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May 26, 2020

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Balboa Reservoir Project, Case No. 2018-007883ENV
FSEIR Approval and Other Issues

Dear Commissioners,

This is a supplement to the letter I sent on May 25, 2020 regarding the Balboa Reservoir Project. There are two additional issues I would like to address:

The Benefits of the Project do not Outweigh the Unavoidable Significant Impacts

According to the Statement of Overriding Considerations (<https://commissions.sfplanning.org/cpcpackets/2018-007883GPAPCAMAPDVA.pdf>, page 1234): "... There are significant benefits of the Project to support approval of the Project in spite of the unavoidable significant impacts..."

For the following reasons I respectfully disagree with this statement:

- The Project removes public land which has been part of the plans for the development and expansion of the City College of San Francisco campus for many years.
- The Project provides a very limited amount of housing for low-income residents. And all of the funding for below-market housing is not guaranteed.
- The Project removes more parking for students/faculty/staff than it is replacing. This parking is essential for students commuting throughout San Francisco. Removal of this parking jeopardizes enrollment and the viability of the City College.
- The Project does not provide increased open space. It removes over 17 acres of undeveloped land and produces about 4 acres of landscaped areas.

The Proposed Price for the Sale of This Public Land is Unacceptably Low

Page 21 of Attachment A of the proposed Motion Adopting Findings and a Statement of Overriding Considerations (<https://commissions.sfplanning.org/cpcpackets/2018-007883GPAPCAMAPDVA.pdf>, page 1231) states: "The expected land cost is estimated at approximately \$11.2 million."

This is about \$640,000 per acre of prime San Francisco real estate. One acre is approximately 43,000 square feet. According to a casual perusal of the prices of lots in San Francisco, prices for about one tenth of an acre are over \$1 million, or \$10 million per acre.

The proposed sale price of the Balboa Reservoir land to a private developer is unreasonably low. Eleven million dollars is a garage-sale price for the largest undeveloped parcel in San Francisco. For public land adjacent to City College of San Francisco, this unfair and unacceptable.

In conclusion, this Project is a giveaway to a private developer that does not benefit City College, the neighborhood, or the City of San Francisco. CEQA Project Approval should not be granted, and the Development Agreement should not be approved.

Thank you for valuing CCSF and considering these issues.

Sincerely,

Jean B Barish

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cc: San Francisco Board of Supervisors
City College of San Francisco Board of Trustees
San Francisco MTA Board of Directors
San Francisco Planning Commission
San Francisco Public Utilities Commission
San Francisco Office of Workforce and Economic Development