

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: tem 8 on the Agenda : 017-016313CWP
Date: Thursday, June 13, 2019 10:53:39 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Hong, Seung Yen (CPC)
Sent: Thursday, June 13, 2019 10:45 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>
Subject: FW: tem 8 on the Agenda : 017-016313CWP

Seung-Yen
Tel: 415 575 9026

From: Christine Hanson <chrissibhanson@gmail.com>
Sent: Thursday, June 13, 2019 7:13 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: tem 8 on the Agenda : 017-016313CWP

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Dear Ms. Hong,
Below is my 150 word public comment. Thank you for forwarding this to the Commission.
Christine Hanson

Dear Commissioners,

The first “outreach” meeting for the Balboa Reservoir happened in October 2013, only 3 months after the State takeover of City College. City College was not invited to that outreach meeting—

though the parking lot being discussed was in use for the Fall 2013 semester.

With the elected Board of Trustees at City College sidelined, the SFPUC, OEWD and SF Planning began to meet with the State's proxy school administrator and his new staff. SF Planning's representative was even allowed to submit questions for, and attend, the hiring interviews for the school's Facility Master Plan (FMP).

Recently that FMP has been changed to suit this development. A TDM prepared by the school shows that the parking demand without the lower lot will exceed demand if a long awaited gold LEED building is built for the school on the upper lot. So the school is postponing indefinitely its construction.

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: June 13 meeting, Item 8 on the Agenda: 017-016313CWP (S. HONG): PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR
Date: Thursday, June 13, 2019 10:52:46 AM

*Jonas P. Ionin,
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From: Hong, Seung Yen (CPC)
Sent: Thursday, June 13, 2019 10:48 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>
Subject: FW: June 13 meeting, Item 8 on the Agenda: 017-016313CWP (S. HONG): PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

Seung-Yen
Tel: 415 575 9026

From: Harry Bernstein <riquerique@yahoo.com>
Sent: Thursday, June 13, 2019 2:30 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: June 13 meeting, Item 8 on the Agenda: 017-016313CWP (S. HONG): PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

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Planning Commission
c/o Commission Secretary Seungyen Hong
San Francisco, CA

Dear Commissioners

In 1984 and 1985, a time of another housing shortage in San Francisco, the Mayor and Board of

Supervisors approved 200-400 units of housing on the Southern basin of the Balboa Reservoir. The private developer agreed to pay the City the historic value of the property—a mere \$36,900! Over several years, the voters weighed in and that deal, advocated by two mayors, was terminated. Those voters assured that this irreplaceable public land would remain public, but for how long?

Now, after more than 20 years, we are at a crossroads once again. The SFPUC is considering disposing of the lower Balboa Reservoir. The current proposal with lead developer Avalon Bay privatizes this public land, yielding at least 60% market rate housing, with perhaps up to 1550 units. But adding more market rate housing does not solve the housing crisis. This project also threatens the viability of City College through removal of the College's biggest parking area on the lower Reservoir—used for parking since 1958, and a part of West Campus before that. The developer does not wish to mitigate the loss of parking. The long-promised and much-needed Performing Arts Education Center, on the upper Reservoir, representing an investment of \$26 million already, is now at risk as well.

Please resist the push to privatize this invaluable public land. Reject the proposed development and protect City College.

Harry Bernstein
riquerique@yahoo.com

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir development
Date: Thursday, June 13, 2019 10:52:39 AM

*Jonas P. Ionin,
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From: Hong, Seung Yen (CPC)
Sent: Thursday, June 13, 2019 10:49 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>
Subject: FW: Balboa Reservoir development

Seung-Yen
Tel: 415 575 9026

From: Madeline Mueller <madelinenmueller@gmail.com>
Sent: Thursday, June 13, 2019 1:10 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Balboa Reservoir development

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Planning Commission
c/o Commission Secretary
Seungyen Hong

It seems odd that the land on the agenda is called the Balboa Reservoir since it has never held water.

Let's call it City College. The land has been used by CCSF since 1946, and leased since 1958 to meet necessary parking needs for 27 to 32 thousand students, most of whom already take public

transportation.

. Many at the college also call the area: "Pneumonia Gulch". 35 to 40 mph ocean winds frequently whip up to Science Hill and then bounce in unpredictable patterns back down and around the basin.

During an earlier housing proposal for the same site rejected 30 years ago, the Fire Chief and the head of PUC, concerned about an adequate water supply for emergencies, asked a few tenured faculty with job security to please argue their case against housing in that particular area.

There is no assurance that this uniquely complicated basin is any safer now. The site should not have been picked by the Mayor's office to be fast tracked for a huge housing development.

Please consider slowing down this proposed massive development until thousands of citizens and structures are proven not to be at risk to suffer the same tragic devastation experienced in high wind fires throughout California.

Madeline Mueller

Music Faculty

City College of San Francisco

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Housing project
Date: Thursday, June 13, 2019 10:51:30 AM

*Jonas P. Ionin,
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From: Hong, Seung Yen (CPC)
Sent: Wednesday, June 12, 2019 5:58 PM
To: Exline, Susan (CPC) <susan.exline@sfgov.org>; Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: FW: Balboa Reservoir Housing project

Seung-Yen
Tel: 415 575 9026

From: Allan Fisher <afisher800@gmail.com>
Sent: Wednesday, June 12, 2019 5:49 PM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>; Allan Fisher <afisher800@gmail.com>
Subject: Balboa Reservoir Housing project

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Planning Commission,

I urge you to reject the housing proposal as currently constituted and to support turning over the lower reservoir (17 acres currently used for City College student parking) to City College of San Francisco. Many CCSF students are unable to use public transportation, bicycle, or walk to school for various reasons. Removing this parking area would constitute an unacceptable burden on these students and contribute to the downsizing of a college that is truly a treasure for the people of San Francisco.

Studies have shown that too much market rate housing construction has contributed to the gentrification process that cities across the nation have experienced. This project as currently proposed would likely create 67% market rate housing with only 1/3 "affordable" housing (if we can trust the proposed agreement). As people with higher salaries move into the neighborhood, the cost of living is likely to rise.

We do urgently need housing affordable to low and middle income families and individuals, but this project will not help. There are many other locations throughout the city that would be much more suitable for affordable housing construction.

Sincerely,

Allan Fisher

--

Allan Fisher

afisher800@gmail.com

415-954-2763

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir
Date: Thursday, June 13, 2019 10:49:56 AM

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From: Hong, Seung Yen (CPC)
Sent: Wednesday, June 12, 2019 6:04 PM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: FW: Balboa Reservoir

Hi Jonas,

I want to make sure you have received this email (see below). Could you also confirm that you will be collecting and providing all written public comments that we received prior to the 1 pm hearing to the Commissioners?

Thank you,

Seung-Yen
Tel: 415 575 9026

From: Rick Baum <rickbaum@gmail.com>
Sent: Wednesday, June 12, 2019 10:11 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Balboa Reservoir

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

re: **Item 8 on the Agenda : 017-016313CWP (S. HONG: (415) 575-9026) PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR**

To The Planning Commission,

I urge you to favor the turning over of the PUC section of the Reservoir property to City College of San Francisco (CCSF) to be used to meet the needs of its students. For years, this land has been used as a much needed student parking lot.

Preferably, students do not arrive at school in cars. This is not feasible because of the inadequacies of existing public transportation. Many students must drive to get to their classes on time, to be able to get to their jobs after school on time or because they need to meet family obligations that include being able to timely pick up a young child.

We face a housing crisis that will not be addressed by allowing a private developer to use this land to mainly build housing that is unaffordable for the many citizens who endure housing insecurity.

Many students attending CCSF are housing insecure. This project will not address their needs. Were the land to be used to provide a **significant percent** of students with housing, I might not oppose it. Instead, this project creates more difficulties for students seeking an education. Under the existing plan, few, if any students, and even CCSF staff and faculty, will be able to afford most, if not all, of the housing planned to be built.

Again, this land should be turned over to CCSF to be used to meet the needs of its students.

Thank you.

Sincerely,
Rick Baum
CCSF Political Science Faculty member

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Hong, Seung Yen \(CPC\)](#); [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Planning Commission Meeting, June 13 - Agenda Item #8
Date: Thursday, June 13, 2019 10:46:13 AM

*Jonas P. Ionin,
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From: Jean Barish <jeanbbarish@hotmail.com>
Sent: Thursday, June 13, 2019 7:37 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Subject: Planning Commission Meeting, June 13 - Agenda Item #8

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Secretary,

Please distribute the letter below to the Planning Commissioners in anticipation of today's Planning Commission meeting. Thank you for your assistance.

Dear Commissioners,

I am writing to express my disapproval of the proposed Balboa Reservoir project planned for property currently owned by the SF PUC and used by City College of San Francisco for decades.

This project will permanently damage and alter both CCSF and the surrounding neighborhoods, and must not move forward as planned.

The land on which this project is planned is public land which will be sold to a private developer for personal enrichment. The sale of this land, currently used by CCSF students, staff, and faculty for parking and other activities, will significantly shrink the CCSF campus and forever remove land that should be used to expand educational facilities. Even worse, it will privatize public land, the first time in the City this will occur, and begin a trend that will gobble up other parcels of public land in San Francisco.

This project will also significantly impact the quality of life in the surrounding neighborhoods. With the addition of up to 1,500 units, and a population explosion of approximately 3,000, traffic congestion, parking shortages, and transit issues will become unbearable.

The area where this project is planned is a community of small, single family homes. This development will significantly alter the character of this neighborhood, creating quality of life problems for many.

And what about providing emergency services, access to the neighborhood in case of a fire or earthquake, and an increased need for infrastructure? According to the latest PUC Water Supply Analysis, for example, there will not be enough water to meet the needs of this new community.

Additionally, this project will merely add even more market rate housing to the surplus of over-priced dwellings that are currently being built in the City. This project should be smaller, and 100% affordable.

Creating a brand new community on a very small footprint is unwise planning. There has been no consideration for the significant impact of this project on either City College of San Francisco or the surrounding neighborhoods. While the architect's drawings show an idyllic, leafy community where children can play and adults can relax, this is a distorted image of this project. How will people come and go? Where will the children attend school? What about the need for additional medical services for these additional 3,000 people?

And, again, I ask, why should this land be taken away from City College and sold to a private developer?

Those of us opposing this project are hoping that the Planning Commission will take a close look at this development and scrutinize all of its flaws. You should ask for a plan that will not just serve the needs of a private developer, but, instead, will meet the needs of growing number of lower-income and middle-income San Franciscans who desperately need affordable housing, while at the same time will not negatively impact City College of San Francisco and the surrounding communities.

Thank you for attention to these issues and countless others that will be presented by other opponents of this development. I look forward to your careful consideration of this project, and remain hopeful that you will guide this project in a more environmentally sound, positive direction that will benefit the entire City by supporting City College's need for land, the needs of the surrounding communities, and the needs of so many who are seeking decent, affordable housing in the City.

Thank you for your consideration and attention to this issue.

Jean

Jean B Barish, Esq., MS
jeanbbarish@hotmail.com
415-752-0185

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Item 8 on the 6-13-19 Agenda : 017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR
Date: Thursday, June 13, 2019 10:45:13 AM

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From: Hong, Seung Yen (CPC)
Sent: Thursday, June 13, 2019 10:45 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>
Cc: Lutenski, Leigh (ECN) <leigh.lutenski@sfgov.org>; Exline, Susan (CPC) <susan.exline@sfgov.org>
Subject: FW: Item 8 on the 6-13-19 Agenda : 017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

Seung-Yen
Tel: 415 575 9026

From: Fred Muhlheim <fmuhlheim@yahoo.com>
Sent: Thursday, June 13, 2019 7:43 AM
To: Hong, Seung Yen (CPC) <seungyen.hong@sfgov.org>
Subject: Item 8 on the 6-13-19 Agenda : 017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Planning Commission:

The proposed housing project is inappropriate for this site for many reasons:

- The density of the proposed project is somewhere around 10 times the density of the surrounding neighborhoods. People attending the CAC meetings have never been shown a

three dimensional model of the proposed project!

- SF Muni's single track in each direction Muni Metro System cannot absorb the additional passenger load from 1100 additional units and from students who no longer have access to parking. Commute times to the College from Castro and Market on the K Line are often double what they were 1 year ago due to system delays. The 43 from Forrest Hill to the CCSF is so full at commute hours that passengers frequently are forced to stand in the door areas. Surrounding roads cannot absorb more ride share vehicles.
- Education and Housing should not be pitted against each other. Removing the majority of the College's parking and not replacing it, will take away educational from students, faculty and staff whose only option is drive to the school. It will decrease enrollment.
- Public Lands should stay in Public Hands. If the end decision is to build housing on this site, it should be 100% affordable with much of it being low income.

I urge you to reject the housing proposal as currently constituted and to support turning over the lower reservoir (17 acres currently used for City College student parking) to City College of San Francisco.

Fred Muhlheim, Lifelong Learner at CCSF and San Francisco Tax Payer

fmuhlheim@yahoo.com

415-626-5236, 415-516-7425C

From: [CPC-Commissions Secretary](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#); [Sanchez, Diego \(CPC\)](#); [Woods, Mary \(CPC\)](#); [Hong, Seung Yen \(CPC\)](#); [Chan, Celina \(CPC\)](#)
Subject: FW: SF Planning Commission June 13th Agenda - Comments / A.Goodman D11
Date: Wednesday, June 12, 2019 10:40:06 AM

*Jonas P. Ionin,
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From: Aaron Goodman <amgodman@yahoo.com>
Sent: Tuesday, June 11, 2019 11:27 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: SF Planning Commission June 13th Agenda - Comments / A.Goodman D11

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SF Planning Commissioners

As I am unable to attend I would like to submit comments on the following items;

4. 2015-007816CUA Divisadero Project

I would like to submit my concerns that this project does not meet the affordable RENTAL housing needs of SF residents, or show a solid proposal for green-garden rental apartment communities. We can and should do better in SF for the development of urban blocks and open space creation.

5. 2018-013861PCAMAP OCEANVIEW LARGE RESIDENCE SPECIAL USE DISTRICT

I have sincere concerns about the proposal, and the need to address impacts on communities due to lacking investment and projects scaled for the density proposed. With each additional year we see more housing being pumped into districts, some legally and some illegally. The lacking services leads to overstuffed bus systems lacking investment in public systems, overflowing trash cans, and damaged parks, libraries and infrastructure. It is critical to ensure investment in public spaces, pools, parks, and of the size and scale needed for the growth proposed. Please think cumulatively on growth impacts domino effect of development and the lacking infrastructural and systems improvements needed from power, sewer water and waste, transit open space, and essential rental housing / social housing needs for all areas. We

can see density of varying scales but only when systems are also invested in for the future. (Resident of D11) see prior email sent on this proposal and concerns. Many of the homes in D11 are already seeing mission styled flipping, and redevelopment to obscene and ugly designs. We need to stop the destruction of sound housing.

7. CONNECTSF – Informational Presentation

The city needs a bigger vision, not just size but in how we approach public transit, for the future, and how to fix existing systems to make a network that works. With the eventual departure of Ed Reiskin, it is imperative that the Connect SF program also be much more open and transparent, going out to the communities and organizations who discuss transit policy, CSFN, WOTPCC, SF Tomorrow.org, TAOSF, Save Muni, Walk SF, and other groups to ensure public input is heard from neighborhoods, not just presentations to planning staff, but open eared transit agencies that absorb and initiate changes based on public input. We still have not seen the Balboa Park Station Area Plan CAC reinvigorated to deal with massive growth impacts. That coupled with item #5 and other items in D7/D11 at Balboa Reservoir, require more inventive solutions by Connect SF now and up front vs 10-20+ years in the future. Please require the SFMTA to meet with organizations on transit policy and solve for the largest common good in these proposals.

8. 2017-016313CWP PUBLIC LAND FOR HOUSING AND BALBOA RESERVOIR

Although I am concerned about the un-coordinated efforts by CCSF, and the housing development at the reservoir, (in a similar vein to Parkmerced and SFSU-CSU) the joint impacts must be tempered with adequate transit policy and infrastructural changes. I have submitted memos prior, and attended the Balboa Reservoir meetings and still feel this is the best current option being proposed, however needs such as power generation, adequate direct connection to the Balboa Reservoir, and improved intersection safety for pedestrians and bikes should traverse CCSF from the reservoir to improve connection to the major 2nd hub in SF Balboa Park Station. See examples of "high-lines" for topographical solutions that can directly link to the Tony Sacco Way and over the freeway at CCSF's eastern edge, along with an east side CCSF garage that can service the CCSF and Balboa Reservoir community by designing an off-ramp from the freeway, with a commuter e-rail system across the two sites. Make both sites improved for all.

Thank you for reading these comments, and would be happy to meet to discuss with you outside the commission meetings individually on the possible solutions and options.

Aaron Goodman D11 SF Resident

Balboa Park Station Area Plan CAC (former chair 2+ years)
SF Tomorrow Board Member (Transit / Housing / Environment)

From: [Ionin, Jonas \(CPC\)](#)
To: [Hong, Seung Yen \(CPC\)](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir Project--False advertising
Date: Friday, June 07, 2019 10:19:13 AM
Attachments: [Budget Analyst on additional 17%.docx](#)
[17% additional affordable chart.pdf](#)

*Jonas P. Ionin,
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From: aj <ajahjah@att.net>
Sent: Friday, June 07, 2019 5:03 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Melgar, Myrna (CPC) <myrna.melgar@sfgov.org>; Koppel, Joel (CPC) <joe.koppel@sfgov.org>; Fung, Frank (CPC) <frank.fung@sfgov.org>; richhillissf@gmail.com; Johnson, Milicent (CPC) <milicent.johnson@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Richards, Dennis (CPC) <dennis.richards@sfgov.org>
Subject: Balboa Reservoir Project--False advertising

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

President Melgar, Vice President Koppel, Commissioners Fung, Hillis, Johnson, Moore, Richards:

Planning Dept staff will be presenting the Balboa Reservoir Project to you on June 10, 2019.

1. Deception of "50% affordable" or "up to 50% affordable"

The Balboa Reservoir Project has been promoted consistently by Planning Dept staff as providing "50% affordable" or "up to 50% affordable" housing. However this representation of "50% affordable" is deceptive and misleading.

It is deceptive because the 17% "Additional Affordable" will not be provided by Reservoir Community Partners, LLC (Avalon/Bridge). The 17% "Additional Affordability" will not be financed and built by Reservoir Community Partners. Rather, the 17% "Additional Affordable" will be coming entirely from public monies.

The fact that the 17% "Additional Affordable" will not be borne by Reservoir Community Partners, LLC is confirmed by the BOS Budget Analyst's analysis of the

project's "Findings of Fiscal Responsibility and Feasibility."

Please see the attached "The 50% Affordable Deception" and Chart.

Bottom line: **The actual and objective market-rate/affordable split is 60/40; NOT the 50/50 split that has been misleadingly marketed. The misleading representation of "50% Affordable" only facilitates privatization of public assets.**

2. Impact on City College

The PUC Reservoir lot has historically been used for CCSF student parking. Student parking is the existing condition.

The Reservoir Project fundamentally dumps the adverse impact of the elimination of 1,000 spaces onto City College. Elimination of 1,000 spaces will severely impair **student, faculty, and staff** access to City College. Yet the Reservoir Projects primary response has been TDM, asking City College stakeholders to reduce car usage. This fundamentally shifts the burden of mitigation of the Reservoir Project's impact onto its victims.

Bottom line: **Reservoir Community Partners, LLC needs to fully mitigate the elimination of student parking by replacing the lost parking and paying for new parking on City College property.**

Submitted by:

Alvin Ja

From: [Poling, Jeanie \(CPC\)](#)
To: mkrogsta@mail.ccsf.edu
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: RE: Keep our Public land Balboa Reservoir Public
Date: Tuesday, December 11, 2018 12:37:01 PM

Thank you for your comments, Ms. Krogstad. I'm the project coordinator for the project's EIR that is currently being prepared.

Sincerely,

Jeanie Poling

Senior Environmental Planner

San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.9072 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: CPC-Commissions Secretary
Sent: Tuesday, December 11, 2018 11:52 AM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneymong.com; Rich Hillis <richhillissf@gmail.com>
Cc: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; Feliciano, Josephine (CPC) <Josephine.Feliciano@sfgov.org>
Subject: FW: Keep our Public land Balboa Reservoir Public

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Marya Krogstad <mkrogsta@mail.ccsf.edu>
Sent: Sunday, December 09, 2018 5:13 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Keep our Public land Balboa Reservoir Public

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citizen, student, artist, nurse, voter, taxpayer

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Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Balboa Reservoir: ON OVERRIDING CONSIDERATIONS
Date: Monday, November 05, 2018 9:04:11 AM
Attachments: [2018-9-4 AFFORDABLE HOUSING SCAM.docx](#)

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Hi Jeanie:

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ON OVERRIDING CONSIDERATIONS

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Such a Statement of Overriding Consideration would more than likely put forth the idea that the Reservoir Project would make a substantial contribution in alleviating the housing crisis.

However, in making such an argument of overriding consideration, extreme care must be taken to distinguish between slick marketing hype and PR and the reality contained in the Development Parameters and the Exclusive Negotiating Agreement

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OVERVIEW

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AFFORDABLE FOR WHOM? THE AFFORDABLE HOUSING SCAM

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- built solely by **non-profit community developers**.

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The biggest scam is **privatization of public property by private developers** in the guise of affordable housing.

The Reservoir Project has been skillfully marketed and framed as an affordable housing development. Yet documents reveal otherwise.

The Reservoir Development has been marketed as—from more deceptive to less deceptive-- affordable housing, or 50% affordable housing, or up to 50% affordable housing.

To paint lipstick on a pig, the privatization of the Reservoir has been deceptively marketed as "**affordable housing**" and/or "**50% affordable housing**." Despite the marketing of "50% affordable", the reality is that only 33% affordable housing is guaranteed, while 50% unaffordable housing is guaranteed. The remaining 17% affordable for middle-income of up to 150% AMI (that would bring "affordable" up to 50%) will not be funded by Reservoir Community Partners LLC. The aspirational 17% "additional affordable" would have to be funded by unsourced public funds and is actually a bait- and-switch deception.

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The State Surplus Land Statute Section 54222 says:

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Any evaluation of overriding considerations must evaluate the full range of harms and benefits instead of making an *a priori* unsubstantiated assumption that privatizing public land for **at least 50%** to 67% units that would be unaffordable to those of moderate income (120% of AMI which is \$99,500 for an individual) constitutes the best use of the publicly-owned PUC property.

Please refer to the attached "Affordable Housing Scam of Balboa Reservoir Project".

Submitted for the administrative record on Balboa Reservoir by:
Alvin Ja 11/5/2018

From: [Secretary, Commissions \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); planning@rodneyfong.com; [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: Comment on Balboa Reservoir NOP re: "Summary of Potential Environmental Issues"
Date: Thursday, October 11, 2018 10:05:52 AM
Attachments: [2018-7-2 Comment on Transportation.docx](#)
[2018-7-7 additional comment on Transportation.docx](#)

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Sent: Thursday, October 11, 2018 1:26 AM
To: Poling, Jeanie (CPC)
Cc: BRCAC (ECN); Shanahan, Thomas (ECN); Yee, Norman (BOS); Board of Supervisors, (BOS); Hood, Donna (PUC); Secretary, Commissions (CPC); Rafael Mandelman
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Ms. Poling:

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Sent: Tuesday, December 11, 2018 11:52 AM
To: Richards, Dennis (CPC) <dennis.richards@sfgov.org>; Johnson, Milicent (CPC) <Milicent.Johnson@sfgov.org>; Koppel, Joel (CPC) <Joel.Koppel@sfgov.org>; Moore, Kathrin (CPC) <kathrin.moore@sfgov.org>; Melgar, Myrna (CPC) <Myrna.Melgar@sfgov.org>; planning@rodneyfong.com; Rich Hillis <richhillissf@gmail.com>
Cc: Poling, Jeanie (CPC) <jeanie.poling@sfgov.org>; Feliciano, Josephine (CPC) <Josephine.Feliciano@sfgov.org>
Subject: FW: Keep our Public land Balboa Reservoir Public

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Marya Krogstad <mkrogsta@mail.ccsf.edu>
Sent: Sunday, December 09, 2018 5:13 AM
To: Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Keep our Public land Balboa Reservoir Public

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear San Francisco Planning Commission:

I do not want a private developer to profit off public land that City College has used for decades.
Please it is your job to defend our City of San Francisco and defend City College!
Keep our Balboa Reservoir public.

Thanks very much in advance for your service and support,
Marya Krogstad

citizen, student, artist, nurse, voter, taxpayer

From: [Hong, Seung Yen \(CPC\)](#)
To: [CTYPLN - COMMISSION SECRETARY](#)
Subject: Planning Commission hearing on Balboa Reservoir Development Project
Date: Tuesday, March 05, 2019 5:11:47 PM
Attachments: [image001.png](#)
[image002.png](#)

Dear Commission Affairs,

We would like to schedule the Balboa Reservoir Development Project for a hearing in June or July. This will be an informational hearing. Could you let us know which dates are available for our item in June and July, 2019?

Thank you,
Seung Yen

Seung-Yen Hong, LEED Green Associate
Urban Designer/Planner, City Design Group

Direct: 415-575-9026 | **Fax:** 415-558-6409

**SF Planning
Department**

1650 Mission Street, Suite 400
San Francisco, CA 94103

From: [Ionin, Jonas \(CPC\)](#)
To: [Richards, Dennis \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rich Hillis](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: From CCSF Chancellor: Balboa Reservoir Project - Case #2018-007883ENV
Date: Thursday, June 06, 2019 9:10:28 AM

*Jonas P. Ionin,
Director of Commission Affairs*

Planning Department|City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309|Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Mark Rocha <mrocha@ccsf.edu>
Sent: Thursday, June 06, 2019 6:09 AM
To: Jean Barish <jeanbbarish@hotmail.com>
Cc: Breed, Mayor London (MYR) <mayorlondonbreed@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Ionin, Jonas (CPC) <jonas.ionin@sfgov.org>; Hood, Donna (PUC) <DHood@sfgov.org>; Nuru, Mohammed (DPW) <mohammed.nuru@sfdpw.org>; Harris, Sonya (DBI) <sonya.harris@sfgov.org>; MTABoard@sfmta.com; Ludwig, Theresa (FIR) <theresa.ludwig@sfgov.org>; Conefrey, Maureen (FIR) <Maureen.Conefrey@sfgov.org>; Alex Randolph <alexrandolph@ccsf.edu>; Tom Temprano <ttemprano@ccsf.edu>; Brigitte Davila <bdavila@ccsf.edu>; Ivy Lee <ivylee@ccsf.edu>; John Rizzo <jrizzo@ccsf.edu>; Thea Selby <tselby@ccsf.edu>; Shanell Williams <swilliams@ccsf.edu>; studenttrustee@mail.ccsf.edu; CPC-Commissions Secretary <commissions.secretary@sfgov.org>; joe_kirchofer@avalonbay.com; k.dischinger@bridgehousing.com; Torres, Joaquin (ECN) <joaquin.torres@sfgov.org>; Reiskin, Ed (MTA) <Ed.Reiskin@sfmta.com>; Hui, Tom (DBI) <tom.hui@sfgov.org>; Shaw, Jeremy (CPC) <jeremy.shaw@sfgov.org>
Subject: From CCSF Chancellor: Balboa Reservoir Project - Case #2018-007883ENV

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Jean:

Thank you for including me on your email.

For the record, you have not consulted with me or any college official on your resolution. It would be helpful to do so prior to distributing a resolution that refers to our Board of Trustees and CCSF staff.

As has been reported publicly several meetings of our Board of Trustees, the proposed project will provide urgently needed affordable housing for our employees and students, many of them homeless working adults.

The project will also not delay any construction planned by CCSF.

I welcome the opportunity to meet with you to discuss this matter further.

Sincerely,

Dr. Mark Rocha, Chancellor
City College of San Francisco
Office: 415-239-3303

On Jun 6, 2019, at 5:21 AM, Jean Barish <jeanbbarish@hotmail.com> wrote:

Attached is a Resolution signed by Coalition for San Francisco Neighborhoods regarding the Balboa Reservoir Project, submitted by Public Lands for Public Goods,

Public Lands for Public Good is a coalition of City College of San Francisco students, staff, faculty, and community members committed to keeping public land in public hands for the public good. (www.publiclandsforpublicgood.org)

Coalition for San Francisco Neighborhoods is a non-profit organization comprised of dozens of neighborhood organizations throughout the City that addresses issues of importance to San Francisco's neighborhoods.

Kindly forward this Resolution to all necessary parties and relevant individuals.

Thank you for your consideration of this Resolution.

Sincerely,

Jean

Jean B Barish
Public Lands for Public Good
www.publiclandsforpublicgood.org

<CSFN Final Resolution.pdf>



Received at CPC Hearing 6/13/19
S. Hong

ACTION ITEM

AMENDED – JULY 28, 2016

DATE: July 28, 2016

PRESENTERS: Trustees John Rizzo,
Brigitte Davila, Alex Randolph

SUBJECT: Resolution on the Development of the Balboa Reservoir Property

ITEM NO. 160728-XI-223

WHEREAS: The property now known as the "Balboa Reservoir" is occupied by City College of San Francisco (CCSF), is known as part of the "West Campus" and is dedicated to the public good; and

WHEREAS: From 1946 to 1956 City College operated student housing for veterans along with many other full campus facilities on the site now proposed for housing by the City; and

WHEREAS: Planning for the long anticipated and voter-approved Performing Arts and Education Center (PAEC) has resumed at CCSF; and

WHEREAS: The PAEC would not only serve CCSF's mission, but also the residents of San Francisco, by filling a need for small performance spaces that are in short supply, and therefore help revitalize San Francisco's arts community, particularly in an area of San Francisco not well served by art and performance spaces; and

WHEREAS: Changes to traffic flow on Phelan Avenue by the City and County of San Francisco (the City) in recent years have made traffic worse and slowed Muni buses that our students and staff depend on; and

WHEREAS: The City has proposed to build on the western portion of the Balboa Reservoir a housing development of mixed affordable and market-rate units; and

WHEREAS: The Balboa Reservoir has been the site of existing city college parking for 60 years. Furthermore, the site of the proposed development is currently used by CCSF for the parking of up to 1,000 students and employees, and is often filled to capacity; and

BOARD OF TRUSTEES

RAFAEL MANDELMAN, PRESIDENT • THEA SELBY, VICE PRESIDENT • DR. AMY BACHARACH
DR. BRIGITTE DAVILA • STEVE NGO • ALEX RANDOLPH • JOHN RIZZO • BOUCHRA SIMMONS, STUDENT TRUSTEE
DR. GUY LEASE, SPECIAL TRUSTEE
SUSAN E. LAMB, INTERIM CHANCELLOR

WHEREAS: In its presentation to the Board of Trustees and in its materials posted online, one of the options the City has proposed includes the creation of new streets through the CCSF owned parking lot; and

WHEREAS: CCSF is the central educational, economic and cultural focus of the neighborhood where the Balboa Reservoir property is situated;

WHEREAS: CCSF's interests cannot be secondary and must be taken into account in coordination with City efforts regarding the planned development on the "Balboa Reservoir"; and

WHEREAS: The development of the publicly owned Balboa Reservoir represents a valuable public resource that will provide a unique opportunity for the City to serve the public good, provide badly needed-affordable housing and support the mission of CCSF to provide accessible, quality education to all; therefore be it

RESOLVED: That the City College Board of Trustees submit the following priorities for the continued discussion with the city regarding the proposed "Balboa Reservoir" development:

1. CCSF cannot grant the city a roadway between the Multi-Use Building and the planned PAEC
 - o The Board of Trustees may exchange one or more roadway accesses/ easements through CCSF owned property only if the City reimburses CCSF with other land in the reservoir or a monetary payment
2. The City's Balboa Reservoir project should be at least 50% permanent affordable housing with a preference for dedicated faculty and staff housing.
 - o The Board of Trustees acknowledges that significant engagement by CCSF staff and administrators is required to create dedicated housing for faculty, staff and, if possible, student dormitories.
3. In order to avoid the loss of enrollment from students who must commute by car and loss of parking for audience members of performances at the PAEC, City College of San Francisco requires important mitigation measures to offset the loss of existing parking with the following:
 - o A flexible* parking structure that includes electric car charging stations, bicycle parking, share car parking to accommodate overflow parking and performances at the PAC,
*(flexible parking structures accommodate transitions from parking alone to a range of other uses as parking ratios decline with further mixed-use development and increased use of shared parking and public transit.), and
 - o A comprehensive transit study, with input from CCSF. As well as and transit alternatives, including MUNI / BART Passes for all students and residents of any housing structure built on the Balboa Reservoir property, and
 - o Car and bike sharing options for residents, neighbors, and members of the CCSF community
4. The City shall prioritize including open, accessible common space throughout the development to be used as parks, gardens, playgrounds or other types of open space that will enhance the CCSF community and neighborhood. The City must recognize that the open

campus of CCSF is designated as a park and any development must be consistent with this designation and the master plan.

5. The City, in coordination with the CCSF master plan, must make improvements to Ocean Ave and Phelan Ave to accommodate increased traffic flow, to ensure timely transit of the Muni buses and streetcars, and to improve pedestrian safety

6. The City, in coordination with the CCSF master plan, must place a new crosswalk on Ocean Avenue near the exit from the Balboa BART station, which is used by thousands of CCSF students, staff and faculty every day,

In addition, the City must undertake measures to overall increase pedestrian and bicyclist safety.

7. CCSF Administration shall work with the City to explore locating the new Child Development Center onsite at any Balboa Reservoir development to provide high quality child care for residents, students, faculty, and staff

8. That the City College of San Francisco – Capital Projects Planning Committee (CCSF-CPPC), which is comprised of all City College stakeholders and is in the best position to review the Balboa Reservoir Development in concert with CCSF Master Planning (now in progress) and the Balboa BART Station Parameters. This committee shall, in coordination with the PGC and the Balboa Reservoir CAC, provide regular feedback and input to the Board of Trustees for further discussion and action, if necessary.

BE IT FURTHER RESOLVED: That the Board of Trustees directs the Chancellor to communicate these priorities to the City and instruct the Administration to ensure that CCSF's interest are acknowledged and recognized in accordance with the primary stated goals of CCSF's Vision and Mission statements: to continue "to provide an accessible, affordable, and high quality education to all students". ~~as we continue our discussion with the City to create a housing development that benefits the whole community without harming CCSF's mission.~~



Educate. Empower.

Resolution: Public Land Must Stay in Public Hands

Whereas, the SF Public Utilities Commission in close cooperation with the SF Planning Department and the Office of Economic and Workforce Development is proceeding with plans to build a private housing development on public land currently owned by the SF Public Utilities Commission; and

Whereas, the proposed housing development is located on the section of the Balboa Reservoir that CCSF has improved and leased from the PUC for decades; and

Whereas, we understand public land to be a sacred public trust from previous generations, whose future belongs to many generations into the future, and not a commodity to be sold; and

Whereas, the proposed housing development will eliminate parking with no corresponding improvement of transit alternatives, thereby limiting access for students who do not have other viable options; and

Whereas, San Francisco public agencies must abide by both the spirit and the letter of State Surplus Land Statute 54222, which requires that any local agency disposing of surplus land shall send, prior to disposing of that property, a written offer to sell or lease the property ... to any school district in whose jurisdiction the land is located; and

Whereas, CEQA (California Environmental Quality Act) requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible; and

Whereas, the process for planning this development has been tightly controlled, in some cases secretive, and has routinely ignored community input; and

Whereas, the process for planning this development has involved pressure exerted on CCSF administration to serve the goals of other City agencies rather than the needs of City College; and

Whereas, the current private plan inadequately addresses the desperate need for truly affordable housing in San Francisco; therefore

Be it Resolved, the San Francisco Labor Council ask the SF PUC to transfer this public property to City College of San Francisco; and

Be it Further Resolved, the San Francisco Labor Council will call on other unions to pass a resolution asking the SF PUC to transfer this public property to CCSF; and

Executive Director
Tim Paulson

President
Mike Casey
Unite Here 2

Secretary Treasurer
Olga Miranda
SEIU 87

VP for Affiliate Support
Larry Mazzola, Jr.
Plumbers 38

VP for Community Activities
Conny Ford
OPEIU 29

VP for Political Activities
Alisa Messer
AFT 2121

Executive Committee
Alysbeth Alexander
SEIU 1021

Danny Campbell
Sheet Metal 114

Vince Courtney
IUNA 261

F.W. Grayley
UTUE 12

John Doherty
IBEW 6

Maureen Dugan
CNA

Mark Gleason
IBT 665

Art Gonzalez
IAM 1414

Rudy Gonzalez
IBT 856

Vernell Hawkins
AFWU

Michael Hennberry
UFCW 5

Dan Larson
UFCW 448

Gunnar Lundeborg
SUP

Larry Mazzola Sr.
Plumbers 38

Eric Myscat
IBT 2

Natane Taylor
OPEIU 29

Thomas O'Connor
IAFF 798

Fred Pecker
UAW

Anand Singh
Unite Here 2

Durvin Solis
SEIU 1021

Susan Solomon
Ud SF

Kim Taviglione
NUHW

Michael Theriault
SEIU 1021

Joe ToBack
Star & Fish Day 510

Stephilly Tully
CFA

Sergeant at Arms
Marie Kelly
CAPA

Trustees
Ron Lewis, IBEW 6
David Williams, SEIU 1021
Claire Zvanski, FORUM

Be it Finally Resolved that the San Francisco labor Council urge the CCSF Board of Trustees and administration to advocate vigorously for the interests of the college and for the principle of public land for the public good.

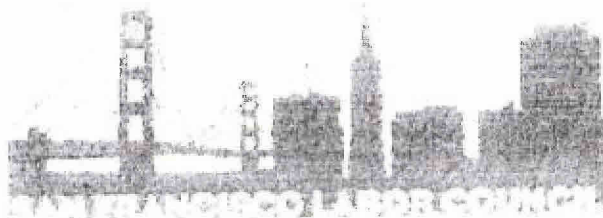
Submitted by AFT 2121 and adopted by the San Francisco Labor Council on November 13, 2017.

Respectfully,

A handwritten signature in dark ink, appearing to read "Tim Paulson", with a stylized flourish at the end.

Tim Paulson
Executive Director

OPEIU 29 AFL-CIO 11



Educate. Empower.

Executive Director

President

Secretary

Secretary Treasurer

VP for Affiliate Support

VP for Community Activities

VP for Political Activities

Executive Committee

Resolution in Support of Building the Performing Arts and Education Center at CCSF

Whereas in 2001 and in 2005 San Francisco voters approved bonds for building a Performing Arts Education Center (PAEC) on the City College Ocean Campus (on an area currently used for student, staff and faculty parking) , and

Whereas Robert Agrella unilaterally shut the project down when he became Special Trustee With Extraordinary Powers during the Accreditation crisis, even though at least 16 million dollars of foundation work including the construction of heating and cooling infrastructure had already been completed, plans developed and permits approved, and

Whereas the elected CCSF Board of Trustees has voted to re-start the PAEC, and Chancellor Mark Rocha has said he's "deeply committed" to completing the project but recommends construction be delayed until parking can be assured for students, and

Whereas the Avalon Corporation wants to use the adjacent lower reservoir, owned by the PUC, to build 1100 units of housing--too many of which, in our view, would be luxury condos and too few truly low-income units--and that proposed construction would eliminate over 1,000 parking spaces used by CCSF students, and

Whereas this sale of irreplaceable public assets would privatize the largest parcel of undeveloped land left in San Francisco, with the exception of the Shipyard, and would deprive CCSF students, faculty and staff of parking spaces they have used since 1958, and

Whereas Avalon Bay owns eight commercial developments in San Francisco that rent units for \$3,000-\$7,000 per month, and has been the object of picket lines and protests by community activists and union workers, and

Whereas if both the Avalon Bay development and the PAEC go forward simultaneously, this will create much disruption and noise in the area, impacting the quality of education at CCSF and severely damaging City College's capacity to re-grow enrollment just as the Free City initiative is taking off. There is no legitimate reason that a new corporate development project should be allowed to push ahead of a long-standing commitment made to the people of San Francisco who voted to fund the PAEC in 2001 and 2005, and

Whereas delaying construction of the PAEC until the parking issue is resolved is a bureaucratic and deceitful delay that is contrary to the interests of CCSF and the will of the voters, and

Whereas completing the PAEC would accomplish the following:

Keep CCSF's promise to SF voters by creating an accessible venue for community-based arts and showcasing the famous Diego Rivera mural, which would be visible 24 hours a day from Frida Kahlo Way and would also

- Build enrollment by signaling a new day at City College, and by bringing thousands of people to the college for events
- Replace the inadequate Diego Rivera Theater and support artistically and culturally the talented students that come to City College;
- Enable CCSF to offer training for good union jobs in theater, event-staging and technology;
- Bring in new resources. A similar center at Folsom Lake College brought in \$2.75 million in ticket sales alone during its first year; the PAEC could also be rented out for festivals and events,
- Give the SF voters confidence that bond issue commitments are being met at last, paving the way for a future City College bond issue in 2022,

Therefore Be It Resolved that the San Francisco Labor Council support the prompt construction of the Performing Arts Education Center at the CCSF Ocean Campus in accordance with the wishes of the San Francisco public and voters.

Submitted by AFT 2121 and unanimously adopted by the San Francisco Labor Council on August 13, 2018.

Respectfully,



Rudy Gonzalez
Interim Executive Director

LENNY CARLSON
Music Instructor, CCSF
Member, AFT 2121
7/10/2018

**IN SUPPORT OF THE AFT 2121 RESOLUTION
TO COMPLETE THE PERFORMING ARTS EDUCATION CENTER NOW**

The best things about SF historically have been the diversity of its population, the progressive nature of its politics and the wealth and range of its artistic expression. No institution, locally or nationally, has exemplified these qualities more than City College of San Francisco does.

CCSF was founded in 1935 as a 2-year school and is now part of a system of 115 community colleges spread throughout California.

What CCSF lacks that all others colleges in the system have is an auditorium. For that reason, CCSF is considered to be technically an *incomplete institution*. (!) Our small Drama theatre, the Diego Rivera, seats 286, woefully inadequate for a college that has roughly 2000 employees and 30,000 students at the Ocean Campus alone. We've had to hold recent college-wide meetings in the gymnasium.

The Music Department and the Theater Arts Department have never had adequate practice, rehearsal or performance space at the college. This is absurd, considering that San Francisco is a destination city known around the world for its arts organizations (SF Symphony, Opera, Ballet, SFJazz, many renowned museums, etc,) along with its tech industries and great food.

The Music Department has thousands of students that enroll in classes every year and just a handful of practice rooms. Because of this situation, there is no MUSIC MAJOR available at CCSF, although all the classes exist to fulfill such a major. There are also no spaces in which individual instrumental or vocal lessons can be given. People of all ages need music in their lives – for creative expression, therapy and quality of life. Along with the Music and Theater Arts Departments, the college and the community have suffered greatly from the lack of appropriate support.

There were SF city bonds passed in 2001 and 2005 to help fund the construction of the PAEC. The SF Community College District has the money in hand to begin the project, and about \$25 million has already been spent on the project. As of 2012, the PAEC was shovel-ready, with award-winning architecture and design teams having gotten all the approvals from the Department of State Architects. Unfortunately the building, which would be a spectacular addition to the college and community, has been a political football for many years.

There would be a profound benefit to the Labor Movement in SF to have the project proceed. There are hundreds of construction, electrical and plumbing jobs

involved in the building phase. There would be many permanent jobs involved in maintaining the building. There would also be sites for training: student certificates, internships, apprenticeships and others.

Because of the continuing tech boom and all the other growth in the Bay Area, there is much demand for trained personnel to work in the conventions, conferences, corporate meetings and the like being held at the Moscone Center, major hotels and similar venues throughout the region.

Where do IATSE and other unions go for training these days? They have to travel 100 miles NE to Folsom Lake Community College, location of the Brice Harris Three Stages Center for the Performing Arts, which opened in 2011, and features stages designed by the same theater designers that designed our PAEC auditorium and theaters.

Rentals for training and performances, along with ticket sales, brought the city of Folsom, CA about \$3.5M in the Harris Center's first year of existence, and that figure has increased annually. It's reasonable to expect that the PAEC could generate substantially more income than that.

San Francisco has numerous local arts organizations badly in need of a venue. The PAEC would serve the entire south end of the city – indeed it would be the only available major performance space between SF Civic Center and San Mateo on the Peninsula. It would not compete with Davies, the Opera, Zellerbach and other large venues that host touring performers.

It would be more for local artists, students and the community. The larger spaces could be used by any college department or for community meetings; it isn't exclusively for Music and Theatre Arts. Broadcasting, Dance, Cinema, Speech and Debate, and the Spoken Arts would all have an important footprint. The iconic Diego Rivera Mural that brings viewers from all over the world is scheduled to be permanently housed in the lobby of the main auditorium.

The Performing Arts Education Center would be a win-win for City College and the San Francisco Bay Area as a whole. It would focus deserved attention on the college as a vital and progressive cultural institution, ready to serve the future generations that live, work, study and create in this unique city. Stopping the project was illegal and directly contradicted the wishes of the voters of SF. Please support the AFT 2121 Resolution that addresses these issues.

(Thanks to Madeline Mueller for editing and fact-checking)

KRONOSQUARTET

KRONOS PERFORMING ARTS ASSOCIATION

Alex Randolph
President, Board of Trustees
City College of San Francisco
50 Frida Kahlo Way
San Francisco, CA 94112

Dear President Randolph and Members of the Board of Trustees,

On behalf of San Francisco's multiple Grammy Award-winning Kronos Quartet and the board and staff of the nonprofit Kronos Performing Arts Association, I urge you to proceed with the completion of the City College of San Francisco's Performing Arts Education Center (PAEC) in one phase, as originally proposed.

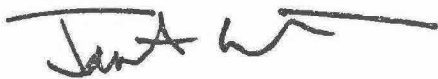
We emphatically oppose modification of the Facilities Master Plan in any way that does not culminate in construction of the entire PAEC — including all spaces designed for practice, teaching, media production and other purposes, in addition to performance. Any attempt to build the PAEC in two or more phases deviates substantially from the approved design of the project, and will impact the ability of the performing arts program at City College of San Francisco (CCSF) to engage with students.

Kronos is deeply committed to mentorship of the next generations of artists, and recognizes the vital service CCSF provides by ensuring affordable access to education for those who otherwise may be excluded from receiving it. The performing arts generate substantial economic and social benefits for the City of San Francisco and the State of California, and are therefore a valuable curricular program of CCSF which requires support in the form of fully functional spaces and modern technical resources.

In part, CCSF's mission is to provide "educational programs and services that promote student achievement and life-long learning" and states that students "will improve their critical thinking, information competency, communication skills, ethical reasoning, and cultural, social, environmental, and personal awareness and responsibility." Access to the performing arts in a professional setting enables students and other participants to achieve all of this and much more.

We hope that the Board of Trustees will fulfill its responsibility to these goals and to the community at large by maintaining the course previously set forth — construction of the complete PAEC, according to plan.

Sincerely,



Janet Cowperthwaite
Managing Director, Kronos Quartet/Kronos Performing Arts Association

1242 Ninth Avenue San Francisco, California 94122 USA
Tel: 415.731.3533 Fax: 415.664.7590 E-Mail: office@kronosarts.com
www.kronosquartet.org

John Adams

To Whom It May Concern:

I write in support of City College of San Francisco's Performing Arts & Education Center (PAEC).

The PAEC will be a major addition to San Francisco's famously varied cultural life. What to my mind makes its creation doubly important is that it will service the artistic activities and arts education not of a narrow slice of the "elite," but rather of a vast and "broadband" range of ethnic and economic demographic in the Bay Area.

While San Francisco is home to a world-famous orchestra, opera house and ballet company, those institutions are richly endowed by the city's wealthiest corporations and donors. I know this, because as a composer and conductor whose career has enjoyed decades of support from the generosity of these funders, I am fully aware that their audience, however intellectually keen and enthusiastic, is largely made up of the same demographic.

We all know that, despite the current controversies surrounding City College, it remains absolutely essential as an affordable and accessible source of learning, skill-acquisition and cultural growth. The PAEC, already twice approved by San Francisco voters, should not fall prey to hectic political machinations or cynical budget maneuvering. The center will provide an immeasurable shot in the arm to our artistic and multicultural profile. To arbitrarily cancel its creation would be to foolishly misunderstand the importance of arts education in every citizen's life.

John Adams
Composer, conductor
Pulitzer Prize in Music, 2003

Reviewed at CPC Meeting 6/13/19

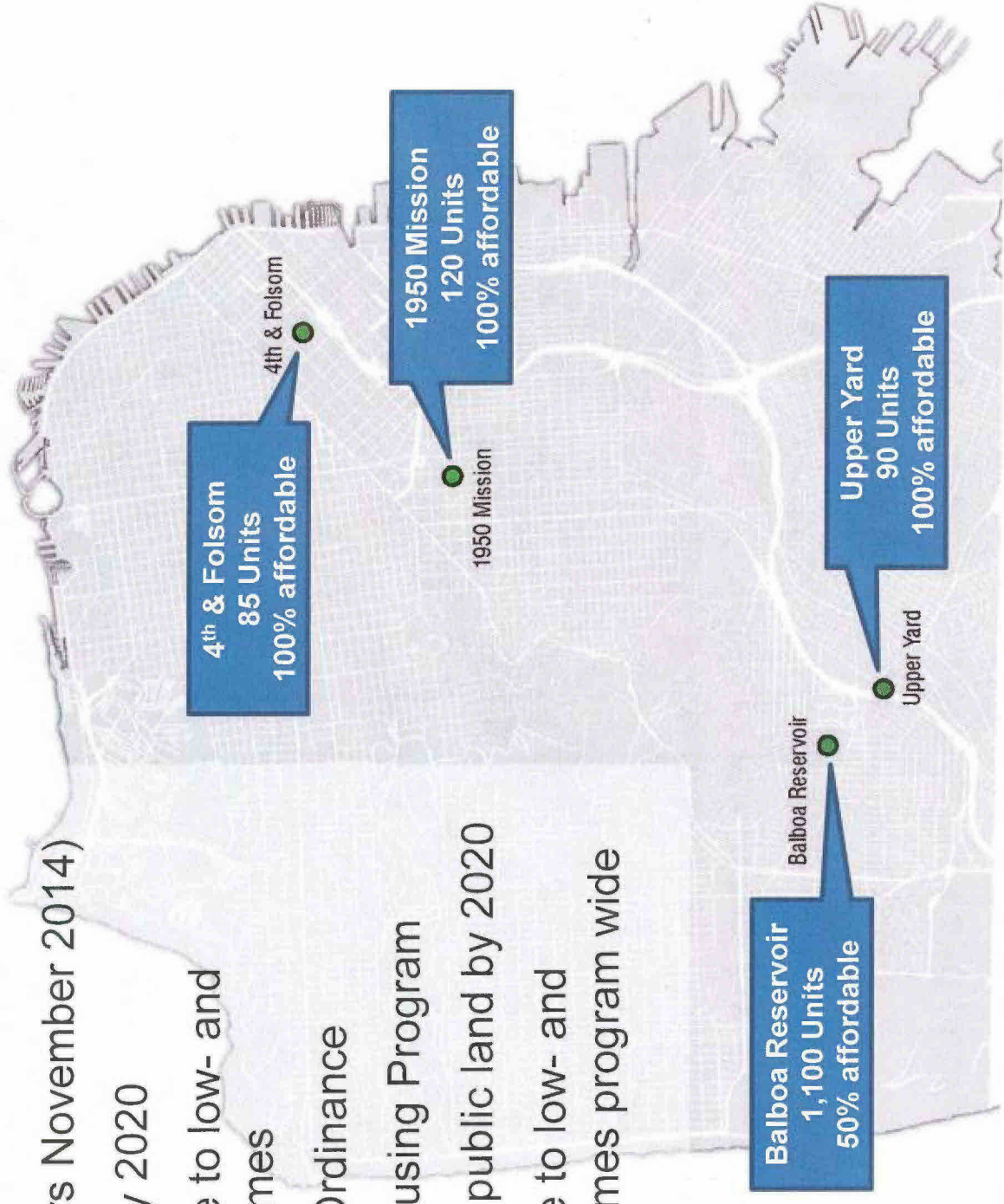
Public Land for Housing Program: BALBOA RESERVOIR

PRESENTATION OVERVIEW

1. Policy Background
2. Balboa Reservoir Site
 - Community Planning Process
 - Developer Team Selection
3. Proposed Project
4. Master Plan Design

PUBLIC LAND FOR HOUSING PROGRAM

- Proposition K
(approved by voters November 2014)
 - 30,000 units by 2020
 - 33% affordable to low- and moderate-incomes
- Surplus Property Ordinance
- Public Land for Housing Program
 - 4,000 units on public land by 2020
 - 50% affordable to low- and moderate-incomes program wide



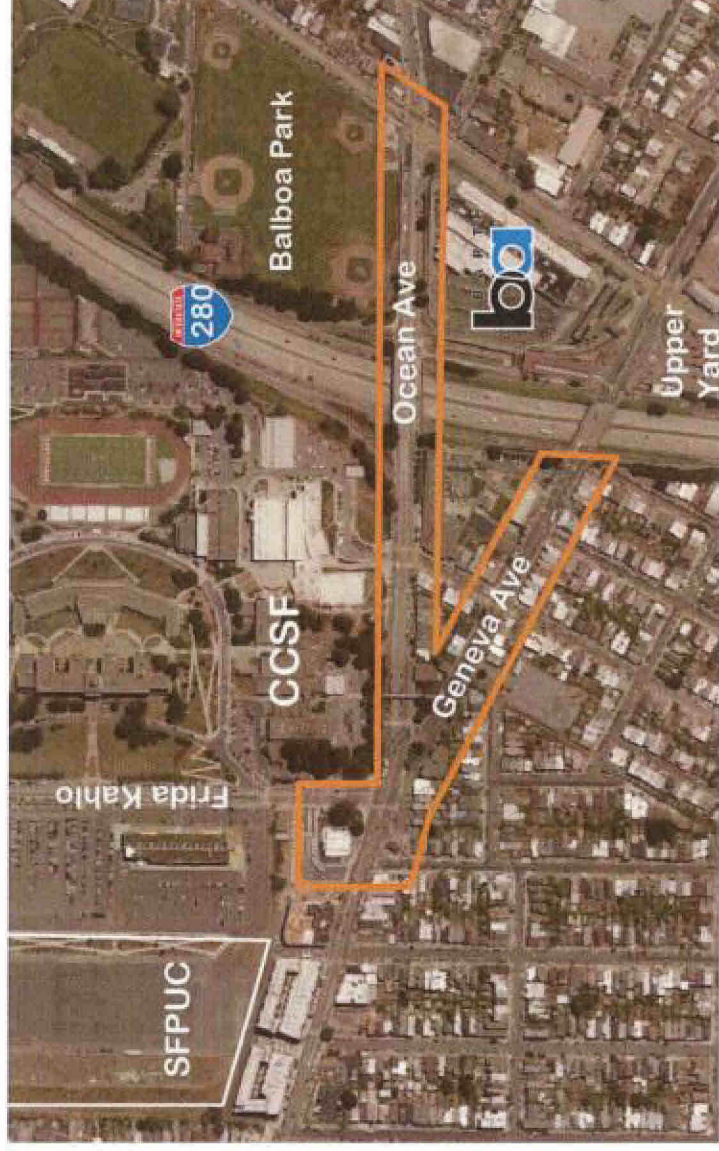
WHY THE BALBOA RESERVOIR SITE?



- Contribute to City's supply of affordable housing and overall housing stock
- Partner with SFPUC to improve an underutilized site
- Fulfill Balboa Park Station Area Plan goals
- Opportunity to create new residences and public amenities in neighborhood
- Create new residences in a transit-oriented infill location

PLANNED TRANSPORTATION IMPROVEMENTS

- Coordination with City College on campus access improvements
- City College TDM and Transportation Analysis
- SFMTA Ocean Avenue Safety Project
 - SF Planning Department's Ocean Avenue Corridor Design as a starting point
 - Improve safety on Ocean Avenue for pedestrians, bicyclists, and transit users
- I-280 Offramp realignment
- BART Station Modernization



COMMUNITY PLANNING PROCESS



Orange = Opportunities for Public Input

- Fall 2014 - Spring 2015: Initial Community Outreach
- April 2015: **Balboa Reservoir Citizens Advisory Committee (BRCAC)** established by Supervisor Norman Yee
 - Public meeting format for continued community input
 - Created the **Development Principles and Parameters** attached to the developer selection RFP
 - Monthly meetings pre-RFP; Continued meetings post-RFP

COMMUNITY PLANNING PROCESS

- Responding to Areas of Community Interest
 - Affordable housing for low, moderate, and middle-income households
 - Provision of new public open space
 - Mitigate loss of City College overflow parking spaces
 - Reduce traffic congestion
 - Coordinate site plan with City College Master Plan

Balboa Reservoir CAC Development Principles and Parameters

- **Housing**
 - 50% affordability goal; Encourage student/faculty housing and family housing
- **Transportation**
 - Maximize non-auto trips; Manage and coordinate parking demands; Make safety improvements; Minimize congestion

COMMUNITY PLANNING PROCESS

- **Project's relationship to City College**
 - Respect College's educational mission and operational needs; Create housing and childcare opportunities for College community; Coordinate on transportation demand management and site planning
- **Public realm**
 - Minimum 4 acres of open space including a minimum 1.5 acre park; Cohesive public realm network; Sustainable maintenance plan
- **Urban design**
 - Respect the scale of nearby neighborhoods; heights tapering down on approach to single-family neighborhoods
- **Sustainability**
 - Meet or exceed SFPUC and other City sustainability standards; Maximize non-potable water reuse; Achieve the City's Zero Waste goal
- **Additional public benefits**
 - Include childcare and youth facilities; Activate ground floors; Community programming

DEVELOPER SELECTION AND PROJECT TERMS

- RFP Selection Criteria
 - Skill and experience of development team
 - How well proposal addresses the BRCAC Development Principles and Parameters
 - Compensation to SFPUC for the value of its land
- Reservoir Community Partners selected in August 2017
 - BRIDGE Housing and AvalonBay Communities with Mission Housing, Pacific Union Development Company, and Habitat for Humanity of Greater San Francisco



DEVELOPER SELECTION AND PROJECT TERMS

- Anticipated Project Entitlements
 - SFPUC land disposition (must satisfy Charter requirement to receive fair market value)
 - Developer will enter into a development agreement with the City
 - Special Use District will control uses and design
- Next Steps
 - Summer/Fall 2019 – Draft EIR publication & public hearing
 - Ongoing community feedback and BRCAC meetings
 - Spring/Summer 2020 – Final EIR & project approval hearings

KEY PUBLIC BENEFIT: AFFORDABLE HOUSING

Affordable Housing for Essential Workers

Retail Clerk \$24,000/year	Restaurant Staff \$30,000/year	Healthcare Assistant \$40,000/year	Teacher \$60,000/year	Police Officer \$90,000/year
				
Public Housing for people earning \$30,000 or less per year		Low-Income Housing for people earning \$30,000 - \$70,000 per year		Middle-Income Housing for people earning \$70,000 - \$120,000 per year

- Achieving the goal of permanent affordability for 50% of project units
- 33% of affordable housing units are developer's funding responsibility
 - Utilize market rate housing as a cross-subsidy
- 17% of affordable housing units will be funded with public gap subsidies
- Project to include moderate-income educator housing
- Affordable housing buildings to be developed by BRIDGE Housing, Mission Housing, and Habitat for Humanity

PROPOSED DEVELOPMENT OVERVIEW



- 1,100 new housing units (up to 1,550 units studied in Draft EIR)
- 50% permanently affordable housing (550 units)
- 4 acres of open space
- City College collaboration:
 - Affordable educator housing for College faculty and staff
 - Public parking solution
- Childcare center and community room
- Transportation demand management and sustainability plans
- Workforce requirements including prevailing wage, local hire, and LBE

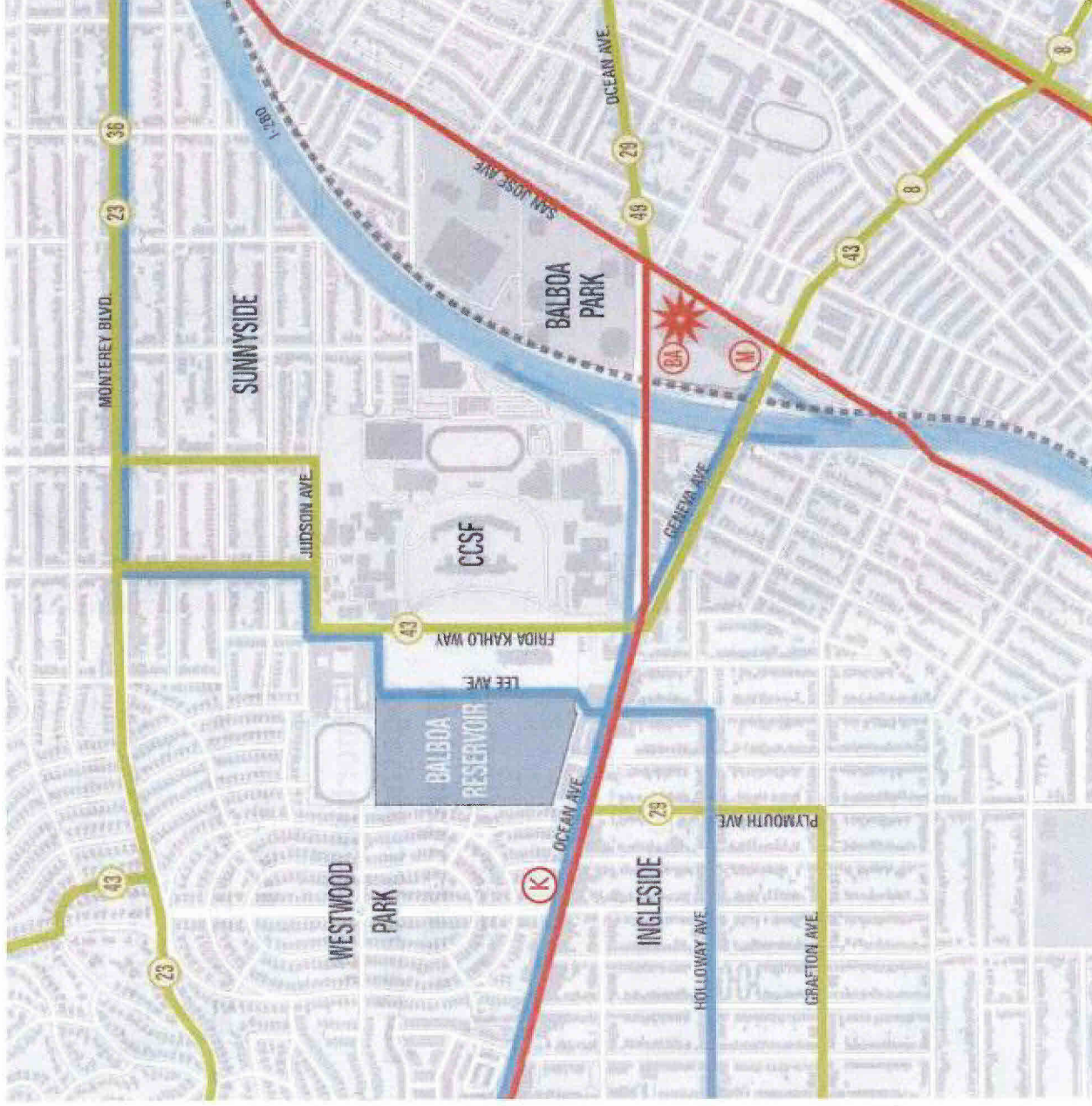
Reservoir Site



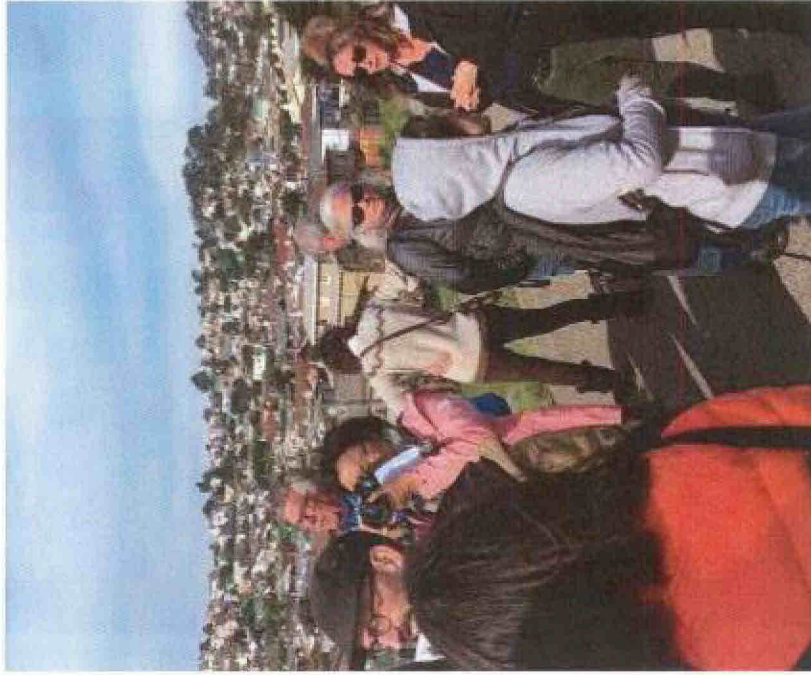
- 17 acre site is the remainder of the original reservoir site
- Each edge addresses a different use
- Opportunity to tie together surrounding uses and create a cohesive sense of place

Transit Oriented Development

- Well served by Transit – less than ½ mile walk to Balboa BART
- Excellent bike network
- Close to shopping, schools and services
- Focus on walkable neighborhood to reduce traffic impacts



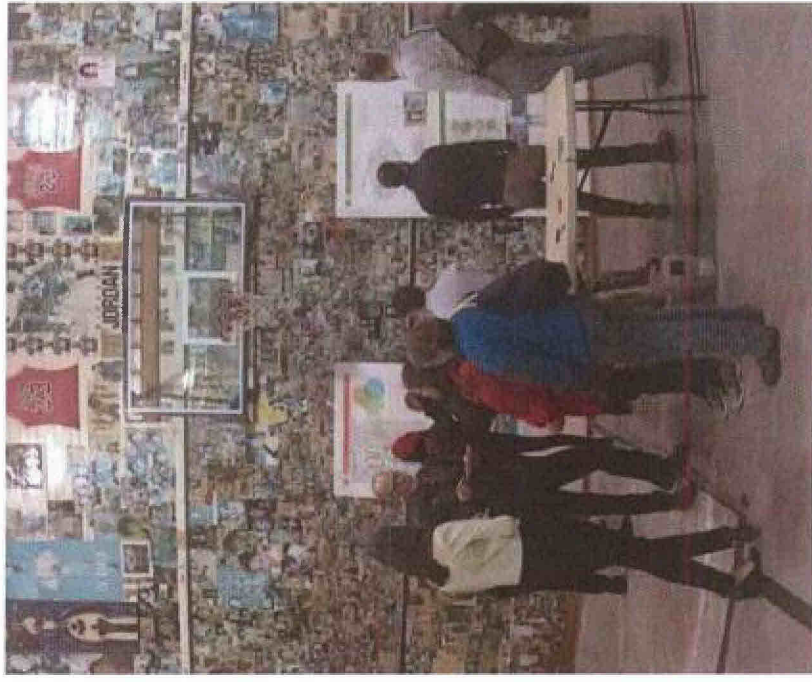
Collaboration with Community Advisory Committee



Walking Tour

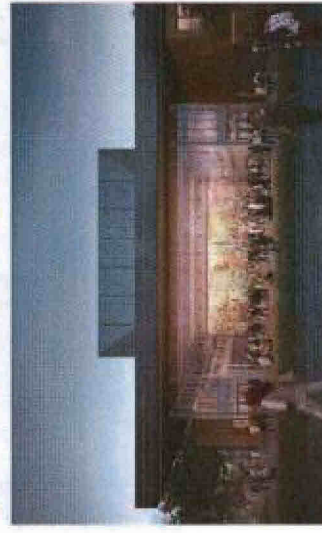
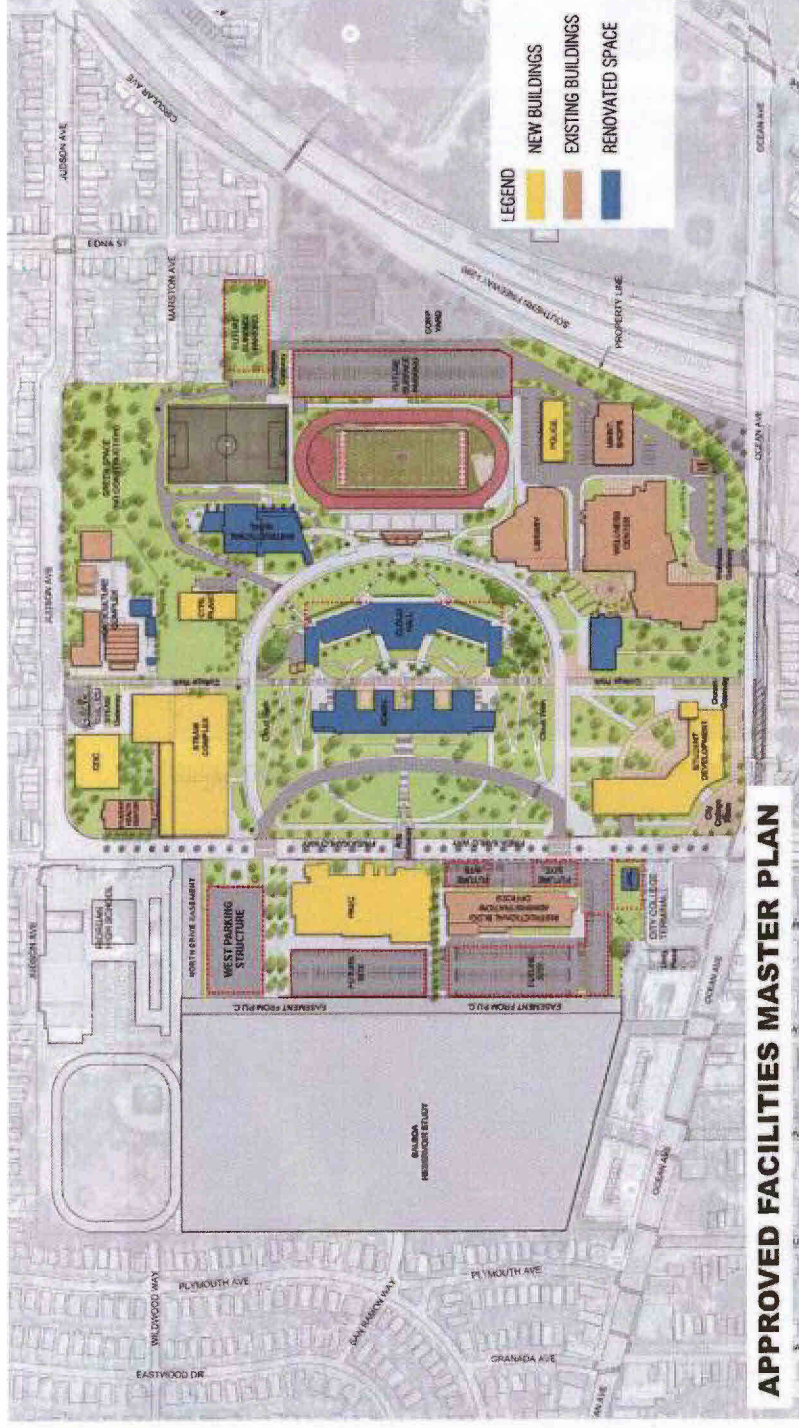


Hands-on Workshops



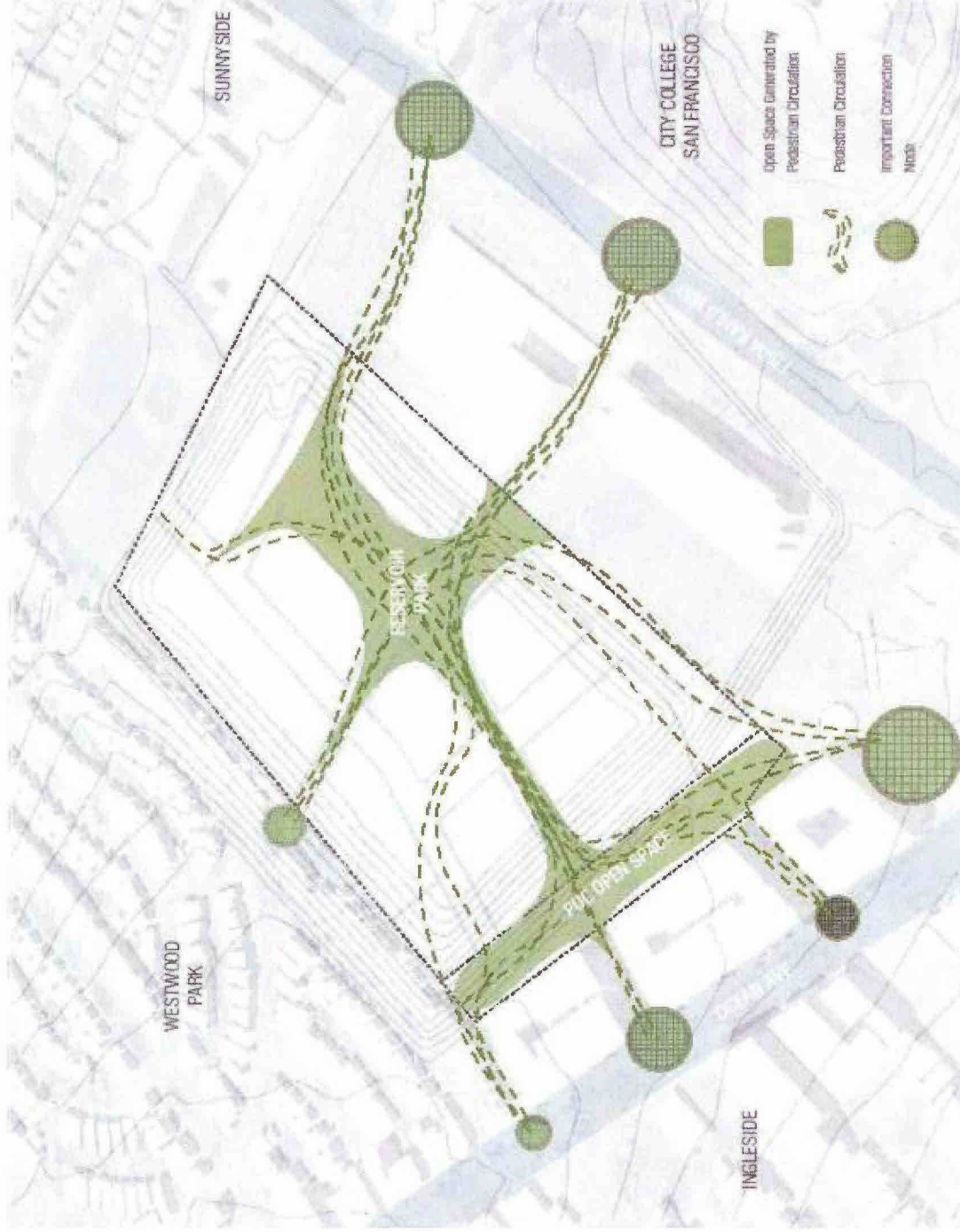
Holiday gathering

Collaboration with City College



Design: Shreve, Henss, Sharp, Architects

Create Natural Gathering Place



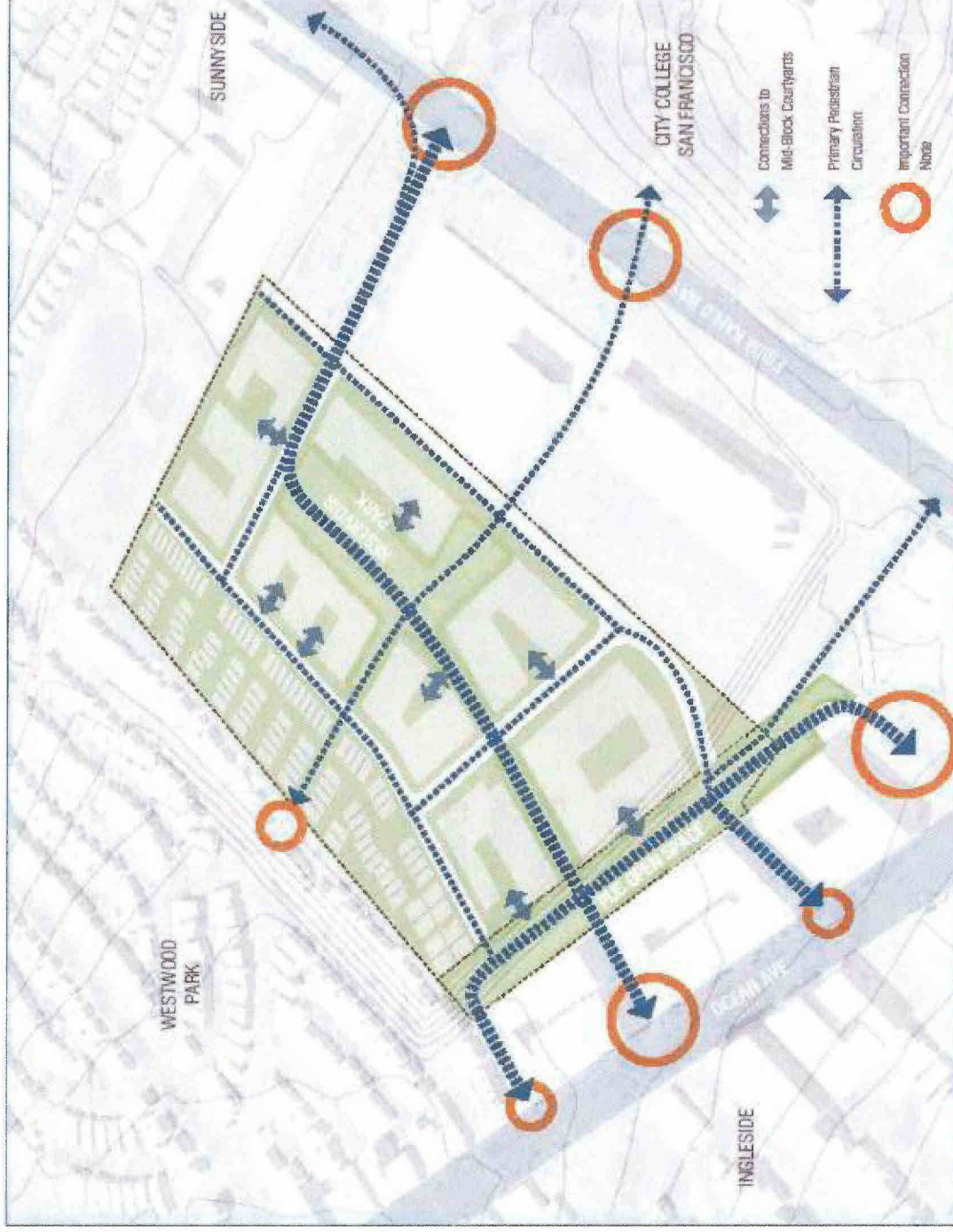
- Public open space at the heart of the new neighborhood
- Reservoir Park provides natural circulation route through the neighborhood
- Greenway on SFPUC land can accommodate a variety of recreation uses

Neighborhood Streets



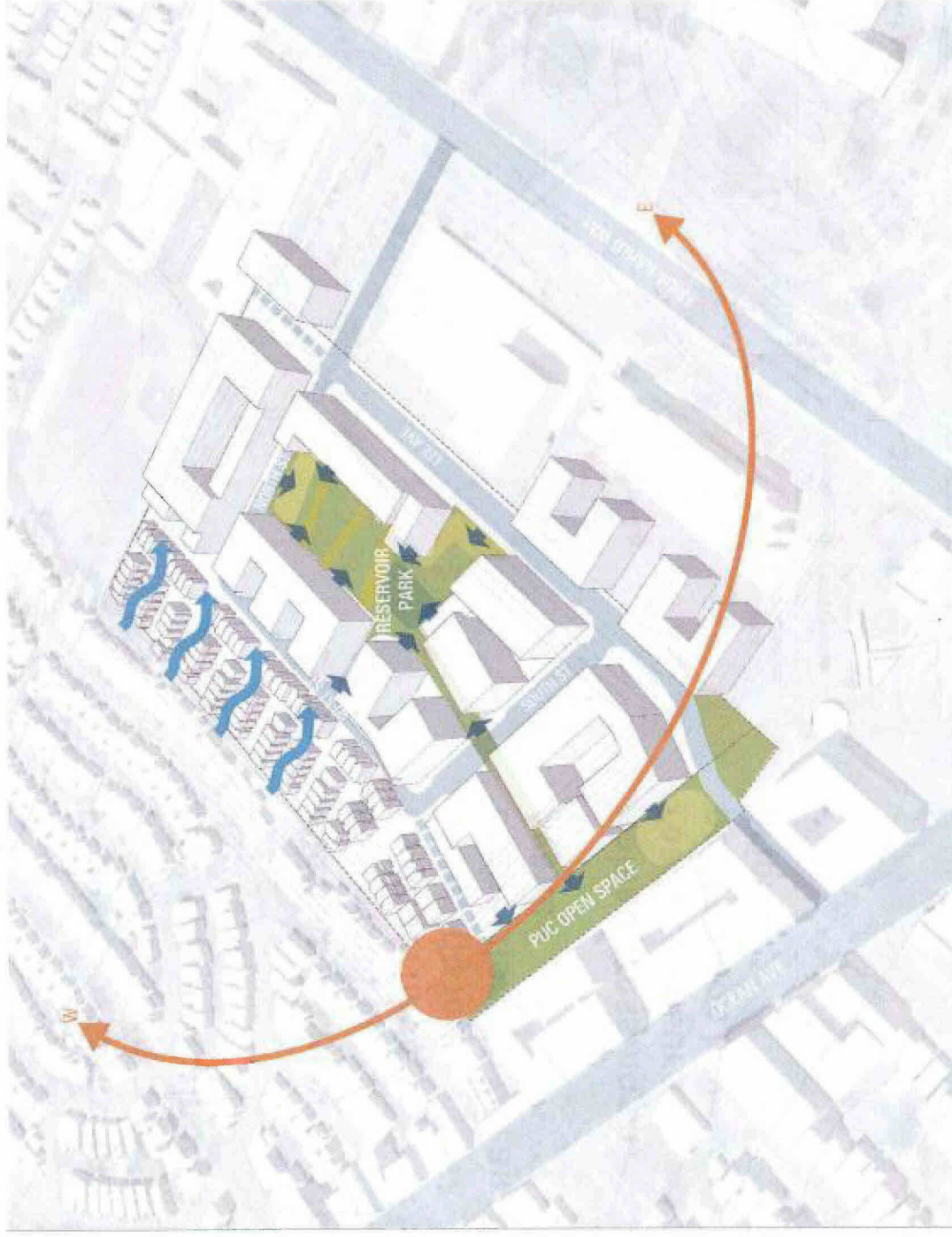
- A lean street network limits the impact of automobiles
- Raised crossings at pedestrian crossings improve safety and slow traffic
- On-street loading and parking provided to accommodate passenger loading, deliveries and visitors

Pedestrian Network



- Pedestrian paths link neighborhood together to create a continuous network
- Multiple connections to surrounding neighborhood including four connections to Ocean Avenue
- Raised crossings at roads to ensure pedestrians have priority

Sheltered & Welcoming Open Space



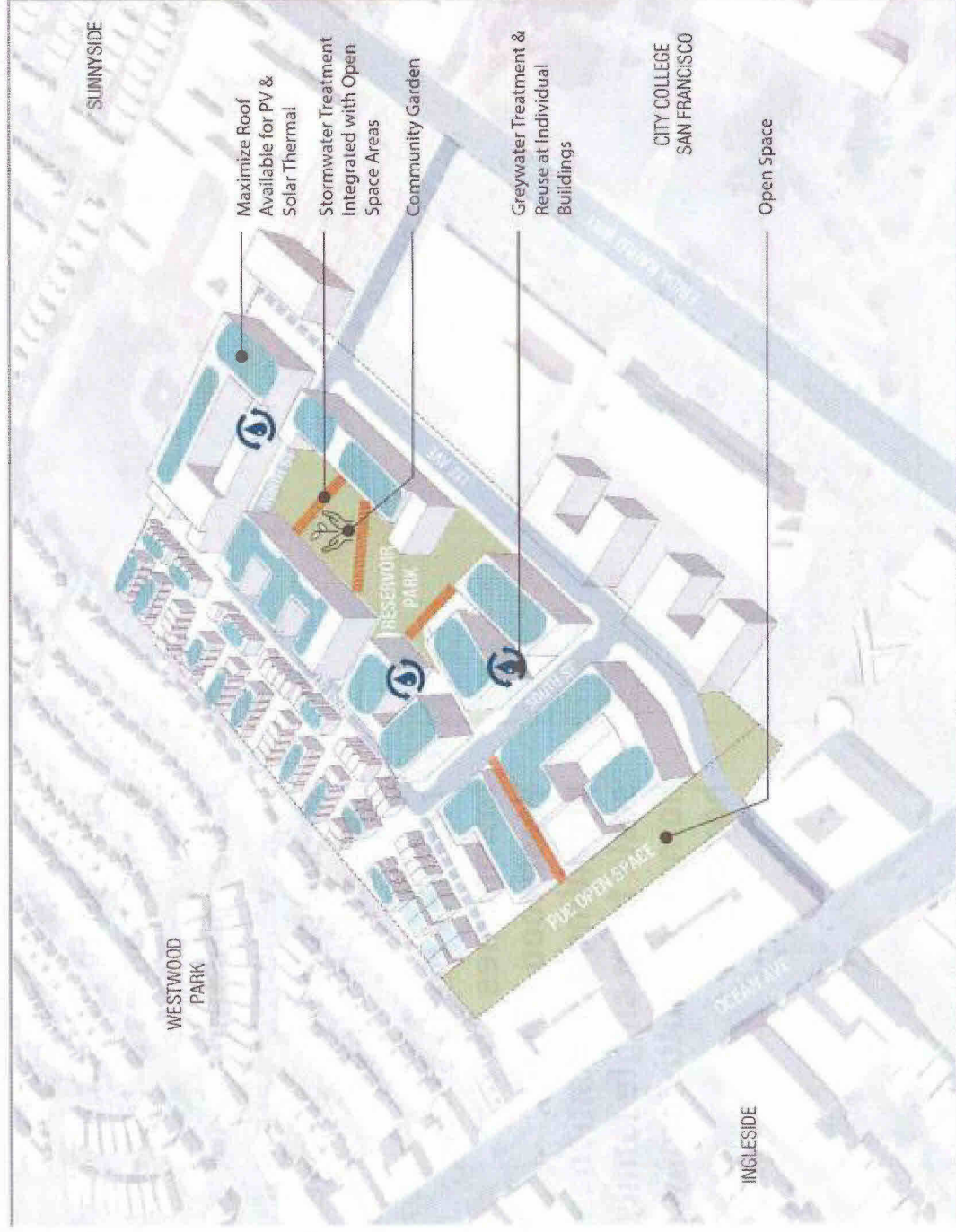
- North /South orientation of park allows maximum sunlight while also providing shelter from prevailing winds
- Buildings shape the public open space to create an active and welcoming sense of place
- Roof terraces overlook public green space allowing residents to enjoy views to the park, surrounding hills, and the ocean

Transition in Scale



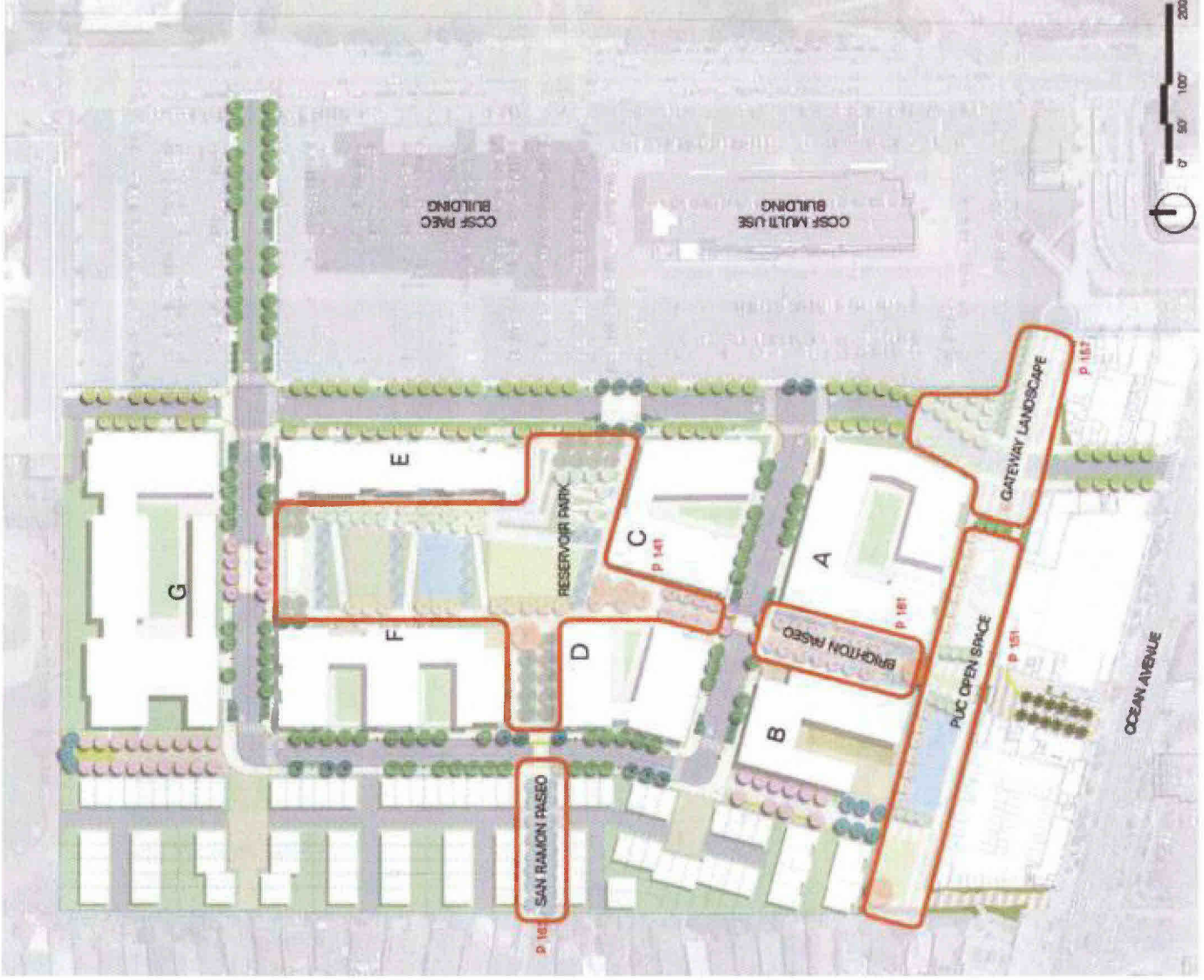
- New buildings transition in scale from City College to the single family homes to the west
- Taller buildings front on Lee Avenue, creating a strong shared frontage with City College
- Two and three story townhomes border Westwood Park, providing a transition in scale from single family homes to multi-family housing

Sustainable Neighborhood

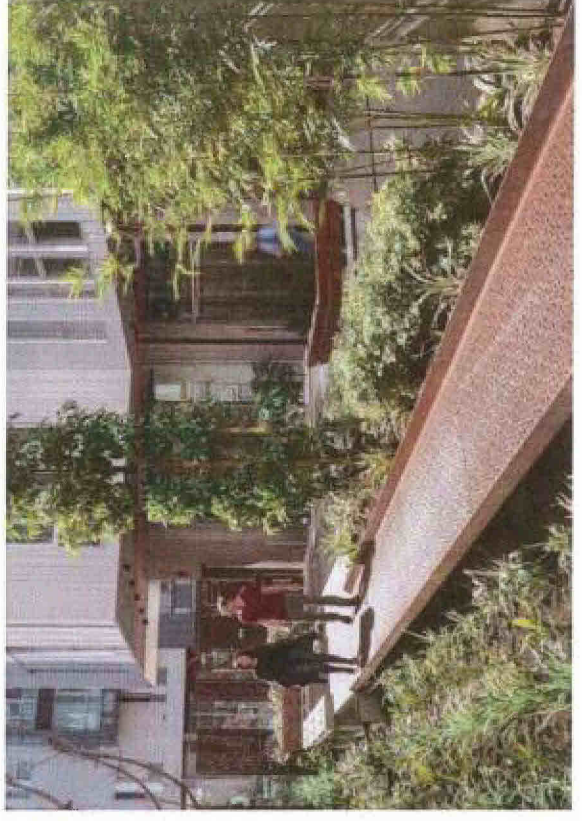


- Storm water management integrated into the open space plan
- Water consumption reduced by treating gray water on site for reuse
- Roof tops designed to maximize the potential of photo voltaic and solar pre-heat systems

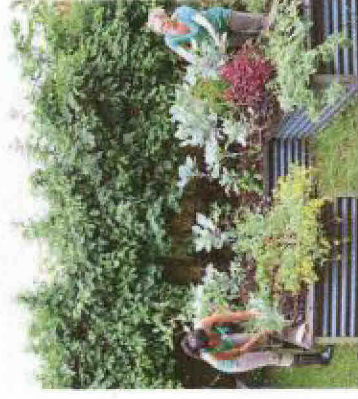
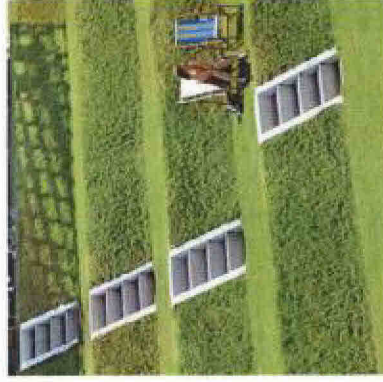
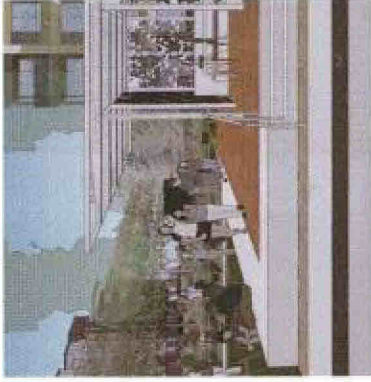
Network of Open spaces



Wind sheltered space



Reservoir Park



South Park Comparison

160'

160'

75'

75'



820'

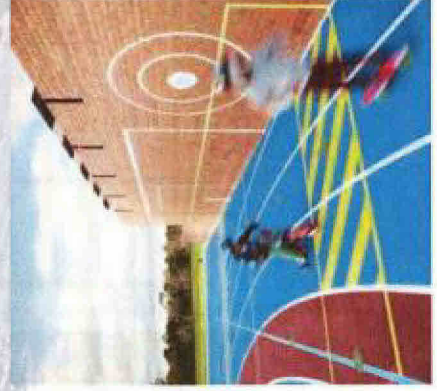
520'



Central Park - 2 Acres

South Park - 0.75 Acres

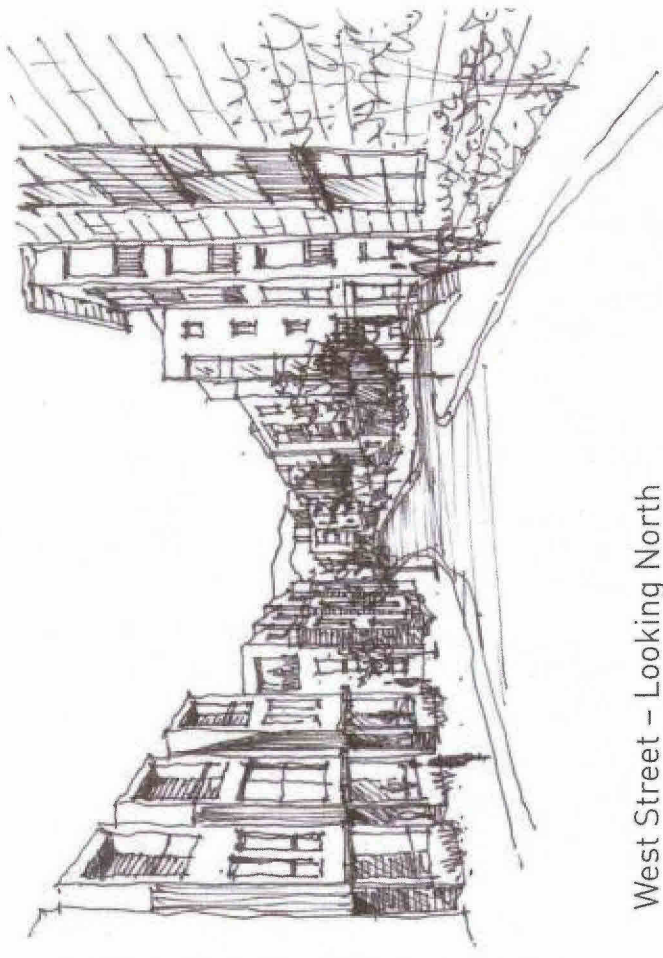
SFPUC Open Space



Landscape & Buildings work together to create places



PUC Open Space – Looking North to Brighton Paseo



West Street – Looking North

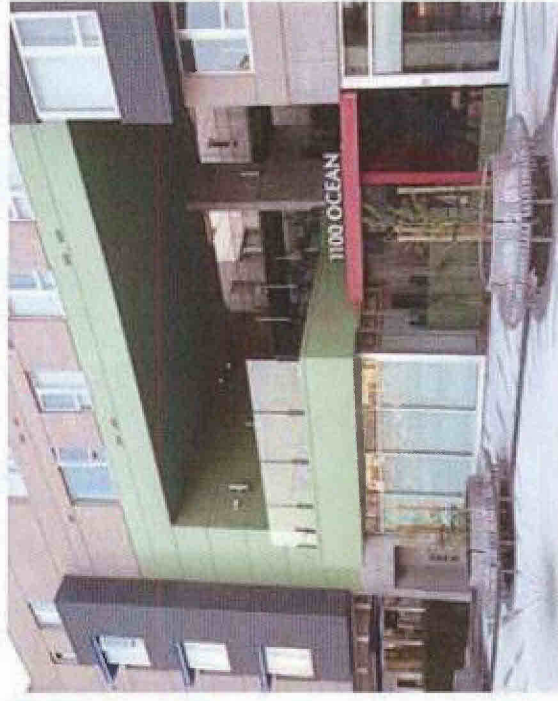
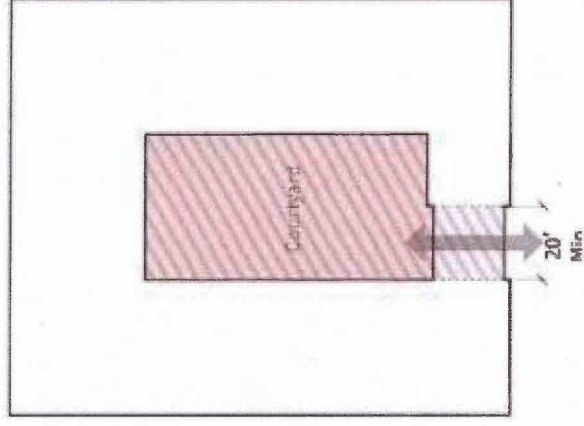
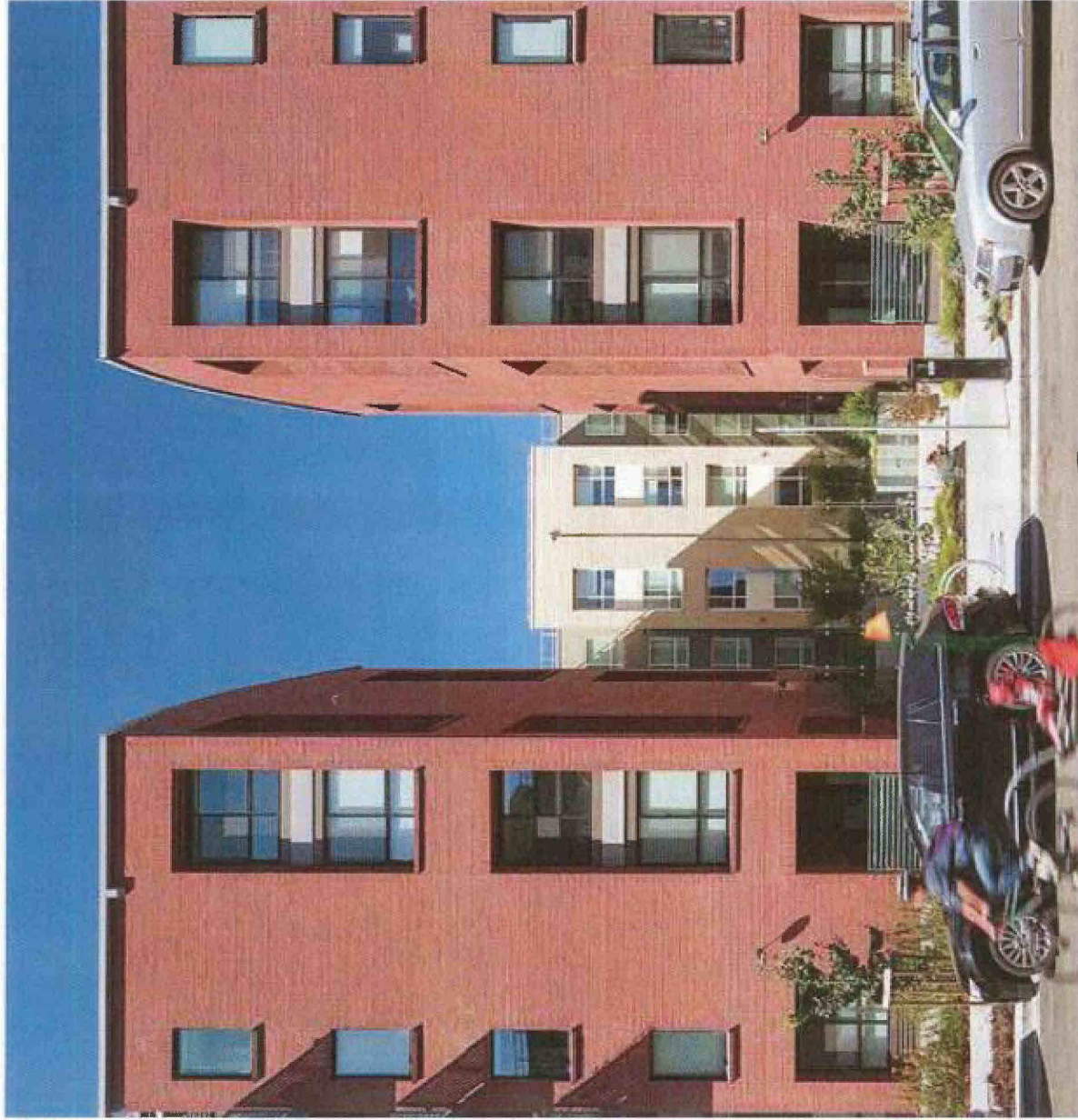
- **Emphasis on indoor / outdoor spaces**
- **Climate responsive design**
- **Sustainability in all facets of planning and design**
- **Cohesive place making & design variety**



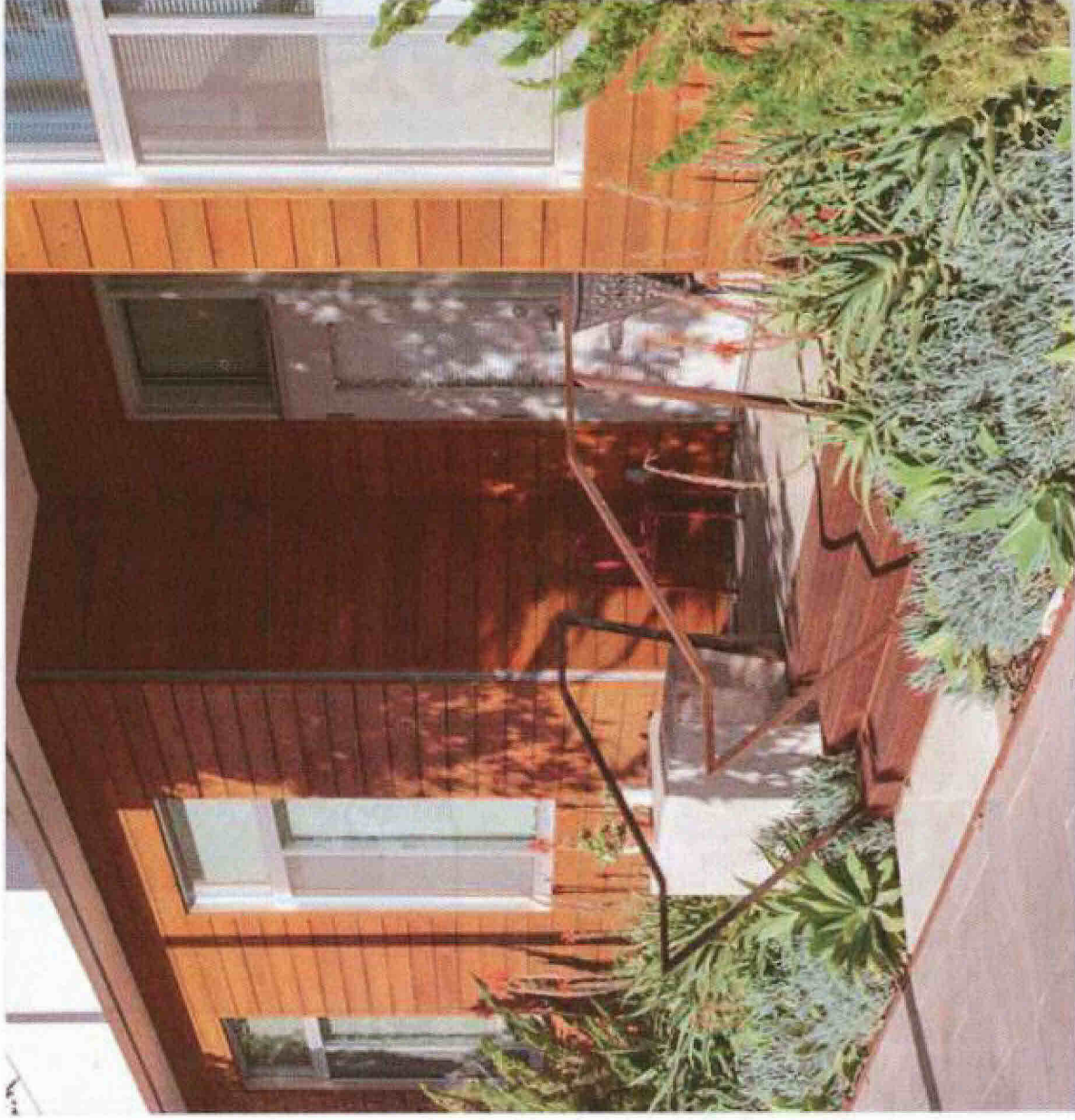
Transparency and Views into Block



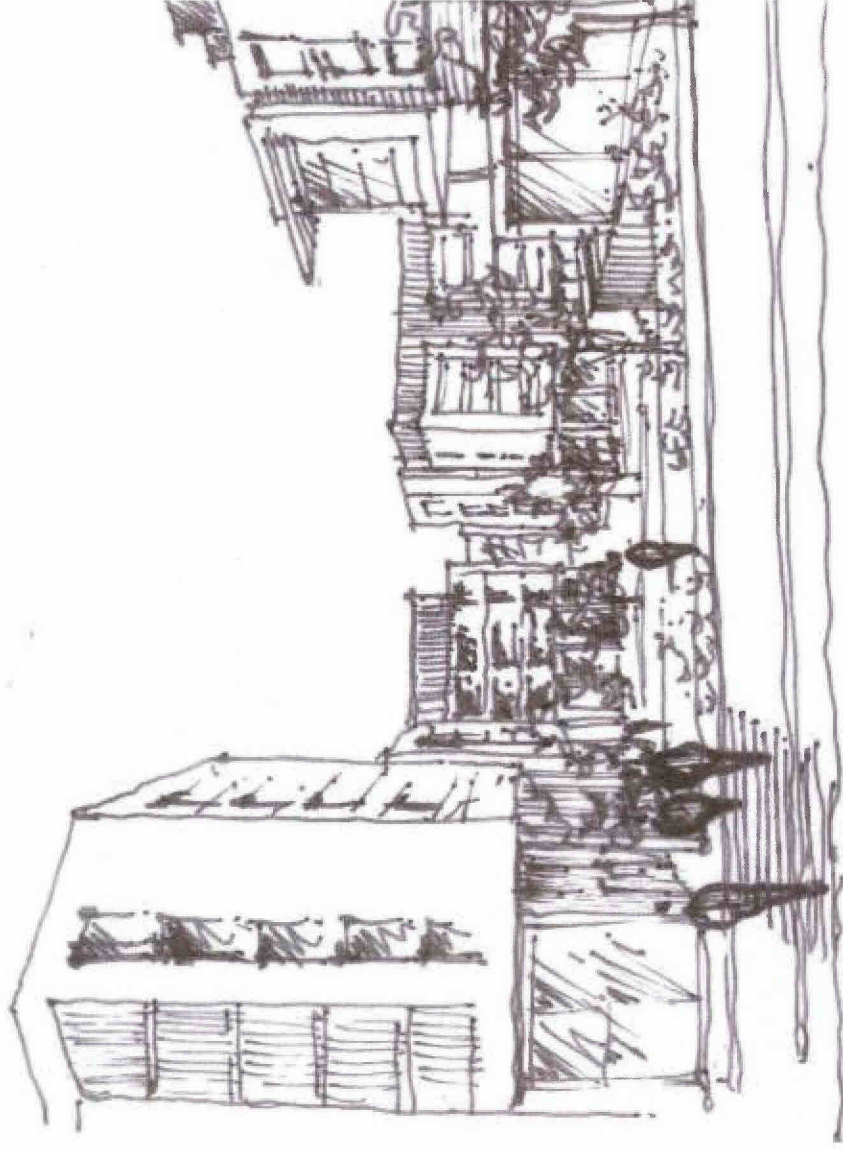
Opening to Interior Courtyards



Ground Floor Unit Entries



Roof Shapes & Stepped Building Forms



Project Goals

- Provide welcoming open space that serves the entire neighborhood
- Emphasize walking, biking and transit
- Maximize mixed income housing while respecting neighborhood character
- Tie together the rich mix of surrounding uses into a strong and cohesive neighborhood



Received at CPC Hearing 6/13/19
Si Hong

**SF Planning Commission
Regular Meeting, June 13, 2019
Comments on Agenda Item 8, 2017-016313CWP
Public Land for Housing and Balboa Reservoir**

I'm Rita Evans. I've lived at 226 Judson, a few blocks from Balboa Reservoir, for 33 years. I've participated in the public input process for the Balboa Reservoir project since its inception, attending most public meetings and hearings and providing feedback on many occasions.

Point One: My neighborhood, Sunnyside, supports building housing on the site. We haven't fought the project. So it's disheartening that our input hasn't resulted in a single significant change in the project plan. Instead, the number of units has climbed from 600-700 to 1000 to at least 1100. Walkways are counted in the amount of dedicated open space. There's been no movement whatsoever in our repeated requests to promote public transportation with a developer-funded shuttle to operate between the project site, City College's main campus, and Balboa Park Station with BART and MUNI service. Some of us have spent literally hundreds of hours of our own time and it's very discouraging to realize that this "public input" process has essentially been a sham. Please listen to us!

Point Two: The extremely limited access to and from the project site—just two access points for more than 2000 residents—will inflict gridlocked traffic on the streets and neighbors, compromise public safety, and contribute to poor air quality. Incredibly, the Planning Department opposes a third access point to the west. Planners have succumbed to pressure from the residents of Westwood Park who oppose not only vehicular access but also pedestrian and cyclist access! Every neighborhood surrounding the project will be affected by it and it is wrong to shield just one, Westwood Park, while inflicting the impacts on the others. It is appalling that the Planning Department supports this in direct opposition to its own policies on "Eight Elements of a Great Neighborhood," including "Walking to Shops," "Getting around Easily," and "Part of the Whole." (SF Planning Department, <https://sf-planning.org/eight-elements-great-neighborhood>). This project must include access to the west via San Ramon or another Westwood Park street. Please connect our neighborhoods!

Point Three: This complex project involves many city departments and agencies including SFMTA and Planning Department; the Public Utility Commission; and entities outside the city including City College of San Francisco, BART, and Caltrans. It is critical that city staff have a deep understanding of many issues and that they understand why it's essential to have clear communication between, and cooperation among, every organization that is involved. Instead, staff are reassigned. Turnover has members of the public having to go over the same issues with newly assigned staff trying to get up to speed. The bigger picture is ignored and there is little understanding of how the various agencies have to work together if the project is to be successful. Valuable knowledge and contacts are lost. This subverts the planning process and public participation. Please give this project the priority it deserves!

Thank you for taking my comments.