
From: Poling, Jeanie (CPC)
Sent: Monday, September 23, 2019 4:52 PM
To: Balboa Reservoir Compliance (ECN)
Subject: FW: Balboa Reservoir SEIR

From: Monica Collins <lizzy2k@gmail.com>
Sent: Sunday, September 22, 2019 12:01 PM
To: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>
Subject: Re: Balboa Reservoir SEIR

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My mistake Frida Kahlo is one LANE not one WAY. Apologies! MC

On Sun, Sep 22, 2019 at 11:39 AM Monica Collins <lizzy2k@gmail.com> wrote:

Hello. Am writing to support alternative housing projects NOT located on Balboa Reservoir.

I hope to enumerate various reasons for this here.

1. There are a lot of vacant, fallow lots not being used. Evidently these are now part of a passive Real Estate Investment Trust portfolio for folks who don't know they could do better if paid market rate by developers for building. Daly City is full of blighted vacant lots & closed businesses. Forward thinking developers have put in nice big apartments and condos literally minutes from the SF county line, very conveniently located.
2. No one is allowed to do whatever they want with their property. It's a society and we are strictly governed for the benefit of the commonweal. The benefit of neighbors, and visitors as well. We are a tourist city.
3. Tourist cities that depend heavily on revenue from visitors shouldn't be encouraging dense residential clusters or towers that detract enormously from the beauty of the city and create traffic nightmares. This is why Paris France keeps the beauty in the city- they rely on tourism- and keep dense housing developments just outside city limits. Not saying it's all for the best necessarily, but it's the reason why.
4. Frida Kahlo/ Phelan is a one way street, which like many regular streets in our city, such as Bernal Cut or Teresita, connect two parts of town. Our city not being flat, doesn't have a lot of rectangular grid, which means that one street is the one direction to get from one neighborhood to another.
5. No one wants to have to depend on cars! However we depend on reasonable, viable, practical alternatives. Muni can be a mess and too many buses zoom by at rush hour. "Road diets" converting two lanes down to one, create MORE traffic jams that confuse desperate motorists stuck in traffic, filling up crosswalks, endangering pedestrians and cyclists. You'd punish the wrong people and create angry cross traffic that can't move, and more calamities
6. Buses are full of wonderful environmentally conscience non drivers who also get stuck in horrid traffic. Don't punish them!
7. Low income CCSF students include many parents of two kids, one in day care, another miles away in school, two jobs, an academic course of study or a vocational one at the college. BART doesn't serve all of them, most- even the commuters- aren't on a BART line or within walking distance. BART fares are quite high for adults.
8. Harming these students by impacting/ threatening/ replacing that admittedly ugly and retro parking lot is a huge mistake. I've seen countless grads go from welfare to being happy independent taxpayers and they are tremendously proud and very very grateful to CCSF.

9. The city definition of affordable housing, like the definition of transit rich, is frankly self serving and spurious. It has absolutely nothing to do with real lives, families, working classes, workers struggling with student loans, high rents, child care and other expenses.
10. AvalonBay developers charge \$4000 now for a one bedroom apartment over Whole Foods one km away on Ocean. Not rent controlled either as it's new, I believe. Can we put to rest the false, rather offensive trope that this is affordable housing for other than the well paid?
11. "up to" 50% affordable or subsidized housing is similarly meaningless. "Up to" is another term for "LESS THAN". or "UNDER". The subsidies also very widely.
12. I'm a 3rd generation construction worker who's pro housing. But not all housing at any cost. Our tiny city isn't Los Angeles Dallas or Atlanta and can't spread at will. We can no more allow all comers physically, than the aforementioned city of Paris, and an infinite number of people would live here as they would there. These are fantasy or dream cities to so many. We're more like Manhattan. EVERYONE in NYC knows why New York has suburbs and five boroughs, which are mostly for residential purposes. How sensible is that!
- 13 SF has lost working classes, families, elders, poor and people of color due to gentrification and to eminent domain. This last in the 1960's notoriously, in the now Western Addition, then the Fillmore, working class lively neighborhood heavily populated by proud African American property owners who lost their homes, their cities, their community. DON'T DO TO OMI by gentrification, what was done to the Fillmore by the bulldozer.
- 14 City College management is not REMOTELY the City College community. The Diego Rivera mural on campus is now threatened with being taken elsewhere permanently. Please listen not to well paid, elite college leadership, but to the actual CCSF community: neighbors, graduates, students, faculty, supporters.
15. CCSF is beloved by all San Franciscans. Please don't let rich corporate developers from elsewhere threaten or destroy it just to generate some revenue for now. This is an answer only insofar as a fix of drugs is an answer to a drug addict. Please look at the long game and the wonderful investment that is public education.
16. The effects on the neighborhood would be horrifying and ridiculous. As written F Kahlo Way is jammed on school days and nights now. Add thousands of residents (who will lack infrastructure, decent grocery and other shopping-prepare for tons of catering vans, Amazon vans, also Uber/Lyft as parking is limited on development). You will see, as a firefighter friend points out, that the firefighters and EMS or SFPD can't reach the housing development let alone reach other blocks nearby. They can't FLY over traffic that's jammed. Please don't do this to us.

Thank you so much for your kind consideration.

Monica Collins