

From: [Brian Marabello](#)
To: [Poling, Jeanie \(CPC\)](#)
Subject: BR EIR - Neighbor Comments
Date: Monday, November 12, 2018 4:04:35 PM
Attachments: [BR EIR Comments Letter.pages](#)

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Ms. Poling et al -

Attached is a letter containing my comments regarding the pending EIR for the Balboa Reservoir project.

Thanks,

Brian Marabello
Resident of Sunnyside

November 12, 2018

Jeanie Poling
SF Planning
1650 Mission St, Suite 400
San Francisco, CA 94103

Dear Ms. Poling:

I appreciate the Planning Department's decision to perform an Environmental Impact Report for the Balboa Reservoir project. As a Sunnyside homeowner whose house is just two blocks from the site I'm very concerned with the development of the reservoir and how it will affect the quality of life for my family, my neighbors, and surrounding neighborhoods.

It's my understanding that you are welcoming comments through November 12 as to what issues the EIR will study. Here are mine:

1. Study the impacts on each and every adjacent neighborhood for not only the currently proposed number of units and residents but for other maximum and minimum levels still being considered. I hear everything from 800 units to 5,000. Please cover the range and break out the results by each neighborhood.
2. Consider the impact from new residents and their vehicles as well as the vehicles of service providers to the new residences to congestion along Frida Kahlo Way and Ocean Avenue.
3. Assess the impact on parking on all adjacent neighborhoods as well as the BR site itself. Account for the scenario that any and all neighborhoods could opt in to residential parking permit zoning, which is a likely occurrence.
4. Incorporate in all your analyses the addition of a parking garage for students, staff and an audience for the always-pending Performing Arts Education Center.
 - a. Consider additional locations of garages on other sides of the university so as to mitigate traffic on Frida Kahlo Way. City College wants more of everything but is unwilling to give up anything for it. Their footprint is

already too big and wasteful. They need to work with the BR and Sunnyside.

5. Study the impact on the Sunnyside neighborhood of not having a viable outlet in Frida Kahlo Way because it's to be closed as rumored or just too congested to be the fastest option. We will drive out Monterey to 280 or cut through St Francis Woods to go south on 19th St, take bus routes other than the 43, and use Glen Park BART instead.
6. Consider how Ocean Ave merchants will be affected by increased traffic. Sunnyside residents are very likely to go elsewhere if Ocean Ave driving and parking is no longer easy and painless.
7. Explore and study alternative areas for egress and ingress to the Balboa Reservoir: a) Open San Ramon Avenue to vehicles; b) Open the PUC road next to the Ingleside library to bicycles and pedestrians; and c) Explore the adequacy of Lee Avenue between the Mercy and Avalon buildings as an exit or entrance to Balboa Reservoir, particularly at high-use times of the day. Lee is currently used for loading and unloading for Whole Foods/Amazon supplies and is the only exit for vehicles from the Whole Foods parking lot; analysis of Lee availability during these uses will need to be studied because they will compete with vehicle traffic from the Balboa Reservoir.
8. Not only incorporate City College's current building and growth plans but assume even bigger and bolder ones.
9. Determine impact to response times for Fire, Police and EMT to emergencies in Sunnyside and ones that route through Sunnyside.
10. Assess safety and convenience of pedestrians and cyclists along Frida Kahlo and Ocean Ave.
11. Determine impact of construction on residents, visitors, animals, businesses, roads, and sidewalks.

Thanks you for your consideration.

Sincerely,

Brian Marabello
379 Staples Ave