

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Board of Supervisors" consideration of development agreement for Balboa Reservoir Project  
**Date:** Monday, August 3, 2020 5:49:47 PM  
**Attachments:** [Letter to Board of Supervisors re - Balboa Reservoir Project DA approval.pdf](#)  
[PastedGraphic-1.png](#)  
**Importance:** High

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**From:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>  
**Sent:** Monday, August 3, 2020 5:48 PM  
**To:** Wong, Linda (BOS) <[linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)>  
**Subject:** FW: Board of Supervisors' consideration of development agreement for Balboa Reservoir Project  
**Importance:** High

*Alisa Somera*

Legislative Deputy Director  
San Francisco Board of Supervisors  
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**From:** Stuart Flashman <[stu@stufash.com](mailto:stu@stufash.com)>

**Sent:** Monday, August 3, 2020 5:09 PM

**To:** BOS Legislation, (BOS) <[bos.legislation@sfgov.org](mailto:bos.legislation@sfgov.org)>; BOS-Supervisors <[bos-supervisors@sfgov.org](mailto:bos-supervisors@sfgov.org)>; BOS-Legislative Aides <[bos-legislative\\_aides@sfgov.org](mailto:bos-legislative_aides@sfgov.org)>; Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>; Mchugh, Eileen (BOS) <[eileen.e.mchugh@sfgov.org](mailto:eileen.e.mchugh@sfgov.org)>

**Cc:** PEARSON, ANNE (CAT) <[Anne.Pearson@sfcityatty.org](mailto:Anne.Pearson@sfcityatty.org)>; STACY, KATE (CAT) <[Kate.Stacy@sfcityatty.org](mailto:Kate.Stacy@sfcityatty.org)>; JENSEN, KRISTEN (CAT) <[Kristen.Jensen@sfcityatty.org](mailto:Kristen.Jensen@sfcityatty.org)>; MALAMUT, JOHN (CAT) <[John.Malamut@sfcityatty.org](mailto:John.Malamut@sfcityatty.org)>

**Subject:** Board of Supervisors' consideration of development agreement for Balboa Reservoir Project

**Importance:** High

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Please see attached letter.

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

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August 3, 2020

San Francisco Board of Supervisors  
San Francisco City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

RE: Consideration of Development Agreement for Balboa Reservoir  
Mixed-Use Project

Dear Board President Yee and Supervisors,

I am writing as the attorney for Madeline Mueller, Alvin Ja, and Wynd Kaufmyn, who have appealed the certification of the Final Subsequent EIR for that Project. However, I am not writing concerning that appeal. Rather, I am writing concerning the Board of Supervisors' consideration of the Development Agreement associated with that project.

On May 28, 2020, the Planning Commission held a public hearing on the Balboa Reservoir Project, including its associated Development Agreement, and approved a resolution recommending approval of the Project and its Development Agreement. On July 29, 2020, the Board of Supervisors Budget and Finance Committee held a public hearing on that same Development Agreement, as well as considering the Purchase and Sale Agreement to sell the Balboa Reservoir Property to the project proponents.

However, at that July 29th hearing, Board of Supervisors President Yee introduced a number of substantive amendments to the Development Agreement. While he provided the Committee (and the public) a link to a *summary* of those amendments, the full text of those amendments was not provided; primarily because the full text had not yet been written. Consequently, neither the supervisors in attendance nor members of the public had the opportunity to read, review, and comment on the actual amended agreement.

Nevertheless, the Board of Supervisors has proposed to introduce and consider approval of the amended Development Agreement at its August 11th meeting, *with no further public hearings*. In doing so, it relies on The Board of Supervisors' Rules of Order, which provide that matters heard in committee are not also heard by the full Board of Supervisors.

However, Government Code Section 65867, which applies specifically to the approval of a development agreement, requires that the Planning Commission and the legislative body *shall each hold a public hearing* on an application for a development agreement. The purpose of this section is to allow the public to comment on the proposed development agreement before both bodies vote on it. (See, e.g., *Stockton Citizens for Sensible Planning v. City of Stockton* (2010) 48 Cal.4th 481, 491; *Center for Community Action & Environmental Justice v. City of Moreno Valley* (2018) 26 Cal.App.5th 689, 706-707.) The notice of those public hearings must include a general explanation of the matter to be considered – i.e., the content of the Development

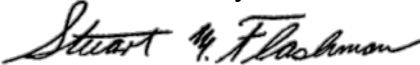
San Francisco Board of Supervisors (Balboa Reservoir Project Development Agreement)  
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Agreement. (*Rialto Citizens for Responsible Growth v. City of Rialto* (2012) 208 Cal.App.4th 899, 917.)

Here, the notice of public hearing, before both the Planning Commission and the Budget and Finance Committee, could not provide an adequate explanation of the Development Agreement's provisions, *because those provisions had not yet been finalized!* As a consequence, neither the public hearing before the Planning Commission nor that before the Budget and Finance Committee adequately complied with the requirements of Section 65867.

It would be both improper and illegal for the Board of Supervisors to attempt to act on the Development Agreement without complying with the procedural requirements of the Government Code. (*Trancas Property Owners Assn. v. City of Malibu* (1998) 61 Cal.App.4th 1058.) My clients therefore respectfully request that, before the Board of Supervisors attempts to act on the Balboa Reservoir Project Development Agreement, it first send that agreement back for properly noticed and conducted public hearings.

Most sincerely

  
Stuart M. Flashman

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Amendments to Development Agreement File 200423  
**Date:** Friday, July 31, 2020 8:59:49 AM  
**Attachments:** [Summary of Amendments - Balboa Reservoir Development Agreement 7.29.2020.pdf](#)

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**From:** aj <ajahjah@att.net>  
**Sent:** Thursday, July 30, 2020 9:18 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; RonenStaff (BOS) <ronenstaff@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; BRCAC (ECN) <brcac@sfgov.org>; SNA BRC <sna-brc@googlegroups.com>  
**Subject:** Amendments to Development Agreement File 200423

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**BOS, BRCAC:**

The terms of the amendments to the DA have definitely improved over the original version, but there still remain some problems. My comments are contained in the attached "Summary of Amendments" PDF file.

Here are some main comment points on the Amendments:

**Affordable requirements:**

1, Deed Back

- Deed Back has a loophole in which Director of MOHCD can at his/her sole discretion **waive the deedback**. "Director's sole discretion" opens up possibility and opportunity for corruption that could violate and circumvent the intent of this section.
- FYI, the deed back requirement does not apply to Parcels F & H because F & H are not City-funded and will be wholly owned by developers.

2. Extend Affordability for Educator Housing

- Instead of 57 years, Educator Housing affordability requirement can end in 99

years. Although an improvement over 57 years, 99 years still does not equal "in perpetuity."

- As far as I can tell, Parcel H does not contain Educator Housing. Thus Parcel H units can have affordability expire after 57 years if they are built as rental units. The 20 "self-help" units of Parcel H is not mentioned in the "Extend Affordability" section (probably because these will be Habitat for Humanity purchaser-owned units). However if they are rental units, Parcel H units need to include the "in perpetuity requirement." Otherwise, affordability requirement can expire after 57 years.

### **Transportation**

**BAND-AID ON SHOTGUN WOUND; FINGER IN THE DYKE**

Realistically speaking, any transit and traffic improvements will not be able to substantially overcome 1) the constraints of the limited roadway network surrounding the Reservoir Project, and 2) the influx of at least 2500-3000 residents.

**--aj**

**Budget & Finance Committee**  
**Balboa Reservoir - Summary of Amendments to the Development Agreement**  
**July 29, 2020**

**Affordable Housing** *Ensure permanent affordability for the project's affordable housing units.*

- 1. Developer will Deed Back Affordable Housing parcels to City** - The developer will convey back to the City the three affordable housing parcels that will receive City gap funding (parcels A, B, E):

DA Exhibit D, New section B. 4. (c.) In recognition of the City's long-term investment in affordable housing at the Project Site, the fee interest in all Affordable Parcels with MOHCD permanent funding will be conveyed to MOHCD and immediately ground leased back to the Affordable Developer of such Affordable Parcel concurrently with the closing of the construction loan for the Building on the applicable Affordable Parcel, unless such requirement is waived by the Director of MOHCD in the Director's sole discretion; except that the foregoing requirement will not apply to any Affordable Parcel developed with Educator Units or Self-Help Units if the Self-Help Units are on a separate legal Parcel from the other Affordable Units.

- 2. Extend Affordability Agreement for the Affordable Educator Housing Parcel** – Due to the private developer financing and State tax exemption for Affordable Educator Housing, the parcel will not be deeded back to the City, but the Development Agreement will make it clear that this affordability is perpetual:

DA Exhibit D, Section B. 4. (a.) Each Affordable Parcel will be subject to a recorded regulatory agreement approved by MOHCD to maintain affordability levels for the life of the Project or fifty-seven (57) years, whichever is longer, and regulatory requirements regarding term duration contained in any tax credit agreement. Any Affordable Parcel developed with Educator Units will have a recorded regulatory agreement to maintain affordability levels for the life of the Project or ninety-nine (99) years, whichever is longer. The MOHCD regulatory agreement will be recorded against the subject Affordable Parcel upon ~~site acquisition~~ creation of such Affordable Parcel as a legal parcel.

- 3. Ensure that the developer's commitment to provide 33% affordable housing will not be amended.**

DA new section 11.1: The Parties agree that Developer's obligations under the Affordable Housing Program, including the contribution of Developer's Affordable Funding Share which will enable construction of 50% of the total number housing units in the Project to be Affordable Units, is of utmost importance to the City and is essential to address the current housing shortage in San Francisco. The City would not approve this Agreement without these obligations and commitments. Therefore, in the event that Developer seeks

amendments to this Agreement at any time, due to financial or other reasons, the Parties agree that any proposed future amendment will address alternatives to infrastructure, parks, and other cost or revenue items relative to the Project, and under no circumstance will any future amendment reduce the percentage of Affordable Units under the Affordable Housing Program. To the extent the City is willing to consider any potential future amendment to this Agreement, the Parties agree to meet and confer on alternatives, as necessary, without considering changes that would reduce the amount of Affordable Housing.

**4. Include provision to prevent delay on the developer's commitment to build by providing a schedule of performance to codify the developer's commitment to build.**

DA new Schedule 3: The DA will add a new Schedule of Performance, as an attachment to the DA (Schedule 3), requiring the Developer to meet certain milestones by specified dates, subject to excusable delay including economic force majeure and nonbinding mediation if there is a dispute regarding excusable delay.

**5. Refine the AMI levels to serve the households of greatest need and a range of income levels**

Increase the obligation to provide low-income units in the project from 35% to 50%. Maintain the amount of moderate-income units in the project at 30%. The remaining 20% may be low- or moderate-income units, but with further refinement to ensure that different households are served across the income range.

**6. Broaden the Neighborhood Preference area to include all neighboring residents, including Ingleside.**

DA Exhibit D, Section C. 1. Chapter 47 of the SF Administrative Code regarding Preference in City Affordable Housing Programs, including Section 47.3 regarding Neighborhood Preference, will apply to all Affordable Units including the Educator Units. Affordable Units dedicated to Educator Housing as described in Section 4, For purposes of the Project, the definition of "Neighborhood" in Administrative Code Section 47.2 will mean the Supervisorial District in which the Project is located, plus a 1.15 mile buffer around the Project Site.

**Child Care Program**

**7. Set Child Care Center's rent at \$1 annually to support a nonprofit child care operator's ability to serve.**

The Development Agreement ensures that the operator will be non-profit and will also have 50% of slots reserved for children of low-income families.



DA Exhibit L: Add a new obligation that the developer will lease the child care facility for nominal rent (\$1.00).

### **Open Space**

**8. Ensure that the Publicly Accessible Open Space is managed equitably with participation and representation from the public.**

DA Exhibit C: Include public participation and advisory roles in the open space management and programming; Require equal representation in the homeowners association by all buildings on site.

### **Ongoing Community Engagement**

**9. Include further language in the Development Agreement evolving the role of the community after the sunset of the Balboa Reservoir Community Advisory Committee**

**10. Clarify commitments to best-practices and robust coordination with the public during construction.**

DA new exhibit: Codify developer commitments to reducing construction impacts and providing direct communication regarding construction plans.

### **Transportation**

**11. Include mention of City's investment for transit improvement and traffic mitigation in the neighboring project area.**

DA new exhibit: identify pending projects for transit, traffic, and pedestrian safety improvements in the Project area.

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Reservoir Project PSA: March 2018 and July 2020 Budget & Legislative Analyst Reports  
**Date:** Thursday, July 30, 2020 9:02:04 AM

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**From:** aj <ajahjah@att.net>  
**Sent:** Wednesday, July 29, 2020 7:05 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Cc:** Public Lands for Public Good <publiclandsforpublicgood@gmail.com>; CCSF Collective <kien.eira@gmail.com>; ccsfheat@gmail.com; Defend City College Alliance <madelinenmueller@gmail.com>  
**Subject:** Reservoir Project PSA: March 2018 and July 2020 Budget & Legislative Analyst Reports

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BOS:

RE: PUC Reservoir PSA (File 200740)

At the 7/29/2020 Budget & Finance Committee hearing, Supervisor Mandelman raised a very important issue. Supervisor Mandelman noted that most government land transactions are made in the form of ground leases. The City & County authorities apparently never considered the possibility of the ground lease possibility and jumped straight into a sales model for the Reservoir.

"Fair market value" return to ratepayers was prominently promoted throughout the campaign to market the the Project. It was only one week prior to the Planning Commission hearing that a selling price of \$11.2 Million was disclosed deep within a 2256-page Commission packet. It appears that this scandalously low price was deliberately made difficult to be found in the documentation.

I think it would not be unfair to conclude that the extremely low "fair market value" had already been decided early in the planning for the Reservoir Project, but never disclosed until the final stages of the approval process.

#### BUDGET & LEGISLATIVE ANALYST REPORTS

The 3/15/2018 BLA Report (18-0163) was clear about compliance with Administrative Code 23.3 adn called for:

*an independent appraisal and appraisal review conducted in accordance with the requirements set out in Administrative Code Chapter 23.*

**RECOMMENDATION:** *Preparation of a rigorous, independent cash flow analysis...to*

*ensure that land price paid to SFPUC ...are maximized.*

The PSA fulfills neither of these recommendations for INDEPENDENT analysis..

The 7/24/2020 Budget & Legislative Analyst Report (20-0740) for today's Budget & Finance Committee hearing does not mention the earlier recommendations from the 2018 Report.

Instead, today's BLA Report (20-0740) provides--not an analysis of merit and validity--but stenography of PUC-Developer talking points:

**“The SFPUC Real Estate Director indicated that an appraisal review is not necessary due to the experience of the initial appraiser,... and self-certification by the appraiser.”**

What the PUC is doing is like Boeing's own self-certification of the 737 Max.

The new BLA Report is a PUNT. The BLA notes:

**1) the waiver of the requirement for appraisal review;**

and it notes:

**2 ) that "City will have to carry a loan for its sale of land of \$10.1 million for eight years".....(and this is on top of the dirt-cheap price for the massive PUC parcel).**

It punts it back to BOS as a "policy matter." The Report says:

**"Because of the waiver of an appraisal review, and the possibility that Reservoir Community Partners will exercise the seller financing option during which the City will have to carry a loan for its sale of land of \$10.1 million for eight years, we consider approval of the proposed resolution to be a policy matter for the Board of Supervisors.”**

#### READING BETWEEN THE LINES

If you read between the lines, BLA does not approve of bypassing the requirement for appraisal review and nor the \$10.1 Million City-financing.

Without saying out front that the BLA doesn't really approve, it punts it back to you as a policy matter: “Approval of the proposed resolution is policy matter for the Board of Supervisors.”

The requirement for independent Appraisal Review was meant to protect the public interest. Don't permit waiver of Administrative Code 23.3's legal requirement that was meant to protect public assets. Do not approve a PSA that facilitates the giveaway of public land to big-money developers.

Sincerely,  
Alvin Ja

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir development agreement (Item #4, SFBOS Budget & Finance Committee)  
**Date:** Wednesday, July 29, 2020 9:03:22 AM

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**From:** Janice Li <me@janice.li>  
**Sent:** Tuesday, July 28, 2020 8:43 PM  
**To:** Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Cc:** Low, Jen (BOS) <jen.low@sfgov.org>; Boilard, Chelsea (BOS) <chelsea.boilard@sfgov.org>; Gee, Natalie (BOS) <natalie.gee@sfgov.org>; Bintliff, Jacob (BOS) <jacob.bintliff@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>  
**Subject:** Balboa Reservoir development agreement (Item #4, SFBOS Budget & Finance Committee)

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Hello Chair Fewer and fellow committee members,

First, thanks for your 11-0 support to push the amended Caltrain sales tax measure onto the November ballot. It's not pretty, this isn't ideal, and there are no heroes here, and I acknowledge it will still be a longshot to get San Mateo County on board.

Second, your Budget & Finance Committee will be hearing an item to approve the development agreement for the proposed Balboa Reservoir housing development tomorrow.

I have been tracking this program ever since Mayor Ed Lee announced the Public Land for Housing program in 2014 (it's a long story why, I'll tell you another time).

Since that time, so many things have happened, including all of your successful campaigns to join the Board of Supervisors. I also got elected to the BART Board! Still weird.

As BART Board director whose district covers Balboa Park Station, I've consistently supported transit-oriented development, and BART is now going through an intensive and robust process of implementing AB2923, a bill signed by then-Gov. Brown in 2018 to increase and incentivize affordable housing on BART land around our stations. While Balboa Reservoir is not on BART jurisdiction or subject to AB2923, the point still stands, which is that we must urgently move forward with affordable housing especially on 17 acres of land that's within walking distance of a BART/Muni station.

I know 1,100 units sounds like a lot but this is exactly the kind of site that justifies that density. Developing a site of that size *and* being able to push for 50% affordable units is critical.

I will note that part of the proposal includes a parking garage as partial replacement. I know that many folks will argue that the number of spaces is insufficient but we should remember the December 2018 Board of Supervisors' decision that made San Francisco the first major city [to end minimum parking requirements](#). Each housing project henceforth cannot and should not be a chance to wholesale relitigate our feelings about parking.

Thanks for your attention to this and please do not hesitate to reach out if you have any questions.

Best,  
Janice Li

BART Board Director  
Outer Sunset resident  
Transit enthusiast

--

me at [janice.li](#) / [twitter](#) / [instagram](#) - she/hers

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Hearings  
**Date:** Wednesday, July 29, 2020 9:03:00 AM  
**Attachments:** [Comments\\_jdh\\_BOS-Hearings-July2020.docx](#)

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**From:** Jennifer Heggie <[jdheggie@gmail.com](mailto:jdheggie@gmail.com)>  
**Sent:** Tuesday, July 28, 2020 11:42 PM  
**To:** Wong, Linda (BOS) <[linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)>  
**Subject:** Fwd: Balboa Reservoir Hearings

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I hope my comments sent July 22, made it into the BOS Budget & Finance Committee packet.

Thank you,

Jennifer

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

**From:** **Jennifer Heggie** <[jdheggie@gmail.com](mailto:jdheggie@gmail.com)>

**Date:** Wed, Jul 22, 2020 at 8:17 AM

**Subject:** Balboa Reservoir Hearings

**To:** Erica Major <[erica.major@sfgov.org](mailto:erica.major@sfgov.org)>, Linda Wong <[linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)>, Board of Supervisors <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>, Low, BOS <[jen.low@sfgov.org](mailto:jen.low@sfgov.org)>, Norman Yee <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>

**Land Use & Transportation Committee, Budget & Finance Committee, BOS (Files 200422, 200423, 200635):**

Dear Supervisors,

Please see attached my comments on the Balboa Reservoir development to be discussed in Committee hearings 7/27/20 and 7/29/20. Though, like most San Franciscans, I would like to see more affordable housing, there are serious implications with this development that I hope you will consider.

Thank you for your review of the points in the attached letter.

Regards,

Jennifer Heggie

July 21, 2020

Dear Supervisors:

The Balboa Reservoir development will create more problems than it solves. After participating in five years of community meetings, the key issues have still not been addressed, and I urge you not to support this development as it is currently planned. The damage will be serious, not just to the immediate neighborhoods, schools and daycare centers, but also to the City at large as equitable access to education is curtailed. As livelihoods are lost due to this pandemic, many will need to retrain to support themselves and their families. This is not the time to shut down access to retraining facilities. But that will be the unintended consequence of beginning construction of the Balboa Reservoir development at the time planned.

There are many legitimate and important reasons this plan falls short, and I am including only a few of them here. Some of these shortcomings are due to a lack of resources from the City and County of San Francisco. If you choose to move the project forward despite the pain it will cause, please make any approval conditional on a feasible SFMTA improvement plan for the area with finances to implement the recommendations or require the developers to provide additional public parking, and postpone the Balboa Reservoir development construction until after the critical City College construction has been completed adjacent to it. Those measures will mitigate a few of the issues.

Four key concerns are described in more detail below. They are: 1) Inadequate replacement parking for City College students will result in less access to the opportunities that education provides; 2) Needed improvements for the safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are mostly unplanned and unfunded; 3) Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir development are identified in the EIR causing particular harm to nearby sensitive receptors; and 4) Delays due to simultaneous construction will result in significant added costs to City College.

**1. Inadequate replacement parking for City College students will result in less access to the opportunities that education provides:**

- a. Despite public comments at PUC hearings and the SF Public Utilities CAC, the implications of long-planned improvements to City College were ignored by the SFPUC when deciding to sell their land. City College of San Francisco has been planning for at least 15 years to construct new buildings on its main campus western parking lot while using the Balboa Reservoir for replacement student parking during and after construction. The plan for re-placing campus buildings was long delayed due to the uncertainty of the future of the college, lawsuits over past shoddy construction, a revolving door of senior administrators, and funding redirected to emergency patches that would allow ADA access and keep existing buildings in use long past their expected lifetime.



- b. The Balboa Reservoir developers have agreed to build “up to 450 public parking spaces” to replace the typical amount of parking use on the Balboa Reservoir when classes are in session. This is not “replacement” parking because it does not take into account:
  - i. That the loss of parking spaces on the City College owned “upper lot” (adjacent to the Balboa Reservoir) displaced by replacement campus buildings is not considered in the 450 count. Per the Fehr-Peers TDM study of 2018, construction of the Performing Arts Education Center (PAEC) would result in the removal of 760 existing parking spaces. The City College plan has changed since the 2018 TDM and the 2019 Subsequent EIR, and the number of parking spaces displaced will be represented by the combined footprints of the Diego Rivera Theater and STEAM (Science, Technology, Engineering, arts and Math) building. What has remained consistent, at least up until the time of the pandemic, is that the City College-owned “upper lot” is consistently full during midday on week days, and the Balboa Reservoir is used for the overflow, an overflow that will increase as new City College buildings are constructed.
  - ii. The lack of an identified and assured source of funding for discounted student parking rates in the public-use parking lot where market rate parking is planned. This has implications for the equity of access to public education.
  - iii. The “replacement” parking number does not take into account the periods of highest student parking use in the Balboa Reservoir, midday during the first two weeks of the semester when students are deciding which classes to take, when many more than 450 parking spaces on the reservoir are filled.
  - iv. The core TDM plan assumes a pre-pandemic public transportation infrastructure that would result a shortfall in parking during peak periods in 2026. (See Fehr-Peers CCSF TDM Study of 2018.) It’s unclear whether implementing even the core TDM plan is still feasible.
  - v. The lack of funding for implementing more aggressive and expensive Additional TDM Measures that would reduce the need for driver parking. There is no funding for these measures from the Balboa Reservoir developers, SFMTA or City College.

**2. Needed improvements for the safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are unplanned and unfunded.**

- a. An SFMTA plan for wider pedestrian walkways, bike lanes, and other safety improvements along Ocean Avenue from the Balboa BART station to Frida Kahlo Way, is

not expected to be available until the end of the year, and it is unclear if it will include the heavily congested area along Frida Kahlo Way to Judson. In the current climate it doesn't appear likely that any of the needed improvements on which the dense Balboa Reservoir development was justified will be funded. From the start, it has been clear that safe alternatives to driving to mitigate the significant increase in population into an already heavily congested area requires some sort of mitigation.

- b. A TDM study developed to gauge what would cause students to switch to non-car alternatives identified key concerns of students. When asked how City College should allocate available resources to transportation, the largest response (29%) was to improve connections to BART and Muni. And in response to the question about the key barrier to switching from driving to other forms of transportation, the majority (39%) responded, "time-based access." (Fehr-Peers CCSF TDM study of 2018) But nothing is being done to improve the connection to BART and Muni from the Ocean campus or reduce commute times. In fact the opposite is the case due to pandemic fallout.

**3. Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir construction and operation are identified in the EIR, causing particular harm to nearby sensitive receptors.**

Three areas identified in the City Planning EIR cannot be adequately mitigated per the current Balboa Reservoir developer plan. Transportation and Noise, and Air Quality, if the construction time period is compressed, meet or exceed the threshold of "significant adverse impacts." The developer is planning offsets for air pollution, but that won't help the detrimental impacts to learning, brain development and health in the surrounding area. The development will sit smack in the middle of multiple daycare centers, a high school which houses boarding students, City College, a 100% affordable multi-unit building that includes a daycare center, residences, and a grocery store with loading dock on a single lane road for driving in and out of the Reservoir. The only other point of ingress/egress for drivers is already heavily used by employees and students of City College and Riordan High School. Ongoing noise pollution during key periods of construction (9am to 4pm on weekdays) will adversely impact student learning, and the health impacts of high pollution areas are well known. All of the adjoining institutions and residents will be adversely impacted as well as a larger swath of San Francisco, as pollution from the development construction mixes with that of the 280 freeway APEZ zones.

The plan identifies the use of backup generators at the many large residential buildings in the development. Post construction, once the Balboa Reservoir development is operational, each building will be starting up their diesel generators on a regular basis for testing. As we express concerns about natural gas in our new construction, so should we also require electric battery generator backup, rather than heavily polluting diesel generators.

4. **Delays due to simultaneous construction will result in significant added costs to City College.**

Famous artist Diego Rivera gifted the Pan American Unity mural to City College. The replacement City College theater has been designed to display that mural to the public. The mural is to be loaned for an exhibition at SFMOMA while the City College Diego Rivera theater is being constructed on City College's parking lot. That coincides with the period of adjacent Balboa Reservoir construction. SFMOMA has a timeline by which the mural must be gone after the exhibit. That date is a month after the projected completion date of City College's Diego Rivera theater, a very tight schedule. If the theater construction is delayed, the mural will need to be placed in very expensive storage. This is not an additional cost that City College is in a position to handle.

Allowing simultaneous construction of the City College and Balboa Reservoir buildings creates a real risk of theater construction delay due to vehicle congestion as well as cumulative environmental factors. We already know from the EIR that there will be months at a time when trucks will be going in and out of the Balboa Reservoir every 2 to 3 minutes from 9am to 4pm, during the most active hours for City College student access. Further delays may need to be imposed to reduce periods of excessive noise or cumulative air pollution during simultaneous construction. If construction of the Balboa Reservoir development can be postponed, some of the worst cumulative impacts during construction can be averted, and City College won't be forced into another expensive loss imposed by outside forces.

Thank you for your consideration of the preceding points. I hope you will consider the alternatives to approving this development and, at a minimum, delay the start of the Balboa Reservoir construction until after City College concerns have been addressed. As we emerge from this pandemic, City College's ability to provide the transitional training that San Francisco residents will need, makes it clear that this is a time to prioritize access to City College and the educational services that it provides.

Sincerely,

Jennifer Heggie

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 4:36:36 PM

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**From:** Stephanie Hill <info@sg.actionnetwork.org>  
**Sent:** Tuesday, July 28, 2020 4:36 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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,

Stephanie Hill  
stephanie.e.hill@gmail.com

1496 Guerrero  
San Francisco, California 94110

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter regarding Items 4 & 5 (Balboa Reservoir Project) on tomorrow's Budget and Finance Committee meeting agenda  
**Date:** Tuesday, July 28, 2020 2:50:06 PM  
**Attachments:** [7-28-20 letter to B and F Comm.pdf](#)  
[PastedGraphic-1.png](#)

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**From:** Stuart Flashman <stu@stufash.com>  
**Sent:** Tuesday, July 28, 2020 2:43 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>  
**Cc:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>  
**Subject:** Letter regarding Items 4 & 5 (Balboa Reservoir Project) on tomorrow's Budget and Finance Committee meeting agenda

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Dear Supervisors,

Please accept the attached comment letter for tomorrow morning's Budget and Finance Committee meeting. I also plan to call in to briefly address the letter's substance.

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

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Law Offices of  
**Stuart M. Flashman**  
5626 Ocean View Drive  
Oakland, CA 94618-1533  
(510) 652-5373 (voice & FAX)  
e-mail: [stu@stufash.com](mailto:stu@stufash.com)

**Delivery via email to: [linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)**

July 28, 2020

Budget & Finance Committee  
San Francisco Board of Supervisors  
San Francisco City Hall, Room 244  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Re: Agenda items 4 (200423) and 5 (200740): Balboa Reservoir Project.

Dear Committee Members Fewer, Walton, and Mandelman,

I am the attorney representing Madeline Mueller, Alvin Ja, and Wynd Kaufmyn, the appellants of the Planning Commission's certification of the Final Subsequent EIR for the Balboa Reservoir Project. However, this letter is not directly about that appeal. I will be writing separately to the entire Board of Supervisors on that issue. Instead, this letter addresses issues related to the financing of the Balboa Reservoir Project that is on your agenda today, and specifically the effect of the sale of that property to private developers on the City's ability to create more affordable housing.

At Monday's Land Use and Transportation Committee meeting, at the request of Supervisor Mar, the Planning Department presented a report on the current status of the City's efforts to address the critical shortage of affordable housing in San Francisco. To put it bluntly, the report showed that the City's current strategy – piggybacking affordable units on market-rate projects – has been an abject failure. While the City has far surpassed its RHNA goal for market-rate housing – approximately 140%, it has only achieved roughly 30-50% of the various RHNA goals for affordable housing.

The Balboa Reservoir Project is just one more example of the Planning Department's use of that failed strategy. While it's true that 50% of the units will be affordable (although close to half will only be moderate-income units), far less than half of the financing will be from private sources. Yet in return, the City will be selling the Project site to the developers. While that land may be surplus to the needs of the SFPUC, it is one of the few large, vacant, publicly owned sites that the City could use to build permanently 100% affordable housing. Selling off this site will sacrifice half the site to a market-rate use – a use that directly competes with affordable housing for scarce available land. Once sold, the City will lose a valuable site for affordable housing.

Not only that, but the site directly adjoins the Ocean Campus of City College of San Francisco. Almost all of City College's faculty and Staff qualify for affordable housing, as do many of its students. That will be increasingly true as the COVID-19 pandemic forces many workers to retrain after their current jobs have disappeared. Building a phased 100%-affordable project here would eliminate most of the need for parking and transit use for its residents, achieving a major goal of SB 375, and Prop. K.

Please do not consider selling this site before you evaluate it for a 100% affordable publicly-owned housing project.

Respectfully,

Stuart M. Flashman

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 12:20:59 PM

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**From:** Charlie Hinton <solitaryman@lmi.net>  
**Sent:** Tuesday, July 28, 2020 12:15 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir

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:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Development Agreement & City College MOU  
**Date:** Tuesday, July 28, 2020 12:02:46 PM

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**From:** Christopher Pederson <chpederson@yahoo.com>  
**Sent:** Tuesday, July 28, 2020 12:01 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Fwd: Balboa Reservoir Development Agreement & City College MOU

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

Sent from my iPhone

Begin forwarded message:

**From:** Christopher Pederson <[chpederson@yahoo.com](mailto:chpederson@yahoo.com)>  
**Date:** July 28, 2020 at 11:10:23 AM PDT  
**To:** Norman Yee <[Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org)>, [Sandra.Fewer@sfgov.org](mailto:Sandra.Fewer@sfgov.org), Supervisor Rafael Mandelman <[mandelmanstaff@sfgov.org](mailto:mandelmanstaff@sfgov.org)>, Shamann Walton <[shamann.walton@sfgov.org](mailto:shamann.walton@sfgov.org)>, "Peskin, Aaron (BOS)" <[Aaron.Peskin@sfgov.org](mailto:Aaron.Peskin@sfgov.org)>, [Ahsha.Safai@sfgov.org](mailto:Ahsha.Safai@sfgov.org), PrestonStaff <[prestonstaff@sfgov.org](mailto:prestonstaff@sfgov.org)>  
**Cc:** Janice Li <[janice@sfbike.org](mailto:janice@sfbike.org)>, [jeffrey.tumlin@sfgov.org](mailto:jeffrey.tumlin@sfgov.org)  
**Subject:** **Balboa Reservoir Development Agreement & City College MOU**

Dear Chair Fewer and Supervisors:

I was dismayed to learn last night that the City College Board of Trustees is considering requiring the developers of the proposed Balboa Reservoir project to build a 980-space public parking garage. This would be more than twice the maximum size for the public parking garage specified in the draft Development Agreement and would be 230 more spaces than evaluated in the EIR for the project. The draft MOU would also cap parking fees at \$50/semester (or \$30/semester for students receiving certain financial aid).

These last-minute demands are absolutely irreconcilable with the City's transit-first policies and the City's efforts to address the climate crisis. The City's experience with parking regulation demonstrates that the pricing and supply of parking are fundamental to commuters' decisions about what mode of transportation to use. Downtown San Francisco has the lowest rate of automobile commuting west of the Mississippi in large part because parking there is scarce and expensive.

City College has among the highest concentrations of transit service of any neighborhood in San Francisco outside of downtown. This continues to be true even now during the pandemic. After the restoration of Muni Metro service in late August, City College will be served by all the pre-pandemic bus lines - the 8, 29, 43, 49, 54, 91-owl, and the K (reconfigured as the LK) - with the sole exception of the 8BX. Of course, City College is also adjacent to the Balboa Park BART station and additional Muni lines that serve that station such as the J and the M.

I urge you to reject any demands by City College to enlarge the proposed public parking garage beyond the maximum size identified in the draft Development Agreement. The City, SFMTA, and City College should instead work to provide City College students and employees with free or reduced-price transit passes.

Thank you for your consideration of my comments.

Sincerely,  
Christopher Pederson  
District 7 resident

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project -- should be 100% affordable housing and land should be retained by the City  
**Date:** Tuesday, July 28, 2020 11:46:51 AM

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**From:** Kathy Howard <kathyhoward@earthlink.net>  
**Sent:** Tuesday, July 28, 2020 11:43 AM  
**To:** 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>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Major, Erica (BOS) <erica.major@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir Project -- should be 100% affordable housing and land should be retained by the City

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:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:25:35 AM

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**From:** Hannah Behm <info@sg.actionnetwork.org>  
**Sent:** Tuesday, July 28, 2020 9:04 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:25:48 AM

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**From:** David Hecht <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 10:07 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Budget and Finance Committee Meeting re: File No. 200423 and File No. 200740  
**Date:** Tuesday, July 28, 2020 9:26:28 AM  
**Attachments:** [BoS Budget Balboa.pdf](#)

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**From:** Kirk Palmer <kirkpalmer@gmail.com>  
**Sent:** Monday, July 27, 2020 9:28 PM  
**To:** Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Budget and Finance Committee Meeting re: File No. 200423 and File No. 200740

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



Kirk Palmer  
1405 Plymouth Avenue  
San Francisco, CA 94112  
27 July 2020

Board of Supervisors &  
Budget and Finance Committee  
*via email*

Re: Balboa Reservoir Project, File No. 200423 and File No. 200740

Dear Board and Committee Members:

I am writing to provide public comment on the above referenced matters. I am a long-time resident of the Balboa Park Station Area (including living adjacent to the west reservoir on Plymouth Avenue for more than 20 years). I was excited to have the opportunity to provide input in multiple public meetings that helped to shape the Area Plan adopted in 2009. And, I am overall quite pleased with the final Area Plan that resulted from years of effort by, literally, hundreds of people. I am, therefore, very sad that the currently proposed Balboa Reservoir Project is such a poor one. I believe that it is fundamentally flawed in three distinct areas: (1) scope and design of proposed development, (2) financial terms, as well as broader cost and benefit considerations, and (3) choice of development partner.

First, there is the matter of the scale of the project and its associated design. The EIR from the 2009 Area Plan calls for no more than 500 units of housing to be built on the west reservoir in order to (a) accommodate a significant, public open-space area, (b) not overload area infrastructure (roads, parking, bike lanes, public transit, etc.), and (c) be concordant with the character of the neighborhoods surrounding the reservoir—or, at a minimum, to *not* be egregiously inappropriate to that character.

The current 1100-unit proposal fails abjectly against all of these criteria. It offers inadequate open space (and we certainly will never have another opportunity to create useful open space in this area). It would create parking and traffic nightmares, causing significant harm to residents, local merchants, and SF City College (the proposed development destroys existing SFCC parking and brings hundreds of new cars to this area—without providing adequate space for those). And, it is far, far denser than any development in the area. This proposal calls for 1100 units on approximately 13 acres of land. The neighborhoods of Sunnyside and Westwood Park that adjoin this property are nothing like that. Of course, the city needs housing, and it is reasonable that new housing be of higher density than some historic norms. But, that factor has been considered and discussed. And, the outcome of that was agreed, and sanctioned, to be that up to 500 units, and no more, would be appropriate to this site.

The second insurmountable shortcoming of the current proposal is the calculus of what it would cost the city versus how it would benefit the city. It is proposed that 50% of the housing on the site be developed privately as market-rate housing; that fraction amounts to over 500 units, which would likely have a market value on the order of \$1 million each. And yet, the sale price for 16.4 acres has been tentatively set at \$11.4 million. That is an outrageous pittance against \$500 million in final value.

The City of San Francisco is growing, and becoming less affordable. The amount of land that the City owns today is the most that it will ever own going forward. While there will always be the opportunity for the wealthy to buy property in San Francisco, the opportunity for the less affluent—or for the public (via government)—to own or access land is ever diminishing. If land is to be privatized as part of any development project, it is reasonable to expect **large** benefit to the public from this—and no “give aways” to the private sector. I would urge that 100% of housing developed on converted land be affordable and available at below market rates. And, if land is converted from public to private for non-residential benefit, then 100% of that development should be in the public interest (e.g., open space, arts space, community space, etc.) The Balboa Reservoir Project as proposed would transfer a huge asset from the public to a private entity (Avalon Properties, primarily) with disproportionately small benefit flowing back to the public. This would be a travesty.

The third fatal flaw of the present proposal is, specifically, that choice of Avalon Properties to develop the site. This company has developed numerous projects in San Francisco in the last 20 years, and their track record is terrible. They have repeatedly put up buildings that are at once very unattractive and very poorly constructed. The buildings have looked bad when they went up and, owing to cheap materials and workmanship, they turned downright tawdry after only a few short years. Their properties in China Basin, the Dogpatch, and now on Ocean Avenue are among the least appealing in the City. And, sadly, they are far, far less attractive than what is being built in cities elsewhere (see San Diego, Chicago, Oslo, Stockholm, and many other places for better examples of contemporary design and construction). San Francisco is now one of the costliest cities on the planet. It is also, thankfully, a city in an idyllic setting and one with a rich tradition of creative endeavor (in the arts, technology, as well as in environmental and social causes). Any new construction in SF is going to be expensive. Because of that—and also because of where it is and who we are—that construction *at least* ought also to be attractive and of good quality.

In closing, I feel compelled to acknowledge that SF really needs housing and that this project seems to be pretty far along the path to delivering some of that. But, those two facts do not make this a good project. Bad is bad, regardless of how far down the pike it may be. I urge you to look at the bigger picture, and the broader life span of any new construction, and to insist on a better option. Why don't we the people insist on 500 units of housing on this site---with every one of those being truly affordable? Why don't we demand more open space for residents, new and existing, to enjoy? Why can't we insist that development partners working for the public make only a reasonable return? The proposed project is a bad project—and it is a *terrible* deal. Private developers get tens of millions of dollars in profits. The City gets an eyesore and innumerable fresh parking and traffic headaches. We should expect better. We need to insist on better. Let's look to approve a truly great and beneficial project a year from now rather than a very poor and inequitable one right now!

Thank you for your attention and consideration in the extremely important matter.

Regards,

Kirk Palmer

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:26:43 AM

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**From:** Justin Sun <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 5:04 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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,

Justin Sun  
justinsun31@gmail.com

2363 24th Avenue  
San Francisco, California 94116

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:27:44 AM

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**From:** Zoe Eichen <zoellen@gmail.com>  
**Sent:** Monday, July 27, 2020 2:14 PM  
**To:** Major, Erica (BOS) <erica.major@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Balboa Reservoir

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, 8,000 square foot 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 committee takes the importance of CCSF land, and allocate the budget to save Balboa Reservoir for the student body.

Sincerely,

Ms. Zoellen Eichen

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Oppose the Balboa Reservoir Project  
**Date:** Tuesday, July 28, 2020 9:27:55 AM

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**From:** Christina Yanuaria <[cyanuaria@ccsf.edu](mailto:cyanuaria@ccsf.edu)>  
**Sent:** Monday, July 27, 2020 1:46 PM  
**To:** [aft@aft2121.org](mailto:aft@aft2121.org)  
**Subject:** Oppose the Balboa Reservoir Project

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:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:28:23 AM

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**From:** Annie De Lancie <[info@sg.actionnetwork.org](mailto:info@sg.actionnetwork.org)>  
**Sent:** Monday, July 27, 2020 12:59 PM  
**To:** Wong, Linda (BOS) <[linda.wong@sfgov.org](mailto:linda.wong@sfgov.org)>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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,

Annie De Lancie  
[annie@delancie.org](mailto:annie@delancie.org)



638 34th Ave  
San Francisco, California 94121

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Tuesday, July 28, 2020 9:28:33 AM

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**From:** Kirk Whitelaw <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 12:35 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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,

Kirk Whitelaw  
kwhitela@gmail.com

538 38th Ave  
San Francisco, California 94112

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:48:11 AM

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**From:** Liam Foley <info@sg.actionnetwork.org>  
**Sent:** Monday, July 27, 2020 9:19 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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,  
Liam

Liam Foley

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

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:50:40 AM

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**From:** Tim Armstrong <info@sg.actionnetwork.org>  
**Sent:** Sunday, July 26, 2020 11:07 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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

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**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:50:57 AM

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**From:** Hani Alawneh <info@sg.actionnetwork.org>  
**Sent:** Saturday, July 25, 2020 6:09 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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,

Hani Alawneh  
ifred2000@hotmail.com

180 Howard street  
San Francisco , California 94105

|



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Ocean Avenue Association's Corrected Endorsement Letter for the Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:53:39 AM  
**Attachments:** [OAA-BRP-Letter\(hnc\) 6.13.2020 -1.pdf](#)

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**From:** Ocean Avenue CBD <info.oacbd@gmail.com>

**Sent:** Friday, July 24, 2020 1:41 PM

**To:** Yee, Norman (BOS) <norman.yee@sfgov.org>; Low, Jen (BOS) <jen.low@sfgov.org>; Scott Falcone <scott@falconedevelopment.com>; Nora Collins <nora\_collins@avalonbay.com>; Major, Erica (BOS) <erica.major@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Wong, Linda (BOS) <linda.wong@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Howard N. Chung <hnchung@yahoo.com>; Henry Kevane <hkevane@pszjlaw.com>; Ocean Avenue CBD <info.oacbd@gmail.com>

**Subject:** Ocean Avenue Association's Corrected Endorsement Letter for the Balboa Reservoir

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

Norman Yee President and Members of the Board of Supervisors:

Please see the [Corrected](#) Support Letter from the Ocean Avenue Association Board of Directors.

Daniel Weaver

Executive Director

Ocean Avenue Association

t: 650-273-6223

e: [info.oacbd@gmail.com](mailto:info.oacbd@gmail.com)



June 13, 2020

Support Letter for the Balboa Reservoir Partners Project

President Norman Yee and the Board of Supervisors  
San Francisco City Hall

Dear President Yee,

The Ocean Avenue Association (OAA) generally supports various aspects of the proposed Balboa Reservoir development plan. The OAA supports the affordable family housing targets, especially housing units designed to accommodate families and extended families. Moreover, the OAA also acknowledges that the development plan does not contemplate commercial outlets in competition with our constituent businesses on Ocean Avenue.

But, the current vision for open space and play areas could benefit from significant expansion and improvement. For decades, the reservoir that bleak, windy and unattractive concrete pit has served as the neighborhood's *de facto* park. We look forward to working with all parties to enlarge the planned park and enhance the green spaces of the project.

In addition, the OAA also has concerns with the project's impact on neighborhood transportation and access. We also wish to provide our views to ensure that infrastructure improvements are made and that the diverse interests of the neighborhood recognized when designing appropriate transition and access points from the project to the Ocean Avenue commercial corridor.

We recognize that the development plan is just that, a plan. Accordingly, we look forward to working with the developer and providing input into the project.

Sincerely,

Daniel Weaver, Executive Director

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:53:03 AM

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**From:** Allan Robles <info@sg.actionnetwork.org>  
**Sent:** Friday, July 24, 2020 2:14 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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,

Allan Robles

Allan Robles

allan.g.robles@gmail.com

776 BUSH ST, APT 409

San Francisco, California 94108

|

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:53:21 AM

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**From:** Stephanie Kung <info@sg.actionnetwork.org>  
**Sent:** Friday, July 24, 2020 2:02 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:53:37 AM

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**From:** Kyle Sherin <info@sg.actionnetwork.org>  
**Sent:** Friday, July 24, 2020 1:47 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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

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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,

Kyle Sherin  
ksherin@gmail.com

3110 Ocean Avenue  
San Francisco, California 94132

|



**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Balboa Reservoir Project  
**Date:** Monday, July 27, 2020 9:57:15 AM

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**From:** Pat Moore <patmoore695@comcast.net>  
**Sent:** Friday, July 24, 2020 11:10 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Fwd: Balboa Reservoir Project

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

I'm sorry I neglected to include you in this email I sent the other day. These issues are so important!

Thank you.

Pat Moore

Pat Moore  
695 Monterey Blvd. #203  
San Francisco, CA 94127  
415-587-8083

----- Original Message -----

From: Pat Moore <[patmoore695@comcast.net](mailto:patmoore695@comcast.net)>  
To: "[erica.major@sfgov.org](mailto:erica.major@sfgov.org)" <[erica.major@sfgov.org](mailto:erica.major@sfgov.org)>  
Date: 07/22/2020 10:31 AM  
Subject: Balboa Reservoir Project

Ms, Major, and Supervisors

I have been a resident of Sunnyside for nearly 35 years, and have seen it grow from a rather seedy lower-class area to a vibrant, family oriented neighborhood. City College has always been a central part of the scene, providing an education opportunity not just to our area but to all the greater Bay Area. (I have had people ask me if I know of an affordable rental in the area, as they are finding it difficult to commute from Alameda!) I am concerned that if the Balboa Reservoir is completed as planned there will not be adequate parking for the many students who benefit from attending City College but who must commute from outside the City.

.  
Also, I do not see that adequate consideration has been given to ADA transportation, access and parking needs. And have the needs of those who are able to commute by bicycle or motorcycle been given adequate thought? These eco-friendly transportation modes should be encouraged by providing safe and easy access.

I am also concerned about the impact of the construction, as it will effect the neighborhood, as indicated in the EIR. We have enough congestion and noise as it is, unless there is further mitigation than is outlined. And there surely must be some way to avoid having the City College construction being done at the same time, which would seem to be very costly to CC, and a nightmare to consider for its impact on Sunnyside.

All these problems are important to those of us living in the area, and I hope you will give them due consideration.

Thank you.

**Pat Moore**

Pat Moore  
695 Monterey Blvd. #203  
San Francisco, CA 94127  
415-587-8083

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Re. Comments on the Balboa Reservoir development  
**Date:** Monday, July 27, 2020 9:57:29 AM

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**From:** Nhung T. Le <Nle@DMLCPA.COM>  
**Sent:** Friday, July 24, 2020 9:17 AM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Re. Comments on the Balboa Reservoir development

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

Hi Linda;

I am living two blocks away from the City College and the points I plan to make that I hope will resonate with Supervisors from other districts:

- 1) Inadequate replacement parking for City College students will result in less access to the opportunities that education provides;
- 2) Needed improvements for safe access of pedestrian and non-car vehicles to City College and the Balboa Reservoir development are mostly unplanned and unfunded;
- 3) Significant adverse impacts to transportation, noise and air quality from the Balboa Reservoir construction and operation are identified in the EIR; and
- 4) Delays due to simultaneous construction at City College and the Balboa Reservoir will result in significant additional costs to City College.

Thank you for listening to my comments.

Best,  
Nhung

**From:** [Wong, Linda \(BOS\)](#)  
**To:** [Jalipa, Brent \(BOS\)](#)  
**Subject:** FW: Letter in support of Balboa Reservoir  
**Date:** Monday, July 27, 2020 9:57:37 AM

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**From:** Irene Morales <info@sg.actionnetwork.org>  
**Sent:** Thursday, July 23, 2020 6:52 PM  
**To:** Wong, Linda (BOS) <linda.wong@sfgov.org>  
**Subject:** Letter in support of Balboa Reservoir

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

Linda Wong,

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,

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