

April 7, 2020

Planning Commission, PUC, BOS:

SUBJECT: Balboa Reservoir Project: Tail Wagging the Dog

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

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

1. General Plan Amendment

- The urban planning hierarchy from high to low is:
 1. General Plan
 2. Balboa Park Station Area Plan (BPS Area Plan)
 3. Balboa Reservoir Project

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

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

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

This is one example of the Tail Wagging the Dog.

2. Design Standards and Guidelines

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

Relationship to the Planning Code

References to the Planning Code or Code herein are references to the City of San Francisco Planning Code as it exists as of the effective date of the Development Agreement. In the event provisions in this DSG directly conflict with those in the Planning Code, this DSG will control so long as the DSG remains consistent with the SUD.

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

This is another example of the Tail Wagging the Dog.

Don't allow the Tail to Wag the Dog. Don't allow the project sponsors act like the Red Queen.



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

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

Vote against the Initiation of the General Plan Amendment.

Submitted by Alvin Ja, District 7