
From: Simi, Gina (CPC)
Sent: Friday, October 19, 2018 12:18 PM
To: Will Carruthers
Subject: RE: MEDIA: Balboa Reservoir EIR Scoping Process

Hi Will, please see below.

What is the function of the Additional Housing Option and why was it being used here? Can you point me towards a legal/policy definition for the term?

With the ongoing housing crisis, we have to keep the door open to additional housing. Supervisors and the Commission asked Staff to identify more housing opportunities, and they identified places where additional housing could realistically be added. Comparable sites around the City are analyzing taller and denser options (eight stories is most efficient height for this construction type).

And this is not the final proposal. Smaller projects are “covered” and still possible when a larger project is analyzed. This provides a way to compare and contrast the impacts of different options and flexibility in case the housing dialogue, construction practices, or other conditions change in the future. Since these projects can take so long, it’s important to build in that flexibility. Past projects that didn’t plan ahead with a range of options could not adapt to the changing dialogue around housing, and ended up constraining the project.

When will a final decision on the project's unit count and height limit be made for the Balboa Reservoir project? What group(s) will make the final decision?

Ultimately, the Board of Supervisors approves the project. It will also need approval by the Planning Commission and SFPUC Commission, but only after the public EIR process is complete and a final proposal is on the table.

After the EIR process, could the decision-making bodies select a design similar to the AHO with 1,550 units and a 88 foot height limit?

We do not know what is possible until the EIR is complete and final design has been proposed.

From: Will Carruthers [<mailto:wrcarruthers@gmail.com>]
Sent: Thursday, October 18, 2018 2:05 PM
To: Simi, Gina (CPC)
Subject: MEDIA: Balboa Reservoir EIR Scoping Process

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Hello Gina,

I am writing an article for the Ingleside-Excelsior Light about the EIR scoping process for the Balboa Reservoir development. Some neighbors are concerned that with the addition of the Additional Housing Option to the EIR process has "changed the rules of the game" by reintroducing a plan with a higher unit count and height limit to

the discussion. I'm hoping to explain the function of the EIR process and the reason for the Additional Housing Option in this EIR.

Questions:

- What is the function of the Additional Housing Option and why was it being used here? Can you point me towards a legal/policy definition for the term?
- When will a final decision on the project's unit count and height limit be made for the Balboa Reservoir project? What group(s) will make the final decision?
- After the EIR process, could the decision-making bodies select a design similar to the AHO with 1,550 units and a 88 foot height limit?

My deadline is 1pm on Friday.

Thank you,
Will

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Will Carruthers
wrcarruthers@gmail.com
707-360-5346