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South of Market Community Action Network
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Clerk of the Board of Supervisors
Environmental Review Officer
#1 Dr. Carlton B. Goodlett Place
Room #244
San Francisco, CA 94102

June 11, 2018

Via Hand Delivery

RE: Central SoMa Plan – Appeal of the 5/10/18 Planning Commission Decisions

Dear Clerk of the Board and the Members of the Board of Supervisors:

The South of Market Community Action Network (SOMCAN) appeals the following decisions concerning the Central SoMa Plan (“the Plan”). The Plan Area is bounded by Second Street on the east, Sixth Street on the west, Townsend Street on the south, and an irregular border that goes along Folsom, Howard, and Stevenson Streets to the north.

- 1) Certification of the Environmental Impact Report (EIR) and Adoption of Findings and Evaluation of Mitigation Measures and Alternatives and a Statement of Overriding Considerations

The final resolutions for the relevant appeals are attached as **Exhibit A**. Evidence in support of the appeals is attached as **Exhibits A-D**.

I. Citizens appeal the decisions made by the Planning Commission to certify the Environmental Impact Report (EIR) and adopt Findings and Evaluation of Mitigation Measures and Alternatives and a Statement of Overriding Considerations, State Clearinghouse No. 2013042070 (Exhibit A, Resolutions)

The appeals related to CEQA are filed on the following bases.

- The EIR is inadequate, incomplete, and deficient
- Inadequate and incomplete analysis of and failure to disclose the severity of the level of impact for the following environmental impacts:
 - Creation of a Second Financial District
 - Existing Youth and Family Special Use District
 - Transportation and Ride Hailing Companies
 - State Density Bonus Laws
 - Economic Impacts from Displacement and Increase in Vehicle Miles Travelled

- Residential Units Not Being Used as Traditional Housing
- The 5M Project
- New Office Space and Lack of Local Hiring Requirements
- Consideration of Continued PDR Uses
- Lack of Affordability of Housing Incentivized by the Plan and Socioeconomic Makeup of New Residents
- Open Space
- Stabilization of Non-Profit Organizations
- Health Impacts
- Density of Workers Based on Square Footage of Office Space and Auxiliary Jobs is Under Calculated
- Failure to adopt all feasible mitigations and alternatives
- Strong disagreement with Responses to Comments on the Draft Environmental Impact Report
- Inadequate and incomplete Findings, Evaluation of Mitigation Measures and Alternatives, and Statement of Overriding Considerations

II. Exhibits (Attached)

Exhibit A: Resolutions

20182 EIR Certification

20183 CEQA Findings

Exhibit B: Letters (including comments submitted on the Plan EIR during the EIR comment period)

Exhibit C: Links to videos of hearings in which testimony was given on the Central SoMa Plan

Exhibit D: Transcript Planning Commission Hearing, May 10, 2018 on the Central SoMa Plan

Thank you,



Angelica Cabande

Organizational Director, South of Market Community Action Network

Clerk of the Board of Supervisors
Environmental Review Officer
#1 Dr. Carlton B. Goodlett Place
Room #244
San Francisco, CA 94102

File # 2011.1356E

I authorize Angelica Cabande, the Organizational Director of the South of Market Community Action Network, to file the appeal of the Central SoMa Plan Final Environmental Impact Report on behalf of the South of Market Community Action Network.

Sincerely,

Joseph Smooke
Board Chair
South of Market Community Action Network, SOMCAN

Exhibit A:
Resolutions



SAN FRANCISCO PLANNING DEPARTMENT

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Planning Commission Motion No. 20182

HEARING DATE: MAY 10, 2018

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Case No.: 2011.1356E
Project Address: Central SoMa Plan
Zoning: Various
Block/Lot: Various
Project Sponsor: San Francisco Planning Department
Steve Wertheim-- (415) 558-6612
steve.wertheim@sfgov.org
Staff Contact: Elizabeth White-- (415) 575-6813
elizabeth.white@sfgov.org

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CENTRAL SOMA PLAN.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the final Environmental Impact Report identified as Case No. 2011.1356E, the "Central SoMa Plan" (hereinafter "Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on April 24, 2013.
 - B. The Department held a public scoping meeting on May 15, 2013 in order to solicit public comment on the scope of the Project's environmental review.
 - C. On December 14, 2016, the Department published the Draft Environmental Impact Report (hereinafter "DEIR") and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice.
 - D. On December 14, 2016, copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, and to government agencies, the latter both directly and through the State Clearinghouse.

- E. Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on December 14, 2016.
2. The Commission held a duly advertised public hearing on said DEIR on January 26, 2017 at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on February 13, 2017.
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the 60-day public review period, prepared revisions to the text of the DEIR in responses to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in the Responses to Comments document, published on March 28, 2018, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. A Final Environmental Impact Report (hereinafter "FEIR") has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the Responses to Comments document all as required by law.
5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
6. On May 10, 2018, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. The project sponsor has indicated that the presently preferred alternative is the Central SoMa Plan.
8. The Planning Commission hereby does find that the FEIR concerning File No. 2011.1356E: Central SoMa Plan reflects the independent judgement and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the Responses to Comments document and the errata dated April 5, 2018 and May 9, 2018 contains no significant revisions to the DEIR that would require recirculation of the document pursuant to CEQA Guideline section 15088.5, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA, the CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the project described in the Environmental Impact Report:
 - A. Will result in the following significant and unavoidable project-specific environmental impacts, which cannot be mitigated to a level of insignificance:

- a. Central SoMa Plan development, including proposed open space improvements and street network changes, would conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating and environmental effect. Specifically, the Plan could result in traffic noise along Howard Street (under the two-way option for Howard and Folsom streets) that exceeds the noise standards in the General Plan's Environmental Protection Element.
- b. Central SoMa Plan development would result in the demolition or substantial alteration of individually identified historic architectural resources and/or contributors to a historic district or conservation district, including as-yet unidentified resources, a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5.
- c. Central SoMa Plan development, including the proposed open space improvements and street network changes, would result in a substantial increase in transit demand that would not be accommodated by local transit capacity, and would cause a substantial increase in delays resulting in adverse impacts on local and regional transit routes.
- d. Central SoMa Plan development, including the proposed open space improvements and street network changes, would result in crosswalk overcrowding at the following intersections:
 - i. Third/Mission
 - ii. Fourth/Mission
 - iii. Fourth/Townsend
- e. Central SoMa Plan development would result in an increased demand for on-street commercial and passenger loading and a reduction in on-street loading supply such that the loading demand during the peak hour of loading activities would not be accommodated within on-street loading supply, would impact existing passenger loading/unloading zones, and may create hazardous conditions or significant delay that may affect transit, other vehicles, bicycles, or pedestrians.
- f. Construction activities associated with Central SoMa Plan development, including the proposed open space improvements and street network changes, would result in substantial interference with pedestrian, bicycle, or vehicle circulation and accessibility to adjoining areas, and would result in potentially hazardous conditions.
- g. Central SoMa Plan development, including the proposed street network changes, would generate noise that would result in exposure of persons to noise levels in excess of standards in the *San Francisco General Plan* or Noise Ordinance (Article 29 of the *Police Code*), and would result in a substantial permanent increase in ambient noise above existing levels.

- h. Central SoMa Plan development, including the proposed street network changes and open space improvements, would result in construction activities in the Plan Area that could expose persons to substantial temporary or periodic increase in noise levels substantially in excess of ambient levels.
 - i. The operation of subsequent individual development projects in the Central SoMa Plan Area and the proposed street network changes (but not the proposed open space improvements) would violate an air quality standard, contribute to an existing or projected air quality violation, and/or result in a cumulatively considerable net increase of criteria pollutants for which the project region is in nonattainment under an applicable federal or state ambient air quality standard.
 - j. Central SoMa Plan development, including the proposed street network changes, would result in operational emissions of fine particulate matter (PM_{2.5}) and toxic air contaminants that would result in exposure of sensitive receptors to substantial pollutant concentrations.
 - k. Subsequent future development under the Plan could alter wind in a manner that substantially affects public areas.
- B. Will contribute considerably to the following cumulative environmental impacts, which cannot be mitigated to a level of insignificance:
- a. Central SoMa Plan development, including the proposed open space improvements and street network changes, would contribute considerably to significant cumulative land use impact. Specifically, one-way and two-way options for Folsom and Howard Streets could make a considerable contribution to cumulative traffic noise levels, which would exceed the noise standards in the General Plan's Environmental Protection Element.
 - b. Central SoMa Plan development would contribute considerably to significant cumulative historical resources impacts because the Plan could result in demolition and/or alteration of historical resources.
 - c. Central SoMa Plan development, including the proposed open space improvements and street network changes, would contribute considerably to significant cumulative transit impacts on local and regional transit providers.
 - d. Central SoMa Plan development, including the proposed open space improvements and street network changes, would contribute considerably to significant cumulative pedestrian impacts.
 - e. Central SoMa Plan development, including the proposed open space improvements and street network changes, would contribute considerably to significant cumulative loading impacts.

- f. Central SoMa development, including the proposed street network changes and open space improvements, would result in cumulative noise impacts.
- g. Central SoMa development, including the proposed street network changes, but not open space improvements, would contribute considerably to criteria air pollutant impacts under cumulative 2040 conditions.
- h. Central SoMa Plan development, including the proposed street network changes but not open space improvements, would result in exposure of sensitive receptors to substantial levels of fine particulate matter (PM_{2.5}) and toxic air contaminants under 2040 cumulative conditions.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of May 10, 2018.



Jonas P. Iorin
Commission Secretary

AYES: Moore, Koppel, Johnson, Richards, Hillis, Melgar, and Fong
NOES: None
ABSENT: None
ADOPTED: May 10, 2018



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 20183 HEARING DATE MAY 10, 2018

Project Name: Central SoMa Plan – CEQA Findings
Record No.: 2011.1356EMTZU
Staff Contact: Steve Wertheim, Principal Planner, Citywide Planning
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ADOPTING ENVIRONMENTAL FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, INCLUDING FINDINGS OF FACT, FINDINGS REGARDING SIGNIFICANT IMPACTS AND SIGNIFICANT AND UNAVOIDABLE IMPACTS, EVALUATION OF MITIGATION MEASURES AND ALTERNATIVES, AND A STATEMENT OF OVERRIDING CONSIDERATIONS RELATED TO APPROVALS FOR THE CENTRAL SOUTH OF MARKET AREA PLAN ("CENTRAL SOMA PLAN").

PREAMBLE

The San Francisco Planning Department, the Lead Agency responsible for the implementation of the California Environmental Quality Act ("CEQA"), has undertaken a planning and environmental review process for the proposed Central SoMa Plan and related approval actions ("Project") and provided appropriate public hearings before the Planning Commission.

The desire for a Central SoMa Plan began during the Eastern Neighborhoods planning process. In 2008 the City adopted the Eastern Neighborhoods Plan, including new land use controls and proposed community improvements for the eastern part of the South of Market neighborhood (SoMa), as well as the Central Waterfront, Mission, and Showplace Square/Potrero Hill neighborhoods. At that time, the City determined that the development potential of the industrially zoned part of East SoMa, coupled with the improved transit to be provided by the Central Subway, necessitated a subsequent, focused planning process that took into account the city's growth needs and City and regional environmental goals. The Central SoMa Plan is the result of that subsequent process.

The Western SoMa Area Plan, adopted in 2013, also explicitly recognized the need to increase development capacity near transit in Objective 1.5, which states that the City should "Support continued evaluation of land uses near major transit infrastructure in recognition of citywide and regional sustainable growth needs." The explanatory text in Objective 1.5 concludes that "The City must continue evaluating how it can best meet citywide and regional objectives to direct growth to transit-oriented locations and whether current controls are meeting identified needs."

The Objective's implementing Policy 1.5.1 states that the City should "Continue to explore and re-examine land use controls east of 6th Street, including as part of any future evaluation along the 4th Street corridor." The Central SoMa Plan is intended to fulfill the Western SoMa Plan's Objective 1.5 and Policy 1.5.1.

The process of creating the Central SoMa Plan began in 2011. Throughout the process, the Central SoMa Plan has been developed based on robust public input, including ten public open houses; ten public hearings at the Planning Commission; two public hearings at the Board of Supervisor's Land Use & Transportation Committee; additional hearings at the Historic Preservation Commission, Arts Commission, and Youth Commission; a "technical advisory committee" consisting of multiple City and regional agencies; a "storefront charrette" (during which the Planning Department set up shop in a retail space in the neighborhood to solicit community input on the formulation of the plan); two walking tours, led by community members; two community surveys; an online discussion board; meetings with over 30 neighborhoods groups and other community stakeholders; and thousands of individual meetings, phone calls, and emails with stakeholders.

The Central SoMa Plan Area runs from 2nd Street to 6th Street, Market Street to Townsend Street, exclusive of those areas that are part of the Downtown Plan that comprise much of the area north of Folsom Street. The vision of the Central SoMa Plan is to create a sustainable neighborhood by 2040, where the needs of the present are met without compromising the ability of future generations to meet their own needs. The Central SoMa Plan seeks to achieve sustainability in each of its aspects – social, economic, and environmental. The Plan's philosophy is to keep what is already successful about the neighborhood, and improve what is not. Utilizing the Plan's philosophy to achieve the Plan's vision will require implementing the following three strategies:

- Accommodate growth;
- Provide public benefits; and
- Respect and enhance neighborhood character.

Implementing the Plan's strategies will require addressing all the facets of a sustainable neighborhood. To do so, the Plan seeks to achieve eight Goals:

1. Accommodate a Substantial Amount of Jobs and Housing
2. Maintain the Diversity of Residents
3. Facilitate an Economically Diversified and Lively Jobs Center
4. Provide Safe and Convenient Transportation that Prioritizes Walking, Bicycling, and Transit
5. Offer an Abundance of Parks and Recreational Opportunities
6. Create an Environmentally Sustainable and Resilient Neighborhood
7. Preserve and Celebrate the Neighborhood's Cultural Heritage
8. Ensure that New Buildings Enhance the Character of the Neighborhood and the City.

The Plan would implement its vision, philosophy, and goals by:

- Accommodating development capacity for up to 33,000 jobs and 8,300 housing units by removing much of the area's industrially-protective zoning and increasing height limits on many of the area's parcels;
- Maintaining the diversity of residents by requiring that over 33% of new housing units are affordable to low- and moderate-income households and requiring that these new units are built in SoMa;
- Facilitating an economically diversified and lively jobs center by requiring most large sites to be jobs-oriented, by requiring production, distribution, and repair uses in many projects, and by allowing retail, hotels, and entertainment uses in much of the Plan Area;
- Providing safe and convenient transportation by funding capital projects that would improve conditions for people walking, bicycling, and taking transit;
- Offering an abundance of parks and recreational opportunities by funding the construction and improvement of parks and recreation centers in the area and requiring large non-residential projects to provide publicly-accessible open space;
- Creating an environmentally sustainable and resilient neighborhood by requiring green roofs and use of non-greenhouse gas energy sources, while funding projects to improve air quality, provide biodiversity, and help manage stormwater;
- Preserving and celebrating the neighborhood's cultural heritage by helping fund the rehabilitation and maintenance of historic buildings and funding social programs for the neighborhood's existing residents and organizations; and
- Ensuring that new buildings enhance the character of the neighborhood and the city by implementing design controls that would generally help protect the neighborhood's mid-rise character and street fabric, create a strong street wall, and facilitate innovative yet contextual architecture.

These core policies and supporting discussion have been incorporated into the Central SoMa Plan, which is proposed to be added as an Area Plan in the General Plan. The Central SoMa Plan and conforming amendments to the General Plan, together with proposed Planning Code, Administrative Code, and Zoning Map Amendments and an Implementation Document, provide a comprehensive set of policies and implementation programming to realize the vision of the Plan. The Implementation Document describes how the Plan's policies will be implemented, outlines public improvements, funding mechanisms, and interagency coordination that the City must pursue to implement the Plan, and provides controls for key development sites and key streets and design guidance for new development.

Since the Central SoMa Plan process began in 2011, the Planning Department has undertaken the environmental review process required by CEQA. Pursuant to and in accordance with the requirements of Section 21083.9 of the Public Resources Code and Section 15082 of the CEQA Guidelines, the Department, as lead agency, published and circulated a Notice of Preparation ("NOP") on April 24, 2013, which notice solicited comments regarding the scope of the environmental impact report ("EIR") for the proposed project. The NOP and its 30-day public review comment period were advertised in a newspaper of general circulation in San Francisco and mailed to governmental agencies, organizations and persons interested in the potential

impacts of the proposed project. The Department held a public scoping meeting on May 15, 2013 at The Mendelson House, located at 737 Folsom Street, San Francisco, CA 94107.

During the approximately 30-day public scoping period that ended on May 24, 2013, the Department accepted comments from agencies and interested parties that identified environmental issues that should be addressed in the EIR. Comments received during the scoping process were considered in preparation of the Draft EIR.

Pursuant to Section 15063 of the CEQA Guidelines, the Department published an Initial Study on February 12, 2014 in order to focus the scope of the EIR. The Department made the Initial Study available for a 30-day public review period beginning on February 12, 2014 and ending on March 14, 2014. The Department considered the comments received on the Initial Study when preparing the Draft EIR.

The Department prepared the Draft EIR, which describes the Draft EIR Project and the environmental setting, analyzes potential impacts, identifies mitigation measures for impacts found to be significant or potentially significant, and evaluates alternatives to the Draft EIR Project. The Draft EIR assesses the potential construction and operational impacts of the Draft EIR Project on the environment, and the potential cumulative impacts associated with the Draft EIR Project in combination with other past, present, and future actions with potential for impacts on the same resources. The analysis of potential environmental impacts in the Draft EIR utilizes significance criteria that are based on the guidance prepared by Department's Environmental Planning Division regarding the environmental effects to be considered significant. The Environmental Planning Division's guidance is, in turn, based on CEQA Guidelines Appendix G, with some modifications.

The Department published a Draft EIR on December 14, 2016, and circulated the Draft EIR to local, state, and federal agencies and to interested organizations and individuals for public review. On December 14, 2016, the Department also distributed notices of availability of the Draft EIR; published notification of its availability in a newspaper of general circulation in San Francisco; posted the notice of availability at the San Francisco County Clerk's office; and posted notices at locations within the project area. The Commission held a public hearing on January 26, 2017, to solicit testimony on the Draft EIR during the public review period. A court reporter, present at the public hearing, transcribed the oral comments verbatim, and prepared written transcripts. The Department also received written comments on the Draft EIR, which were sent through mail, fax, hand delivery, or email. The Department accepted public comment on the Draft EIR until February 13, 2017.

The Department then prepared the Comments and Responses to Comments on Draft EIR document ("RTC"). The RTC document was published on March 28, 2018, and includes copies of all of the comments received on the Draft EIR and written responses to each comment. In addition to describing and analyzing the physical, environmental impacts of the revisions to the Project, the RTC document provided additional, updated information, clarification, and modifications on issues raised by commenters, as well as Planning Department staff-initiated text changes to the Draft EIR.

The Final Environmental Impact Report ("Final EIR"), which includes the Draft EIR, the RTC document, the errata dated May 3, 2018, the Appendices to the Draft EIR and RTC document, and all of the supporting information, has been reviewed and considered. The RTC documents and appendices and all supporting information do not add significant new information to the Draft EIR that would individually or collectively constitute significant new information within the meaning of Public Resources Code Section 21092.1 or CEQA Guidelines Section 15088.5 so as to require recirculation of the Final EIR (or any portion thereof) under CEQA. The RTC documents and appendices and all supporting information contain no information revealing (1) any new significant environmental impact that would result from the Project or from a new mitigation measure proposed to be implemented, (2) any substantial increase in the severity of a previously identified environmental impact, (3) any feasible project alternative or mitigation measure considerably different from others previously analyzed that would clearly lessen the environmental impacts of the Project, but that was rejected by the project sponsor, or (4) that the Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

On May 10, 2018, by Motion No. 20182, the Commission reviewed and considered the Final EIR for the Project and found the contents of said report and the procedures through which the Final EIR was prepared, publicized, and reviewed complied with CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.

On May 10, 2018, by Motion No. 20182, the Commission found that the Final EIR was adequate, accurate, and objective, that it reflected the independent analysis and judgment of the Department and the Planning Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the completion of the Final EIR for the Project in compliance with CEQA, the CEQA Guidelines, and Chapter 31.

The Planning Department prepared proposed Findings, as required by CEQA, regarding the alternatives, mitigation measures, and significant impacts analyzed in the Final EIR, and overriding considerations for approving the Project and a proposed mitigation monitoring and reporting program ("MMRP"), attached as Exhibit B, which material was made available to the public and this Planning Commission for the Planning Commission's review, consideration, and actions.

The Commission, in certifying the Final EIR, found that the Project described in the Final EIR:

- A. Will result in the following significant and unavoidable project-specific environmental impacts, which cannot be mitigated to a level of insignificance:
 - a. Central SoMa Plan development, including proposed open space improvements and street network changes, would conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating and environmental effect. Specifically, the Plan could result in traffic noise along Howard Street (under the two-way option

- for Howard and Folsom streets) that exceeds the noise standards in the General Plan's Environmental Protection Element.
- b. Central SoMa Plan development would result in the demolition or substantial alteration of individually identified historic architectural resources and/or contributors to a historic district or conservation district located in the Plan area, including as-yet unidentified resources, a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines section 15064.5.
 - c. Central SoMa Plan development, including the proposed open space improvements and street network changes, would result in a substantial increase in transit demand that would not be accommodated by local transit capacity, and would cause a substantial increase in delays resulting in adverse impacts on local and regional transit routes.
 - d. Central SoMa Plan development, including the proposed open space improvements and street network changes, would result in crosswalk overcrowding at the following intersections:
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 - ii. Fourth/Mission
 - iii. Fourth/Townsend
 - e. Central SoMa Plan development would result in an increased demand for on-street commercial and passenger loading and a reduction in on-street loading supply such that the loading demand during the peak hour of loading activities would not be accommodated within on-street loading supply, would impact existing passenger loading/unloading zones, and may create hazardous conditions or significant delay that may affect transit, other vehicles, bicycles, or pedestrians.
 - f. Construction activities associated with Central SoMa Plan development, including the proposed open space improvements and street network changes, would result in substantial interference with pedestrian, bicycle, or vehicle circulation and accessibility to adjoining areas, and would result in potentially hazardous conditions.
 - g. Central SoMa Plan development, including the proposed street network changes, would generate noise that would result in exposure of persons to noise levels in excess of standards in the *San Francisco General Plan* or Noise Ordinance (Article 29 of the *Police Code*), and would result in a substantial permanent increase in ambient noise above existing levels.

- h. Central SoMa Plan development, including the proposed street network changes and open space improvements, would result in construction activities in the Plan Area that could expose persons to substantial temporary or periodic increase in noise levels substantially in excess of ambient levels.
 - i. The operation of subsequent individual development projects in the Central SoMa Plan Area and the proposed street network changes (but not the proposed open space improvements) would violate an air quality standard, contribute to an existing or projected air quality violation, and/or result in a cumulatively considerable net increase of criteria pollutants for which the project region is in nonattainment under an applicable federal or state ambient air quality standard.
 - j. Central SoMa Plan development, including the proposed street network changes, would result in operational emissions of fine particulate matter (PM_{2.5}) and toxic air contaminants that would result in exposure of sensitive receptors to substantial pollutant concentrations.
 - k. Subsequent future development under the Plan could alter wind in a manner that substantially affects public areas.
- B. Will contribute considerably to the following cumulative environmental impacts, which cannot be mitigated to a level of insignificance:
- a. Central SoMa Plan development, including the proposed open space improvements and street network changes, would contribute considerably to a significant cumulative land use impact. Specifically, one-way and two-way options for Folsom and Howard Streets could make a considerable contribution to cumulative traffic noise levels, which would exceed the noise standards in the General Plan's Environmental Protection Element.
 - b. Central SoMa Plan development would contribute considerably to significant cumulative historical resources impacts because the Plan could result in demolition and/or alteration of historical resources.
 - c. Central SoMa Plan development, including the proposed open space improvements and street network changes, would contribute considerably to significant cumulative transit impacts on local and regional transit providers.
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- f. Central SoMa development, including the proposed street network changes and open space improvements, would result in cumulative noise impacts.
- g. Central SoMa development, including the proposed street network changes, but not open space improvements, would contribute considerably to criteria air pollutant impacts under cumulative 2040 conditions.
- h. Central SoMa Plan development, including the proposed street network changes but not open space improvements, would result in exposure of sensitive receptors to substantial levels of fine particulate matter (PM_{2.5}) and toxic air contaminants under 2040 cumulative conditions.

The Planning Commission Secretary is the custodian of records for the Planning Department materials, located in the File for Case No. 2011.1356EMTZU, at 1650 Mission Street, Fourth Floor, San Francisco, California, 94103.

On May 10, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2011.1356EMTZU to consider the various approvals necessary to implement the Project, including approvals of General Plan, Planning Code, Administrative Code, and Zoning Map Amendments, and approval of the Implementation Program. The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the Project, the Planning Department staff, expert consultants, and other interested parties.

MOVED, that the Planning Commission has reviewed and considered the Final EIR and the entire record of this proceeding, including the comments and submissions made to the Commission and the Department's responses to those comments and submissions, and, based on substantial evidence, hereby adopts these Environmental Findings required by CEQA attached hereto as Exhibit A, including a Statement of Overriding Considerations and rejecting alternatives as infeasible, and adopts the MMRP, included as Exhibit B, as a condition of approval for each and all of the approval actions described above.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 10, 2018.



Jonas P. Ionin
Commission Secretary

AYES: Hillis, Melgar, Fong, Johnson, Koppel, Moore, Richards
NOES: None
ABSENT: None
ADOPTED: May 10, 2018

Exhibit B:
Letters

and working-class communities and communities of color in the South of Market and the rest of the City. These proposed changes under the Central SoMa Plan will fuel evictions and displacement across San Francisco, and promote further homogenization of San Francisco in terms of race and class.

While the Planning Department itself has admitted the city-wide impacts of the Plan, it continues to promote false solutions by asserting that the housing needs created by the Plan will be met by new development in other areas of the City such as Treasure Island and Parkmerced. These proposed developments, however, are not yet built and so are not available to address near-term displacement caused by the plan. Furthermore, they have been designed to meet only current housing needs, not the significant increased demand for housing--an estimated approximately 30,000 new housing units-- that Central SoMa would create. There is simply no data to support the assertion that those developments will offset the gentrification and displacement impacts to San Francisco caused by the Central SoMa Plan.

No Existing Protections in the Plan

The Central SoMa plan lacks any strategy to address displacement impacts on existing residents, non-profits, and community serving businesses both in the South of Market and the rest of San Francisco. With the passage of the Central SoMa Plan, the existing pattern of displacement will only intensify. Instead of looking to market-based solutions to address the gentrification and displacement crisis, the City needs to start prioritizing interventions and regulations that can actually keep people in place while development in SoMa continues even without a new plan. In order to combat the negative impacts of the Central SoMa Plan on the existing community and the city at large, emergency controls need to be put in place and serious changes must be made to the Plan, as outlined below.

RECOMMENDATIONS

A. Establish Immediate, Interim Emergency Controls in SoMa *until* the Central SoMa Plan is Implemented to Prevent Speculation, Gentrification and Displacement:

- 1) Aggressive acquisition of existing rent-controlled buildings;
- 2) Aggressive acquisition of new development sites for 100% affordable housing;
- 3) Right of First Refusal for residential renters and/or nonprofits and commercial renters; and a
- 4) Moratorium on the sale of existing rent-controlled buildings, the sale of public land for private or for-profit development, and on new market-rate housing construction for projects not included in the existing Central SoMa Plan.

B. Adopt strong measures in the Central SoMa Plan to increase affordable housing:

- 1) Require at least 50% affordable housing for any new market rate housing development. This percentage of affordable housing is consistent with San Francisco's Housing Balance Policy passed in 2015;
- 2) Mandatory land dedication of sites for affordable housing for any development that is 1 acre or larger

C. Adopt strong measures in the Central SoMa Plan to support job creation for local residents. For development under the Central SoMa Plan to be accountable and equitable, SoMa residents must be employed with living wages and fair working conditions. Specifically, the Commission should adopt the following as part of the Central SoMa Plan:

- 1) For all residential development more than 10 units and all commercial development over 25,000 square feet, require the developer to provide a Community Good Jobs Employment Plan for public review and comment prior to consideration of project approval by the Planning Department that details the goals for all the permanent jobs within the future development for hiring South of Market and Central City residents, especially disadvantaged persons, at good living wages with benefits, and that details how those goals will be addressed through the future project's employers through engagement with concerned community, civic, and labor organizations.
- 2) Unless the following community accountability targets are met, hotels should be excluded from the Central SoMa Plan:
 - a) **Targeted Hiring for End Use Jobs:** Employers commit to hiring targets for vulnerable residents of Central Soma and the region;
 - b) **Retention and Promotion:** Employers commit to retention and promotion targets;
 - c) **Workforce Development:** Developer fees will fund workforce development programs;
 - d) **Monitoring and Compliance:** Employers shall provide monthly hiring and retention data to the SF Office of Economic & Workforce Development (OEWD) and Central SoMa groups;
 - e) **Living Wages, Stable Schedules & Fair Working Conditions:** Employers shall pay living wages, provide fair work schedules and respect employees' right to form a union by signing a card check neutrality agreement with the respective unions.

The Planning Commission has a responsibility to residents of SoMa and San Francisco overall to ensure that development is accountable to residents and community members. Adopting the above recommendations is a minimum necessary step towards stabilizing and protecting the existing community in the South of Market, especially

those who are most vulnerable to displacement. As such, we urge you to adopt these recommendations before your final approval of the plan.

Sincerely,

Angelica Cabande
Director, South of Market Community Action Network

Gordon Mar
Director, Jobs with Justice San Francisco

Susan Solomon
Executive Vice President, United Educators of San Francisco

Sheila R. Tully
Lecturer Vice-President, California Faculty Association – SF State University Chapter

Kim Tavaglione
Director, Community and Political Organizing, National Union of Healthcare Workers

James Tracy
Director, Community Organizing & Resident Engagement, Community Housing Partnership

Sarah “Fred” Sherburn-Zimmer
Executive Director, Housing Rights Committee of San Francisco

Shaw San Liu
Organizing Director, Chinese Progressive Association

Antonio Diaz
Organizational Director, People Organized to Demand Environmental and Economic Rights

Jessica Lehman,
Executive Director, Senior and Disability Action

Hong Mei Pang
Director of Advocacy, Chinese for Affirmative Action

Tony Robles
Board President, Manilatown Heritage Foundation

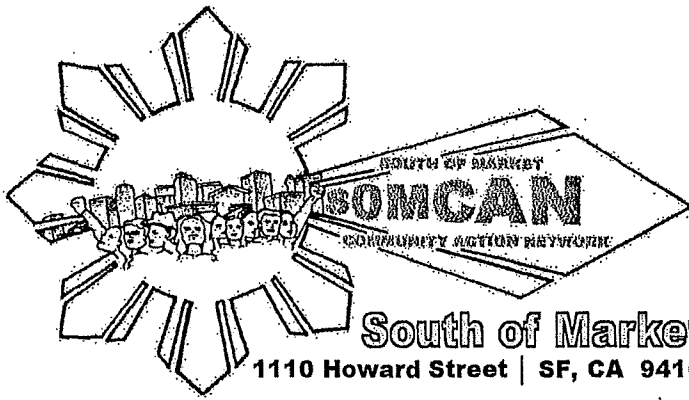
Carlos Gutierrez
Co-Founder, Homies Organizing the Mission to Empower Youth (HOMEY)

Shanti Singh
Steering Committee Member, Yes to Affordable Housing (YAH!)

Erina Alejo
Site Coordinator, Galing Bata Bilingual Program

Jen Snyder
Coordinator, Neighbors United

Spike Kahn
Founder, Pacific Felt Factory



South of Market Community Action Network
1110 Howard Street | SF, CA 94103 | phone (415) 255-7693 | www.somcan.org

May 3, 2018

San Francisco Planning Commission
City Hall, 1 Dr. Carlton B. Goodlett Place

Re: Central SoMa Plan

Dear Planning Commissioners,

The public is just hearing about the creation of a Housing Sustainability District. If this is going to be incorporated into and implemented within the Central SoMa Plan, the Central SoMa Plan cannot be adopted by the Planning Commission next week and no action should be taken yet by the Planning Commission on the plan. The public needs time to actually assess this new component of the plan, this is the first time that we are hearing about it. There was no public outreach or notification regarding this informational hearing on AB73 that I was aware of. Regarding the plan as a whole, we are very concerned that the public still needs more time for input and conversation on this plan that will impact not just the South of Market but the entire city - this new Housing Sustainability District just adds to the need for more time and discussion.

While the Central SoMa Plan focuses on maximizing profits for developers by upzoning and streamlining the development process, the plan does not create any new policies aimed at addressing eviction, displacement, and gentrification pressures that will come as a result of the plan. SOMCAN has outlined the following emergency steps for the Central SoMa Plan in order to address the built in components of gentrification and displacement and to stabilize the existing community now before the plan is implemented:

Before the plan is passed there must be:

1. Aggressive acquisition of rent-controlled buildings
2. Aggressive site acquisition for new 100% affordable housing
3. Right of First Refusal for residential renters, commercial renters, and nonprofits
4. Moratorium on the sale of existing rent-controlled buildings, the sale of public land for private or for-profit development, and on new market-rate housing construction for projects not included in the existing Central SoMa Plan

Additionally, the following changes must also be made to the Central SoMa Plan before the plan is implemented:

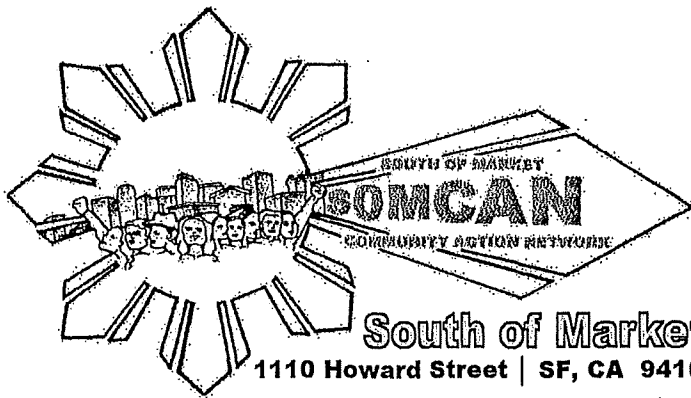
1. 50% affordable housing for any new market rate housing development, with an AMI range of 30%-90% for new affordable units
 - a) This percentage of affordable housing is consistent with San Francisco's Housing Balance Policy passed in 2015
2. Mandatory land dedication of sites for affordable housing for any development that is 1 acre or larger

The public needs more time for conversation, input, and discussion on this plan that will impact the entire city, not just the South of Market. We look forward to the opportunity to work with you to address these issues.

Sincerely,

David Woo
SOMCAN
Community Development Coordinator

A handwritten signature in black ink, appearing to read 'David Woo', written over the typed name and title.



South of Market Community Action Network

1110 Howard Street | SF, CA 94103 | phone (415) 255-7693 | www.somcan.org

April 12, 2018

San Francisco Planning Commission
City Hall, 1 Dr. Carlton B. Goodlett Place

Re: Central SoMa Plan

Dear Planning Commissioners,

We are very concerned that the public still needs more time for input and conversation on this plan that will impact not just the South of Market but the entire city. On March 28th the response to comments to the Central SoMa Plan EIR was released, with the adoption hearing scheduled for just two weeks later on April 12th. Even though numerous hearings have been held on the plan, the plan cannot and should not be rushed because of the serious impact it will have on the South of Market and the rest of San Francisco.

The plan is nowhere near where it needs to be for it to take into account and seriously address gentrification and displacement that will come with the plan. The gentrification and displacement that will occur will not just be in the South of Market, but across the entire city. The planning department itself admits that the plan will have a citywide impact, they have repeatedly said that the housing needs produced by the plan will be met by new development across the rest of the city citing developments such as Treasure Island and Park Merced. However, these are just proposed developments, they are not yet built. This plan simply lacks a detailed strategy of addressing displacement impacts on existing residents both in the South of Market and the rest of the city.

Further, the Planning Department and the city are already operating as though the plan has been passed and certified when no vote has yet been taken. Planning Department public hearing notices are already including the Central SoMa Plan as an existing area plan that new developments are subject to, while the reality is that the plan has not even passed. Further, notices are also citing developments as being in conformance with the Central SoMa Plan before the plan has passed. This is extremely problematic and further shows how the city and the Planning Department are promoting a predefined plan that was and is created for private development interests at the expense of the existing community in the South of Market. There seems to be more interest in getting the plan approved as soon as possible to satisfy development needs rather than take the time to seriously address the gentrification and displacement aspects of the plan in a neighborhood and citywide context.

SOMCAN outlines the following emergency steps for the Central SoMa Plan in order to address gentrification and displacement:

In order to minimize displacement now, the following actions must be taken before the plan is passed:

1. Aggressive acquisition of rent-controlled buildings
2. Aggressive site acquisition for new 100% affordable housing
3. Institute a Right of First Refusal for residential and commercial renters
4. Institute a moratorium on the sale of existing rent-controlled buildings, the sale of public land for private or for-profit development, and on new market-rate housing construction for projects not included in the existing Central SoMa Plan

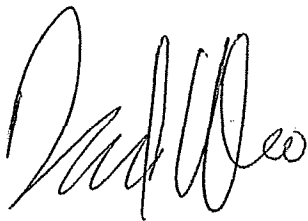
Additionally, the following changes must be made to the Central SoMa Plan before the plan is implemented:

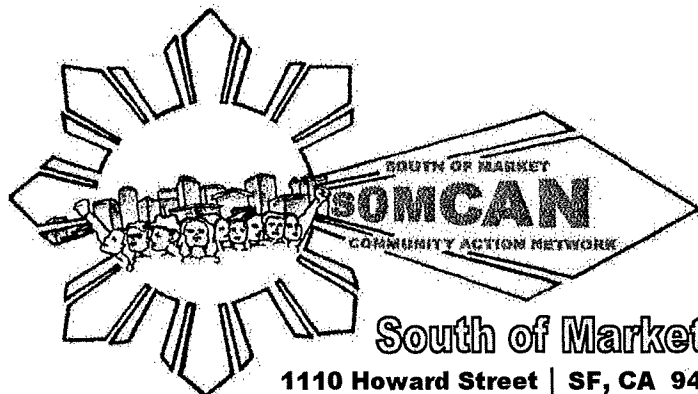
1. 50% affordable housing for any new market rate housing development, with an AMI range of 30%-90% for new affordable units
 - a. This percentage of affordable housing is consistent with San Francisco's Housing Balance Policy passed in 2015
2. Mandatory land dedication of sites for affordable housing for any development that is 1 acre or larger

We look forward to the opportunity for the department to address these issues.

Sincerely,

David Woo
SOMCAN
Community Development Coordinator

A handwritten signature in black ink, appearing to read 'David Woo', is positioned below the typed name and title.



South of Market Community Action Network

1110 Howard Street | SF, CA 94103 | phone (415) 255-7693 | www.somcan.org

February 13, 2017

Lisa M. Gibson
Acting Environmental Review Officer
1650 Mission Street
Suite 400
San Francisco, CA 94103
and via e-mail Lisa.Gibson@sfgov.org

Re: Planning Department Case 2011.1356E
State Clearinghouse No. 2013042070

Dear Ms. Gibson:

The South of Market Community Action Network ("SOMCAN") is a multi-racial, community organization that educates, organizes, and mobilizes immigrant and low-income South of Market ("SoMa") residents to fight for improvements to their quality of life by engaging in the decision making processes that affect their neighborhood and greater San Francisco. Our mission is to build and support a strong, organized community that takes collective action to achieve equity, and social and economic justice. SOMCAN works to address gentrification and displacement issues in SoMa and San Francisco.

We respectfully submit this comment letter on the Central SoMa Plan Draft Environmental Impact Report (the "DEIR"), which encompasses the area of South of Market bounded by 2nd Street (east); 6th Street (west); Townsend Street (south); and an irregular border jogging between Folsom, Howard and Stevenson Streets (north).

Comment Period Extension Period Should Have Been Granted

Firstly, we object again on the grounds that there has been insufficient time for the public to review this nearly 700 page long technical document. We, along with other community members, submitted a letter dated February 3, 2017 requesting for an extension of the comment period, which Planning denied.

Since 2000, SOMCAN has worked to educate and organize the community particularly around land use issues. With only 60 days from the release of the DEIR to the closing of the comment period, and the fact that the DEIR was released on December 14, 2016 just prior to the holidays, there has not been enough time for our organization to complete a thorough review, technical and otherwise, of the DEIR, as well as present the contents to community members, and compile their feedback. This a fatal flaw and fundamental deficiency of this DEIR that it has not sufficiently been available to the public for review and comment.

A More Extensive and Thorough Public Review Needed of DEIR Given Relaxing of Project Level Reviews

This is not a project level EIR. This is a Plan Area EIR that comes to us in the new era of “by-right” development encouraged at the State level (there is once again legislation pending at the State level to allow development “by-right” without any project level environmental review or public hearings) and at our local level, with this Central SoMa Plan proposing a radical relaxing of development controls.

In the past, Area Plans have been written with the presumption that more detailed environmental review will be done as projects are proposed by developers during the implementation of the Area Plans. This will almost certainly not be the case here, yet the public has not been allowed a reasonable time to review this DEIR and provide comment; and Planning has ignored the fact that the City is reducing the public’s ability to comment on implementation of the Central SoMa Plan going forward.

The following are SOMCAN’s comments to the DEIR as we have best been able to compile them given the insufficient time Planning has afforded our organization to engage residents of SoMa in a thorough review and understanding of the contents of this DEIR.

SOMCAN’s areas of concern are:

- 1. The Central SoMa Plan Creates a Second Financial District at the Expense of Families, Youth and Seniors Living, Working and Going to School in SoMa.**
- 2. The Central SoMa Plan Disregards the *SoMa Youth and Family Special Use District***
- 3. The Inadequate Transportation Infrastructure and Impact of Ride Hailing Companies Within and Adjacent to the Plan Area of the DEIR are Not Fully Considered**
- 4. The Proposed Intensity of Development and Relaxing of Development Controls Have Not Been Evaluated With Respect to State Density Bonus Laws in the DEIR**
- 5. The Economic Impacts From Displacement Were Not Analyzed in the DEIR**
- 6. The DEIR Omits Analyses of the Current Trend of Residential Units Not Being Used as Traditional Housing**
- 7. The 5M Project Must be Included in the DEIR Analysis**
- 8. The Impacts of New Office Space and Lack of Local Hiring Requirements are Not Properly Presented or Studied in the DEIR**

9. **Consideration of Continued PDR Uses in Central SoMa is Inadequate**
10. **The DEIR Does Not Address the Lack of Affordability of Housing Incentivized By the Plan and the Socioeconomic Makeup of New Residents That Will Result**
11. **The Plan Continues to Provide an Inadequate Amount of Open Space in SoMa By Relying on POPOS**
12. **The Plan Does Not Address the Stabilization of SoMa based Non-Profit Organizations**
13. **The DEIR Does Not Adequately Study the Health Impacts from Increased Noise, Degraded Air Quality, Pedestrian Safety Hazards, and Increased Wind Speeds**

EXPLANATION OF CONCERNS:

1. The Central SoMa Plan Creates a Second Financial District at the Expense of Families, Youth and Seniors Living, Working and Going to School in SoMa

The area defined as the Central SoMa Plan Area is a neighborhood. While we are not opposed to further growth, we are opposed to Planning's proposed transformation of this neighborhood into a new Financial District. The scale of development and the mix of commercial, office and high end luxury development described in the Plan are not conducive to a healthy neighborhood.

There are many established aspects to what constitutes a healthy neighborhood that the DEIR should be studied against. We demand that this DEIR be studied against the City's Healthy Development Measurement Tool (HDMT), which was developed by Planning in partnership with the Department of Public Health and community organizations during the Eastern Neighborhoods rezoning¹. Please refer to the Eastern Neighborhoods Community Health Impact Assessment (ENCHIA)^{2,3}.

Youth, families and seniors in SoMa demand a family-friendly neighborhood, human scale, safety for pedestrians of all ages and abilities, with access to light and air, and neighborhood services close by. The Plan as proposed is completely out of character with the goal of sustaining Central SoMa as a neighborhood and a dynamic employment center co-existing in a mutually supportive way. Instead of building towards the long-established community and City goal of creating a family-friendly neighborhood in Central SoMa, the DEIR proposes a second Financial District, which will harm the health of existing and future populations.

2. The Central SoMa Plan Disregards the *SoMa Youth and Family Special Use District*

¹ http://www.who.int/hia/conference/poster_bhatia_2.pdf

² <http://www.pewtrusts.org/en/multimedia/data-visualizations/2015/hia-map/state/california/eastern-neighborhoods-community>

³ <http://www.pewtrusts.org/~media/assets/2007/09/hiareportenchia.pdf?la=en>

The Central SoMa Plan incorporates areas that are covered under the *SoMa Youth and Family Special Use District*⁴ was adopted by the Board of Supervisors in January 2009. The *SoMa Youth and Family Special Use District*'s purpose is to expand the stock of affordable housing, as well as protect and enhance the health and environment of youth and families in SoMa. The Central SoMa Plan does not adequately take into account the *SoMa Youth and Family Special Use District* and instead of strengthening its controls, the DEIR undermines its goals.

We demand that as part of the Central SoMa Plan, projects within the *SoMa Youth and Family Special Use District* are required to undergo review and approval by resident groups and community organizations before they are considered by the Planning Department. We are demanding that this community approval process function similarly to other Special Use Districts in the City such as the *Bernal Heights Special Use District*.⁵

Planning has abused the *SoMa Youth and Family Special Use District* since it was established during the Eastern Neighborhood rezoning. These abuses including the re-mapping of the *SoMa Youth and Family Special Use District* by the Hearst and Forest City's 5M development, which covers five city blocks near 5th and Mission Streets. The 5M project gained approval in December 2015 for a large office tower by re-mapping the boundaries of the *SoMa Youth and Family Special Use District* with justifications by the Planning Department that this Special Use District does not have strong controls. SOMCAN, along with several other community-based organizations, have been demanding strong controls since *before 2009* for the *SoMa Youth and Family Special Use District* so we can protect youth, families and seniors in the neighborhood. Planning has ignored our calls to strengthen this *SoMa Youth and Family Special Use District* through the Central SoMa rezoning process. The Central SoMa Plan must be revised to address this deficiency.

The environmental impact of displacement is clear and further criticized in our point #5 below. As long as Planning continues to promote the displacement of youth, families and seniors from Central SoMa in favor of large scale office and luxury housing developments, there will be an increasing and compounding environmental impact which has not been studied or reported in the DEIR. We demand that Planning revises the Central SoMa Plan in partnership with the community to strengthen the controls of the *SoMa Youth and Family Special Use District* in order to stabilize and grow our economically and racially diverse community.

3. The Inadequate Transportation Infrastructure and Impact of Ride Hailing Companies Within and Adjacent to the Plan Area of the DEIR are Not Fully Considered

The transportation infrastructure within and adjacent to the plan area of the Central SoMa DEIR lags far behind the infrastructure needs of both past and current growth. This is true, even if you factor in the transportation improvements that are underway, such as the Central Subway.

⁴ http://sf-planning.org/sites/default/files/FileCenter/Documents/1479-SoMa_YFZ_SUD_Legislation.pdf

⁵ http://masonkirby.com/wp-content/uploads/2010/03/nwbhdrb_infopacket.pdf

The Central SoMa Plan is predicated on the construction of the Central Subway that connects Central SoMa with Chinatown. The Central Subway addresses a transit need that is long overdue as public transit for SoMa has been inadequate for decades. Because of years of lack of infrastructure improvements, the Central Subway is addressing a past need, not a present or future need. As State Senator Scott Wiener has said, "San Francisco's unfunded transportation needs are billions and billions of dollars" because "MTA has a long history of not moving quickly enough on important capital projects"⁶ Thus, even with the new Central Subway, the transportation infrastructure will continue to be inadequate.

There is also mention of the construction of the new Transbay Terminal just to the east of the Central SoMa Plan Area. However, Transbay Terminal won't be completed for some time, and it is unclear whether it will connect with CalTrain. Also, proximity to BART should not factor into the Central SoMa Plan because it runs down Market Street which is two to three long blocks north of the Central SoMa Plan Area. BART is not only far from the Plan Area, it has its own issues with capital obsolescence, and is hardly in condition to accommodate dramatic growth.

The DEIR is also negligent in assessing the new impacts of ride-hailing/ Transportation Network Company (TNC) services like Uber and Lyft. The references in the DEIR on pages IV.D-65 and IV.D-76 are completely inadequate. Their impact can in no way be equated with bicycles in terms of traffic or environmental impact. Their vehicles circle endlessly as they aim to be proximate to the next person who orders their services such as rides and food deliveries. As more office space and more residences are built in the Plan Area, the volume and impacts from these services will increase dramatically. The DEIR completely ignores this environmental impact.

The increase in ride-hailing/ TNC traffic not only increases "Vehicle Miles Traveled" (the new CEQA standard in assessing traffic impacts) it will also impact the "Level of Service" (the CEQA previous standard) at many intersections. It will also impact pedestrian safety in ways that have not been studied. All of these omissions-- inadequately evaluating the transportation infrastructure needs of the current and increased future population and the lack of proper analysis of ride-sharing traffic-- make the DEIR dangerously deficient.

4. The Proposed Intensity of Development and Relaxing of Development Controls Have Not Been Evaluated With Respect to State Density Bonus Laws in the DEIR

In 2016, the City passed the "Density Done Right" legislation allowing 100% affordable housing developments to apply for a significant increase in height and number of units without any rezoning. Also during 2016, legislation passed at the State level to enable developers throughout California to more easily take advantage of State Density Bonus incentives.

The DEIR references these laws on p. II-22 but only in reference to increased heights. It's unclear how the State Density Bonus will or will not be applied to heights and to unit counts for

⁶ <http://www.sfexaminer.com/wiener-proposes-major-fundraising-legislation-for-transportation-agencies-statewide/>

market rate developments, especially in light of Planning's approval of the project at 333 12th Street, the first housing development in San Francisco to be approved with applying the State Density Bonus. The DEIR also references the Density Bonus for affordable housing projects on p. VI-2 but says that the increased number of units has not been considered for the DEIR. The DEIR is incomplete if it does not completely study the impacts of increased heights and increased number of units for both affordable and market rate housing.

The DEIR must also completely disclose to the public where developers are eligible to use either the State Density Bonus Program, or the San Francisco "Density Done Right" program. The DEIR must clearly indicate on maps where those sites are located, and must compare the new proposed zoning and its resulting intensity of use with the potential intensity of use if developers take either the State or Local density bonus. The DEIR must compare the relative impacts of these two scenarios on the environment. Without these analyses for each project within the plan area, as well as the overall impacts, the DEIR is inadequate.

5. The Economic Impacts From Displacement Were Not Analyzed in the DEIR

Regardless of the assertions in the DEIR, there are environmental impacts due to displacement of residents from their homes or small businesses in SoMa, especially when considering the huge increase in "Vehicle Miles Traveled" that will result with this proposed Central SoMa Plan.

There are several ways that the Central SoMa Plan encourages displacement in an area already suffering from increased no-fault evictions and skyrocketing rents. A UC Berkeley study in collaboration with UCLA shows that SoMa is undergoing "advanced gentrification."⁷ Gentrification happens when more affluent people replace less wealthy people. The DEIR encourages luxury, high end housing in SoMa, which in turn encourages the price of other housing to increase. Landlords of adjacent properties begin to charge more rent to cash in on the new populations in the nearby luxury condos or new high-end shops.

The DEIR upzones large swaths of Central SoMa. Upzoning of property increases the values of the underlying land, which leads to increased costs for residential and commercial tenancies and increased sale prices. Therefore existing residents or small businesses that are paying less than the new market rate will be forced out. Upzoning incentivizes tearing down existing housing and existing small businesses so that developers can maximize the new build-out potential of that property. Coupled with the relaxing of local controls and push to have less local approval hearings, there will be less incentive for developers to provide "right to return" or provide increased levels of affordability to existing residents or businesses that will be forced out when the buildings are torn down.

There are no new protections being implemented by the DEIR for existing tenants and community serving institutions and businesses. Other than the push to preserve certain historic areas and buildings, there are no new protections in place to prevent displacement that the City

⁷ <http://www.urbandisplacement.org/map/sf>

knows will occur due to the new development that will be incentivized by this Central SoMa Plan (as exhibited in Plan Bay Area “Communities of Concern”). As shown in a University of California Berkeley report on transit oriented development and gentrification⁸⁹, areas in the Bay Area that have convenient access to transit are areas most likely to suffer gentrification and displacement, including SoMa.¹⁰ The Central SoMa Plan talks about increasing land values as a primary reason for the underlying elements of the Central SoMa Plan, yet it does not adequately take into account the fact that increased land values cause speculation and displacement. The increased land values presented in the Central SoMa Plan’s various “menu” options is a recipe for massive displacement of existing residents and small businesses.

Large-scale displacement creates a significant environmental impact when considering CEQA’s “Vehicle Miles Travelled” standard. Working class and lower income households get displaced outside San Francisco and their commutes increase, increasing their “Vehicle Miles Travelled.” When people who work in SoMa are displaced, they will often retain their employment in SoMa, therefore their “Vehicle Miles Travelled” will increase. Many existing residents in SoMa can not afford the luxury homes that are and will be built in SoMa and access to affordable housing is extremely limited, so if for any reason they need to move out, it’s highly unlikely they will move be able to stay in the neighborhood.

Furthermore, much of the luxury housing that gets built doesn’t provide housing even though it’s approved by Planning to be residential housing units. When these units are used as “pied-a-terres” or “short term rentals” or “corporate rentals” or “student housing”, they are not helping to alleviate any housing shortage, because although they are approved by Planning as residential use, they are not in fact used for residential purposes. Therefore people are being displaced and commuting farther for work, meanwhile the new housing units aren’t necessarily supporting residents being able to live in homes close to their work.

Replacing low income residents with higher income residents replaces a population with lower car ownership with a population that has a higher rate of car ownership.^{11 12} More affluent people are also more likely to use ride-hailing/ TNC services than public transit. They have access to the smartphone-based apps and can pay more for a ride than public transit riders. This puts more single vehicles on the road that are idling and circling in their competition for fare-paying customers. There are also tech shuttles that service SoMa residents to take them to their offices on the Peninsula. The impacts of the increased “Vehicle Miles Travelled” caused by the new, more affluent populations which is encouraged in the DEIR is not considered in the document.

⁸ <http://ucconnect.berkeley.edu/transit-oriented-development-and-commercial-gentrification-exploring-linkages>

⁹ <http://www.urbandisplacement.org/map/sf>

¹⁰ <http://communityinnovation.berkeley.edu/reports/Gentrification-Report.pdf>

¹¹ <http://socrates.berkeley.edu/~raphael/BerubeDeakenRaphael.pdf>

¹² <http://www.sciencedirect.com/science/article/pii/S0965856400000185>

This means that gentrification has a “quadruple” environmental impact by lengthening the commute times of people working in SoMa from their new place of residence outside of San Francisco; replacing these people with a population more likely to own and use automobiles; increasing the number of people living in SoMa as a “bedroom” community for their commute on a shuttle to the Peninsula; and increasing use of ride-hailing/ TNC services whose vehicles constantly idle and circle in competition for rides. None of these impacts of gentrification on the environment have been studied, which is a significant flaw in the DEIR.

6. The DEIR Omits Analyses of the Current Trend of Residential Units Not Being Used as Traditional Housing

Cities across the US and even Canada are learning that developers are not producing housing units to be used for housing people. Many cities are now fully realizing the negative impacts of the push to “build, build, build”, an ideology fully embraced by this Central SoMa Plan. Footnoted here are examples of Vancouver¹³ and New York City¹⁴ that show that in a world where real estate is solely developed as a commodity and home-sharing is corporatized, often new condos are not being occupied by local residents, or any people at all. Also footnoted is a map of vacant units in San Francisco indicating that many of our City’s vacant units are in SoMa.¹⁵

We are not opposed to building new housing, but we feel that it is environmentally important to ask the question, who are we building new housing for? Without adequate controls and enforcement in place:

- SRO’s in SoMa will not continue to be used as open and accessible affordable housing options;
- new condos will be affordable only as high end luxury housing or sitting vacant because they are owned by investors who have no intention of living in these units;
- new condos will be used as commercial “short term rentals” instead of as residential use;
- new condos will be used as “corporate rentals” instead of as residential use; and
- other buildings will be used as “student housing” instead of residential use.

The inadequacy of the DEIR is that it studies the impacts of residential development as though it will be used for residences. The environmental impacts of corporate rentals, short term rentals and other commercial uses are different from residential uses. Without sufficient controls and enforcement, there is no way to ensure that new housing that is incentivized to be built under this new land use Plan will be used as housing.

7. The 5M Project Must be Included in the DEIR Analysis

¹³ <http://www.theglobeandmail.com/real-estate/vancouver/dark-windows-illuminate-problems-in-vancouvers-real-estate-market/article31822833/>

¹⁴ <https://www.nytimes.com/2015/02/08/nyregion/stream-of-foreign-wealth-flows-to-time-warner-condos.html>

¹⁵ <http://www.antievictionmappingproject.net/vacant.html>

The DEIR has moved 5M from being “Plan-induced growth to cumulative growth” per footnote on p. IV-5. The problem is that 5M is the largest single development within the boundaries of the Central SoMa Plan Area. It created new rules for development (its own Special Use District) that were based on recommendations from a draft version of the Central SoMa Plan.

Furthermore, new development in the Central SoMa Plan Area is being proposed in this Plan at a scale that is conversely driven by the scale of development that Planning pushed to approve for 5M. With 5M being the largest single development in Central SoMa, they must be considered together in the Central SoMa Plan. They have linked, not dissociated as separate, cumulative impacts. 5M is not built and its construction timeline is not clear. 5M should be studied as a principal contributor to the environmental impacts of the Central SoMa Plan. The omission of any analyses of the impacts of the 5M project in the DEIR is a critical flaw of the DEIR.

8. The Impacts of New Office Space and Lack of Local Hiring Requirements are Not Properly Presented or Studied in the DEIR

The DEIR is inadequate on the grounds that it does not incorporate all the City’s policies with respect to office space development controls. Page III-19 of the DEIR details the City’s pipeline of office developments with respect to Planning Code Section 321, which caps large office construction at 950,000 square feet per year. The way that this section III.C.2 is presented is unclear since there is additional office space development that is not subject to this cap because the cap only applies to “large office.” Furthermore, this section of the DEIR fails to incorporate the voter approved Proposition O passed in November of 2016, which significantly increased the large office cap to include an increased amount of office space at the Shipyard. The Plan is focused on constructing a massive amount of new office space and essentially makes SoMa a second Financial District (this is true for all the Project Alternatives as well). The DEIR’s lack of clarity on how it will comply with Prop M requirements, especially in light of the passage of Proposition O, is a critical flaw.

Given the intensity of new high-end office space that is being proposed, the fact that “local hiring and training goals” are still in the section of the DEIR called “Areas of Controversy and Issues to be Resolved” (p. S-79) is not only offensive to the community, but is potentially very damaging environmentally. With this approach, Planning is saying that new jobs in SoMa will be for people who are not current residents which indicates an in-migration of new people. Planning is also saying that current residents of SoMa will have to move somewhere else to find work. What are the environmental impacts of all this forced migration? This is not analyzed in the DEIR. Also, as new, more affluent people move into SoMa displacing current residents who live and work in SoMa, how much farther will those displaced workers have to travel and what is the resulting environmental impact? Again this is not analyzed in the DEIR.

9. Consideration of Continued PDR Uses in Central SoMa is Inadequate

Page S-4 of the DEIR clearly indicates that Planning has not created an actual plan for Production, Distribution and Repair (PDR) uses in its vision for Central SoMa. This has historically been one of San Francisco's most important areas for PDR uses, which ensured a diversification of the economic base of the city and job opportunities for people with trade credentials, not just advanced university degrees.

The DEIR indicates that it is removing "protective zoning" for PDR, but there is no complete report of how much PDR has been lost since the implementation of the Eastern SoMa Plan, which was in part intended to protect against the loss of PDR. Creating "incentives to fund, build, and protect PDR uses" is problematic since features that appear to be incentives today will quickly not be incentives tomorrow depending on land use, financial, and capitalization macro conditions that are driving the development market at any particular time.

There are many innovative mixed-use building types, but the prospect of "require(ing) PDR space as part of large commercial developments" seems to be a limited application. It would be important to understand what precedent there is for such a mix of uses in new developments and how likely it would be to have PDR on the ground level of a large commercial tower. What kind of PDR would it be? Who would be employed?

For all PDR, we are concerned that there be increasing job opportunities for SoMa residents and diversification of San Francisco's economy. This will protect San Francisco against "boom and bust" cycles; it will ensure that there is less regional impact on the environment that comes when sectors of the economy are segregated geographically; and will therefore result in less "Vehicle Miles Traveled."

The Plan calls for adding technology jobs to SoMa, yet these jobs are largely inaccessible to existing community residents. SoMa needs a diversity of job types in the neighborhood that are not only accessible to community residents but provide a living wage that can support workers to stay in the neighborhood. This is highlighted especially in the types of jobs provided by production, distribution, and repair businesses that provide jobs for working class residents and are jobs that cannot afford to be lost. PDR businesses also provide essential support to other industries and sectors so should be proximate to those other functions for them to be viable and effective. More consideration of continued PDR use is required in the DEIR.

10. There is No Proof that the Plan will Accomplish its Goal of Alleviating Housing Prices or Maintaining a Diversity of Residents

The Plan states as one of its main goals accommodating housing demand and addressing such demand to alleviate housing prices. The Plan, however, does not provide any studies or figures that support the claim that new development will drive down housing costs. As a result, the goal of the Plan of maintaining the diversity of residents, here in terms of socioeconomic makeup, appears empty. The Plan would cause a greater increase in the number of people living and working in the area than would be seen without the Plan, as shown in the DEIR. As the DEIR states on page V-10, "what effect development under the Plan would have on housing

affordability is a matter of considerable controversy,” and that “the influx of real estate investment and higher income, residents may increase gentrification of a neighborhood, with displacement of households being a negative outcome.”

Further study must be done regarding what effects new housing development will have on housing prices if the Plan is serious about its commitment to maintaining a diversity of residents in the area. If new housing development under the Plan-- the majority of which is market-rate-- cannot be proven to bring down housing prices, the Plan will then only work to exacerbate the gentrification and displacement crisis in the area. Studies must be done to address these facts if the Plan is to move forward in meeting its core goals, especially as they relate to affordability and maintaining a diversity of residents.

11. The Plan Continues to Provide an Inadequate Amount of Open Space in SoMa By Relying on POPOS

The SoMa is the most open space deficient neighborhood in San Francisco¹⁶, along with the neighboring Tenderloin. Instead of providing sufficient, green and publicly accessible open space, Planning has been defaulting to providing new open space for SoMa through Privately Owned Public Open Spaces (POPOS)¹⁷. POPOS have a negative impact on the community for many reasons:

- These spaces aren't truly open to the public, activity is discouraged and hours are limited;
- POPOS are not protected by the Proposition K Shadow Ordinance because they are not open spaces owned by the City's Rec and Park Department;
- Because there's no Prop K protection, it's difficult to establish a standard of shadow protection for these open spaces because CEQA is not specific on this matter;
- These spaces do not represent the type of open space that is public and accessible for use by youth, families, and seniors (like a public park); and
- POPOS overly regulate the types of activities allowed and have restrictive hours that limit access;

SoMa has such a lack of places for public recreation and truly accessible open spaces that there must be a clear plan for creating new public open spaces that are owned and managed by Rec and Park.

12. The Plan Does Not Address the Stabilization of SoMa based Non-Profit Organizations

The Central SoMa Plan has no provision for stabilizing nonprofit organizations in the neighborhood. As studied by Supervisor Kim, MOHCD, and the Northern California Community

¹⁶ http://default.sfplanning.org/publications_reports/library_of_cartography/OpenSpaceMap.pdf

¹⁷ <http://sf-planning.org/privately-owned-public-open-space-and-public-art-popos>

Loan Fund, the escalation in property values, and the lack of commercial rent control has put nonprofit organizations at imminent risk of displacement.¹⁸¹⁹

By encouraging the construction of a second financial district, commercial rents will become increasingly more expensive placing nonprofit organizations even more at risk. Low income and immigrant communities in SoMa rely on many of these nonprofit organizations for basic services and to be able to survive in the community. Without these organizations, SoMa residents will be further at risk for displacement.

As noted elsewhere in this letter, displacement does result in environmental impacts. Therefore, the DEIR is deficient in that it does not recommend strategies for stabilizing nonprofit organizations in SoMa.

13. The DEIR Does Not Adequately Study the Health Impacts from Increased Noise, Degraded Air Quality, Pedestrian Safety Hazards, and Increased Wind Speeds

On page V-3, section V.B.6 "Wind" it says that "Subsequent future development anticipated under the Plan could alter wind in a manner that substantially affects public areas."

Organizations that work with seniors and people with disabilities in SoMa are concerned that any increase in wind speeds caused by the heights and bulk of the proposed buildings in Central SoMa will cause a hardship and injury to seniors and people with disabilities at both public open spaces and in the public rights of way.

Noise in SoMa is already the worst in the City.²⁰ Any increase in noise levels from construction incentivized by the Central SoMa Plan (p. VI-44 says it would be "significant" and that Mitigation Measure M-NO-2a "would be insufficient to reduce the construction-related noise impacts to a less than significant level" on p VI-45). Noise levels especially from construction activity have not been studied in the DEIR. Also after construction, the degraded air quality from increased traffic, increased idling from vehicles stuck in traffic or increased ride-hailing vehicles, or from increased truck traffic will all have detrimental impacts.

We are also concerned about the vulnerability of seniors and people with disabilities while walking in the neighborhood to injury from vehicle collisions. Providing sidewalk extensions may help in some areas, but the extent of increase in automobile traffic is under-reported in the DEIR, and the potential incidents of pedestrian injuries from automobiles is also underestimated. These environmental impacts are not sufficiently studied in the DEIR.

Conclusion: Preparation of the DEIR Did Not Sufficiently Allow for Public Input

¹⁸ <https://www.ncclf.org/npdmitigation/>

¹⁹ <https://sfgov.legistar.com/View.ashx?M=F&ID=2730532&GUID=77CFF0CE-7AC6-4569-ACEE-D2568711018F>

²⁰ http://default.sfplanning.org/publications_reports/library_of_cartography/Noise.pdf

The Central SoMa Plan DEIR is inadequate and should be revised with the additional suggested studies and recirculated to address the critical flaws we outlined above. Going forward, a version of the Central SoMa Plan that creates a family-friendly neighborhood would be SOMCAN's preferred alternative. We are recommending that Planning study a new alternative that supports growth of SoMa in a way that supports the needs of current and future youth, families and seniors. None of the alternatives currently outlined in the plan supports this vision or these needs, and instead will reshape SoMa to be San Francisco's second Financial District with little regard to the protection of the environment of existing residents, small businesses, non-profits and PDR spaces.

The preparation of this DEIR did not adequately allow for incorporation of community input. For example, the boundaries of the Central SoMa Plan changed significantly during 2016, and the public was not sufficiently noticed. Despite SOMCAN's history in engaging with a diverse and large constituency in SoMa, SOMCAN was not provided an opportunity to participate in TODCO's "community alternative", and therefore we can not endorse this alternative. While the Mid-Rise Alternative has intriguing elements, it does not come close to being a vision that we can embrace. The changes in boundaries, the brief public comment on the published DEIR all make it impossible for the SOMCAN, its members and the larger SoMa community to adequately assess the Plan or any of its proposed alternatives.

As a public disclosure document, the Central SoMa DEIR is wholly insufficient and a new alternative should be studied that fully supports families and seniors in SoMa, and the DEIR should be recirculated for public input and review.

Sincerely,

Angelica Cabande
SOMCAN
Organizational Director

Joseph Smooke
SOMCAN
Board Chair



South of Market Community Action Network

1110 Howard Street | SF, CA 94103 | phone (415) 255-7693 | www.somcan.org

August 11, 2016

San Francisco Planning Commission
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Dear Planning Commissioners,

The South of Market Community Action Network ("SOMCAN") is a multi-racial, community organization that educates, organizes, and mobilizes immigrant and low-income South of Market ("SoMa") residents to fight for improvements to their quality of life by engaging in the decision making process that affects their neighborhood and greater San Francisco. Our mission is to build and support a strong, organized community that takes collective action to achieve social and economic justice and equity. SOMCAN works to address gentrification and displacement issues in SoMa and San Francisco.

We respectfully submit this comment letter on the Central SoMa Plan (the "Plan") that encompasses the area of South of Market bounded by Market Street, Townsend Street, Second Street, and Sixth Street.

After reviewing the Plan, we are raising serious concerns about several sections of the Plan (as presented in the 2013 "Central Corridor Plan Draft for Public Review"):

1. The Central SoMa Plan Does Not Adequately Address and Take Into Account the SoMa Youth and Family Special Use District

The Central SoMa Plan incorporates areas that are covered under the Youth and Family Special Use District. The Youth and Family Special Use District's purpose is to expand the stock of affordable housing as well as protect and enhance the health and environment of youth and families in SoMa. The Central SoMa Plan does not adequately take into account the Youth and Family Special Use District. We demand that as part of the Central SoMa Plan, projects within the Youth and Family Special Use District are required to undergo review and approval by resident groups and community organizations before they are considered by the Planning Department. This process we demand would function similarly to other Special Use Districts in the City such as the Bernal Heights Special Use District.

2. The Central SoMa Plan Does Not Adequately Address Displacement

There are no new protections being implemented by the Plan for existing tenants and community serving institutions and businesses. Other than the push to preserve certain historic areas and buildings, there are no new protections in place to prevent displacement that the city knows will occur due to the new development that will be incentivized by this Central SoMa Plan (as exhibited in Plan Bay Area “Communities of Concern”). Further, as shown in a University of California Berkeley report on transit oriented development and gentrification, areas in the Bay Area that have convenient access to transit are areas most likely to suffer gentrification and displacement, including SoMa. The Plan cites increased land values as a core driver for the Plan, yet does not adequately take into account the fact that increased land values cause speculation and displacement.

3. The Central SoMa Plan Does Not Provide A Fair Balance of Housing Types

The Plan states the goal of providing a variety of housing types, yet the overwhelming majority of new housing will be market-rate housing. This is unaffordable and out of reach to the people who live and work in the South of Market. While the Plan states the goal of increasing the number of below market-rate units required in new developments, this is still inadequate and below market-rate units are not necessarily affordable to working class people. Further, the 2009 Palmer ruling led to changes in San Francisco’s Inclusionary Affordable Housing Program (Section 415 of the Planning Code) that prevent the City from requiring on-site below market-rate rental units in new developments. This allows developers to pay a fee instead that goes towards below-market rate units that get built outside of SoMa.

The new housing development proposals under the Plan do not reach the target of accommodating different levels of housing types as described in the Regional Housing Need Allocation which calls for a higher percentage of affordable housing than is currently being discussed under the Plan. The Regional Housing Need Allocation calls for only 42% of new housing to be market-rate or “Above Moderate” (above 120% AMI). Additionally, as shown in the most recent Housing Balance Report, San Francisco is losing affordable housing at the same time it is being created. Without controls in the Central SoMa Plan to prevent the loss of affordable housing, measures to create affordable housing will be ineffectual. Further, the Plan calls for removing density controls to allow taller buildings; however these density controls are needed and necessary in order to maintain current heights in SoMa that respect youth, families and seniors; moderate environmental impacts including traffic, pedestrian safety, wind and shadow; and ensure that SoMa grows as a livable community for all.

4. The Central SoMa Plan Lacks a Diversity of Job Types

The Plan calls for adding technology jobs to SoMa, yet these jobs are largely inaccessible to existing community residents. SoMa needs a diversity of job types in the neighborhood that are not only accessible to community residents but provide a living wage that can support workers to stay in the neighborhood. This is highlighted especially in the types of jobs provided by production, distribution, and repair businesses that provide jobs for working class residents and are jobs that cannot afford

to be lost. PDR businesses also provide essential support to other industries and sectors so should be proximate to those other functions for them to be viable and effective.

5. The Central SoMa Plan Does Not Provide Truly Public Open Space and the Plan Allows for Shading From New Development

There needs to be concrete proposals for truly public open space. Much of the new open space is reliant on private development to directly produce this “open space.” For example, Privately Owned Public Open Spaces (POPOS) are presented as a form of Open Space, yet these spaces do not represent the type of open space that is public and accessible for use by youth, families, and seniors (like a public park). POPOS overly regulate the types of activities allowed, have restrictive hours that limit access, and do not have the same shadow protections under the City’s shadow ordinance due to the fact that the ordinance only protects open space that is owned by the Recreation and Parks Department.

It is unclear what specific areas will receive new shading from development as the Plan says that “modest shading” should be allowed to accommodate new development.

6. The Central SoMa Plan Lacks Specifics on Safety and Street Improvements

There are many proposals in the Plan to make streets safer and to improve the quality of street life. However, it is unclear which areas will receive priority in these improvements. The Plan needs to clearly state which areas are to receive priority in safety and street improvements. For example, which streets will receive priority in widening sidewalks?

7. The Central SoMa Plan Treats SoMa As a Place to Pass Through, Not as a Neighborhood

New plans for transit (new bike paths, new dedicated transit lanes) work to create SoMa as an area to rapidly pass through. This does not take into account pedestrian safety and the pedestrian experience. More focus needs to be given to current residents of SoMa and the pedestrian experience especially in terms of safety. SoMa is a neighborhood of residents and contains youth, families, and seniors who live and work in the area. This needs to be taken into account as SoMa is a neighborhood and not a simply a thoroughfare.

8. Parts of the Central SoMa Plan as Presented in the “Central Corridor Plan Draft for Public Review” Are Confusing and Not Clear

Many of the maps are confusing and are not clear. For example, in the Plan, maps that show current and proposed zoning (pages 18-19 in the 2013 “Central Corridor Plan Draft for Public Review”), maps that show existing and proposed height limits (pages 40-42 in the 2013 “Central Corridor Plan Draft for Public Review”), and maps in the appendix (pages 118-119 in the 2013 “Central Corridor Plan Draft for Public Review”) are nearly impossible to understand without a clear description of abbreviations (for examples zoning abbreviations). In order for the public to better understand the Plan, abbreviations need to be explained and defined either in the map itself or in a glossary.

The Plan highlights areas on various maps that are supposed to take on new growth (largely through new zoning and increased height limits), yet specific site projects and proposals are not discussed. Specific site projects and proposals need to be clearly identified (either as they exist now or as they develop) so that the public can be made aware of such proposals.

Conclusion

As Discussed above, the Central SoMa Plan is inadequate and lacking in several areas: it does not adequately take into account the SoMa Youth and Family Special Use District, it does not present new measures to prevent displacement, it does not provide a fair balance of housing and jobs, it lacks plans for truly public open space, it lacks specifics on safety and street improvements, it treats SoMa as a place to pass through as opposed to a neighborhood, and parts of the 2013 Plan Report are confusing. At a minimum, these issues should be incorporated into new proposals for the Central SoMa Plan moving forward.

Thank you for this opportunity to comment on the Central SoMa Plan. We will have additional feedback when we go through and analyze the revised "Central SoMa Plan and Implementation Strategy" that Dept. staff shared to the Commissioners today.

We look forward to having more in depth discussion with dept. Staff to address these concerns and any additional ones that may arise from the presentation.

Sincerely,


Angelica Cabande
SOMCAN
Organizational Director

Exhibit C:
Links to Videos

- June 25, 2015 at the Planning Commission -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=23166
- December 10, 2015 at the Planning Commission -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=24294
- August 11, 2016 at the Planning Commission -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=25976
- July 27, 2017 at the Planning Commission -
- August 31, 2017 at the Planning Commission -
http://sanfrancisco.granicus.com/ViewPublisher.php?%20%20%20%20view_id=20
- October 23, 2017 at the Land Use and Transportation Committee -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=177&clip_id=29037
- December 11, 2017 at the Land Use and Transportation Committee -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=177&clip_id=29368
- February 1, 2018 at the Planning Commission -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=29695
- March 1, 2018 at the Planning Commission -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=29909
- March 22, 2018 at the Planning Commission -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=30100
- April 12, 2018 at the Planning Commission -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=30263
- May 10, 2018 at the Planning Commission -
http://sanfrancisco.granicus.com/MediaPlayer.php?view_id=20&clip_id=30502

Exhibit D:
Transcript Planning Commission Hearing



City and County of San Francisco

THURSDAY, MAY 10, 2018

>> san francisco planning commission regular hearing for

thursday, May 10, 2018.

I will remind members of the public that the commission does

not tolerate outbursts of any

kind and to please silence your mobile devices. And when speaking before the commission, if you care to,

state your name for the record.

We will not take up the central SoMa plan matter before 2:00 P.M., so you have a good hour and a half. There May be persons who would

like to be in the chambers for

other items before central SoMa.

Unfortunately, commissioners, I

tried to arrange for an overflow

room, but they're occupied.

We can arrange for the cafeteria

in an emergency situation, but only as needed basis.

So again, if the members of the

public who are standing, could

you please find a seat?

The sheriffs will get upset at

me for causing a fire hazard.

You cannot block the doorway and

you need to find a seat.

Commission, roll?

Hillis here, melgar here, fong here. Johnson, here. Koppel here. Moore here.

And richards is expected shortly.

Item 1, case number 2009-1011 drp.

1863 mission treat,

discretionary review, and both

are continuance to May 17, 2018.

2014-0014, 275019th street,

continuance to June 7, 2018.

Item 3, the mint-mission conservation district for review

and comment is continued to June 7, 2018.

is the fail of my business and well-being of my
family but it's not just me it's
for them.

Please do not approve the conditional use so we can work
and provide a great product to
our customer.

>> **speaker 1:** thank you very much.

>> **speaker 1:** name is victoria

and we are owners of -- coffee.

In this situation our coffee

shop -- from our window we see

starbucks and pete's coffee. In my opinion it doesn't look

like competition, it looks like

killing a small business and now a small business is going to die.

I want to ask you to don't

approve phil's coffee because there is a very huge company

with huge markets and budget and

for pete's it's

-- >> speaker 1: --

>> **speaker 1:** I am here to share my opinion about this project.

If you know a block between --

there are six coffee shops and like a star

starbucks and pete's so

right now we have a balance and

I don't understand why another

growing

test test.

>>**Speaker:** good afternoon,

evening, whatever times the, steve -- department staff.

This is the 16th hearing for

the central

mitigation measure mt465 on the street loading spaces and

loading zone.

Finally, evaluate as list of

recommended and other potential

changes to the central som a plan.

Aside from the request to set

development capacity to see

sites based on the key sites guidelines the recommended changes to the plan and other issues for consideration are evaluated in the eir should you choose to adopt the plan with these motion.

Regarding certification for the central soma plan has been revised.

I was extra copies of the plan to my left. This analyze it is plan with the exception to the proposed open space improvements and street network improvements which are analyzed at a project specific level. The implementation would result in the following unavoidable environmental impacts that could not be mitigated below a significant level.

Jurisdiction over the project with the purpose of mitigating an environmental effect.

Related to changes to street which results in greater traffic noise.

The eir finds this to be a significant plan level and cumulative plan use impact.

Plan development would result in adverse change in the significance of historical resources and defined in thified lines 15064.5.

For transportation and circulation, central soma plan development including the proposed open space it proves results in significant plan level and cumulative plan impact.

Central soma plan development including the open space improvements and street network changes result in cross walk overcrowding.

Central soma plan development results in plan level and

commercial and passenger load impact.

construction activity including

the proposed open space improvements would result in

substantial interference with

pedestrian bicycle or vehicular

circulation and results in

potentially hazardous condition. Construction activities including the proposed street

network changes and open space

improvements result in a

temporary increase in noise level.

For air quality the operation of subsequent projects in the

central soma plan area would violate air quality standard,

contribute to existing or

projected air quality violation and/or results in a considerable net

increase of pollutants which

the project region is not

attained under federal air quality standard.

Central soma plan development

results in operational emissions

of fine particulate matter and

toxic air contaminants that

results in exposure of potential

receptor.

The air finds this -- impact.

Also could alter wind in a

manner that affects public areas areas.

The legislative sponsors and the planning department propose modifications to the plan which

were transmitted to the

commission on April 10, 2018 and

April 3, 2018.

These modifications are

addressed in the April 10 errata.

The staff changes will be incorporated but

however, these references are

in correct, and the B.A.R.T.

Ridership data is from 2012.

Therefore references to 2012 B.A.R.T. Ridership as used in the baseline analysis will be

updated to reflect that the

data was based on 2015 B.A.R.T.

Ridership data.

Second, the comment of oscn

1.62 is presented in response

tr-6 when it should be response tr-8.

These errors will be updated in

the final eir but do not constitute new information that requires recirculation under

ceqa guidelines section 10588.5. Staff recommends that you certify the contents of the report before you are accurate,

and the procedures through

which the final eir was

prepared comply with ceqa and

the applicable chapter of the administrative code. That concludes my presentation

on this matter, and I am happy to answer any questions. If there are no questions, I

will turn this presentation back over to steve.

>> thanks, liz.

>> so carrying on, after adoption of the final environmental impact report, the next action for the commission would be the

adoption of the ceqa findings,

and the mitigation monitoring

reporting program. This contains four items.

The packet report, the draft resolution, and specifies the proposed action, which is the adoption of the ceqa findings

and mmp, the ceqa findings, which includes the rationale for

adopting the eir's alternatives

and the mmp lists all of the proposed mitigation and

improvement measures broken out in those to be implemented by

the city and those to be implemented by project

sponsors. The third item for you today is adoption of the amendments to

the affiliated plan and general findings. Your general plan packet includes the following findings.

First, your packet report, the

adoption resolution, a draft ordinance, which was initiated

by the planning commission on

March 21, 2018, including the

following, the central soma plan. Additionally it includes amendments to the east and western soma area plans and other elements of the general plan to recognize the creation of a new central soma plan.

And fourth your packet contains

a summary of what has changed

since the planning commission adopted the ordinance earlier this year. As we discussed at the March

22nd hearing, this changes the result of the input received from the commission and from organized labor.

And in a couple of minutes I'll share with you the

proposed commission policy that would help implement this language. The fourth item is adoption of the minutes to the planning code and the administrative code and the affiliated findings. First, the case report which briefly summarizes the actions to be taken as well as a list of recommended modifications

which I'll discuss in a moment. Second, the adoption resolution which includes the adoption action and related findings, fourth, the ordinance, the document summarizing all of the code changes and conveying what code policies.

A document conveying the changes made by the April 10

legislation, and there's an issues for recommendation document that brings issues to

our attention that were not brought forth in the April 10

legislation. [Inaudible]

>> as such, aid -- [Inaudible] >> -- largely from input received by community members and stakeholders since the release of our first version of the ordinance as well as further deliberation by staff.

In case report includes most of those modifications as well as

the rationale for implementing them.

Today I'd like to highlight those and a few additional

modifications that I'd like to call your attention to that were not in the packet.

In terms of land use and

zoning, the project requires

that there's pdr space. [Inaudible] >> in terms of physical character, we have one

nonsubstantive amendment that I want to call to your attention

because it wasn't in your packet, and that's a cross-reference in the cmu

table in section 848, the residential lot coverage

requirements in 249.78.

We're also recommending for key sites we tailor some of the proposed exceptions. Just for one call out at the tennis club sites, they're adding a lot of public benefits, and one thing we're comfortable with them doing is not providing all the pdr sites.

We would like to start tailoring those, and work with

the city attorney on how to do

that, but we want your blessing

to kind of tighten the key

sites language. The owners are seeking to place an additions on that site to go

from 85 feet to 250 feet and to do so would benefit from exceptions around tower

separation and set backs. In addition they would provide beneficial additional benefits. This is a good opportunity to talk about tower separation, since you asked us to share some visuals to help clarify this concept.

As a reminder, the plan

proposing a tower separation of 115 feet, which is the width of

a some street plus 215 feet set backs.

This can be reduced under two circumstances, when the

buildings are allowed are slimmer and have substantial difference in heights, in some

of our key sites, the second

reason is where a reduction task separation can facility

tate other -- [Inaudible]

>> -- that being said, I want

to show you three examples of the tower feet created by the different distances.

Here's a model and example at

115 feet, here's 85 feet, and here's 30 feet. They're pretty different. I'm sure you could find perfectly good and terrible examples of all three somewhere in the city. The key will be in the details as well as the different overall effect on the street. Personally, I think the distance between buildings in

the midblock condition is less

important than their set backs.

If you're in the middle of the

block it's less important than

the street view, but to be talked about. One more item on physical character, one of our process

goals in central soma is to

increase certainty and clarity.

One way to do so it take those things to the commission almost always granted as exceptions

and make them the rules. We're recommending to modify

the code to codify these concepts in three ways.

One that units above 85 feet in height need only a 15 foot

exposure instead of 25 feet since a 15 foot set back on all

properties would give them a 35 foot buffer. [Inaudible]

>> finally, that the interior

courtyards are not required to

expand by 5 feet on every floor because pretty much no project is able to achieve that.

Moving onto parking, loading, and transportation demand management, the first proposed change is to require a

passenger loading plan for new large projects along high injury corridors.

Like elsewhere, we tried to codify relevant mitigation measures because people are more apt to look at the code

than they are the mmp.

The second strategy is to amend the grandfathering clause for

our transportation demand management program.

The tdm program was passed in

2017, and allowed pronis that

applied before September 4, 2016 to only meet 50% of applicable targets.

The central soma ordinance would have removed this granting provision for

projects benefiting from the up zoning. Project sponsors were significantly upset about this concept until the release of

our language in mid-February,

they had been relying on the

concept design accordingly.

Since April 12, we had about a

million meetings on this topic

internally and with

stakeholders and we think we've

reached an agreement.

Should you -- [inaudible]

>> -- we have a few proposed modifications. Foremost, the project needs to

include information on the applicability of the proposed language district. First, ones that are

substantial in size and that they involve 40,000 square feet of new construction or additions, this way we can make sure that minor additions in small projects are not captured in the cfd.

Second they need to have a

substantial up zoning through the plan and finally, the proposed project is bigger than the one you could do today. For example if you could build

a 65 foot building today in the mixed use office district, and

you -- if you want to build a 65 foot building in the future,

you'd be allowed to and be join

the cfd. That way, we're kind of having

a fairness clause regarding the benefits of participating in

the up zoning. It's worth noting that we previously included in our public benefits program that

the cfd would exist, and the proposed fee rates. Also as a new taxation

district, adoption of the cfd itself will require multiple actions at the board of supervisors.

Few more proposals regarding exactions. First is the recommendation to

add a waiver allows land dedication of space and

construction for land on a

block -- [inaudible]

>> -- but not for these other fees. This waiver of will if a tate

the timely and cost effective construction of the park on that block, and just an aside, the legislative process

regarding this land swap and

where this language would be effective is slated to move forward at the board later this month. I know a lot of people are tracking this separate legislation.

It's a swap that facilitates our park and the temporary

flower mart site, and

eventually an additional 6.8

acres of land for the puc. As you know our public benefits

package is very aggressive, but also responds to the feasibility of projects. Currently there's legislation

to raise the tsf by \$5 persquare foot. while we are all for transit money and honestly increasing fees in downtown where the fee

burden is lower, I'm fully supportive of but we're

concerned that the increase in

central soma would make

increase of fees infaez [inaudible] >> we think this'll afford

better oversight and provides

opportunities with the soma

stabilization C.A.C. The second recommendation is to create a

commission policy regarding good jobs.

For background in the last few months, organized labor has

become very involved in the plan and has raised issues of job quality. In recognition we amended the proposed central soma plan as I previously mentioned. The proposal before you would be one way that the commission could bring this issue to the floor.

It states that all nonresidential development over 20,000 square feet shall

provide a community good jobs employment plan for community comment prior to project

approval by the planning

commission. [Inaudible]

>> -- with benefits. The plan must detail how the

strategy would be implemented

including -- [Inaudible] >> the document would be informational only and implementation of jobs program would still be the responsibility of the office of economic and workforce development and the office of labor standards enforcement, and in terms of process since this is a commission policy and

not a change to the code, I believe you would probably want

to have a separate resolution

making this action.

Just a couple more items before

I turn it over to paolo to talk

about the housing sustainability district. Your plan packet includes the

following item. First the case report which

summarizes the actions to be taken. Second, the draft resolution of adoption that includes the

adoption actions and related finding.

Third your packet containing

the ordinance proposed on April 18, 2018.

I will be reiterate the information unless there are questions.

The April 12 hearing I made

comments about the ordinance

that replaced the documentation

made on April 10. . [Inaudible] >> your sixth item for action

today is adoption of the plan's implementation program and affiliated findings, including the following items. First the case report which briefly summarizes the action

to be taken and summarizes the

comments of the implementation

of the plan program.

Second, the adoption action.

The implementation program, which shows a strategy for implementing every policy in the plan, the public benefits program which shows we're going

to collect and expend over \$2 billion in public benefits

generated by the plan, the key development sites guidelines which go into the detail for each of the plan's nine key development sites about design strategies that can improve the project and result in additional public benefits and finally the key streets guidance. Fourth, your packet includes a document detailing the changes made to the implementation packet. There are two changes we didn't discuss at previous hearings.

The first is that the additional of the key development site that I mentioned earlier.

We also added that 1133 mission street could be a candidate for recommendation open space funding should other projects not need their full funding amount. It's 1.5 blocks west of the plan area and was identified as a potential park site by the d-6 open space task force and development of park would benefit the residents of the northwestern part of the plan area. In the public benefits program we have a \$15 million line item for capital for cultural amenities.

We realize that the packet itself doesn't specify yerba buena gardens, so we'd like to add that language in. Finally there's an issue for consideration document that includes the issues brought to the attention of the lengths

lay tough officers and office that are not included in the proposed implementation program.

I'm going to turn it over to pauloike ikesoe. >> also for your consideration today is not ordinance amending the business and tax regulation codes to create the

central soma housing sustainability district.

If we can get the slide up. In your packet for this consideration are a case report, and a draft for the ordinance under consideration today. I've also handed out some clarifying amendments which I'll discuss, as well.

So I gave an informational presentation last week on ab 73 and its requirements as well as some of the preliminary details on our local ordinance, so once again, our local ordinance would not change any of the under lying zoning regulations or height limits proposed in the central soma plan. It would simply provide the option of a stream lined approval process for projects meeting certain eligibility requirements, including prevailing wage, labor and on-site affordability requirements. Our local ordinance would ensure that we comply with all the requirements in ab 73, the state law, and qualify our city to receive zoning incentive payments from the state.

We'll also create a stricter local eligibility criteria for projects and procedures for review and approval of projects within the district.

So as required by ab 73, the ordinance would require project seeking to participate in the central soma hsd to include at least 10% of units, affordable to lower income households.

It would also require projects to pay skilled wages or used a skilled workforce depending on the size of the project.

The ordinance also sets local eligibility requirements for projects, so these are rules that we are -- that we have developed.

So projects over 160 feet in height are not eligible unless they are 100% affordable projects.

Any parcel containing an

article 10 or 11 lifted building is not eligible, and finally, any project which proposed to demolish, convert or remove an existing dwelling unit would not be eligible to

participate in our housing sustainability district. What does it actually mean to participate in the central soma hsd? Qualifying projects would be able to seek entitlement pursuant to a new planning code section, section 343, which this ordinance would create.

Projects seeking entitlement under this new code section in meeting all the requirements of

the hsd as well as the under

lying zoning would receive ministerial approval of permits within 120 days of the

department's receipt of a complete application. Section 343 would require

projects to comply fully with any applicable central soma air mitigation measures.

It would require projects to

undergo design review, like all

other projects, pursuant to the urban design guidelines and the central soma guide to urban design.

As required by ab 73, section

343 would require a public informational hearing on each hsd project, and finally it would introduce a projects requirement to ensure projects

benefiting from stream lined process actually move to ux skr. We have a few topics of

potential discussion for today, including a clarifying amendment to the introduced ordinance which is highlighted

in red in the version that I

just distributed. So the first topic which I believe was raised at last week's informational hearing is our eligibility requirement

that projects up to 160 feet in

height be eligible to participate in the hsd and receive stream lined approval. That is not a requirement of sb 73. It's something we came up with locally on the theory that

larger projects taller towers often require exemptions from

the code and are more complicated from a design perspective, and they would go

through our standard entitlement process. This is a map of proposed height limits on the central soma plan to give you an idea

of how many parcels we're talking about that would potentially be excluded from participation in the hsd if we

went with the 160 foot height limitation that is included

currently in the ordinance. The idea of a progress requirement really came out of this commission, so I'd like to take this -- I think it would be good if we take this opportunity for the commissioners to weigh in on it.

As currently proposed an hsd project would have 36 months to obtain a first site permit or building permit from the department of building inspection. If that deadline is not met, the director then holds a hearing requiring the project sponsor to report on the status of that project. If the sponsor cannot demonstrate a good faith effort to obtain a first site or building permit, then the director must revoke approval for the project. Some of the things that we

think are -- for discussion are, you know, after the project receives approvals from the planning department, it moves onto the department of building inspection, where we

have sort of -- we don't really

know as much what goes on

there, how long permits take.

So to expect a project -- to

obtain a permit within 36 months, we don't necessarily

have as much control over it, so maybe consider if someone has applied for a building or site permit could be a good threshold.

The ordinance does not make clear what the director is able

to do if the sponsor does not

demonstrate good faith.

We would suggest specifying a renewal period so at that hearing, the director can say

your approvals are extended for 12, 24, 36 months; some period of time to ensure that they

keep moving towards construction.

And finally, we have a clarifying amendment to the legislation. So per our city charter, the planning commission is required

to approve all permitted regulated by the planning code but may delegate its authority to the planning department. So these amendments in red would clarify that the

commission is delegating its approval authority for these hsd projects, meeting all

requirements to the planning department to enable ministerial approval.

That concludes my presentation,

but I'm going to invite our

director, John Rahaim, up.

>> thank you, everyone. Commissioners, for the record,

John Rahaim with planning department staff. It was a long presentation. We understand this has been before you a number of times. We are indeed asking for your

approval today of a seven-year process, and the products of that process. I think I won't spend a long time talking about this, but I

do want to just remind us all

why we did this to begin with.

We came to the idea of doing a

central soma plan during the eastern neighborhoods process when we determined that this corridor was a central subway

and nearby other transit improvements was a valuable corridor to look at for an expansion of jobs and housing in the city. And we, after a lot of initial discussion with the neighborhood, were very careful

to create a plan that we think

is not an extension of downtown but is kind of a special district of soma that allows high-rise in a number of key places in the neighborhood, but

generally maintains the quality and character of the neighborhood that's there today. In addition, we felt it was

very important to us to make sure that we were maximizing the public benefits to allow

the impacts of that development and other amenities of the neighborhood to be created as a result of this growth.

We have learned a lot over the years from the eastern neighborhood, from the Rincon Hill neighborhood transit center plan, and we think that

the lessons of those plans,

both good and bad lessons are incorporated in a way that

moves us forward in a new planning area of the city.

This plan as a reminder creates

more housing than the rincon

hill and transit districts combined. It will be one of the densest residential neighborhoods in the city. It will also create thousands of new jobs and exactly where they should be, in our opinion.

On a transit line, near a

caltrain station, and within a fairly short walking distance of the transit center terminal. So we believe this is the right plan at the right time, and we are asking for your approval of the plan.

With that, I'd like to turn the

mic over to moses who introduced the legislation with

the mayor as well as a representative from supervisor fewer's office who's here to

make a few comments.

Thank you so much. >> the supervisor would like to thank the staff with the planning department for its

seven year effort to modernize the zoning surrounding the largest transit investment the

city has made this century.

At the top of that list is

steve wertheim, thank you, who

has spent many hard years of collaboration with the

community -- under whose umbrella under the name, we are soma, who are in a very present tense, shaping the central soma

plan to be reflective of the needs of the community now and

for the next 30 years to come. The plan reflects the time in

which it was devised in which

we are exiting, and economic --

when we were exiting an economic slump. We are currently engaged with the discussions in the past few months to make a more complete central soma plan that incorporates the wisdom of our neighborhood leaders and

lessons learned in the past few years. We're still -- there are still a multitude of issues that need to be vetted.

Clearly, we're heard that the

plan needs additional housing, even though it is providing

more housing than other areas that are adjacent.

The type of housing that is affordable to our middle class

and working people. We concur with statements provided at past hearings by the community partners that the

city must aggressively seek

site acquisition for new

development and acquisition of existing rent controlled buildings for this plan to work. We also concur with statements

that steve presented today that make an opportunity for the plan to support job creation in

a way that benefits local residents. In other words, much of what it

was stated in the good jobs for

all plan with jobs for justice. In terms of child care and

school site, the plan encourages a mixture of two

bedroom units, and it behooves

the plan to create more on-site child care.

Parking remains equal to that of downtown, itself a bill outdated in its parking regulations. This transit-rich neighborhood of the future, the future should be one that has less private automobiles as possible. We're deeply concerned about the reservation of pdr uses and jobs within the plan, and we want to ensure that the will of the voters who pass proposition x is respected by this plan. We strongly encourage the planning commission to discuss the issues presented in written correspondence by our community partners, such as we are soma, todd co, the trades, jobs with justice, and we look forward to hearing your considerations and the rich dialogue that will ensure regarding this plan that it will shape our conversations at the board of supervisors. And with that, I'd like to bring up my colleague from supervisor fewer's office. >> good evening, commissioners. my name is ian fragosi, a legislative aide with supervisor fewer. Supervisor fewer, she's been briefed on the central soma plan and recognizes that this has been in development stages for a long time, seven years now. However, the supervisor is very concerned about the jobs-housing imbalance, that we recognize that the gap between office space and housing has been narrowed after recent amendments. Her biggest concern is that this plan does not include a public school, and this area is already lacking adequate public education facilities to serve the current population, let alone all the families that will move there. She firmly believed that we are not only building housing, but we are building lively hoods, and that includes public schools. If we're not thinking about where all these families are going to send their kids to school, then, we're not planning, we're just building. Supervisor fewer urges the planning department to work with the school district to identify at least one potential site for a school in soma and that the school fees from this project be dedicated to building schools in the area. So thank you so much for your consideration. >> **President Hillis:** all right. Thank you. Mr. Wertheim, is that all for the presentation?

You want to wrap it up.

>> thanks, everyone.

>> **President Hillis:** thank you. So we will take -- we'll open

it up first for public comment. >> we did receive a late

request for organized opposition.

>> **President Hillis:** so --

from Mr. Drury? [inaudible]

>> **clerk:** okay. You get three minutes.

>> **President Hillis:** we'll

just call you during public comment, because I know I've got a card for you.

We'll just call names.

[Names read]

>> **President Hillis:** you all can lineup on the screen side

of the room and speak in any order. >> good evening.

Happy bike to workday, commissioners.

My name is yee wan. On behalf of the san francisco bicycle coalition and our more than 10,000 members, we support the central soma plan's goals to prioritize working, biking,

and transit in the central soma plan area. We believe this will help

relieve the traffic in the area

and make all road users, not

just people biking, safer.

At the same time, we are delighted to see there are planny proposed improvements

for people biking on soma streets.

As some of you May know, some of the -- [inaudible]

>> -- 13% of streets accounting

for 75% of serious for fatal injuries.

As the city has committed to eliminate traffic fatalities by

2024 through vision zero, we believe the improvements

proposed as a part of this plan

are a huge milestone towards

achieving that goal. The central soma plan and its

proposed addition of cycle

tracks along folsom, brannan, fifth and fourth street will

bring us towards our goal of a safe, bikable neighborhood. However while we want to see more improvements for people biking in the area, we also want to make sure that these

improvements and the existing infrastructure are built and

maintained to be of the highest quality. Given the history of serious

and fatal crashes along the

folsom street corridor, we know

that anything that the cycle

tracts protected bike lanes are

sufficient and -- [Inaudible] >> the san francisco bicycle coalition has been working closely with the city

departments and the central soma neighborhood to address safety and local transportation needs over the past few years.

In the future, we look -- about will look forward to working hand in hand with the community

to make central soma a more

life liveable and safe place to live. Thank you.

>> **President Hillis:** thank you.

Next speaker, please.

>> good evening, honorable members of the commission.

Richard drury representing the

central soma neighbors, and we

represent hundreds of residents of central soma.

our letters and positions are

supported by four homeowners associations who collectively represent over 500 residents of central soma. These neighbors are very concerned about this really once in a generation

opportunity to remake a neighborhood of the city. And I want to emphasize that we do not oppose development. We actually support the midrise alternative that was supported

by staff at least until 2013, and until 2016, because it maintains the neighborhood as a

family friendly livable, walkable neighborhood, and most

importantly maintains a jobs-housing balance. Everyone knows san franciscans need more housing, and we support that. But this plan doesn't deliver.

What it delivers is more jobs. 63,000 more jobs, but only 14,000 more housing units. In other words, four times more jobs than housing.

Therefore, it exacerbates the jobs-housing imbalance that we already suffer.

There will be even more employees chasing fewer housing

units in terms of proportion which means it drives up

housing prices, it -- it drives up displacement, and it increases gentrification, all

the things that we should be avoiding. We support the midrise option which has a much better balance between jobs and housing. We urge the board not to certify the environmental impact report. We've filed two extensive

comment letters detailing the detective the

detectives in the eir. I'd like to point some out.

In the final eir staff proposes

creating a housing sustainability district under ab 73.

Ab 73 says you cannot do that

unless you prepare an eir to analyze the impacts of creating

the housing sustainability district. That's ceqa 21155.10.

The eir not only fails to do that, it doesn't mention housing sustainability district at all. The word doesn't appear until

the final eir, so legally, this

creates a serious defect in the analysis. Second, the eir concludes that this plan will have zero impacts on traffic.

Well, that's absurd. You can't add 63,000 jobs and 14,000 residents and have no impact on traffic.

The staff relies on sb 743 for this conclusion.

Well, sb 743 only allows a no

impact analysis if vmt or

vehicle miles travelled is decreased.

The final eir agrees with our

traffic expert that this will trell increase vmt. Therefore, the traffic analysis is legally flawed and makes this document legally vulnerable. I'm out of time.

I -- the other issues are detailed chapter and verse in

our letters, but we urge the commission to send this back to

staff and -- and fix these problems. Thank you.

>> **President Hillis:** thank

you, Mr. Drury.

>> stephen bus again with mission yimby. I'm also speaking on behalf of

sonia trousse who's running as district six supervisor but she

can't be here because she's meeting with future constituents.

So as you know, yimby has been

against the central soma plan due to the jobs-housing imbalance for well over a year, and we maintain that position

that we think there's not

enough housing.

It's it's really a displacement time bomb. We know that we're doing this.

We know that we're going to add

40 something thousand jobs and 10,000-something -- I forget

the number -- housing units. Obviously those people have to live somewhere and they're

going to push somebody out in order to do so. However I would like to express some gratitude that we were able to effectively work together and come to a solution

that while we're not totally

happy with it, at least we got

more housing built or rather more housing included in the plan. I'm hopeful that you'll also approve the hst to make that housing get built.

We've done -- we've put seven years into studying the plan, making eir. We know the impact of what

this -- of what building the housing will be so there's no

reason to drag it through more hearings.

So I urge you to also approve

the hst.

and unfortunately, commissioner richards walked out of the room, but I want to point out, when he went to sacramento to

oppose sb 827, because he says

he believes in strong local control. Well, I want -- I want you to

hear that the local control in

soma is speaking with a united voice to say we need more housing. Everyone who's got a problem with central soma, it's not because of the jobs, it's not

because of the up zoning, it's

because there's not enough housing.

So hear us, and in the future, local control, if you truly

want it, means building more housing faster. Thanks.

>> **President Hillis:** thank you. Next speaker, please, and I'll

call some additional names.

[Names read]

>> todd david on behalf of the

central housing coalition. I'm going to Miss These -- I think it's the 16, as they said. The san francisco housing action coalition is in favor of the central soma plan.

We like -- we particularly like the housing sustainability district.

We think that's great. We also have clearly expressed concerns about housing, but we

also strongly believe that --

that housing is a regional --

at least an area -- an area issue and that it cannot be solved in any one particular district or one particular area. I hope that we can always agree on whatever our opinions are on

central soma, that one, a great

place to add more housing would

be along the west side of san francisco, along gary boulevard

and housing -- to bring housing

for people to work in central soma.

I was also very pleased to here that supervisor fewer's office is concerned about public schools and us having public schools. As a parent of three children in san francisco's public

schools, and someone who's been paying attention to this issue

for years and years and years, sfusd topographers have been telling us for years that we're

going to need more schools.

I'm kind of curious with

supervisor fewer because while she was on the board of

education, she offered a

resolution to give away excess school district property that could have been used as a school, that it was sold to the city, I believe, for housing.

So glad to see that now, after her term on the board of education, when she was giving away school district property,

she now wants developers to return it to the school district. So I just think that that is

something we're going to be hearing a lot about going

forward as other projects come forward, the question of where people are going to go to school. I just want to say that as a public school parent, it is an issue that has been raised for about 15 years in the school district.

so any way looking forward to getting central soma moving forward, and thank you for your time. Bye.

>> **President Hillis:** thank you.

Next speaker, please. >> hello.

I'm with housing committee. We work with thousands of tenants across the city. This plan continues to be a

disaster waiting to happen for tenants throughout san francisco.

If you don't take full

antidisplacement measures first before construction, building

this many offices is going to

lead to mass displacement.

This plan is going to be known

for years to come as speeding up and causing mass

displacement of seniors and

other people in central soma, finishing the mass displacement

in the mission, and everywhere

accessible by bus, chariot or

scooter is going to be up for

grabs by developers wanting to push tenants out.

This plan is a disaster. It is irresponsible to san francisco in your job as planners in what you're doing

to all of us, to make a plan that is more high-rise offices

in a case that is in a housing crisis.

Please take the displacement

measures early on strongly before construction starts, otherwise, you are just throwing tenants across the city onto the streets. Thank you.

>> **President Hills:** thank you.

Next speaker, please.

>> good evening, commissioners.

My name is scott feeney. I am a volunteer with yimby action. I'm going to refer to some notes that I have on my phone.

So I just wanted to remind you

that the members of yimby action have voted to oppose the central soma plan largely because due to the lack of housing that's being added to

balance out those jobs, we have very similar concerns to what the previous speaker voiced. We've seen some progress

revising this plan, but it

remains still a 4:1 ratio of

jobs to housing without a real answer of where are the rest of those office workers going to live and who are they

potentially pushing out? Much of what is in the central

soma plan, unfortunately, is

emblematic of some serious problems that affect bay area planning. We have relatively low areas of

five and six stories ostensibly because of the midrise

character of soma, which to me

is really code of let's not annoy the luxury condo owners.

It doesn't plan nearly enough housing for the jobs. It continues a pattern of doing most of our building in former industrial areas with very

little in-fill in affluent

mostly residential neighborhoods, and it allows low-income communities of color

to bear the gentrification caused by the shortage of housing.

Because yimby members and other advocates have complained about the lack of housing, we've gotten some improvements in the plan.

It's good to see the

job-housing ratio was increased

from 6:1 to 4:1, and we applaud

the planning department staff

to propose a housing district, but that's still not quite enough.

If the city's going to pass this, we have to commit to

making significant up zonings

to increase significant and

affordable housing both in soma

and noe valley and along the west side.

We can't continue to prioritize

office space while letting housing get delayed and negotiated to death, which is frankly what we saw today with 430 main street. When we do allow significant amounts of housing, we can't

continue to do that only in

low-income communities, while

letting exclusionary neighborhoods with homeowners continue to say no to growth. This is a large part of the

reason we've seen so many he

vacations, so much gent

gentrification, so much homelessness, and if we're going to do this, we need a plan to do better. Thank you.

>> **President Hillis:** thank you. Next speaker, please. >> hi.

Laura clark, yimby action. We're all exhausted. Half of the planning commissioners have peaced out because this has gone on and

on, and that's how all of these

decisions are made, is after an

extremely difficult protracted

process where we are whittled

down to the last lunaticks, myself included, where we are beating the last drum, and that is this massive program that we're talking about. And it looks like it's going to

be the last area plan for a while.

The planning department doesn't have another large area plan in the pipeline, and so the last one that we're looking at in quite a while is one that adds

a lot of jobs without a lot of housing. And we have the capacity to build the amount of housing

that this plan is calling for, but it does involve deciding

that we're actually going to

stop just chattering about upzoning geary and actually do it. It does mean that we're going

to have to take those gentle in-fill two and four unit

projects that get proposed and whittled down to death every

day in especially wealthier communities.

We're going to have to decide that those projects should be approved as submitted as code compliant.

It means that we're going to have to up zone places like St. Francis would. And we could -- minneapolis is examining taking their entire city up to rh-4. Every proposal that we have made to say how to address and how to have a compence -- compensurate conversation at the table. I've had people telling me, laurie, you're being unreasonable for thinking that we would ever really deal with this, and if up zoning the west side is unreasonable, then, building this amount of jobs is unreasonable. Those are our choices. We are signing ourselves up for growth, and I am all in on growth. Jobs should be good. Having a growing economic should not cripple a region, but that is what we have done. We have allowed growth to cripple a region by being unwilling to yes, battle with single-family homeowners. But that is what we need to do. And I know that it's nutty yimby saying we need to go and say upzone everything to rh-4. I understand how difficult it feels, but it's time. Thank you.

>> **President Hillis:** thank you.

Next speaker, please.

>> good evening, commissioners.

My name is chris filipino.

I am in favor of the kilroy project for the flower mart. I've been in the business for 35 years, and I love the flower market and its history. And when kilroy bought the property, I got so excited of the plan that they're going to make it like state of the art, and then, one of the most beautiful flower market in the world. We had trans-america building as one of our landmark, and we have also the golden gate bridge, and having and giving kilroy realty a chance to make this -- to design -- you know, their design is amazing.

To do this job of the flower

market will be really -- it

will be like the third landmark of san francisco.

and I'm so excited about this project.

Actually, I've been here, like, 12:00. I left my flower business.

It's mother's day, and it's my first time. I'm sleepy.

I hope you won't hold it

against me that I'm sleepy. I'm just so excited to be in this project. I was telling -- when I say the kilroy people in the flower market, and they're talking to

us, I said I'm already 72 years old.

I hope I can see the unveiling of this new project, and that

will be the exciting part.

So I totally support -- I strongly support the flower

market -- and then, they're

gracious enough to us to move us to marin.

And then, everything is a sacrifice.

I think we can do a sacrifice.

We florists are able to sacrifice. We can design anywhere, and thank you so much. I hope you will consider. >> thank you, Miss Lupia. Next speaker, please. >> good evening.

My name is brittany gray, and I am here tonight representing the tuolomne river trust. We are concerned that the commercial development proposed in this project will increase

water demand and accelerate the

demise of the tuolomne river,

which is where we get our hetch hetchy water.

Because of this, the number of

salmon pawning in the tuolomne has plummeted. The san francisco bay delta is

also on the brink of ecological collapse. The state resources control board is looking to increase fresh water inflows from central rivers in order to

address this crisis, but the sfpu is opposing this plan in part because it feels it needs this water to accommodate this proposed development. We need to prioritize how we use our limited water resources.

There's a strong argument that san francisco needs to build

more housing, but as long as commercial development

continues to out pace housing,

the crisis will only get worse.

The flower market project would

include 2 million square feet

of retail, house 2,000 businesses, and create 8,000

jobs, without expanding housing. [Please stand by for captioner switch]

>> I think that for central soma

the light would be to guarantee that housing in this project

would be 50 % available. -- affordable. And when I say affordable,

really affordable. Those on an extremely low income and no income.

Because, you know, this is a lot

of money, and there is a lot of people who would benefit.

But we need to make sure that

the poor people in the city also get something out of it.

And I don't know if you have

seen that before, but constantly, we see that corporations make promises and

then they don't really do what they promised.

So I don't want, you know, that we approve something with you guys because you guys are responsible for this, if you approve it or not, if you

approve this tack, you know, and

there's nothing, then we will enforce that construction of affordable housing, then it will

be on you. And it's already creating a lot of tension and I think that's

the best way to deal with that is to continue talking about it

and make sure that these will be in place before you start

something that will create more

problems than solutions.

>> next speaker, please. >> for the community that I'm

from, often times the best laid plans are paved with evictions, displacement and gentrification. And many tourists that are

calling for more and more

housing.

The plan appears, to me, to be

more for developers and not for

the central soma community, designed by developers for gentrification and displacement.

The up zoning alone, and allowing office space and luxury

housing that were previously bad

is really a welcoming matt for out-of-control speculation. The plan, of course proposes

nearly 40,000 jobs and less than 10,000 units. Most of the jobs will be intech in the housing will benefit how

your income housing at the expense of low income and

community people like myself.

The proposed changes in the plan will further facilitate the evictions and displacement. Some of the recommendations from

our coalition would be to acquire existing rent-controlled buildings. acquire new development sights

for 100 % affordable housing.

And a moratorium on the sale of existing rent-controlled buildings and also the sale of

public land for private or

for-profit development, and on new newmarket housing construction for projects not included in the

existing kilroy realty -- central soma plan.

Thank you.

>> good evening commissioners.

On behalf of my family, the

project sponsors of the

6,361st street project, it is

a 250-foot residential tower.

Half a block from the transit bay terminal on the subway

station. We've been working with supervisor kim's office to explore means to increase the

number of units in the project. Within the parameters of a ir

and in the proposed height limits. At the same time, we've been cognizant of the tower separation issue that this sight shares with the project next door. To that end we've been working

with supervisor kim's office to propose few amendments that I wanted to draw to your

attention. First, the amendment would reduce the power setback from

fourth street to both increase the unit count and allow the power to shift to the southeast and to the site. This would increase the distance between our tower and the

property line we share.

Secondly, the amendment would

allow a 30,000 square-foot tower floor -- tower floor pate --

plate and a longer dimension that is currently proposed good by doing that we can provide two

additional units per floor on 23 floors. Third, the amendment would provide tower separation flexibility when the commission considers approvals for our project capture the five '05

project be entitled first. We believe these amendments will provide significant public benefits and I urge the

commission to add them to your recommendations to the board of supervisors. They would assure that it can

move forward and give us over

300 new rental units including

54 bmr units to address that housing balance in the central soma plan. That modifications also allow

units to meet unit exposure with no need for exceptions. And finally, the amendment addresses the trower -- tower

separation issue and a matter that works for urban design and a land use perspective.

Secondly, I would like to address the housing sustainability district. As we said, the current proposal

is to not allow projects over 160 feet to participate in the district. It seems like an arbitrary cutoff.

It's not mandated by state law. I would urge you would recommend to the board of supervisors that

that limit not to be in the

district but a compliant project

such as ours which is 250 feet which is not a particularly tall tower. Also have the benefits of the

sustainability district. I can answer any questions you have. >> thank you.

Next speaker, please.

>> good afternoon commissioners.

As we have said over and over

again today, this simple ratio

of jobs to housing will create without strong measures to mitigate and prevent displacement, will create

massive

that is, what kind of housing is it that needs to be built in order to prevent displacement? Well, the answer is well-established.

That is affordable housing.

I would like to ask you to amend

this plan in order to include

the demand that

there be affordability to

accommodate those of us who will inevitably be displaced.

I of course want to say we take strong measures to prevent and

protect our already affordable housing. This includes all of the things

that have been mentioned. Aggressive sight acquisition of uncontrolled buildings and first right of refusal and a number of other measures that were mentioned. Please send this back to staff for amendment. Thank you for your time. >> thank you.

Next speaker, please.

>> good evening commissioners. It has been a long day for

everyone here. I will try to be fast. First of all I wanted to say that we support the proposed

language regarding community and having projects bring community jobs and employment plans for?

urge you to adopt that and use it. When plans are brought back to

you for approval, and we want to thank those responsible for

adding it.

I want to call out a few sights within the plan. There is a key site designation and some questions about exactly how much leverage is gained or lost with those. There is, you've heard talk

about one vassar for example. We remain unconvinced, at least as of right now that the potential benefits would outweigh the impacts of the neighbourhood. But we will be following it closely and urge you to do so as well. But something such as a development agreement would

typically be included in the sight of this magnitude.

That is one possible way to deal with some of the concerns.

As I said, we will be following it closely. A couple of other sights. It is a site that should be

distinguished for their developer is having proactively

come to us to find her sign an agreement that would protect and ensure that that hotel will be

built and we are in good faith in negotiations with another

project.

On the flip side, a project that we are very concerned about. 565 bryant.

The development company does much of the actual construction for their projects.

And the President Of olson construction is a gentleman, who

was on the board which is an

organization, a very

conservative catholic ceo.

Please look up the record. We have some serious concerns

over the cultural district and

if it is an appropriate location for a development company with ties to an organization with that particular track record.

So, we are also part of a central soma coalition and we want to echo and amplify the concerns about the lack of or the need for proactive steps to be taken to protect tenants before the plan is implemented including acquisition of sites, affordable housing, renter protection, antidisplacement protections and other measures that should be taken. And we echo concerns about weather the plan really does have enough proactive protections in place to mitigate the impacts that will be felt on the community. Those continue to be concerns and I will be sitting in the back as long as I can stand, as long as I cannot lose my focus and really listen closely for how the discussion goes on those protected measures as well. Thank you. >> thank you.

Next speaker, please. >> thank you commissioners. I am here on behalf of the organized construction trades.

First of all I want to echo what Cynthia said. We've been working closely with her on the hotel project to really ensure that those, as well as housing provides employment opportunities both for hotel workers, people who know how to operate these things as well as the men and women who filled these buildings. Similarly I want to echo concerns about incorporating antidisplacement measures on the front end and making sure that we take this stuff seriously. We have seen what has been happening in this city.

I did want to speak on a couple of things. First of all, is a question of job housing.

It is interesting, my attorney at the time, back in about 2,008 we came up with the idea of jobs housing within the context of a very large area plan. Where thousands of jobs, millions of square feet of commercial space and thousands of jobs and thousands of homes that were primarily going to be single-family high high-end operations.

And in our discussions of a job housing, but we always struggled with the scale that you do it at. And one thing I think we generally agreed is a 60 block area plan is not the way to look at it.

If you -- you need to look at it in a broader complex. When you do look at it within the broader context, we have thousands of units that are sitting entitled and undeveloped. Sensibly, it will provide greater impetus to... Lastly, I want to talk about the housing sustainability district. I briefly talked about it last week when it was introduced and I only have a minute to sing its

praises.

But as we started going down

this road, the genesis of it was a building trades and doing something that we are pushing

for and we have been pushing for it for years. How do we take a look at these

massive creations of value both in the residential and

commercial side, and how do we make sure that we can incorporate labour standards into it as part of the value

capture mechanism? It is indeed that mechanism. Part of what, in crafting this thing and advocating for it, part of what we have been doing is really trying to echo many of the concerns that we hear from the community and that we have heard from the community throughout our discussions on a project by project basis. What have those been? Is it user provisions? Guaranteed on-site inclusionary housing? Real workforce development

opportunities?

And being at the process to get more housing that we need to.

So we need to do more.

But as this perceives, I urge

you to vote and approve it and make whatever improvements you can. >> thank you.

Next speaker, please. >> good evening.

I am a native san franciscan.

I have lived in san francisco my entire life.

Lately, in the last five years or so, I've noticed a significant decline in my quality of life. So I think the question should

be, which do we need more of? Economic development or concern for the environment?

And I think st. Francis, the

patron saint of ecology and pope francis himself, would agree

that it is the environment, okay? And I'll give you some reasons.

First of all, california is a

biodiversity hotspot.

That means we have an abundance

of naturally occurring species which, many of which are at risk

of extinction because of human activity.

Our demand on water, for example was addressed earlier.

It is threatening entire

ecosystems all along the system

going to the bay.

So I urge you to ensure that the

demand on water art weighed against what the science is --

what the signs has already told us. Me to 60 % unimpaired below

along that water system to avoid ecosystem collapses along the

system.

Not the 20 or 40 % brought on by

the pc or the state water board. Okay? Another reason that the

environment really needs more attention, is that the board of

supervisors here recently passed a biodiversity resolution. Which I doubt the documents

before you have addressed or included. So please take that into consideration when you are reviewing the documents for

approval. Whether the environment and

biodiversity are actually going to be considered peak thank you.

>> next speaker, please. >> good evening commissioners. I am an architectural historian and I have these comments today.

I just wanted to say that the comment on the commitment of public scholars for the

restoration of the old meant,

first of all, to the commission and to the department.

Thank you back thank you for ensuring that at least \$20 million will be dedicated to the future and now a long overdue restoration of the old meant. It is a national landmark, as you know, the long-term vision for the mint is being advanced in partnership between the california historical society and the city to realize the vibrant and colourful history and art and culture.

To date, this commission has seen a strong turnout and as we can see from the restoration, the city's 20 million-dollar \$20 million commitment is a critical part of the overall funding strategy and

the projects capital costs which would be significantly higher. Many members of this commission have expressed a desire for greater allocation of funds and in addition, on March 21st,

the commission voted unanimously to request at least \$50 million for the meant. The community would welcome any greater amount of funding for the old meant should you see fit to do that, that is . That is my comment. Thank you so much. >> thank you.

Next speaker, please.

>> good evening.

I am a land-use attorney in san francisco.

And not much has been said tonight about transfer development rights in the middle of helping two clients transfer the development rights to historic buildings to new development. I'm very pleased to read in the plan that the tdr program will be extended off the market and that new developments will need use of those programs.

I hope tonight you speak a little bit about it during your testimony so that more people out there who own older buildings will become aware of this opportunity.

I was a former board member for a nonprofit that try to turn them into a museum.

I am actually very, very pleased to hear of this new funding through the program.

Finally, I would like to echo the comment of the speaker before.

I represent a lot owner who could very much benefit by the new sustainability district and its streamlined approach, but I too think the commission should look at exactly why a height limit of 160 feet was chosen,

the pros and cons and what went into that analysis. Thank you very much. >> thank you.

Next speaker, please.

>> hi, I am a volunteer with

human action. Staff from the planning department said earlier this is the right plan at the right time. And I cannot think of a more sustained way to see what -- say what this plan is.

This plan would add a lot of counters who have that plan wrong.

33,000 jobs and lots of housing.

That is 24,000, 24,700 units of housing we would have to build elsewhere in the city to break even.

If this plan is available we should do that.

We should up some elsewhere in

the city and upsell him the west side westside and inclusionary neighbourhoods that are close to transit. There's a lot to like about this plan. I like the bicycle improvements very much.

I like the hst ordinance although they should not be an

arbitrary limit. But this type of planning where

we plan for 84-1 job housing balance and a housing crisis is extremely irresponsible.

I encourage you to go back to the drawing board and do the right thing and build more housing than jobs, for once, because all the existent housing pipelines are not doing that. They're building more jobs than housing.

We are not on that. We will build more housing than jobs to get out of this crisis. I have not seen plans for that so far and I would like to see some.

If it does pass other areas at the city need to be compensated for this.

And 24,700 is the goal of that is the minimum.

That is to make sure at this plan doesn't create more jobs than housing and I think that is a very low blow. Thank you.

>> next speaker, please.

>> good evening commissioners. A couple of points on the organization. I know we talked at homebuilders

-- to homebuilders in the area

who work for the housing that will get built there. There are residents in

centrosome a, central soma even those who have signed on in

opposition to in opposition. There are residents in the building to support the high-rise option.

They do want the area to grow. I also believe that the

neighbourhood legislation passed

would apply in this area.

So there is a lot of issues certainly that people have raised in one of them specifically is the affordable

housing. I do believe it is my understanding that part of that is untrue.

All of the bmr units that are going to be available in this area in the future, 40 % of

those belong to be set aside for neighbourhood residents.

I do believe that is one fact.

Taking my hat off and talking as an individual, I actually really

want to disagree with the clerk earlier. I don't think we are that far away from the political will to

change the minimum...

I think that politics are going

to control us in the next 30 days. We are all well aware of that.

After that we will have a serious conversation because we May have one leader for ten years. And what that city will look like in ten years is likely

going to be determined by the

people in this room and by the

person who will occupy the room.

We will have perhaps mixed in

the board of supervisors. And so in talking with elected officials and talking with folks that are involved in this and talking with the people who are making this decision, most people seem to think actually it is a decent idea.

I was talking to a President Of the neighbourhood association

and she told me that listen, if there was no height increases

whatsoever and it was just density being controlled, every neighbourhood association would get on board with that. I looked at her sceptically.

I did not necessarily believe it at the time, but when the other

option is eight stories, all of a sudden, four stories really

seems reasonable. And I think those conversations are going to be can's continued at the state level.

Locally, what can we do to help the increases that we need to have? I think that there will be details that need to get worked out. I think perhaps looking at taking out area plans could be something that May work.

I also know a director mentioned one time that rates are higher in the richmond than they are in the mission area.

So there is a complicated aspect and I encourage everybody in front of me and everyone behind me to give that serious thought

and see if we have the will to get that done. Personally I think we don't. Thank you. >> thank you.

Next speaker, please. >> hello I am speaking on behalf

of the united mission here I see you pretty much every thursday for whatever number of projects. I wanted to just clarify one thing.

The mission has the highest number of evictions compliant of any other district in the city.

That information by korey was wrong.

So I want to say something, I am prodevelopment in pro affordable housing.

But I'm not pro-market rate housing over affordable housing. Like this plan has been in the works longer than most people have been in the city. Seven years.

I find it insulting that the mbs carrier to speak on and take

credit for for addressing gentrification and issues of displacement when really you have no understanding of it. I've lived at and done at an been displaced. I've been evicted from my home and I am a second generation san franciscan. I want to go into the plant itself. Fifty % of affordable housing on all the project should be the mandate requirement.

Is consistent with the housing

balance policy passed in 2015.

30-90 % ami as a sliding scale based on the side of the project

and the number of units. Let's get into a local higher.

I'm a tech worker because I have graduated from a workforce development program, mission techies.

That being said, there is going to be 30-60,000 new jobs that are coming in there.

We will only have 8,000218000 new housing units. We need to make sure they are available first or 18th for 18 -- local higher. the community has an employment plan and that will be a good option for that. We need to take it a step forward and -- further and make sure every company in here does that are -- they're part and that means basically we need to have internships and paid programs set up based on the size of the tech company.

1-25 they should have a minimum internship program. Anything other than that they can afford to hire another employee from a number of

different nonprofits -- profits.

I can name on and on. There needs to be a sliding scale so that way we are making sure our community can get into the tech sector to work at a company where we have 25 employees and I'm the only latino. I want to see more of my brothers and sisters and community in the room. That being said there needs to be intermediate emergency controls that are put in place

right away and right of first refusal for residential renters and nonprofit and commercial

renters and rent-controlled buildings within the neighbourhood. Thank you for your time.

>> thank you. Do we have any more speakers at

this time?

>> thank you commissioners.

I am excited to be her after a number of years working on this plan.

I want to thank steve, my and josh. We have been working with in great detail of a gloss four or five years on these technical issues and many times do not rise to levels of this commission.

I'm here to speak today about issues that have been caught already. We're working with staff to rectify those. There's a handful of other items that are outstanding and so I want to keep the conversation moving forward, understanding that we are still heading

towards the board of supervisors and to have opportunities to make these corrections.

I will leave this letter that was sent to the commission secretary earlier today.

I just want to make two points,

they are actually reflective of

the ground floor you since.

There is a required ground floor noncommercial ground floor

height of 17 feet, which from our perspective, was somewhat surprising when we saw the legislative amendment.

[Please Standby]

>> **President Hillis:** next speaker, please.

>> good evening -- evening, commissioners.

I just want to make a few quick

comments, and the main one is let's not forget what this plan

is seeking to do.

It's seeking to manage growth

in jobs that is going to happen in the region. We know that growth is going to happen.

The question is where, and on a

major transit corridor like the central subway corridor is where that growth needs to happen. In emergency room its of jobs versus housing, of course we

all support more housing -- in

terms of jobs versus housing,

of course we all support more housing, but this is one small

slice of the city on a major transit corridor that is being

developed with a huge public investment, and it makes sense to put jobs here.

And in terms of, as you've

heard from several speakers,

preserving the character of the neighborhood, we are absolutely

supportive of that. The flower narcotic is one aspect of that. We want to support the character and those jobs that are there today.

I want to just also thank the

director and the staff for the

proposal for the compromise on

the tdm plan.

75% is a reasonable compromise. Obviously, we had been

preparing for the 50% level, but 75% is certainly better

than the alternative, so thank you for that. Finally, I just want to say thank you to the entire commission and the staff, especially Mr. Wertheim for all the work that they've put

in over seven years. It is true by an achievement, and finally, I have a letter for the board. Thank you.

>> **President Hillis:** thank you. Next speaker. >> commissioners, good afternoon.

Joseph smook with the south of market community action network. Despite many hours of meetings and hours of testimony and public hearings, we in soma

feel that the plan does fail to

address the very real and persistent problems and

pressures that are facing the south of market community. Excuse me. We keep hearing about the

increase low. We of course would contend that many projects have come before

you in soma already that have created significant impacts

that have been far shorter than

160 feet, and we would argue

that they're not being ministerial approvals. I think what's more concerning

that the housing sustainability district seems to be a late but

significant entry, so we would ask for your consideration of continuing this hearing to fully consider what that means for the whole plan, so thank

you very much.

>> **President Hillis:** thank you.

>> good evening, commissioners.

Angelica cavanada.

I have a letter here for you that's from 17 organizations across the city who expressed significant concerns about the

impact that the central soma plan has currently written will

have on housing, displacement and employment creation for

soma residents and the working class community citywide.

I know we're all tired, but you know -- I know I'm emotional

right now, and it's not to belittle the work that your

staff has done, every time I

hear seven years, ten years

work, that really irks me

because my community, the filipino community has been

advocating time and time again around don't displace our community.

Since the 70's. That's four decades.

We used to have over 5,000 filipinos in soma.

Now it dwindled down to 2500,

and it's still declining.

Every day, we see filipinos

that's being evicted that's the

south of market, and now you're adding on this new plan that will add onto the stress the declining health of our community, and the sustainability of our community.

It's great that we have a soma

pilipinas, a cultural district, but when do we say that we really need to plan for the future of our communities, that will have the people that actually fought and are proud to be in that neighborhood?

We want a cultural district

that has filipinos, not an

after thought, not a plaque that we were here. We want to continue having our

children growing from bessie carmichael and being able to stay here.

Our youth is wondering, are they going to be able to stay

in san francisco, and these are high school youth, these are

8th graders trying to figure out, are they going to be able

to stay in san francisco?

This is our reality every day.

So when I hear that it's been ten, 15, whatever, look at

what's going on in san francisco francisco. We're losing our communities. And yes, we heard numerous times that there's some legislation here that you might not have the authority to add

on or put into this plan as

planning commissions, but you do have the full -- the vote to continue it so we could

continue working to fix this. Thank you.

>> **President Hillis:** thank you.

Next speaker, please, Mr. Wu.

>> hello, commissioners.

David wu with the south of market community action network. I wanted to continue with some measures that we've been

proposing that are seriously needed to address displacement and community concerns that are contained in the letter that

was just submitted to you,

again, signed on by 17 organizations against the city. We demand strong measures be adopted in the central soma plan to support job creation

for local residents for development under the central

soma plan to be accountable and

equitable, residents must be employed with fair wages and working conditions. One, for all residential

development more than ten units and all commercial development over 25,000 square feet require

the developer to provide a community good jobs employment plan for public review and comment prior to consideration of project approval by the planning department that

details the goals of all the permanent jobs within the

future development for hiring south of market and central city residents, especially disadvantaged persons at good living wages with benefits and

that details how those goals

will be reached.

Unless the following community

accountability targets are met,

as will be outlined in one second, hotels should be excluded from the central soma plan. These targets include targeted hiring for end use jobs with employers committing to hiring targets for vulnerable residents of central soma and the region, intention in promotion with employers committing to prevention and promotion targets, workforce development where worker fee will support workforce programs. And living wages, stable schedules and fair working conditions where employers shall pay living wages, provide fair work schedules and respect employees rights to form a union by signing a card check knew electricality agreement with the residents and unions. Adopting the above recommendations is a minimum necessary step towards stabilizing and protecting the existing community in the south of market, especially those who are most vulnerable to displacement. As such, we urge you to adopt these recommendations before your final approval of all of the plan.

All these demanding musting met to address the very real displacement pressures that will come with this plan.

These demands must be met to sustain this plan.

The planning commission, I urge you, should not adopt the plan today and the adoption hearing should be continued to allow for more time for this confusing component of the plan and for more time to allow understand and impact the displacement and gentrification that will come with it. Thank you.

>> **President Hillis:** thank you.

Next speaker, espla. >> good evening.

My name is Diane Ruiz.

With the central soma plan, the city had the chance to address the advanced gentrification of central soma. Instead of plan with its complete lack of strategies to address displacement impacts and its huge imbalance of jobs and housing will turn up the gentrification and displacement to warp speedment the city has a moral impairment -- [Inaudible] >> you as planning commissioners need to direct the board of supervisors to do so. Yob how many times I've heard this planning commission and the city say we need more housing to relieve the pressure of the increased population coming for the jobs. While I don't believe in increasing supply of luxury housing to deal with this problem, I do believe in addressing the demand and the central soma plan will create unprecedented demand through the whole city. Soma is one of the few areas in the city where we can build and we should be building there new

affordable housing and aggressively acquiring land to do so. We should also be buying as many rent controlled buildings as we can. In order to pay for this, we

should be capturing the billions in added land value given to landowners and developers and taxing the

corporations who want to locate in 94103, some of which are the most profitable in the history of the world. We should be using the central

soma plan to address the raise in class and equality in the city and meet the needs of the existing community. Instead of digging us out of the hole we're in, the central soma plan will ensure we will never see the light of day.

Streamlining approvals is not the solution, but this was proposed so soon after the board of supervisors rejected

the state bill sb 827 is crazy. There's already rampant

building in soma.

Up zoning small parcels of land

on the west side where it's already built out means demolition and displacement, so I don't like where that

conversation is going, but this

will be a justification to increase gentrification displacement in other areas which are vulnerable and do experience evictions.

Now is the time to address

inequality in the city.

>> **President Hillis:** thank

you, Miss Ruiz. >> sue hester.

I would like to support what somcan just was talking about. There is a community existing in the south of market, and

they're being ignored in this plan, in legislation because

number h, h as in hester is a housing sustainability

district, and that was just provided a week ago, and this is the first hearing. I'm going to devote all my time

to talking about this.

One of the things that is

missing is the concept of

notice, n-o-t-i-c-e, notice. That is one of the short

comings in the eastern

neighborhoods plan because it

eliminates all environmental notices.

Planning gives the best notices

for two project -- two

categories: environmental notice, because environmental

notices go to tenants, t-e-n-a-n-t-s.

311, 312 notices which don't exist south of market because

they are designed for our districts.

So those go to tenants and to

homeowners, occupants, and

unless you have supervision in

this expedited process for housing, there will be no notice for anyone. You have all kinds of timelines and you have no notice requirements in there.

This legislation has all kinds of you get this, you get this, you get this. What notice is there to the

people who live there,

especially people who live in

the residential areas that you

just heard from someone?

I asked -- I challenge Mr.

Wertheim to come up here and

tell me, tell you, what notice

is given to anything in the

south of market when there is

no environmental view, there is no notice.

When everything is expedited, there is no notice.

We're going to have a lot of

projects that will go through and pardon me, I don't really

have a lot of faith in the planning department staff to

understand if there's tenants

in it a property.

Too often, I know from reading plans, there are tenants, and

the planner has no idea there

would be tenant displacement, and so they're not even asking the questions.

So until you really understand what notice is given, you don't

have a plan that's worth approving ever. Thank you.

>> **President Hillis:** thank you, Miss Hester.

Next speaker, please. >> good evening.

Christina Lombach.

I'm just following up on Mr.

Vetles testimony and just turn in some documentation.

And also I wanted to say thank you.

We're a family that's been in San Francisco for almost 100

years, and we're trying to

build a family residential tower, residential homes,

rental homes, not luxury condominiums for real people,

for real families that can live

in San Francisco and use our

wonderful community facilities,

be part of San Francisco.

And we wanted to thank Mr. Wertheim, the director, the commissioners.

This must be a thankless, thankless job to sit here day in and day out. But thank you for your attention, and we hope our

project brings joy and hope and happiness to the people and the community of the south of market. Thank you so much for your attention.

Mr. Ionin, jonas, I've known you for God knows how long. We're still looking good, and could you put that on the record, please, and give that to the commissioners and director. Thank you so much from our family to you. Thank you.

>> **President Hillis:** thank you.

Next speaker, please. >> good evening, everyone.

My name is lauren burnham, and you represent the tuolumne river trust.

The central soma act will early

exacerbate the acute imbalance we're facing in san francisco and the bay area.

This will contribute to further

gentrification of our unique neighborhoods, increase traffic

on our already congested roads,

and increase the demand on the

resources that sustain certain things, namely, the tuolumne river.

As you may or may not know, the tuolumne is the main source of

water for san francisco.

This urban demand has negative

impacts on the health of the river and the humans like you

and me that rely on it.

While san franciscans have

shown their commitment to

stewardship of the tuolumne by water conservation in the last drought, the water we use is

being used to facilitate projects like the central soma project. One as secretary is the flower mart.

The flower mart's water supply assessment confirms that the

water supplies for this project

will come from the water that

was conserved by you and me, by

all san franciscans.

This pushes the bay delta and the tuolumne river ecosystem

dangerously closer to collapse. No matter your class, no matter your race, no matter your day-to-day schedule, no matter

your problems, you and I cannot

survive without water. Well, a river cannot survive without water, either.

I urge you to consider the long-term implications this

project will have on our water

resources and on our community. Thank you.

>> **President Hillis:** thank you very much.

Next speaker, please.

>> good evening, commissioners. I also have something for everyone, too. Please. My name is andrew and I am with the we are soma coalition. We have been filled with

numerous soma groups and the demands outlined below are kplektive community demands.

These are not new. We have been talking and

presenting to the planning department for months.

These must be met in order for we are soma to support the plan.

We want to see a plan that

represents the vibrancy and community of soma, and directs funding to the area and goals that are most needed. Schools and child care, to

require that child care

facilities and major new developments, facilities should be provided on-site where it is physically possible to do so. Parks and recreation, if there

must be popo, rather than city parks, establish a community review board to create new design guidelines and a

mandatory review process where

the community review board must approve them before they are presented to the planning commission to ensure they are friendly to children, neighborhood families, youth

and seniors.

There

there -- complete streets, soma safety control in order to lead

a community planning process for these changes, alleyways

must be prioritized in

improvements and changes.

Environmental sustainability,

create a pub participation

process via the soma C.A.C.,

and lastly require living laws in new developments. Thank you for your consideration.

>> **President Hillis:** thank you very much.

Any additional public comment? No? Seeing none, we'll close public comment and thank you all for coming here.

I know it's been a long day,

and it's obviously a long time planning this and getting to

this point, and we do truly

value the info we get here in

e-mails and out in the community. It's already considerably

shaped this plan and we look to it to continue shaping it.

So we will open it up, if there

is any commissioner questions

or comments. Commissioner commissioner

commissioner koppel?

>> **Commissioner Koppel:** again,

I want to thank all the staff,

director rahaim, the whole environmental review department, as well as supervisor kim's office for all

the collaboration on this plan.

Been supportive of the plan in the past. I'm still supportive.

Like to see us move forward

with all seven items today. I'm not supportive of the midrise option.

I think this is a time to prioritize office development. This is one of the few remaining locations in the entire city of san francisco where we can develop office.

It's right next to the transbay terminal. It's right next to caltrans. It's right next to the central subway.

This is the right place for this development. I'm looking at a couple of the

big developers involved in this

plan: tischman, kilroy, tds, all that have been contributing

to the city and the local tax base. They've hired local contractors, they've hired san

francisco residents, they've

hired skilled and trained workforces. All by choice.

And let me be clear, this is not always the case with all the projects we approve here, so I think this is a very important deal, and it shouldn't be overlooked and if anything, should be rewarded. This plan still has a very

substantial amount of housing in it. there's a number of housing developments that have already been approved in this area that haven't been built.

We're going to be looking at the hub area pretty soon, which

is going to have a massive

amount of housing, as well, so

I am completely supportive of the housing that's existing in the plan today.

I do want to recognize the jobs

with justice request and am looking forward to making this

a policy of ours and using it down the road when we do see projects like hotels that are

going to be here for their conditional conditional uses. As far as the housing sustainability district, I'm absolutely thrilled this is happening.

I want to send my personal thanks to assembly man david chiu.

I think it's completely ironic

that his bill is being

implemented first in his district in san francisco, so

I'm pleased and others have voiced about the inevitable implications of this

plan are affordable housing and our vulnerable populations. And I know that again and again, there's been a call to

see plans to enable aggressively purchasing, stabilizing and protecting existing affordable housing. And so one thing, you know, I'm

new to the commission, and we might have had this conversation before, but I'd really appreciate having a

hearing with the mayor's office of housing that happens

potentially before the board of supervisors hearing on this to

really kind of get into the nitty-gritty of what plans we already have in place to stabilize our housing stock,

acquire new sites and protect our local community organizations from displacement. How that compares to what other

cities are doing, and ultimately what more can we do

to really put protections in

place for the specific corridor, because this is something -- that's something that will not just help the central soma but will help all neighborhoods who are going to

be going through transition.

And then, I'd just finally also want to echo that I'd be interesting in seeing a -- us developing a policy statement around just a continued encouragement of good jobs with all of the employment employers that are -- players that are coming in to work on this plan.

>> **President Hillis:** thanks. Commissioner fong?

>> **Commissioner Fong:** I think this is going in the right direction. I think it's impossible to come up with a perfect plan after seven, eight years, but I think as the needs of the city grows, housing is an important piece, but so is workforce, and workforce will continue to draw population in san francisco and an economic benefit.

As commissioner koppel mentioned, this is the right proximity. If we're going to do any kind of major push for office, this is the place. I share some concerns about displacement. I thought it was interesting, the one comment to try and get out in front of that a little bit. I'm not sure how to do that, but I just want to raise that because I think that's a viable point.

About salmon and water, I don't know if you guys track salmon and water, but it's a significant water, and it's not down to san francisco's problem, and it's not down to

central soma's problem, but it is california's problem, and it's a regional problem, and it's one we should pay attention to. It's whales, it's water temperature -- I've witnessed it personally change the environment in our local waters.

So one quick question, and a general one because I don't want to get into details about it, when we roll out a problem like this, steve, when it comes to infrastructure and anticipating the growth,

whether it's a day use oath growth or evening use growth, school system, fire department, sewer lines, how does all that coordinate from the planning department back into the various agencies and departments of the city.

>> is that more a ceqa question

than a -- hmm...This is a pick up for me because I'm not an environmental expert. I'll let josh take a look at that. >> okay. Josh, sorry.

>> hi, commissioners.

Joshua switzky, planning staff.

just to address the schools questions, supervisor fewer brought that up earlier, and I

thought I'd address that add on. I should address todd david and the hack. The school district has not been talking about increasing schools in the 15 years.

School enrollment was declining steadily for about 20 years

until it bombed out a few years ago. We talked to the school

district and asked them about schools, and they said no way. Our school district enrollment is declining. That has changed since 2009. Over the course of doing this plan, school enrollment has been rising. We have been working very closely, since times have changed recently and school district enrollment is declining, we have been proactive about that. We have been meeting almost monthly with the school district during this time to talk about school issues and grapple with that and have them come to terms with schooling in the city. They are just starting to grapple with that. That said, they actually have two school sites secured in the southeast part of the city, one of which is in mission bay and one of which is in capped will -- candlestick. They just hired a facilities manager to build the mission bay school which would serve mission bay and central soma, so they're well on their way to meeting the demand in this area. There could be more schools needed in the future, and we certainly look forward to working with them on an ongoing basis to identify the need for additional facilities and additional lands. So sorry, on the schools, we've been very proactive about that. >> you want to add something? >> yeah. Beyond the school -- our conversations with the school district has actually been in the context of an effort that has been largely invisible to the public to date that we all the southeast framework. We started this on our own volition to deal with the question of critical community facilities in the context of the robust growth that's happening in the southeast from soma all the way down to the county line where about two thirds of the city's growth is happening and will continue to happen. Because these individual plans, central soma, what have you, we thought it was time to start taking a step back and have a broader look and talk to all these individual agencies, whether it's the library, dcyf and early childhood education, and public health clinics, in terms of fire, police, and the school district particularly to talk about this issue and to get our heads around it. And we've been forwarding this conversation, working with the city's capital planning department, department of real estate, mayor's office of housing and workforce development, so we're having this robust plan that we've been working on. >> **Commissioner Fong:** thank you. I know we've been working on the future, and it's hard to talk about the future as specific as possible, but what

are the planning department's challenges look like in 2026,
and what about the schools in
maybe it ends up being on the
sixth floor of a building, and
maybe every kid has an ipad,
and they never leave their
house, but I think this is a very good plan, and I'm supportive of it.

>> **President Hillis:** thank you.

Commissioner richards?

>> **Commissioner Richards:** I wish you the best, Mr.

Wertheim in your new residence

after the end of this month.

I guess a few things, and I'd

like to, you know, the --

the -- let me take a step back.

I've got four stacks of paper. A lot came in today, and I'm

trying to read it as I go through.

So under the eir, it says unavoidable impact.

Historic resources are going to

be altered and demolished.

Is that a canned sponsor do we

know historic resources that

are slated for destruction?

I have to vote on a statement of overriding considerations.

>> I worked on the historic resource component for the eir.

The plan does identify the historic resources that are

located within the eir and does identify an impact statement that basically acknowledges that historic resources would

be impacted by the development that's occurring within the eir. So it's not necessarily

specific or project specific to specific resources, but it's

basically assuming that on the

whole, historic resource

impacts could occur. >> Commissioner Richards: sure.

So when we did mark and

octavia, we did -- we looked at

what was historic controls and

we downsized that so there was no pressure there.

Is any of that happening there?

>> our strategy around the historic resource has always

been to identify the most historic ones and then bring them forward as landmarks so they would be secured.

That's the highest level of security.

The hpc heard some legislation to designate landmark and landmark districts, in central

soma and closer to downtown we added some conservation districts.

As well, our strategy's always

been to take -- [Inaudible]

>> -- we didn't up zone in that

area, as all, so we've heard comments around lower height

districts, well, it's around

the south park and the south of

market districts.

>> **Commissioner Richards:** I

feel much more comfortable. Thank you.

I think everybody's on board to increase as much housing on

blocks and lot numbers. I think, the other question I

had -- after sitting through, I felt a little uncomfortable because after sitting through

the 430 main, I'm looking here

in the packet about what the role the department may play in relationship in how it feels

with developers in terms of extending permits that are acting in good faith, but I don't really understand what

good faith looks like.

It's kind of mushy gushy, so I

can't imagine the department

would say we're rerevoking

your -- revoking your permit

because you're not operating in good faith. I think you need it. I really do.

It gives you a leg to stand on, director, because you're going

to be making the decisions and

it also gives clarity to the

developer, hey, we've got to do this and perform, rather than

at the end of 36 months, go oh, no, I didn't know I had to do it, and then be on the spot to force a decision.

We just had one that hey, it wasn't feasible. I'd like for you to tighten

that up or at least have some sort of a memorandum that you put forth on what you think

your decision criteria would be based on.

The other one, yeah, a question

for the we are soma folks.

Who speaks for we are soma? There's got to be someone, we
are soma, somcan? >> I read your letter, and there's some things that are in the letter.
There's a we are soma letter,
and there's a s O mcan letter.
There's someone here that
looked like they could be accomplished through money from the community benefits package. The question I have is, have
you identified this with the department on what it would
cost to acquire sites so when
the C.A.C. Is formed -- and I
hope you're a C.A.C. Member,
and I hope all of you apply because you are soma.
How much of what's not on your table today do you think you're going to be able to get
through, the 2.2 billion because you're going to be on the C.B.C. Recommending these things get doled out. >> so definitely, we've been
working with planning staff in
terms of where we would like to
see the 70 million go towards.
What somcan is raising the issue of the impact that's
going to happen once this plan is passed. Those things are what we're
raising the needs to be addressed now, not till -- not
when the money rolls in five,
ten years after, because within
just even a year, the land
value in soma right now, it's
about two to 3 million to buy a site for small sites.
That's going to increase, and the city doesn't have all the
money in the world to -- to buy
those sites after the fact. That's why we're saying buy is
now when the land is still lower.
So lower -- we've been working with the planning staff on the mitigation. We need the mitigation up front, and there's numerous
ways the city could do that,
which was laid out by the speaker they had earlier.
So those are the things we're
uplifting right now. >> Commissioner Richards: okay.
so the benefit, the 2.2 billion, cover me, I think
there could be man money in
there to achieve some of those goals.
>> there could be, but if you read the actual document from staff, it's also money that we don't know that if the developer's going to pay on-site or off-
site.

It's -- we still don't know

what they're planning to do. >> Commissioner Richards: okay. So having been on a C.A.C.

Myself, having to sit down and

work with staff to make this

more granular, so it's actually kind of the work product of the

C.A.C. To say yeah, we

identified this up front -- especially with the ab 73, you're going to have money rolling in right away, I think

because there's no -- there's no deferment clause. At the scene at the time of the application and permit being pulled and approval, so I think this is going to be something

good to get out this stuff happening pretty quickly. >> yeah, I mean, I actually sat

in the soma stabilization fund. I was in the beginning of that, and it still takes time to actually purchase sites.

It takes six to eight months,

and by that, we actually lost

some sites due to the length of

time for the city to purchase sites, so those are other

things to take into consideration. I would hope, maybe -- and I'd qualify what I just say that

there may be creative ways to

tie up sites until the money comes in by buying up an option

to buy the site, rather than buying the site right way. So those are things that I

think would work with the mayor's office and planning department. >> that's why the right of first refusal is so important to preserve those sites before

it goes on the market. >> Commissioner Richards: that's basically what an option is.

You have to pay for it, though. Nothing's free. Thank you very much.

The other couple of things that

I highlighted here revolved around some of the -- sorry. There's so much up here, some

of the mitigation measures.

Let's see here...Okay.

So in the implementation plan,

7.4, page 20.

It talks about department requiring the development

have -- it's been a long day, folks, sorry. The urban design guidelines applied to projects as a mitigation measure.

Having sat through what we sat through with 430 main, developer after back and forth and back and forth and back and forth and back and forth says hey, I can't do it.

It's not feasible or I can't

meet your -- what do you do?

I mean, are those required?

Do these need to be met or

they're advisory, and if the developer says no oh, it's not

feasible, are we going to have a hearing screaming back and forth at each other. >> 430 main street, if it had

been done at a later time, they would have been required but

they aren't for that project. >> Commissioner Richards: absolutely.

I was drawing a parallel.

How do you say what you do if a developer says I can't do that? >> yeah. I mean, these are -- you know,

as you spoke with david winslow earlier on that particular project, we're working through

the design review process and we're constantly in that kind of conversation with developers about what is feasible, what is not feasible, but they still have to meet the guidelines. They're open to some interpretation on how they work with individuals.

>> **Commissioner Richards:** they can't be way off. You can't violate eight of the ten. >> no, and midblock open spaces

is in the urban design

guidelines under s-2. >> Commissioner Richards:

another flag I have here is

7.5.4 on page 21.

This is designation of historic

buildings not in ten or 11.

Here we go again, demonstrative.

We've been to this rodeo once

before, and we keep relying on what developers tell us and we don't ask for any documentation.

So I really want -- I think we

should have an infeasibility

policy that says if you say

something's not feasible, you

have to did he monstrably prove

it -- demonstrably prove it. I think the introduction of the housing sustainability district is an interesting concept.

I support the 160 foot height.

I do agree with staff because

over 160 feet, there's a lot more things to deal with and you might not be able to meet the timeline.

So let's try it out, and see if it works. And if you want to raise the

height later on because it works well, let's do it. And there's a lot of other stuff that people handed in

that it's hard to even think

about it at this hour, go point

by point by point, so I'll pass. >> President Hillis: commissioner moore?

>> **Commissioner Moore:** the harder you push a button, the later it gets. Thanks to everybody, staff, all

and everybody sitting in that first row there. Thank you to the director,

thank you, ann marie, herculean effort was made.

Thank you inform May -- to mayor farrell, supervisor kim, for introducing the overlay of

the housing sustainability district. Thank you to supervisor fewer

for weighing in with an important, really super

important comment that I had not heard before -- I May not

have paid attention to it.

There were many things which were said today with you clearly resonate with me.

I'm going to try to touch on them so they can be heard when this particular large project

is being heard by the supervisors. It's policy, support, those May

be areas where certain questions could still be worked on and expanded before it moves onto the next stage. so let me take it from the top,

and I'll try to put them

together grouped by where they belong like general plan amendment and our other five areas of consideration.

However, it gets a little too difficult to sort them exactly into those categories.

What resonated with me is good jobs for all policy is

something which we need to

further explore as we move into

more detail on the housing sustainability district. The idea of adding requirements

for on-site child care seems extremely important.

I think we know of two committed sites, but there are

other key sites where that might become something we consider to really ask for, not

just wait for one voluntary participation.

That goes hand in hand with the idea for school -- the child care in schools I think go into the same consideration for family.

It's important of real life

families living in central soma. The idea of the flower mart comes up again. I'm really pleased to here that this has come a long, long way where it was before. Perhaps there could be policy

of considering that replacement pdr and retail uses in that general area could also be in

direct support of the flower

mart because they are

complementary and synergistic

uses in both places.

Those are ideas that I've been thinking of relative to the flower mart will not be in the same surroundings relevant to new development when it comes

on-line in that new location.

The community has expressed large concerns about

displacement and gentrification to consider a policy for preservation of affordable office and other spaces for nonprofits and cultural

district assets I think is an important element when most of this built trend towards new

office, how do we protect those

who traditionally actually have

lived in this area and May now

be threatened for displacement?

We should encourage a discussion we have not just in this district but every where else and other neighborhoods to

make sure or encourage that

off-site bmr units will be built within the plan area so if there is indeed displacement, that people find

replacement within their neighborhoods. Encourage workforce housing,

something we sometimes touch on

but never aggressively pursue
because there's really not any particular policy -- it is a
policy, but there's not much
implementation that speaks to
that subject. The schools, I talked about
that -- as you move along,
everything becomes important, and you want to talk about everything, but you can't.
I think there is support, and I
think it's policy, that the
recently enacted south of
market the lgbtq community is recognized, and the planning commission strongly supports it.
I want to call it out because it's something that recess nates with me.
i have seen struggles on the
north of market site where lgbtq was not even properly discussed, and these people were standing in front of us,
and we were struggling to
figure out how we could really bring them into this project
and have them claim their district.
Reduce parking is an issue that
we should consider, particularly as a central
soma -- as the central subway
is maturing. We just unfortunately heard yesterday, I hate to say it, that there is an additional
delay as we are pitching the transformation of this district
to greatly depend on public transportation.
We May have to look at a gradual further reduction in
parking ratios in this area.
I agree with the idea of when commissioner richards mentioned it.
The 160 foot height seemed to be a well thought out idea, and I would suggest that this
commission supports it.
I said that, I said that, that
Not much was talked about, the
use it or lose it clause to
prevent land banking, so entitlements automatically expire after certain time.
We ourselves often are conflicted when projects come in different location that's
have already been on the books
for eight or nine or ten years. This May be an opportunity
because this is such an
incredible opportunity that a

use it or lose it clause can be successfully utilized.

I want to speak a little bit more to the specific points

that came out of the somcan-we

are some letter and just briefly call out basic policies

which I'd just like to mention

because they are important. That is the eviction and displacement protection. We have -- staff has done a

tremendous job in mapping sensitive sites and there are two strong tools in place to

control and protect, but to

make ourselves aware and shout this out to the board of supervisors I think is extremely important.

The other one is interim

emergency controls. There's the attempt, and I think supervisor kim is very

well aware and supportive of it is the increase to -- the measures to increase affordable

housing in central soma,

coupled with the idea to

support job creation for local residents in central soma.

This comes obviously out of the housing sustainability -- out

of the housing sustainability district legislation, and I

believe the way it's being setup, that targets higher for end use jobs, workforce development, living wage,

stable schedules, fair working

conditions, can be feathered in

because there is a broad labor policy in that particular overlay already.

I think it will require perhaps

more time and more detailed work for the community to continue pushing it, and I hope

that staff will be receptive to

work with the community to more

clearly define and develop the

specifics of it. Overall, I am supportive of the

plan, I do believe there has been an incredibly forth right

and valiant effort to standup and answer all questions.

I am in that line of work in my

own profession, and I know how hard it is to be in that line of a cross fire, but I do say with appreciation that I think you have done everything

possible that you can do that is not to say that you have done everything are, but there's always room for improvement, there's always room for other questions, and I believe that you have stood open to receive and work with those questions, so I am in

support of what you're doing.

>> **President Hillis:** thanks. Commissioner melgar? >> Vice President Melgar: thank you.

I will try to be brief because the hour's late, and we're all tired. So I will also thank staff for an outstanding job.

So in the time that I've been

in a commission for a year and

a half, I've seen this plan take shape and be improved. And you Mr. Wertheim in particular have been very open and responsive to all kinds of people with very different agendas, so I appreciate your flexibility and your hard work in doing this.

I am still -- well, so I'm not going to repeat some of the other comments of the commissioners. I, too, am very happy to see the good jobs policy and the language and all of that stuff. I remember a very worried about the potential for displacement.

We still live in a capitalist society where real estate kind of rules the day in san francisco.

And you know, I wanted to point out one thing, though, in the comment, a lot of the folks were talking about the jobs-housing imbalance as if were a 1:1 number, for every job, we need one housing unit, and that's not quite the case.

You know an average household in san francisco is a size of 2.6. It's not like every single person needs one unit. Nevertheless, we do need to look at it as bigger than that.

But the potential for displacement, adding, you know, a class of jobs that, you know, is higher is big, and so I have been talking a lot to the staff at supervisor kim's office.

I do believe that they are working on stuff, but as I say the mayor's office of housing representative here, I really would like to put you on the spot, and if you could come up and talk to specifically if we have a strategy for the central soma plan. We know that it's coming, and so what are you thinking? >> okay. Amy chan from the mayor kazz office of housing and community development. So our office currently has a few programs or tools to address basically antidisplacement.

So we have a small sites acquisition program, loan program. We're very proud of this program. We basically lend funds to housing developers to purchase, acquire and rehab rent controlled units for -- from 5 to 25 units and on the condition that they're deed restricted for the life of the property. It's been a successful program.

We've preserved 25 sites to date and have another 15 sites in the pipeline which would

bring us to a total of 300

units that would be preserved.

Some of these units have active ellis act evictions. Actually we would love to

expand and have more resources

to be able to acquire more

small sites and larger rent controlled properties. We are excited that we do have

a new source of funding for

small sites.

Housing funding candidates have

made a movement to repurpose

the only side mistake -- the old seismic resource funding, and we intend as we roll out this program to largely use a

lot of these funds for small sites. So we are excited about that,

and we absolutely -- this is, you know, a citywide program, but we would absolutely have a

focus, a laser focus on soma and central soma.

In addition, we also fund about \$6 million in eviction

prevention defense and rental

subsidies annually and we fund nonprofit organizations to

basically provide these services. And the south of market is one of the most served communities. So we have -- and we also know

that there's pending

legislation and a ballot

measure that would scale up the eviction defense program to a right to counsel program where

we would be basically serving

any resident who would be

served with an -- a non -- no fault eviction.

So there could be potentially an expansion of our eviction

defense -- our eviction defense program.

And again, it would be a citywide program, but the south of market and central soma would be served.

We would love, again, if with additional resources, we would love to do more both in terms of acquiring the rent controlled properties and in

terms of making sure that we

are providing tenants with the eviction prevention and

services that they need. >> Vice President Melgar: thank you, Miss Chan and you're doing good work. So I guess my question was

more, so it -- you -- it sounds like from your description that

it's -- the aquesignificance program is more of an opportunity driven, you know, program.

There's, you know, a site that

comes up, as, you know, a nonprofit developer, but I'm

wondering if there's an actual strategy to prioritize central

soma because we know that, you

know, this plan will exacerbate the possibility of eviction.

So it's not the same, right, in

central soma that it would be in St. Francis woods.

So we are in terms of a long-term strategy prioritizing that in any way? >> yeah.

And I think we're very

committed to working closely with the community members and

the members of the we are soma

coalition to identify the sites that we should be targeting and

looking at both in terms of the acquisition rehab for

preservation and in terms of sites for new construction of

affordable housing. >> Vice President Melgar: okay. Thank you, Miss Chan. >> thank you.

>> so just to add to that to revisit a point we made

earlier, all of the money that we made from central soma projects has to say in soma, right? So maybe other -- maybe the

city could prioritize other

funding sources for soma, as well, but we know this is one of the lynch pins of the

affordable housing plan, that

the funding will be in soma. >> Vice President Melgar:

thank you.

>> **President Hillis:** just a couple questions, Mr. Wertheim, and thank you for all

of your work on this.

I don't understand why it's so hot in here.

'cause they turned off the air conditioning.

>> about an hour ago.

>> **President Hillis:** but I mean my two biggest issues as we look through this, and I think they've been adequately

voiced -- I'm not sure we have

all the answers for them are one, the jobs-housing balance.

We've landed in the right place.

I'm glad we've -- through modification to the legislation

kind of expanded the number of housing units that can be built

here and capped out on the eir.

But I think director rahaim's

comments have to be getting

that this is the right place for additional office space as

well as housing given the fact

that the city is investing in

infrastructure -- that the city

is investing in infrastructure.

I think it is one of the places

that we can sensibly build offices. I think this is the right decision for the city, it's the right decision for the region. So I think we've landed in a good place on this. On displacement, which I think

is the other kind of big issue, gentrification and displacement, and obviously this is happening here in soma. It's happening in bernal heights, it's happening in the

inner sunset, it's happening in

areas where there aren't plan areas.

Certainly as there's new jobs being created, it'll -- you

know, if we don't keep housing

production at a rapid pace, we'll impact prices and

displacement as values go up. So there were a couple things that I think came up through this.

I mean, this issue of kind of maximizing neighborhood preference for every dollar, it

seems like we're doing that with the fees. And I mean I think it would be good to add to the board of

supervisors that, you know, we try to prioritize as much as possible. I know there's other neighborhoods that have priorities, too, but

neighborhoods that are facing increased gentrification pressures, that they get priority for housing dollars,

and small sites acquisition program which I think is happening, but I don't think

it -- it can't hurt to state it again here and make sure we do that.

There was a question about

public -- publicly owned sites

and prioritizing those for housing.

Are there many publicly-owned sites here in the central soma area. >> there's basically south

park, a fire station and bessie carmichael school. In addition to the freeway

right-of-way, we're putting navigation centers, for example. We're making best use of the

land, but there is not a highly public land area. So that's basically why we've been asking the large sites that have been privately held.

They've been great working with us to carve off affordable housing sites. We almost know that land is

going to be almost more of a challenge here than the money.

So that's why the tennis club side and fourth and harrison side for example are all large sites that have proposed to

dedicate part of their land to affordable housing to us.

>> **President Hillis:** that came

up a couple times here, housing proposals.

>> right now, in eastern

neighborhoods only in the urban

mixed district parcel is there other dedicated used.

It's one of the many tools we can have.

You can pay the housing and

linkage fee, and how, you can have land dedication as well.

>> **President Hillis:** it's

worked in places and we've

encouraged people to do it.

But the plan is sort of agnostic, whether you do that or fee out -- skbl that's right

but we have created incentives to fee out the land. We know that some of the bulk

controls, etcetera, while ner ae really valuable, a slight amendment to a bulk control can free up a piece of land that I feel is a priority for

affordable housing versus a

minor set back or some angle.

We've been very cognizant of that in all these designs to

make sure we can create as many affordable housing sites as possible, and those are the projects that would come before you, and the key sites would be

for you to weigh the pros and

cons, is this affordable housing site worth set backs in the alley and stuff.

>> President Hillis: and questions came up on the C.A.C. I know you made the recommendation to split the current C.A.C. Are you recommending kind of

how that's -- how members are

selected for that C.A.C. Or who are kind of -- >> I'm not.

The notion of having two C.A.C.'s. I think it's a good idea.

It's always been an unwieldy stick.

It's twice as big as market and octavia. That being said, one of the

most challenging things is to determine the appointments and then what seats individually

are filled by that.

so it's not ra-ely my place to

say in that negotiation, so I'd

rather we propose there be a C.A.C. And if legislation is

written as part of this plan,

it's worked out at the board and mayoral level where that back and forth has to happen. It can certainly be a trailing piece of legislation as well.

Even though the money isn't

coming in -- the C.A.C. is

going to work with money that's

not going to come in until the

project kicks in.

>> President Hillis: okay.

And then, I think -- I appreciate that the

recommendations on kind of,

again, back to land dedication

and acquiring city owned

parcels which I think go beyond

central soma. My own neighborhood, I couldn't

buy in now, and I don't think

my kids -- I fear they probably can't, either, unless they become -- own their own companies or something. I get that, and it's a big issue, and it's a big issue for us citywide.

I think to some extent we make the mistake of addressing it on a project by project basis in some cases or a plan by plan basis. I don't know why we're not seeing -- we're creating more people in the city, more condominiums, more housing units. I don't know why we're not advancing a parcel tax or something that's a regular source of income that we can bond off and provide much more affordable housing that we can kind of tinkering around the one-time edges.

i think we're doing the most we can in this plan clue -- inclusionary, but I think you can get something around a tax in this city that people will keep paying and keep generating for more affordable housing. When you were talking about how we can acquire more and there's limited resources for small sites programs, with the values that are being paid for housing around the city and how they keep increasing, I mean, I think things like a parcel tax should be looked a and can do much more than these impact fees that we have, although we should do them also. I'm supportive of the housing and sustainability district. I think the period of extension should be kind of on a yearly basis, and it would be good to have the director kind of notify the commission, whether it's during -- you know, notify the commission during director's report or at a hearing about projects that are getting this approval.

I like the notion of having kind of entitlements lapse but I'm worried that we'll hit a down area, no housing is built and we'll not terminating everybody's entitlement, which is the wrong thing to do, but if there's a mechanism for review by the department every year, I think that's appropriate. Commissioner richards? >>.

>> **Commissioner Richards:** just a point of clarification.

I support the recommended modification but that's for the employer in the building, not the construction of the building, correct? >> that's specific to the permitance employers -- the permit jobs in place. >> Commissioner Richards: okay. The question is for residential buildings, couldn't we extend that to the people that actually support the residential building that work there, the doorman, the -- >> yeah.

So this -- this was one of the challenges that we had in the conversations with labor I'm having for the last week is we're concerned. On one hand we're saying faster housing, etcetera, on the other hand we're saying we have to have some kind of hearing on the good, you know, of the permit workers inside. The relative number of workers in a housing development is so much less than jobs, and with ab 73, you're getting the workers that matter which are the construction workers.

And so it's just kind of a bit of a trade off around the value, and that was why labor, talking out to the good jobs

for all folks, agreed to the proposal we put forward which was to not include residential and to just do it for the businesses, knowing that we're solving for labor for the most part with ab 73. >> Commissioner Richards: okay. One other point that's kind of dawned on me.

As the plan gets approved and

rolled out and things start happening, we have a really good way of collecting live data in terms of all the things we're trying to report.

You did the math on 5-m. We're going to be doing a

housing survey or whatever.

Should prop s pass, we would

have a rich trove of information on people who are

getting evicted and have no idea where they're going to live. I think it's going to be good

to have a plan in real-time. Here's what happened. Let devote some big time data to it. And finally, I know we've been talking about this forever and members of the public said this.

We talk about geary street or else.

Let's get geary street going,

like a many geary plan area, so

we can -- mini geary plan area,

so we can follow through for many years what we've been talking about. >> President Hillis: commissioner koppel?

>> well, steve, I think it's about time.

I'm going to move to approve

all seven items. >> Commissioner Richards: second.

>> **President Hillis:** so we can do them all?

>> **clerk:** commissioners, we

strongly recommend you take the certification of the environmental impact report separately. I think there were several amendments that were included by staff if you so choose, so

maybe we take the eir first.

Can you make that motion?

>> **Commissioner Koppel:** yeah.

I'd like to make a motion to

approve the final certification of the eir. >> second.

>> **Commissioner Koppel:** with the amendment made by staff.

>> **clerk:** very good. On that motion to certify the environmental impact report

with the errata sheet submitted

by staff, on that motion -- [Roll call]

>> **clerk:** so moved, commissioners. That motion passes unanimously. Now we can take up the other matters.

>> **Commissioner Koppel:** move

to approve items two through seven. >> second.

>> **clerk:** and there were

amendments to those, too, steve.

>> **Commissioner Koppel:** yeah. Move that the recommendations to at least the planning code

and I'd ask for procedural

advice on this but whether you have a separate resolution regarding the good jobs, the commission policy for good jobs, that's in your packet.

>> **President Hillis:** that's in your recommendations or what was separate from your recommendations?

>> **Commissioner Koppel:** it's a recommendations ---

>> it's -- it's

recommendations -- somehow it's

better to have it a separate recommendation.

>> **clerk:** it can be called all together.

>> **President Hillis:** so we can

do it as part of the plan.

>> **clerk:** you can, and if there's individual amendments

to any of the pieces of the

puzzle, this would be the time.

>> **President Hillis:** I think

you have the good housing -- if the good jobs policy, I think

we can add that as a policy under the implementation program. Where do you think it best fits? >> well, as a commission -- I don't know. It's commission policy, so it's kind of its own stand-alone thing. Certainly, we can -- we would

add it to the implementation

matrix, I guess, at that point, but it sounds like it should be

its own resolution.

>> also, there's our amendments

to the hsd ordinance, as well.

>> **President Hillis:** ann marie? >> thank you.

Ann marie rogers. Could you guys maybe clarify for the commissioners, all your recommendations that you would like them to make on each of the actions already included in the draft resolution or do they

need to make motions to add

things to the draft resolutions that are before them? >> you need to make motions to add.

I have a list in front of you,

and I spoke today, so there is a complete list that jonas is waving around that would be all the recommendations.

I think there's 30 in your packet, and there's another four or so in front of you.

>> and is that list of

recommendations for one ordinance.

>> they're all for the planning code and administrative ordinance except for the last one which is a code policy, and

that would not be amendment.

Oh it's the only thing.

>> **clerk:** if someone were to make a motion to recommend the

individual motions including these submitted by staff that

would cover it, including the commission policy.

>> **President Hillis:** correct. You asked the question about

the good faith, to that extent,

do you need us to opine on the 12, 24, and 36 months, because you had that as a question in the report, and I'm not sure it was called out. Was your recommendation what period?

>> I think it's -- you -- those

specific ones are not in the

resolution or drafted, so those would be I think recommendations that you as a

commission would make to the board. >> and my sense of that what might be the most beneficial

thing to do is since it gives the director that authority is for the director to issue what we call a director's bulletin

that specifies what constitutes good faith efforts.

And I -- and you can certainly ask me to do that before this

thing is implemented.

>> **President Hillis:** okay.

>> **Commissioner Moore:** would

you copy us on that? >> absolutely.

>> **Commissioner Koppel:** let me try this.

I'm going to move to approve items two through seven, including amendments to the

planning code, including all recommendations on this sheet of paper and the amendments

also to the housing sustainability district and

then also the policy resolution recommendation or the good jobs for all.

>> **President Hillis:** second.

>> **clerk:** thank you, commissioners. So commissioners, there is a

motion that has been seconded

to adopt the ceqa findings for the central soma man, the general plan amendments, planning code, and

administrative code, and implementation program, and planning code and business tax

regulation code amendments for the central housing sustainability district with the modifications recommended

by staff and submitted to you,

in addition to the modifications independent of

that to the housing sustainability district proposed by staff.

On that motion --

[Roll call]

>> **clerk:** so moved, commissioners.

That motion passes unanimously, 7-0.

>> **President Hillis:** all right. Thank you.

And Mr. Wertheim, good luck in sacramento.

It's been a pleasure, and a pleasure in seeing this plan move forward.

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APPLICATION FOR Board of Supervisors Appeal Fee Waiver

1. Applicant and Project Information

APPLICANT NAME: Angelica Cabande		
APPLICANT ADDRESS:	TELEPHONE:	
	()	
	EMAIL:	
NEIGHBORHOOD ORGANIZATION NAME: South of Market Community Action Network (SOMCAN)		
NEIGHBORHOOD ORGANIZATION ADDRESS: 1110 Howard Street San Francisco, CA 94103	TELEPHONE: (415) 255-7693	
	EMAIL: acabande@somcan.org	
PROJECT ADDRESS: Central SOMA EIR and Area Plan		
PLANNING CASE NO.: 2011.1356E	BUILDING PERMIT APPLICATION NO.:	DATE OF DECISION (IF ANY):

2. Required Criteria for Granting Waiver

(All must be satisfied; please attach supporting materials)

- The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.
- The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.
- The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.
- The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.

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By: _____

Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION
- CURRENT ORGANIZATION REGISTRATION
- MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION

- WAIVER APPROVED WAIVER DENIED



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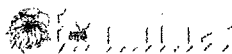
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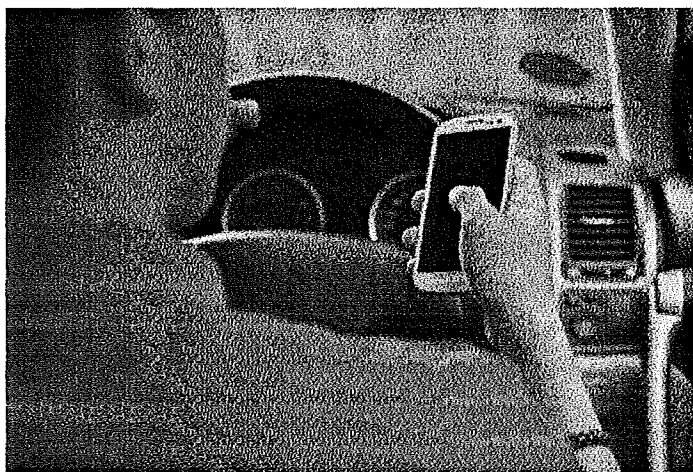
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DA's office, community group release separate pedestrian-vehicle safety initiatives



April is Distracted Driving Awareness Month.

By Rob Nagle on April 29, 2014 12:00 am

In the wake of seven pedestrian deaths this year and April being Distracted Driving Awareness Month, a South of Market area community group wants to remind drivers to slow down, and the San Francisco District Attorney's Office has an ominous warning for distracted drivers.

District Attorney George Gascón said Tuesday that his office's vehicles will be equipped with a bumper sticker that says "Do your job — or we'll do ours."

The sticker will also feature the phrase "Share the Road" and will emphasize that all drivers, pedestrians and cyclists should obey all traffic laws to keep the streets safe.

"We hope that these bumper stickers serve as a constant reminder to everyone, to follow the rules of the road," District Attorney Gascón said. "When a case gets to my office, it's already too late."

In a similar light, the South of Market Community Action Network is convening an action Wednesday to raise awareness on pedestrian safety in SoMa, the Tenderloin and Mission Bay.

Dubbed "Day of the Child," SOMCAN wants to draw attention to the

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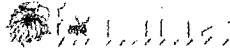
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from vehicles cause asthma and other respiratory problems in children.

Traffic congestion also makes it difficult for children to navigate their way to school, they said.

The event will be at Bessie Carmichael Elementary School at 375 7th Street at 4 p.m.

Last week, the San Francisco Police Department and the California Highway Patrol engaged in a joint operation along Van Ness Avenue and areas South of Market to ticket and cite distracted drivers. The operation resulted in 126 citations.

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about an hour ago

The death marked the 19th homicide reported in San Francisco so far this year. The City has recorded five homicides since June 2 after more than a month without a killing reported.



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