
From: Christine Hanson <chrisibhanson@gmail.com>
Sent: Monday, November 12, 2018 4:58 PM
To: Poling, Jeanie (CPC)
Subject: Balboa Reservoir Project Case No: 2018-007883ENV

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Christine Hanson
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November 12, 2018

Jeanie Poling
San Francisco Planning Department
1650 Mission Street, Suite400
San Francisco, California 94103

Re: Balboa Reservoir Project
Case No: 2018-007883ENV

Dear Ms. Poling,
Concerning the necessary zoning change for this project.
Creation of a Special Use District after the CEQA approvals.

CEQA applies to discretionary projects proposed to be carried out or approved by public agencies, including, but not limited to, the enactment and amendment of zoning ordinances, the issuance of zoning variances, the issuance of conditional use permits, and the approval of tentative subdivision maps unless the project is exempt from this division.” (PRC § 21080(a))

The zoning change for this project should not be exempt. It is not a simple change of Districting and should not qualify for a Negative Declaration.

This project will increase the area population and no support or solution to this issue has been provided. This is inconsistent with the San Francisco General Plan in multiple examples and the proposed project is too vast to be considered without a CEQA review of the zoning change necessary to complete the first two alternatives proposed.

The specific Alternative of the site continuing as a publicly owned space without sale to a private Developer must be considered and without CEQA applied to this question it will not be addressed adequately.

Because one of the obstacles to building truly affordable housing in the Bay Area where the price of land is greater than in other areas and is therefore an obstacle to building 100% affordable housing, keeping the land for the use of the public by not selling to a private entity would in fact be the best use of the land for the

community even if the intended use is for housing. This would also be in closer consistency to the Balboa Area plan, which mandates the use of the land be the best one for the Community.

No other funding sources for truly affordable housing have been explored even though a recent bond measure has been passed to fund affordable housing and the San Francisco General Plan mandates the building of affordable housing. The two alternatives offered do not specify either if the affordable units will be located elsewhere.

The sale of the land to benefit the “ratepayers” while ruining the future of the “ratepayers” Community College and merely netting more luxury housing that is not affordable to the surrounding community is not consistent with the mandate of the Balboa Park Area Plan.

This property has come before the San Francisco voters on four occasions previously for zoning changes and potential sale to a private developer but the voters have rejected those plans. That in itself should demand that the zoning change be measured under CEQA and not be allowed to bury the details of the future project in a Special Use District whose approval rests merely on two entities: the SF Planning Commission who has generated the project and the Board of Supervisors.

Sincerely,
Christine Hanson