

**Hayes Valley Neighborhood Association Resolution on 55 Laguna
(Adopted by the membership October 25, 2007)**

WHEREAS a core value of HVNA is to support more housing in the neighborhood; and

WHEREAS the University of California intends to redevelop the former UC Berkeley Extension campus at 55 Laguna Street, a site that is currently publicly zoned; and

WHEREAS since the inception of this complex and challenging proposed project, HVNA has proactively worked to provide a forum for consideration of options and needs on one of the last remaining publicly zoned parcels in the neighborhood; and

WHEREAS the addition of 420 housing units on this site as well as the projected increased population in the entire Market and Octavia Plan area, within which this site is located, will lead to increased need for public benefits; and

WHEREAS the Waller Street right-of-way belongs to the City and County of San Francisco and does not belong to the University of California; and

WHEREAS 55 Laguna is in a dense neighborhood where 50% of households in the immediate vicinity do not own automobiles, according to the Market and Octavia Plan; and

WHEREAS UCSF's dental school is proposed to stay on the site and is requesting 51 parking spaces on the redevelopment portion of the site, a volume far exceeding previous and current actual usage and which would not match the character of the neighborhood, match the city's transit first policy, and which will instead add additional cars to our already congested streets, as well as physically limit opportunities for other uses such as housing or public benefits in lieu of the parking; and

WHEREAS San Francisco has an acute need for low income and middle income housing, and government workers, performing arts employees, and school teachers cannot afford to live in much of Hayes Valley, which is close to these employment centers, therefore

BE IT RESOLVED that, in the event that the zoning of 55 Laguna is changed from public use, the Hayes Valley Neighborhood Association will support a project if it meets objectives including, but not limited to:

- **Open Space**
 - That the redevelopment provides a minimum of 1.5 acres of public, usable, and contiguous open space.
 - That the city-owned Waller Street right-of-way is not included in the calculation for this public, contiguous open space, and that public right-of-way on Waller Street is re-established.

- That all walkways and small, fragmented open spaces that are part of the current proposal not be calculated as part of this public, contiguous, and usable open space.
 - That this public open space provision be complemented by a linkage to the wider neighborhood through a pedestrian-friendly frontage with street-facing uses - particularly on Haight St and the dental school site, but that this not be calculated as part of the public, contiguous open space.
 - That the public open space requirement does not eliminate the need for other public benefits on the site, which need to be welcoming to the neighbors both within and without any proposed redevelopment. These can include, but not be limited to, sports facilities, educational facilities, facilities emphasizing intergenerational activities, job-training facilities, etc.
- **Parking**
 - That the redevelopment be rezoned to NCT (Neighborhood Commercial Transit) and that the parking in the project reflect the by-right parking of 0.5 per unit as proposed in the Draft 2002 M & O plan for NCT zoning districts.
 - That no parking be provided for the dental school should the dental school remain.
- **Affordable Housing**
 - That the 20% low-income affordable housing component be complemented by an additional set-aside of 20% workforce housing, for example, providing housing that is reserved for and affordable to tenants who work in the neighborhood and city, such as in the performing arts, government, or public schools.

BE IT RESOLVED that Hayes Valley Neighborhood Association will work with whomever redevelops the site, the Planning Dept and elected representatives to meet these objectives; and

BE IT FURTHER RESOLVED that copies of this resolution be sent to UC, the current development team, the Planning Dept and appropriate agencies and officials.