

From: Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>
Sent: Sunday, April 19, 2020 4:20 PM
To: ECN, BalboaReservoirCompliance (ECN) <balboareservoircompliance.ecn@sfgov.org>
Subject: Fw: Comment on Implementation Documents: 1. Special Use District (4/6/2020 BRCAC meeting)
Attach: Copy of 5. zoning map 0-0-0-1591.pdf; Copy of 6. Open Space Maps-- BPS Area Plan, General Plan, GPA.pdf

From: aj <ajjah@att.net>
Sent: Monday, April 6, 2020 12:10 PM
To: BRCAC (ECN) <brcac@sfgov.org>; sunnyside.balboa.reservoir <sunnyside.balboa.reservoir@gmail.com>; mikeahrens5 <mikeahrens5@gmail.com>; jumpstreet1983 <jumpstreet1983@gmail.com>; bd@briggittedavila.com <bd@briggittedavila.com>; bdavila@ccsf.edu <bdavila@ccsf.edu>; rmuehlbauer <rmuehlbauer@live.com>; Howard Chung <hnhchung@yahoo.com>; marktang.cac@gmail.com <marktang.cac@gmail.com>; cgodinez <cgodinez@lwhs.org>; Jon Winston <jon.winston.brcac@outlook.com>
Cc: SNA BRC <sna-brc@googlegroups.com>
Subject: Comment on Implementation Documents: 1. Special Use District (4/6/2020 BRCAC meeting)

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members:

You need to be clear on the significance of the Special Use District.

The current zoning for the Reservoir is "P" Public. Public zoning means exactly that--PUBLIC. The Reservoir parcel is currently zoned for public, not private ownership. The essence of the rezoning from Public to a Special Use District is the PRIVATIZATION OF PUBLIC PROPERTY.

The current P zoning is intrinsic to the Balboa Park Station Area Plan that came out of the BPS Program-level EIR.

The lower-level Reservoir Project does not comply with the existing higher-level BPS Area Plan.

Because the lower-level Project is non-compliant with the higher-level BPS Area Plan, the project sponsors seek to change the higher-level BPS Area Plan. They seek to rezone the Reservoir parcel from Public to a Special Use District to enable the privatization of public property.

The project sponsors will be presenting a "General Plan Amendment" to the Planning Commission on 4/9/2020. The main feature of the General Plan Amendment will be to rezone the Reservoir from P to Special Use District.

The following, with 2 attachments (Zoning Map and Open Space Maps), has been submitted to the Planning Commission:

Planning Commission: March 31, 2020

SUBJECT: Balboa Reservoir General Plan Amendment Initiation

You are being asked by Staff to initiate a General Plan Amendment to accommodate Reservoir Community Partners, LLC's development of the Balboa Reservoir.

The proposed General Plan Amendment makes substantial changes in the City & County's General Plan and the associated Balboa Park Station Area Plan.

The proposed change in zoning contained in the GPA is a BIG DEAL.

The biggest deal is the change in zoning from P-Public to a Special Use District. "P" zoning prohibits private ownership. The proposed Special Use District eliminates this public use requirement.

Instead, the rezoning to "Special Use District" will pave the way for the privatization of public land. This privatization scam has been deceptively marketed as 50% affordable. "50% affordable" is a misrepresentation. Here are the facts:

Reservoir Community Partners will develop:

- o 550 market-rate units, and
- o 363 affordable units

The 550 market-rate/ 363 affordable unit split is the reality of the Reservoir Community Partners development. Reservoir Community Partners is NOT developing 50% affordable.

"50%" only comes about by Reservoir Community Partners taking undeserved credit for an additional 187 units that would be paid for with public monies, as confirmed by the BOS Budget Analyst's Fiscal Responsibility and Feasibility Report.

Please vote NO on the staff's Resolution to initiate the GPA.

AMENDMENTS TO HOUSING ELEMENT

The Balboa Park Station Area Plan's Housing Element proposed 425-500 units. This number is eliminated in the GPA to allow for the proposed 1100+ units.

- o The BPS Area Plan's figure of 500 units took into account the limited roadway network in the Reservoir area. Even with proposed mitigations in the EIR, the Reservoir vicinity will be unable to sustain the doubling of units from the BPS Area Plan's 500 units to the Reservoir Community Partners, LLC's 1100 units. The Reservoir Project's True Believers, with ideological blinders, just wish away the problem.

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Planning Dept Staff asserts in its documents that the current PUC Reservoir bulk-height zoning is 40-X and 65-A. THIS IS FACTUALLY INCORRECT.

The adoption of the BPS Area Plan included the rezoning/upzoning of the PUC Reservoir to 40-X (NOT 65 ft. as the GPA erroneously presents--see attached Zoning Map for proof). As shown in the Zoning Map, the 65-A zoning applies **solely** to the CCSF Reservoir; not to PUC Reservoir.

AMENDMENTS TO OPEN SPACE ELEMENT

The maps contained in the General Plan and BPS Area Plan show open space taking up at least 50% and up to 90% of the 17.6 acre PUC Reservoir.

The GPA shrinks it down a fraction: a 2-acre Reservoir Park (2 acre park /17.6 acre plot = 11%), but with an additional 2 acres of privately-owned publicly-accessible open space. Please refer to attached maps of General Plan, BPS Area Plan, and GPA.

The BPS Area Plan's Policy 5.1.1 description of Open Space for the Reservoir is removed in its entirety. Privatization is not a good reason to eliminate this section in its entirety.

BOTTOM-LINE:

The Reservoir Community Partners development has been deceptively marketed as a "50% affordable" project. The facts tell otherwise.

The essence of the General Plan Amendment is to facilitate the privatization of public land. Please do not intitate the GPA. Keep public land in public hands. VOTE NO TO STEALTH PRIVATIZATION.

Submitted by:
Alvin Ja, District 7

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