan Robles

Allan Robles
allan.g.robles@gmail.com
776 BUSH ST, APT 409
San Francisco, California 94108

From: [Stephanie Kung](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Friday, July 24, 2020 2:02:00 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

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Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Stephanie Kung
stephaniejkung@gmail.com
538 38th Ave. Apt. A
San Francisco, California 94121

From: [Kyle Sherin](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Friday, July 24, 2020 1:47:07 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

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Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Kyle Sherin
ksherin@gmail.com
3110 Ocean Avenue
San Francisco, California 94132

From: [Irene Morales](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Thursday, July 23, 2020 6:51:34 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces for that everyone can use is also very welcome. I appreciate that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Irene Morales
irenelmorales17@gmail.com
835 Olive Ave Unirlt #5
South San Francisco , California 94080

From: [Genna Yarkin](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Thursday, July 23, 2020 1:30:14 PM

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

I am a land use attorney and passionate housing advocate practicing in San Francisco, and I would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

The inclusion of a childcare center on the site and the addition of public spaces that everyone can use is also wonderful. I know that great pains have been taken to keep these homes closely integrated with the wider neighborhood - this is a development where everyone will be included.

Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project. We simply NEED more housing, especially affordable housing, and this project is consistent with City requirements.

Thank you very much for taking the time to consider this submission - this is a wonderful opportunity to work with affordable housing partners to right an ongoing wrong in our State and in San Francisco.

Sincerely,
Genna Yarkin

Genna Yarkin
gyarkin89@gmail.com
50 California Street Suite 2800
San Francisco, California 94111

From: [Stephanie Hill](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Letter in support of Balboa Reservoir
Date: Tuesday, July 28, 2020 4:35:55 PM

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

I am a resident of San Francisco and would like to register my support for the Balboa Reservoir project.

This is a rare opportunity for hundreds of families to secure an affordable place to live in our increasingly unaffordable city.

Making sure our essential workers are able to stay in San Francisco and continue to be part of the fabric of our community is more important than ever. Balboa Reservoir will be a huge help.

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Placing these homes on the site of the CCSF overflow parking lot is a good use of public land. The City has proceeded wisely in assembling the mix of housing on the site and maximizing the number of affordable homes.

I strongly encourage the Board of Supervisors to endorse this project.

Thank you for taking the time to consider this submission.

Sincerely,

Stephanie Hill
stephanie.e.hill@gmail.com
1496 Guerrero
San Francisco, California 94110

From: [Christina Yanuaria](#)
To: aft@aft2121.org
Subject: Oppose the Balboa Reservoir Project
Date: Monday, July 27, 2020 1:46:08 PM

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

Dear Leaders and Elected Officials and Representatives,

I am writing to ask you to *support public education* by voting NO on the Balboa Reservoir Project.

Public land does not belong in the hands of private corporations, period.

While the project of providing affordable housing is absolutely noble and needed, *selling public land* is NOT necessary to achieve this goal. The end, in this case, does not justify the means.

At a time when real estate in San Francisco is easily 10x higher per square foot of its bay area neighbors, the City should not be selling land at a discount to a corporation.

Creating de facto segregation by building separate market rate and affordable units is not only inconsistent with San Francisco's inclusionary housing policy, but also *flies in the face of current calls for equity and end to discrimination and oppression on all fronts*. Furthermore the Home Owners Association would become the main owners of market rate, the [origins](#) of which are rooted in racism.

This project will also cause irreparable harm to a public institution of education: City College of San Francisco. The Balboa Reservoir is a critical point of accessibility and equity (!) for commuter students, staff, and faculty access to CCSF by providing essential parking. Without first ensuring viable (as defined by students, staff, and faculty) transportation options, *this project perpetuates the exclusive history of access to higher education- antithetical to the mission of public education and to the City College of San Francisco*.

To be clear, this issue is NOT about whether or not to provide affordable housing.

The issue IS NOT TO SELL public land to a private developer. There are OTHER options that would allow the land to remain in public domain while still providing accessible and affordable housing. Undoubtedly, this will take time; but please resist the urge to approve what appears to be the path of least resistance with the private developer.

Please oppose this project. Say Yes to **Public Lands for Public Good**- NO to the Balboa

Reservoir Project.

Sincerely,

Christina Yanuaria

Pronouns: She/Her

ESL City College of San Francisco

Womxn's Support Collective

[LinkedIn](#)

"If you have come here to help me, you are wasting your time. But if you have come because your liberation is bound up with mine, then let us work together." Lilla Watson

From: [aeboken](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Subject: OPPOSING Budget and Finance Committee Agenda Item #5 Sale of Real Estate - Reservoir Community Partners LLC - Balboa Reservoir - \$11,400,000. File #200740
Date: Tuesday, July 28, 2020 10:44:12 AM

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

TO: Board of Supervisors members

I am strongly opposed to the sale of the Balboa Reservoir property.

I strongly believe that the City should enter into a long term lease rather than sell the property. A long term lease would provide a revenue stream for the City for years to come.

If the property is sold, I believe it should be sold at fair market value. A price of \$11,400,000. is significantly below fair market value.

Eileen Boken
Coalition for San Francisco Neighborhoods*

* For identification purposes only.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Donna Davies](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Support for Balboa Park Project
Date: Wednesday, July 29, 2020 12:36:07 PM

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

Regarding parking: I found on the project website that they propose a ratio of one parking space for every two homes. The public parking garage would also make available a proposed 500 spaces to City College students, staff and faculty, and existing neighbors. There is a *huge* parking lot next to the project for City College and that will remain.

Donna Davies

Hello Board of Supervisors, San Francisco,

I am a member of the ad hoc group *Advocates for Affordable Housing* (AAH) in Mountain View that promotes the development of housing in the Bay Area. We encourage the best possible developments built in the Bay Area, ones designed to serve *the highest public good*.

That's why I'm especially excited about the Balboa Park Project. Currently, the property is one vast, hot island of asphalt and cars. The project is within walking distance of BART. The cars will move under cover to 750 new spaces, 110 for residents and 90 for public parking. Buildings will rise to accommodate 1100 new homes, half of which will be affordable. Many of the new homes will have 2-3 bedrooms so families can be accommodated more easily and there will be a large onsite day care center half of which is dedicated to low and middle income workers. The project includes four acres of public open space and recreational parkland with 400 new trees. Coupled with an onsite community room, these resources will promote the building of community among the residents and their neighbors in Sunnyside, Westwood Park, and Ocean Avenue. 150 apartments are reserved for CCSF faculty and staff, eliminating their commutes and some of the difficulty CCSF has in recruiting and retaining teachers. Finally, the project includes \$10 million in fees to the city for transit and infrastructure improvements thus freeing up city money to be used for other affordable projects elsewhere.

By building the Balboa Park Project, San Francisco will be 1100 units closer to its goal of planned new homes which not only serves the *highest public good* but helps ensure compliance with state mandates. Finally, it will provide many construction jobs during the coming economic recovery.

Donna Davies

32 year resident of Mountain View

my son lives in San Francisco

From: [Donna Davies](#)
To: [Board of Supervisors, \(BOS\)](#)
Subject: Support for the Balboa Park Reservoir Project
Date: Tuesday, July 28, 2020 11:12:03 AM

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

Hello Board of Supervisors, San Francisco,

I am a member of the ad hoc group *Advocates for Affordable Housing* (AAH) in Mountain View that promotes the development of housing in the Bay Area. We encourage the best possible developments built in the Bay Area, ones designed to serve *the highest public good*.

That's why I'm especially excited about the Balboa Park Project. Currently, the property is one vast, hot island of asphalt and cars. The project is within walking distance of BART. The cars will move under cover to 750 new spaces, 110 for residents and 90 for public parking. Buildings will rise to accommodate 1100 new homes, half of which will be affordable. Many of the new homes will have 2-3 bedrooms so families can be accommodated more easily and there will be a large onsite day care center half of which is dedicated to low and middle income workers. The project includes four acres of public open space and recreational parkland with 400 new trees. Coupled with an onsite community room, these resources will promote the building of community among the residents and their neighbors in Sunnyside, Westwood Park, and Ocean Avenue. 150 apartments are reserved for CCSF faculty and staff, eliminating their commutes and some of the difficulty CCSF has in recruiting and retaining teachers. Finally, the project includes \$10 million in fees to the city for transit and infrastructure improvements thus freeing up city money to be used for other affordable projects elsewhere.

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Donna Davies
32 year resident of Mountain View
my son lives in San Francisco

From: [Major, Erica \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: FW: Balboa Reservoir Final SEIR Appeal - PRESS RELEASE
Date: Monday, July 20, 2020 6:09:23 PM
Attachments: [BalboaReservoir-PressRelease-CEQA-Appeal_FINAL.pdf](#)

For appeal files, Balboa Reservoir Project.

ERICA MAJOR

Assistant Clerk

Board of Supervisors

1 Dr. Carlton B. Goodlett Place, City Hall, Room 244 San Francisco, CA 94102

Phone: (415) 554-4441 | Fax: (415) 554-5163

Erica.Major@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services.

Click [HERE](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

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**From:** Jean Barish <jeanbbarish@hotmail.com>  
**Sent:** Monday, July 20, 2020 2:55 PM  
**To:** Major, Erica (BOS) <erica.major@sfgov.org>  
**Subject:** Balboa Reservoir Final SEIR Appeal - PRESS RELEASE

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

Dear Members of the BOS Land Use and Transportation Committee:

Attached is a copy of a press release announcing the filing of an Appeal of the Planning Commission Certification of the FSEIR for the Balboa Reservoir Project.

Although you may have already received a copy of the appeal, you may find the information in this press release helpful in focusing on some of the major topics covered in the longer appeal document.

Thank you,

*Jean*

*Jean B Barish*

[jeanbbarish@hotmail.com](mailto:jeanbbarish@hotmail.com)

415-752-0185

*Stay safe and be well*

Press Release  
For Immediate Release  
San Francisco, CA - July 15, 2020

Contact: Wynd Kaufmyn (510) 714-8687  
Stuart Flashman (510) 652-5373  
Madeline Mueller (415) 816-1515

**City College Stakeholders File CEQA Appeal for Balboa Reservoir Project  
They identify legal violations and Irreparable Damage to City College**

On June 19th, 2020, attorney Stuart Flashman, representing appellants Alvin Ja, Wynd Kaufmyn, and Madeline Mueller, officially filed an appeal of the Planning Commission Certification of Final Subsequent Environmental Impact Report (FSEIR) for the proposed Balboa Reservoir Project.(Case No.2018-007883ENV).

The appeal, scheduled to be heard by the Board of Supervisors sometime in August, alleges substantive and procedural violations of the California Environmental Quality Act (CEQA.)

Some of the key issues contained in the appeal:  
(See supplemental page for details of each of these.)

- 1) The Project EIR fails to give an accurate and complete description of the project area and existing conditions.
- 2) The Project EIR fails to analyze the significant impacts of the Balboa Reservoir Project's significant impacts on the construction schedule of planned City College of San Francisco buildings.
- 3) The Project EIR fails to give stable, accurate, and finite descriptions of the affordable units it promises.
- 4) The Project EIR fails to fully identify and mitigate significant impacts on noise, air quality, transit delay, pedestrian and bicyclist safety.
- 5) The Project EIR fails to include feasible alternatives, such as 100% truly affordable housing.
- 6) The EIR ignored the changed circumstances presented by the COVID-19 Pandemic.

The conclusion of the appeal says,

"The project's approval is invalid because it understates the project's significant and unavoidable impacts. Many of the claimed benefits are not supported by substantial evidence in the record and the claim that any one of the claimed benefits would suffice to outweigh the project's impacts is conclusory and unsupported by any explanation or justification, especially when several of the significant and unavoidable project impacts would adversely affect human health and safety for inhabitants of the area surrounding the project including bicyclists, students, and young children."

There is no reason to rush through the approval of a Project that would have been highly flawed and suspect even before the deep game-change of the COVID-19 Pandemic and the need to analyze its future effects.

This is NOT the time for any Project to go forward that will all but destroy the access for 70,000 college students, most of them from working class, immigrant, black or brown communities.

###

## Supplemental Details for Key Issues

### **1) The Project EIR fails to give an accurate and complete description of the project area and existing conditions.**

The report lacks adequate information on the present and future needs of City College of San Francisco and two adjacent high schools. The combined enrollments represent approximately 70,000 students.

### **2) The Project EIR fails to give an analysis of the significant impacts on the construction schedule of planned City College of San Francisco buildings.**

In the recent March 2020 election, San Francisco voters, by an 80% majority, approved an \$845 million bond for City College facilities. As a result, planned new construction will start almost immediately to complete City College's West Campus, located on the eastern portion of the reservoir property - directly adjacent to the Balboa Reservoir Project. The EIR fails to assess the significant impacts the Balboa Reservoir Project construction will have on the construction schedule of these planned City College of San Francisco buildings, and surrounding conditions, when the two construction schedules appear to overlap.

### **3) The Project EIR fails to give stable, accurate, and finite descriptions of the affordable units it promises.**

The Project describes the affordable units as "up to 50% of the units". This is vague and aspirational. It does not comply with the requirements of a legally sufficient EIR. Project descriptions under CEQA must be stable, accurate, and finite. Instead, this Project's EIR depends on future surveys, future funding restrictions, and other input before committing to an actual affordable housing plan.

### **4) The Project EIR fails to fully identify and mitigate significant impacts on noise, air quality, transit delay, pedestrian and bicyclist safety.**

The EIR shockingly lacks adequate consideration of the many childcare facilities and classes scheduled at immediately adjacent City College buildings.

### **5) The Project EIR fails to include feasible alternatives, including 100% truly affordable housing.**

The EIR examines only a Project built under a private for-profit umbrella requiring amending the existing community plan in order to allow building market rate housing. However, the Balboa Park Station Area Plan mandated, "first consideration to the development of affordable housing on publicly-owned sites." Construction of a 100% affordable housing was not ever considered, let alone given first consideration.

The EIR promotes the development by claiming it will provide up to 50% affordable housing. However the developer will only fund 19.3% of the affordable units (which is less than 10% of the total units.) There are several funding possibilities available to build more deeply affordable units in greater numbers than described in the EIR. Such possibilities do not depend on privatizing public land for developers' profits, and would also have much lower negative impacts on the environment. It is unacceptable not to consider feasible alternatives whereby public land stays in public control.

### **6) The EIR ignored the changed circumstances presented by the COVID-19 Pandemic.**

Public Comments on the draft SEIR were completed on 9/23/2019 and responses to comments were not issued by the SF Planning Department until 4/29/2020. This was more than a month after San Francisco entered its first shelter-in-place order and roughly three months after San Francisco's first Corona virus cases, but Planning ignored the circumstances of the COVID- 19 pandemic and its implications for the for the future use of the Balboa Reservoir site and the surrounding area.

The circumstances of the ongoing pandemic demand that the analysis presented in the EIR be re-evaluated. A new analysis is needed before an informed decision can be made about the true impacts of the Project.

## What can you do?

Further discussions of the Balboa Reservoir Project and its impact will be on the agendas of upcoming Board of Supervisors Committee Meetings. The public can email written comments in advance of meetings and call in during meetings to give oral comments.

### **Land Use & Transportation Committee** (Supervisors – Peskin, Safai, Preston)

Monday, July 20, at 1:30pm

Gordon Mar will be a guest while the Committee considers affordable and market-rate housing, an especially important conversation for the Balboa Reservoir project.

### **Land Use & Transportation Committee** (Supervisors – Peskin, Safai, Preston)

Monday, July 27, at 1:30pm

The Committee will consider:

- File number 200422 – Changing P (Public) zoning to SUD (Special Use District)
- File number 200635 – General Plan, Balboa Park Station Area Plan Amendments

### **Budget and Finance Committee** (Supervisors Fewer, Walton, Mandelman)

Wednesday, July 29, at 10:30am

The Committee will consider:

- File Number 200423 – Approval of Development Agreement
- File Number 200740 – PUC Reservoir Sale Agreement

To see File Content enter file numbers into “Search” box: <https://sfgov.legistar.com/Legislation.aspx>

For agendas, how to log in to meetings, and how to give public comment:

[https://sfbos.org/sites/default/files/bag062320\\_agenda.pdf](https://sfbos.org/sites/default/files/bag062320_agenda.pdf)