

Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco



**Notice of Meeting  
&  
Agenda**

1650 Mission Street, 4th Floor, Room 431  
**Monday, January 11, 2016**

**6:00 PM**

Chris Block  
Walker Bass  
Joe Boss  
Don Bragg  
John Elberling

Keith Goldstein  
Oscar Grande  
Bruce Kin Huie  
Toby Levy  
Robert Lopez

Fernando Martí  
Kristian Ongoco  
Arthur Reis  
Maureen Sedonaen  
Kate Sofis

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The Agenda is available at the Planning Department 1650 Mission Street, 4<sup>th</sup> floor and, on our website at [encac.sfplanning.org](http://encac.sfplanning.org), and at the meeting.

1. Announcements and Review of Agenda.
2. Review and Approve Minutes from the November 16, 2015 CAC Meeting.
3. Update on the EN Recreation and Park projects including the new park at 17<sup>th</sup> Street and Folsom Street. Update by Recreation and Park staff on Eastern Neighborhoods IPIC projects including the new park at 17<sup>th</sup> Street and Folsom, followed by discussion.
4. Mission District Action Plan 2020. Update from staff on the Mission District Action Plan. This is informational only and no action is being sought at this time.

5. Update on CAC Appointments. Update and discussion on Committee members' appointments.
6. EN CAC Schedule and Work Program. Presentation by staff on the year's schedule followed by discussion lead by CAC Chair on the year's work program followed by potential action.
7. Public Comment: At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a Committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at Public Comment. In response to public comment on an item that is not on the agenda, the Committee is limited to:

- Briefly responding to statements made or questions posed by members of the public, or
- Requesting staff to report back on the matter at a subsequent meeting, or
- Directing staff to place the item on a future agenda. (Government Code Section 54954.2(a).)

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**Accessible Meeting Policy**

Hearings are held at the Planning Department, 1650 Mission St., Room 431, fourth floor, San Francisco, CA. The closest accessible BART station is the Van Ness Avenue station located at the intersection of Market Street and Van Ness Avenue. Accessible curbside parking has been designated at points along Mission Street. Accessible MUNI lines serving the Planning Department are the 14 Mission, 26 Valencia, 47 Van Ness, 49 Van Ness/Mission, and the F Line. Accessible MUNI Metro lines are the J, K, L, M, and N. For more information regarding MUNI accessible services, call (415) 923-6142.

Disability Accommodations: To request assistive listening devices, real time captioning, sign language interpreters, readers, large print agendas or other accommodations, please contact the Department's ADA Coordinator, Candace SooHoo, at (415) 575-9157 or [candace.sooHoo@sfgov.org](mailto:candace.sooHoo@sfgov.org) at least 72 hours in advance of the meeting to help ensure availability. Accessible seating for persons with disabilities (including those using wheelchairs) will be available at meetings.

Language Assistance: To request an interpreter, please contact the Candace SooHoo, at (415) 575-9157, or [candace.sooHoo@sfgov.org](mailto:candace.sooHoo@sfgov.org) at least 72 hours in advance of the meeting.

**SPANISH**

Si desea asistir a la audiencia, y quisiera obtener información en Español o solicitar un aparato para asistencia auditiva, llame al (415) 575-9010. Por favor llame por lo menos 72 horas de anticipación a la audiencia.

**CHINESE**

聽證會上如需語言協助或要求輔助設備 請致電(415) 575-9010。請在聽證會舉行之前的至少72個小時提出要求。

**FILIPINO**

Para sa tulong sa lengguwahe o para humiling ng Pantulong na Kagamitan para sa Pagdinig (headset), mangyari lamang na tumawag sa (415) 575-9121. Mangyaring tumawag nang maaga (kung maaari ay 72 oras) bago sa araw ng Pagdinig.

**RUSSIAN**

За помощью переводчика или за вспомогательным слуховым устройством на время слушаний обращайтесь по номеру (415) 575-9121. Запросы должны делаться минимум за 72 часов до начала слушания.

**Know Your Rights Under the Sunshine Ordinance**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Richard Knee, Chair of the Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 409, by phone at (415) 554-7724, by fax at (415) 554-7854 or by E-mail at [soff@sfgov.org](mailto:soff@sfgov.org).

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Library and on the City's website at [www.sfgov.org/bdsupvrs/sunshine](http://www.sfgov.org/bdsupvrs/sunshine).

**PUBLIC COMMENT**

At this time, members of the public may address the Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee except agenda items. With respect to agenda items, your opportunity to address the Committee will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Committee has closed the public hearing, your opportunity to address the Committee must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the committee is limited to:

1. responding to statements made or questions posed by members of the public; or
2. requesting staff to report back on a matter at a subsequent meeting; or
3. directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))
4. submitting written public comment to Mat Snyder, 1650 Mission Street Ste. 400, San Francisco, CA 94103 [mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

Citizens Advisory Committee of the  
Eastern Neighborhoods Plan,  
City and County of San Francisco

**DRAFT Meeting Minutes**

**Monday, November 16, 2015**

**5:30 PM**

**Eastern Neighborhoods Five-Year Monitoring Report Working Group**

**6:15 PM**

**Regular Meeting**

Chris Block  
Walker Bass  
Joe Boss  
Don Bragg  
John Elberling  
Keith Goldstein

Oscar Grande  
Bruce Kin Huie  
Toby Levy  
Robert Lopez

Fernando Martí  
Kristian Ongoco  
Arthur Reis  
Maureen Sedonaen  
Kate Sofis

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Committee Members Present:

Walker Bass, Don Bragg, Chris Block, Joe Boss, John  
Keith Goldstein, Bruce Kin Huie, Toby Levy, Robert Lopez, Fernando Martí,  
Kristian Ongoco, Arthur Reis, Maureen Sedonaen, Alisa Shen

Committee Members Absent:

Oscar Grande, Kate Sofis

Staff Present:

Mat Snyder, Kearstin Dischinger

**5:30 Eastern Neighborhoods Five-Year Monitoring Report Working Group**

The Eastern Neighborhoods Five-Year Monitoring Report. Further working group  
discussion of scope for the monitoring report and indices of measuring success.

Item heard. Staff will come back to the Working Group in February, March, and April 2016 for status reports on Chapter 4 – Community Improvements; and Chapter 5 - Implementation (February), Chapter 3 - Housing (March) , and Chapter 2 – Commercial Activity and Job Creation, and Transportation and Parking (April). Staff to provide status of chapter in the form of PowerPoint presentations that include both Chapter outline and data to be used.

**6:15 Full CAC**

1. Announcements and Review of Agenda.
  
2. Review and Approve Minutes from the September 21, 2015 CAC Meeting.  
MOTION NO: 2015-11-01  
ACTION: To approve the minutes from September 21, 2015.  
  
MOTION: Sedonaen SECOND: Goldstein  
AYES: Bass, Block, Boss, Bragg, Elberling, Goldstein, Huie, Levy, Lopez, Marti, Ongoco, Reis, Sedonaen  
NOES: [none]  
ABSENT: Grande, Sofis
  
3. The IPIC Expenditure Plan. Presentation by staff on the proposed IPIC Expenditure Plan, followed by discussion and action.  
MOTION NO: 2015-11-02  
ACTION: To approve the IPIC Expenditure Plan as presented by staff with the following two conditions: (1) that prior to determining how to spend the \$300K in the Pedestrian Enhancement and Bicycle Fund in FY 17 (Line 33), SF Public Works is to come back to the CAC for approval; and (2) prior to spending funds for Child Care (Line 83), H.S.A is to come to the CAC for an update on how they plan to distribute the funds.  
  
MOTION: Sedonaen SECOND: Goldstein  
AYES: Bass, Block, Boss, Bragg, Elberling, Goldstein, Huie, Levy, Lopez, Marti, Ongoco, Reis, Sedonaen  
NOES: [none]  
ABSENT: Grande, Sofis
  
4. The Election of Officers. Annual election of CAC officers, including Chair, Vice-Chair, Secretary, Vice-Secretary, and/or other positions as identified by the CAC by-laws. Nomination of candidates will be followed by discussion and action.

MOTION NO: 2015-11-03  
ACTION: To elect the following CAC Officers for the next term:  
Chris Block, Chair  
Bruce Huie, Vice-Chair  
Fernando Marti, Secretary  
Keith Goldstein, Vice-Secretary

MOTION: Levy SECOND: Goldstein  
AYES: Bass, Block, Boss, Bragg, Elberling, Goldstein, Huie, Levy,  
Lopez, Marti, Ongoco, Reis, Sedonaen  
NOES: [none]  
ABSENT: Grande, Sofis

5. Affordable Housing Bonus Program. Staff presentation on the proposed Affordable Housing Bonus Program followed by discussion. This is informational only and no action is being sought at this time.  
*Item heard. No action taken.*
6. Mission District Action Plan 2020. Update from staff on the Mission District Action Plan. This is informational only and no action is being sought at this time.  
*This item was not heard and will be scheduled later.*
7. 22<sup>ND</sup> Street Stair In-Kind Agreement. Presentation by the Project Sponsor of the development project at 1395 22<sup>nd</sup> Street / 790 Pennsylvania Street on a proposed in-kind agreement on the north side of the subject site that would create a publicly accessible path that would continue the 22<sup>nd</sup> Street right-of-way between Texas Street up the east slope of Potrero Hill to Missouri Street. This is an initial presentation of the in-kind agreement. No action is being requested at this time.  
*Item heard. No action taken.*
8. Public Comment:  
*Public comment provided.*

Meeting Adjourn: 8:10pm



# Eastern Neighborhoods Citizens Advisory Committee

## FUNDED RPD PROJECTS

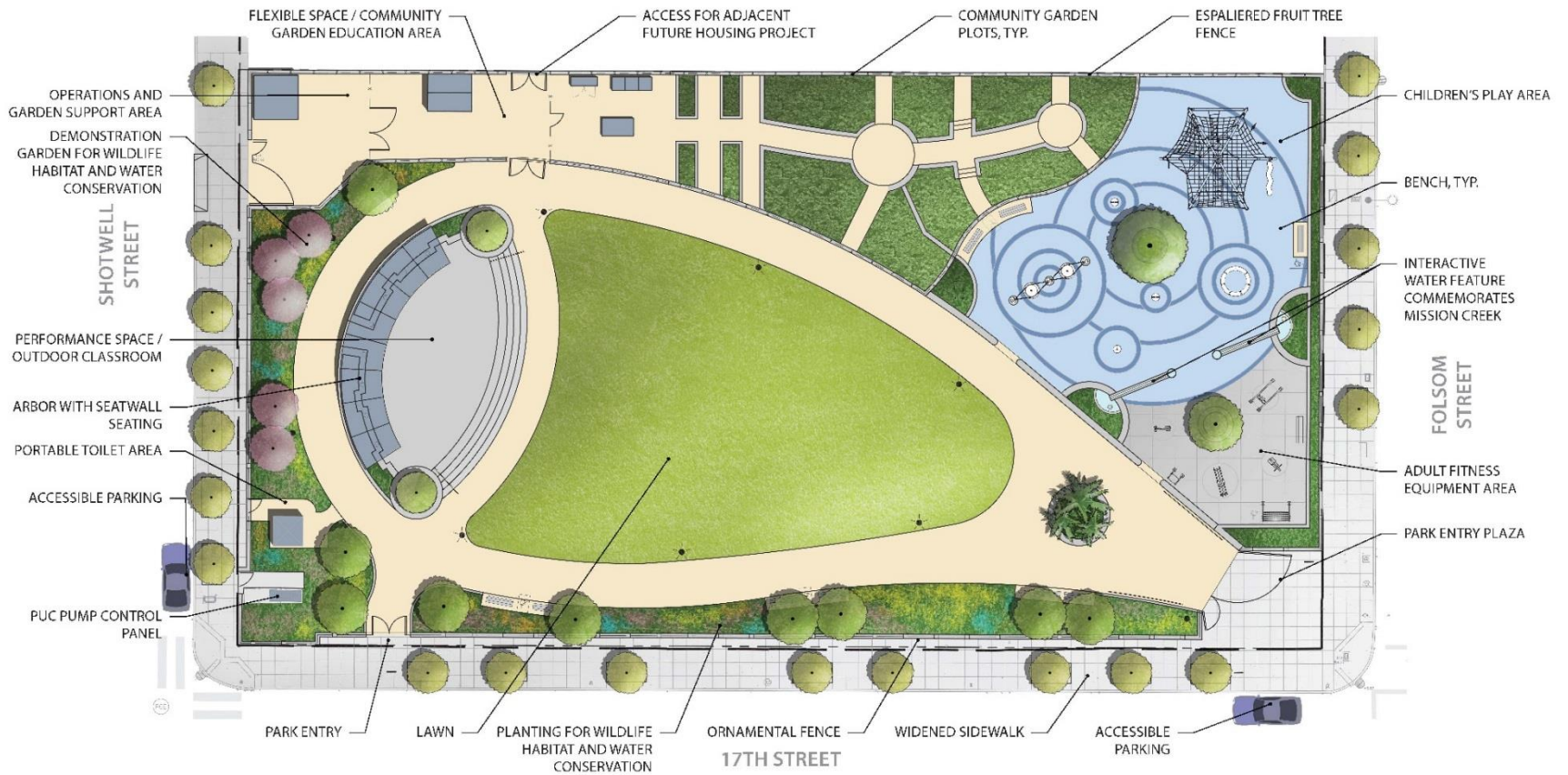
January 11, 2015



# Eastern Neighborhoods Parks







# 17<sup>th</sup> & Folsom Park

## Park Design





# 17<sup>th</sup> & Folsom Park

## Perspective with Adjacent Housing





# South Park

## Park Design



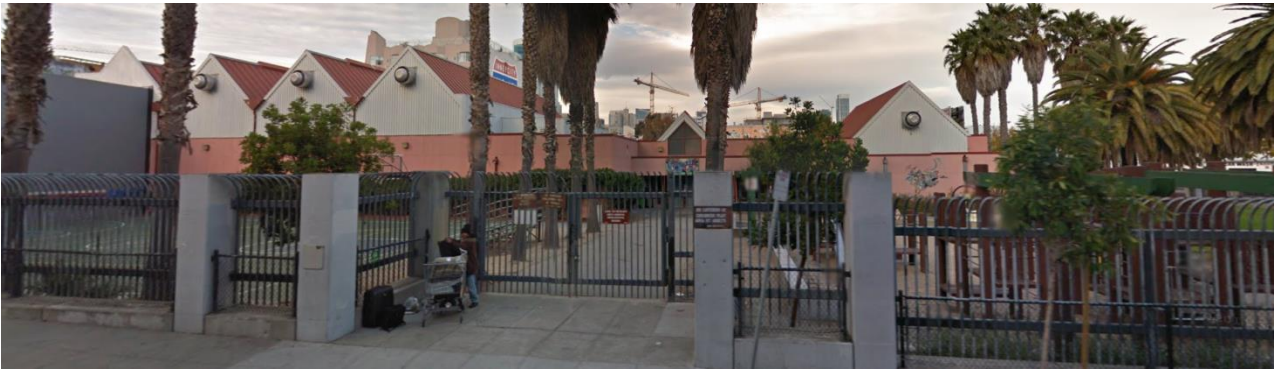




# South Park Design Renderings







**Current IPIC Funding:**  
\$1m FY16, \$450k FY17, & \$1.3m FY18

# Gene Friend Recreation Center





CONCEPTUAL DESIGN **FIRST FLOOR PLAN** [SCHEME 1]



# Gene Friend Recreation Center

## Future Design







CONCEPTUAL DESIGN **SECOND FLOOR PLAN** [SCHEME 1]



# Gene Friend Recreation Center

## Future Design





CONCEPTUAL DESIGN **ROOF PLAN** [SCHEME 1]



# Gene Friend Recreation Center

## Future Design







**Current IPIC Funding:**  
\$325k FY17

# Garfield Pool

**Current**





BEFORE



# Hamilton Pool

## Before & After





**Current IPIC Funding:**  
\$325k FY17

# Juri Commons

**Current**







**Current IPIC Funding:**  
\$517k FY18 & \$1.5m FY19

## Jose Coronado Playground

**Current**



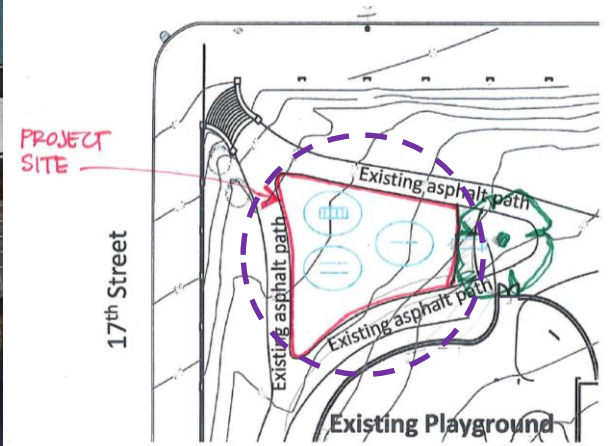
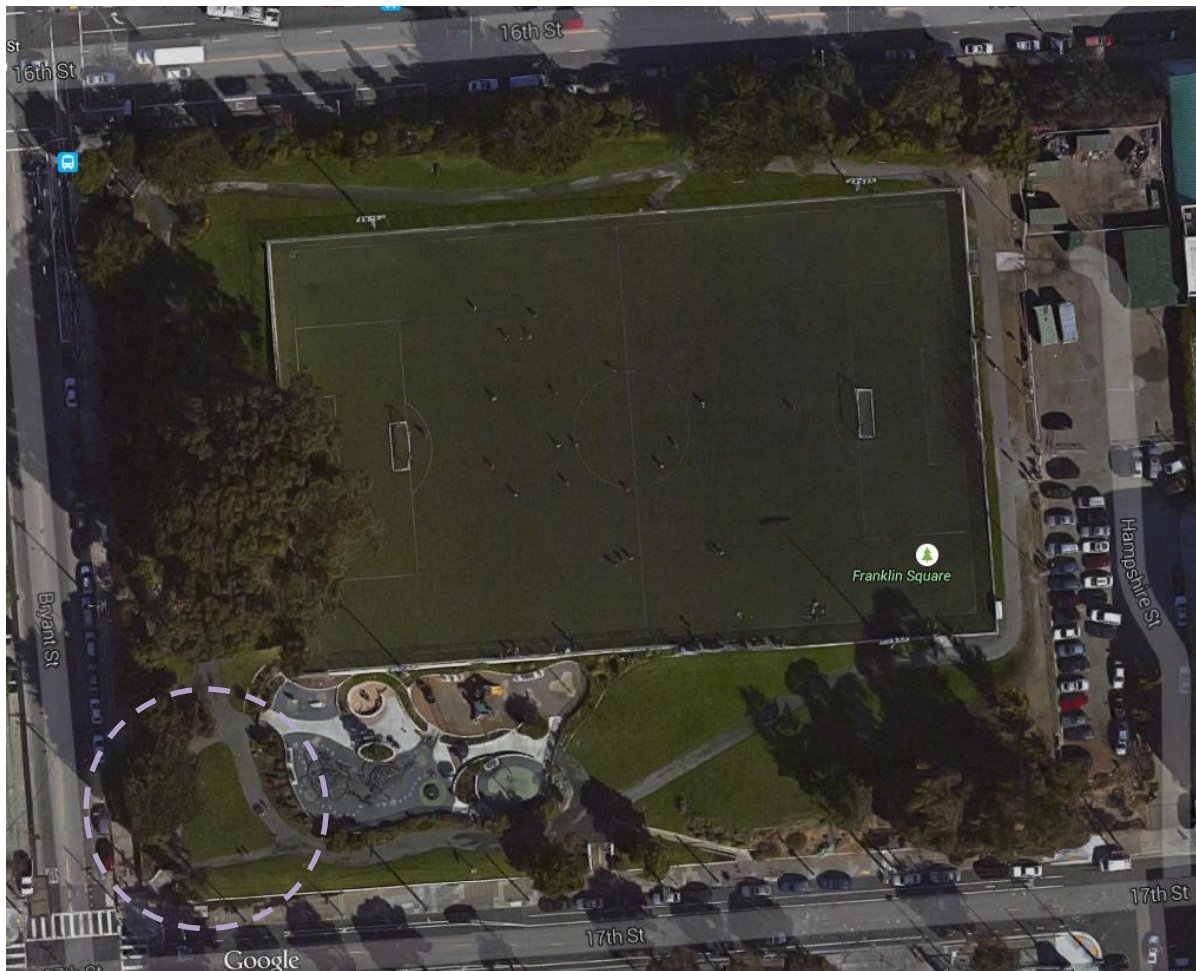
**Current IPIC Funding:**  
\$3.74m FY18

# Mission Recreation Center

**Current**







**Current IPIC Funding:**  
\$120k FY15 & 16

# Franklin Square

## Current



**Current IPIC Funding:**  
\$180k FY15

# Potrero Hill Recreation Center

## Current







**Current IPIC Funding:**  
\$640k FY16 & \$1m FY18



# Jackson Playground

Current





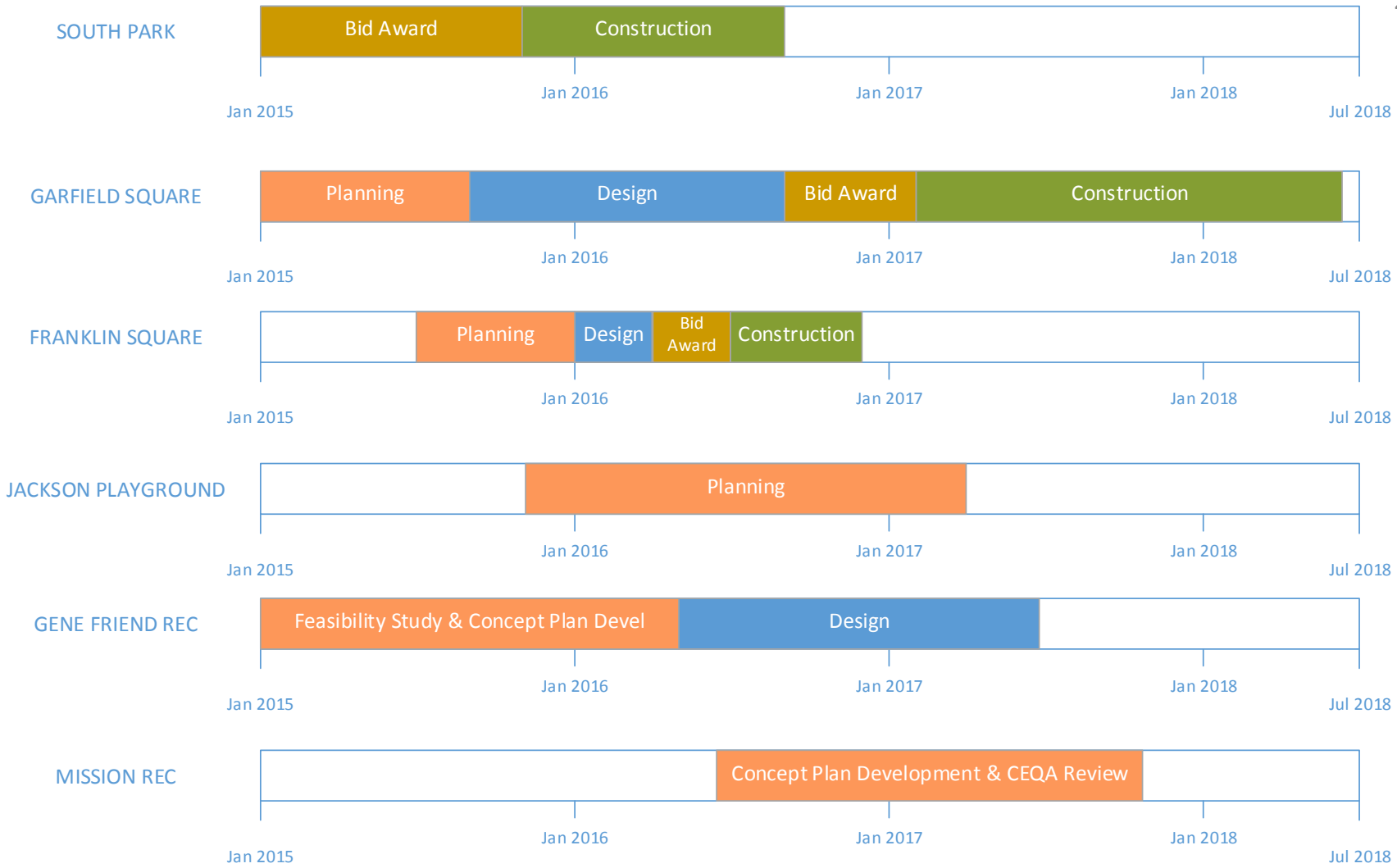


**Current IPIC Funding:**  
None Identified

# Esprit Park

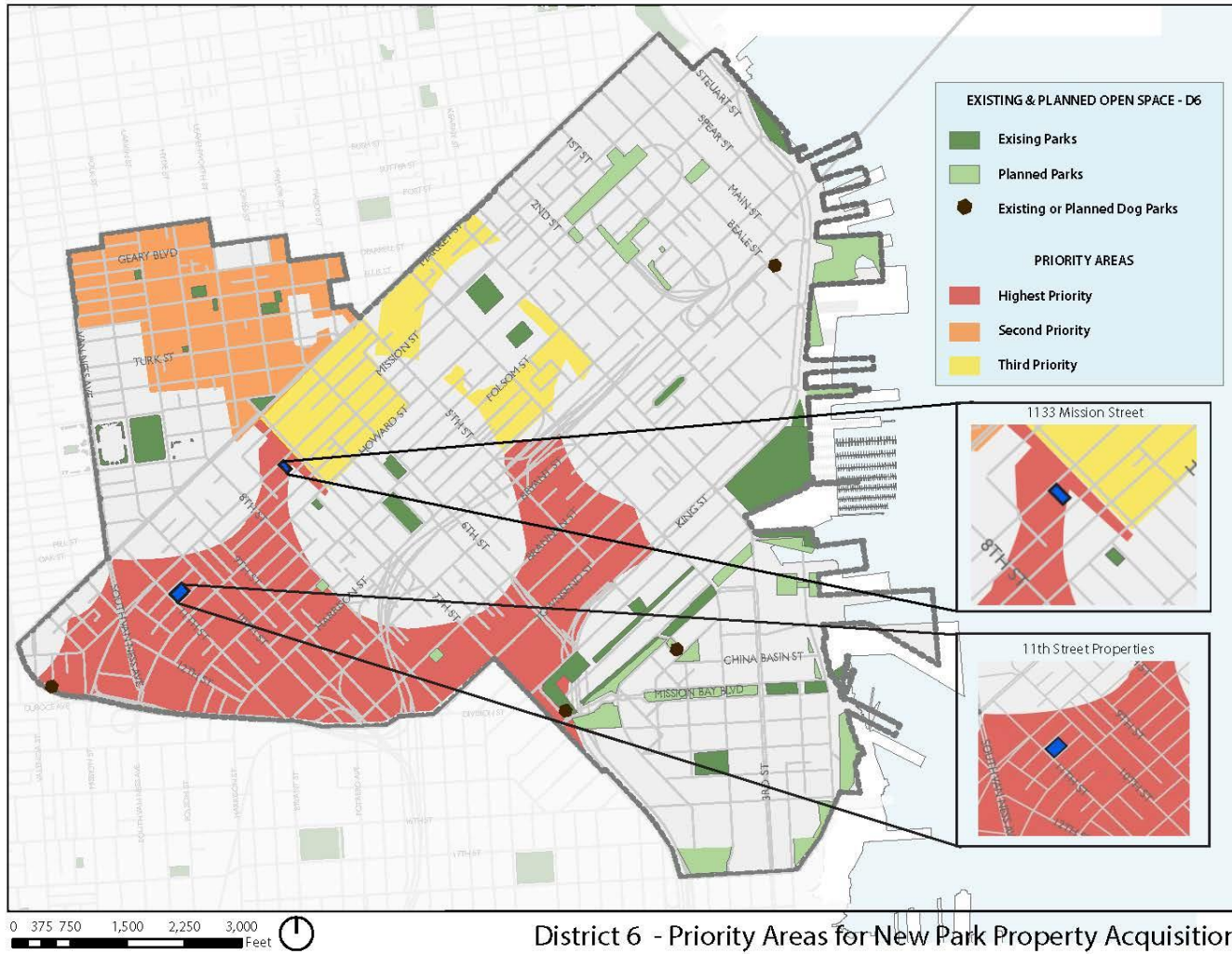
Current





# Project Schedule





# Potential Property Acquisitions

SoMa



## Uses

Potential Properties	Acquisition*	Development*	TOTAL
TOTAL	\$15-20M	\$5-10M	\$20-30M

## Sources

	Current Available	FY 17	TOTAL
Open Space Fund	\$9.0M	\$2.4M	\$11.4M
Impact Fees	\$1.5M	\$7.3M	\$8.8M
TOTAL	\$10.5M	\$9.7M	\$20.2M

\* Estimates based on negotiations and recent park development

# SOMA Open Space Acquisition & Development Scenario





# Mission Action Plan 2020



SAN FRANCISCO  
**PLANNING DEPARTMENT**

August 28, 2015




# Background – Context for MAP2020

- From 2009-2013 an average of 150 households per year earning between 30-120% of AMI have left the Mission. Decline could accelerate to 180 households per year (or 2% a year).
- 160 eviction notices per year from 2009-2013
- 8,120 Latinos left the Mission between 2000-2013
  - They were ½ of the population in 2000
  - By 2013 only 38.5% of the population, trend continues
- \$72,270 household median income vs. \$46,108 Latino household median income (2013)



# Background

## Who are these Households?

ANNUAL INCOME, BY HOUSEHOLD SIZE	 1 PERSON	 2 PEOPLE	 3 PEOPLE	 4 PEOPLE	 5 PEOPLE
<b>VERY LOW-INCOME HOUSEHOLDS</b> <i>Earn up to 55% of Area Median Income</i>	\$39,250	\$44,850	\$50,450	\$56,050	\$60,550
<b>LOW-INCOME HOUSEHOLDS</b> <i>Earn up to 80% of Area Median Income</i>	\$57,100	\$65,200	\$73,350	\$81,500	\$88,050
<b>MODERATE-INCOME HOUSEHOLDS</b> <i>Earn up to 120% of Area Median Income</i>	\$85,600	\$97,800	\$110,050	\$122,300	\$132,050

### By Occupation

**Very low:** Dishwasher, cashier, housecleaner

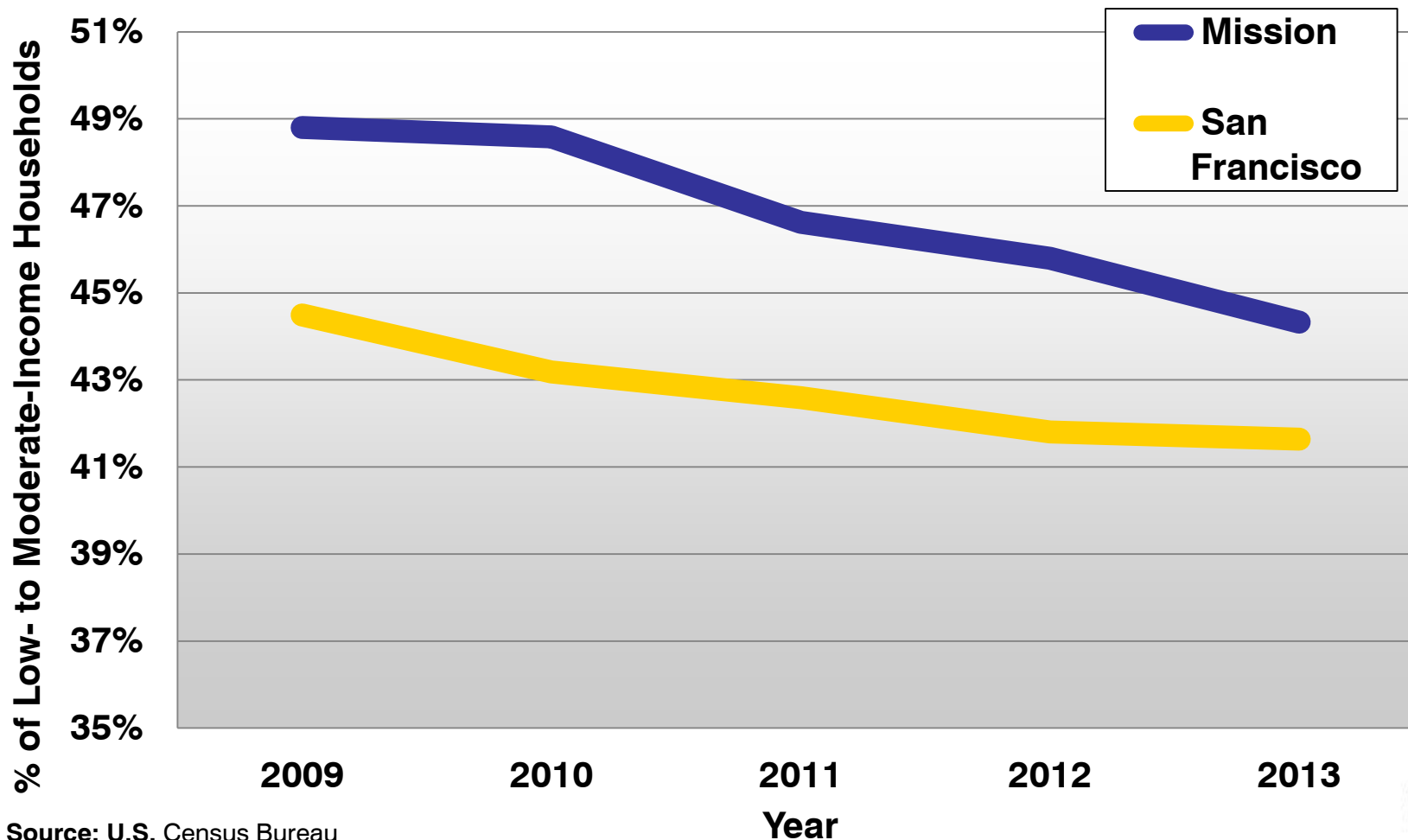
**Low:** Postal Clerk, Landscaper, Construction Worker

**Moderate:** Teacher, 911 Operator, Electrician



# Background

The Mission is losing low to moderate income households faster



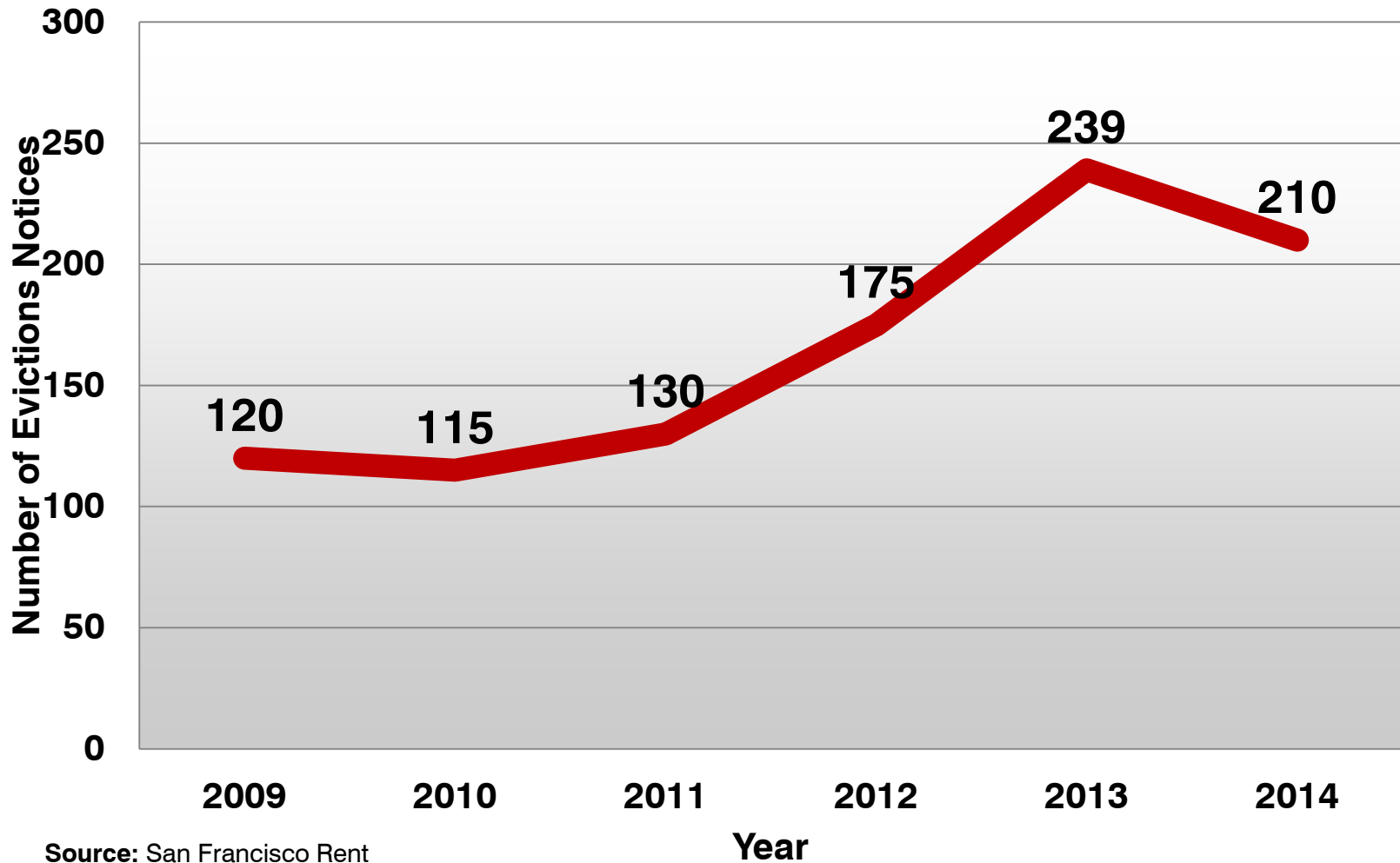
Source: U.S. Census Bureau





# Background

**Evictions filed in the Mission increased over 100% in 3 years**

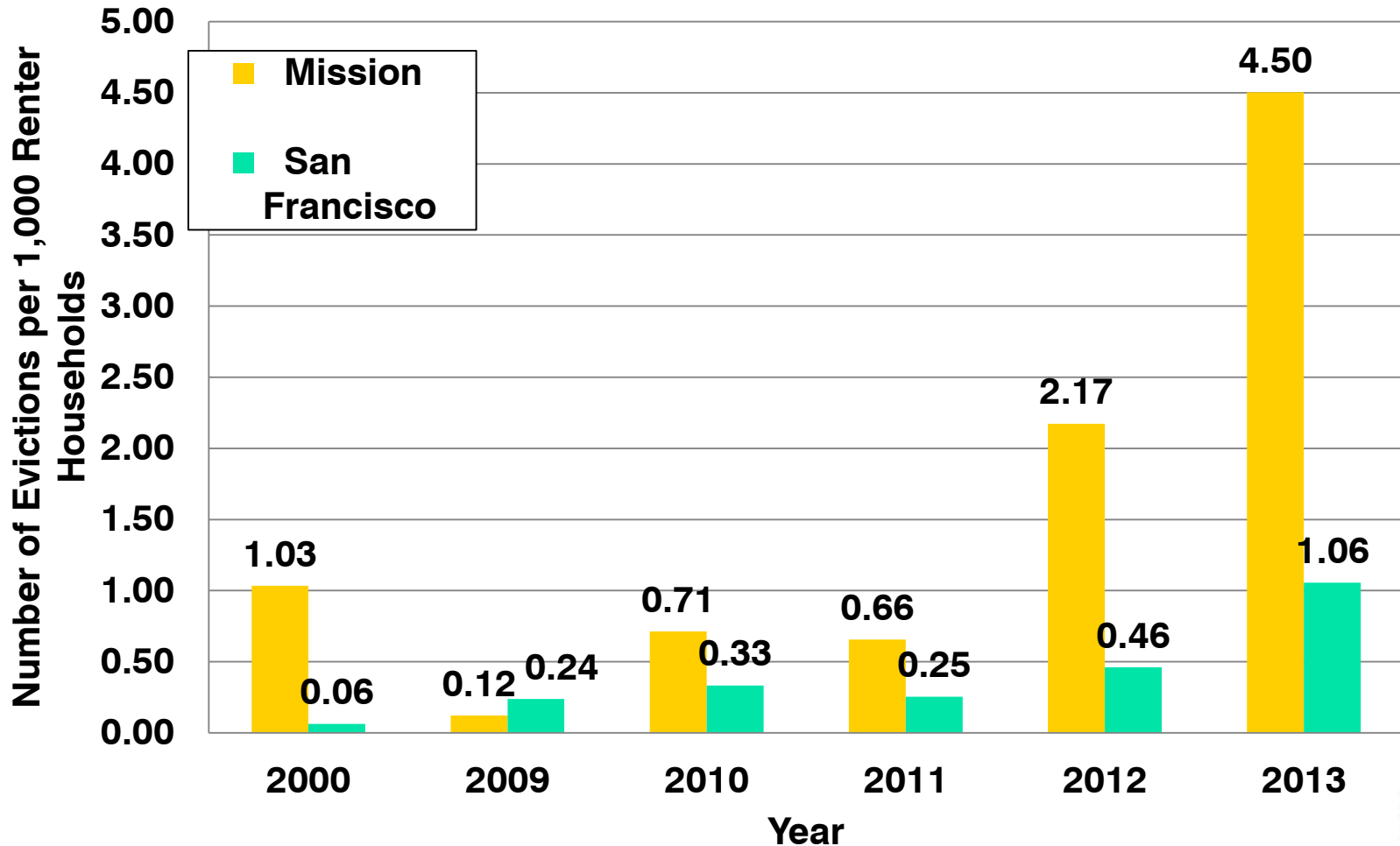


Source: San Francisco Rent



# Background

**In 2013 Ellis Act evictions soared to 4 times the citywide rate**



Source: San Francisco Rent Board



# Background

- Prop K goal of 33% affordable housing means: 520-668 new affordable units (based on pipeline).
- Housing Element 2015-2020 needs means: 735 new affordable units.
- Small businesses faced with lease renewals which often double or triple their rents.
- Small businesses are only being offered short-term or month-to-month leases.
- PDR land is still being encroached by illegal uses.



## Background

*The goal of the Mission Action Plan (MAP) 2020 is to strengthen and retain low and moderate income residents, community-serving small businesses (including PDR) and nonprofits in order to preserve the socioeconomic diversity of the Mission neighborhood.*



## Background – Draft MAP 2020 Strategies

Solutions for need-based targets in these areas:

1. Tenant Protections
2. Existing Housing Preservation
3. New Housing Production
4. Neighborhood Housing Access
5. Small business, PDR and nonprofits Retention
6. Jobs programs

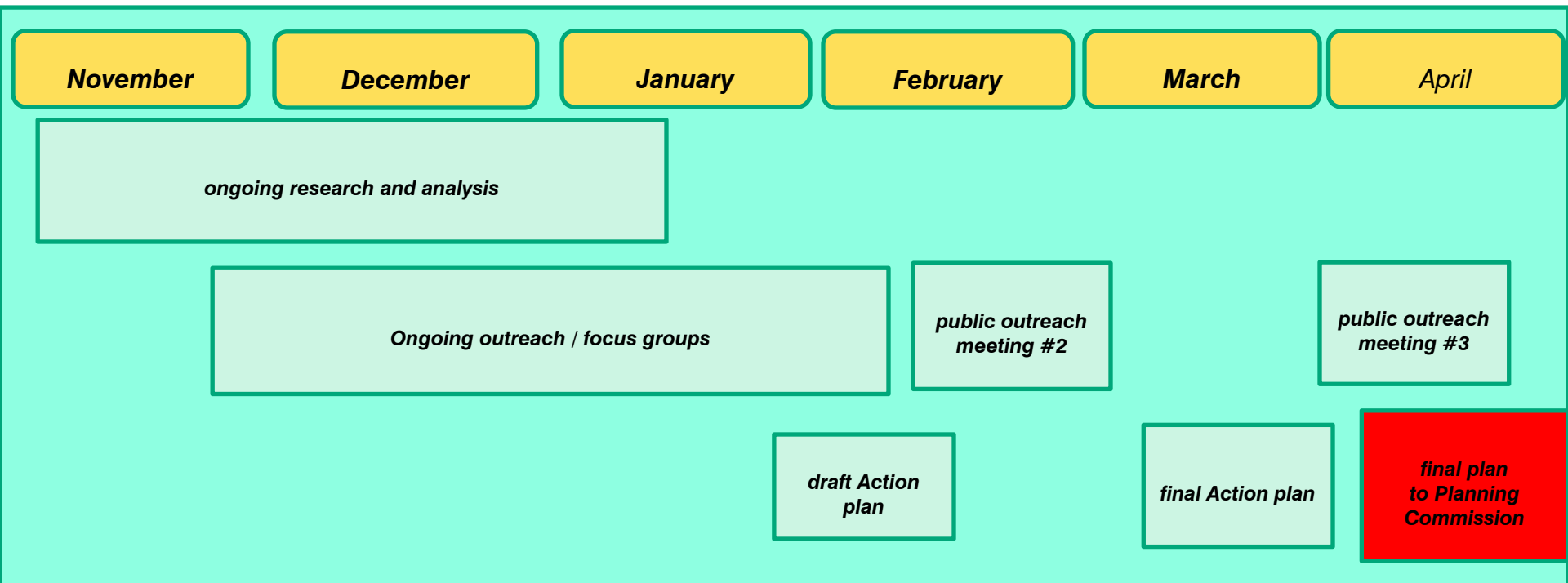


## Solutions underway & under consideration

- Mayor's Neighborhood Preference Program
- Affordable Housing Density Bonus Program
- Small Sites & site acquisition (490 South Van Ness)
- Build the four 100% affordable sites (260-300 units)
- Displacement and relocation fund for nonprofits
- Free technical assistance for PDR
- Housing Bond in regular Capital Planning cycle
- Calle 24 Commercial Interim controls (separate but parallel process)



### *Remaining MAP 2020 Project Timeline*



# Related effort – Interim Controls

- Intent: Acknowledge the Extent of Affordable Housing Crisis in the Mission & the Importance of Addressing the Problems.
  - Provide time to analyze affordable housing needs
  - Assess sites for affordable housing production
  - Stem the loss of income protected units
  - Maintain PDR capacity in PDR lands and preserve vital community resources
  - Make explicit the Commission's expectation for a dialogue about affordability





# Immediate measures: Interim Controls

- **What it is not:** reopening the Eastern Neighborhoods, wholesale rezoning or new different rules. Housing/PDR zoning settled.
- **What it is:** statement to community and developers about expectations: subject to a high bar and dialogue about project outcomes (benefits and losses); time to develop permanent strategies through MAP 2020 and how to get the most affordability and protect community-serving uses.



## Eastern Neighborhoods Citizen Advisory Committee

### 2016 Schedule

#### January

- 1/11/16 6:00 Full CAC Meeting
- Rec and Park Update
  - Mission 2020 Update
  - CAC Housekeeping (two items)

#### February

- 2/8/2016 5:30 **Monitoring Report Working Group**  
Topics:
- Community Improvements and Implementation
- 6:30 **Regular Meeting – Full CAC**  
Possible Agenda Items:
- The Loop
  - Capital Plan / IPIC Process Update
  - EN Community Challenge Grant

#### March

- 3/21/2016 5:30 **Monitoring Report Working Group**  
Topics:
- Housing
- 6:30 **Regular Meeting – Full CAC**  
Possible Agenda Items:
- MTA Five Year Capital Plan
  - 7<sup>th</sup> and 8<sup>th</sup> Street Update

#### April

- 4/18/2016 5:30 **Monitoring Report Working Group**  
Topics:
- Commercial Activity and Job Creation & Transportation and Parking
- 6:30 Regular Meeting – Full CAC
- 4/30/2016 Draft Monitoring Report to CAC Members for Review and Comment

**May**

5/16/2016 6:00 **Full CAC Meeting**  
Possible Agenda Items:  
- IPIC: Fee Projection Update

**June**

6/20/2016 6:00 **Full CAC Meeting**  
Possible Agenda Items:  
- IPIC: EN Capital Project Update

6/30/2016 Five Year Monitoring Report Due

**July**

7/18/2016 6:00 **Full CAC Meeting** [note: CAC usually cancels one of the regularly schedule summer meetings]

**August**

8/15/2016 6:00 **Full CAC Meeting**  
Possible Agenda Items:  
- IPIC Expenditure Plan Update / Capital Plan Update

**September**

9/19/2016 6:00 **Full CAC Meeting**  
Possible Agenda Items:  
- IPIC Expenditure Plan Update / Capital Plan Update

**October**

10/17/2016 6:00 **Full CAC Meeting**  
Possible Agenda Items:  
- IPIC Expenditure Plan / Capital Plan Update (possible action)

**November**

11/21/2016 6:00 **Full CAC Meeting** [note: same week as Thanksgiving – reschedule?]  
Possible Agenda Items:

- IPIC Expenditure Plan Action

Initial Presentation to Capital Planning Committee

IPIC Endorsement / Approval

**December**

[2<sup>nd</sup> Monday]

Capital Planning Committee – Final IPIC Presentation

12/19/2016

6:00

**Full CAC Meeting** [note: CAC usually cancels December meeting]

**Eastern Neighborhoods Topics for 2016**

Five-Year Monitoring Report

Ten-Year Eastern Neighborhoods Capital Plan

Central Waterfront / Dogpatch Public Realm Plan

Mission 2020

IPIC Report and Expenditure Plan

Central Soma