



**SOUTH OF MARKET PROJECT AREA COMMITTEE**

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*Advisory body to the San Francisco Redevelopment Agency*

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**HOUSING SUBCOMMITTEE**

**Monday July 7, 2008**

**6:00 PM**

**Presiding Chair (6:00 PM)**

Raymon Smith

**Chairs Report**

**Mr. Smith** announced that we have seen an increase of police enforcement efforts in the area. The police have been well received and the traffic enforcement officers have been issuing a great number of tickets and this is a positive change for the area.

**Determination of Quorum (6:00 PM)**

Present: Raymon Smith, John Melone/SAN and Antoinetta Stadlman,

Absent: Dipak Patel, Ingrid Aquino, Charles Range/SOM Health Center and Mark Swenson

Staff: Marcia Ban and Karen Nolan

Agency: Mike Grisso and Lucia Tallchief Mele

Guests: Joshua Morgan/SOMPAC, John Elberling/TODCO, Kim Nash/Bridge Housing, Richard Stacy/L&M Architects, Bob Meyers/City Planning & Development Consultants, Warren DeLoria/Ankrom Moisan Architects, April Veneracion, Angelica Cabande & Marty Gulalas/SOMCAN

**Approval of minutes (6:01 PM)**

**Motion:** *"To approve the June 2008 Housing Subcommittee minutes as is."*

**Vote:            Yes: 3            No: 0            Abstain: 0            Motion Passes**

**Agenda order (6:02 PM)**

1,3,4,5,6,7,8,9,10,2,11

**Motion:** *"To approve the Housing Subcommittee agenda as is."*

**Vote:            Yes: 3            No: 0            Abstain: 0            Motion Passes**

**Announcement of Next Housing Subcommittee Meeting**

**Mr. Smith** announced that the next Housing Subcommittee would meet on Monday August 4<sup>th</sup>, 2008 at 6:00 PM.

**Agenda Item 6. Westbrook Plaza Update by Agency Staff (6:03 PM)**

**Mr. Grisso** announced that the construction loan agreement for the Westbrook Plaza development is scheduled to go before the Redevelopment Commission on August 5th. The Agency budget was approved by the Commission and Board of Supervisors so they will have

the full amount necessary. **Mr. Grisso** reminded members that this is the grant agreement that was endorsed by the PAC at the May PAC meeting and he hopes everyone can attend the Commission meeting.

**Agenda Item 7. 474 Natoma Update by Agency Staff (6:05 PM)**

**Mr. Grisso** announced that **Ms. Nash** with Bridge Housing would report on the 474 Natoma Street development. **Ms. Nash** stated that they are still working through the design process at the Planning Department and the project is still a work in progress, but they wanted to provide an update at this time.

The project will be nine stories tall on Natoma Street and four stories on Minna Street. The project will consist of 20 one-bedroom, 19 two-bedroom and 16 three-bedroom units for a total of 55 units. **Ms. Nash** explained that they will have two units less than originally anticipated because they had to scale back a bit, but they will provide a roof top terrace for the residents to enjoy.

**Mr. Stacy** stated that the major changes were to the interior of the building and the central courtyard. Originally there were two wings projecting into the courtyard, but they were removed and the courtyard narrowed to add sunlight. The building will be set back on the upper floors of the Natoma Street side and the Minna side will have access through the site to the courtyard and lobby. They will have three town homes on Natoma with a fence for privacy and security. They are currently working with the Planning Department on the fence design. There will be limited parking provided at the rear of the building. The third through sixth floors will provide typical floor plans while the top three floors will be a bit different to allow for setbacks. They are currently mid-stream in the design process, but are looking to use muted colors and will provide greenery and landscaping. The town homes will be set back from the street as well as the lobby and upper floors.

**Mr. Melone** referred to the alley streetscape project and wanted to know if Bridge Housing would be incorporating this into the design. **Mr. Stacy** stated that he has seen some of the designs for the alleys and they would be planting trees along with replacing sidewalks. **Mr. Elberling** wanted to know if the elevator would go up to the roof top terrace. **Mr. Stacy** explained that the roof top terrace would actually be the ninth floor of the building and the elevator would access this floor. They are looking into a glass wall for the roof top to lessen the wind effect.

A member of the public wanted to know what kind of people would be eligible to purchase these units. **Ms. Nash** stated that the units would serve families at the 100% AMI level and would include families, seniors, etc. A member of the public wanted to know if there would be any low-income units. **Ms. Nash** explained that this development is being built as affordable housing at the 80-100% AMI levels. **Ms. Cabande** wanted to know if there were any way to change this as there are a lot of families living on the alleys that are low and very low-income.

**Mr. Grisso** explained that a vast majority of projects in the area were built at the 50-60% AMI levels or below. This project was approved by the PAC at the 80-100% AMI level to fill another void. **Ms. Cabande** wanted to know the total number of units in the building. **Ms. Nash** stated that there would be 55 units. **Ms. Cabande** wanted to know if they would put the families with children on the top floors. **Ms. Nash** stated that they would occupy units on all floors and the terrace would be open to all of the residents. **Mr. Elberling** inquired about variances and exceptions to the planning code. **Ms. Nash** stated that they would seek a variance to the rear yard due to the depth. The minimum depth is 20 feet and they are seeking 15. The rear wall will go straight up rather than set back due to the small lot size.

**Agenda Item 8. Hugo Hotel Update by Agency Staff (6:25 PM)**

**Mr. Grisso** announced that the third appraisal on the Hugo Hotel was completed and the appraised value was actually less than the first appraisal. This appraisal came in at \$3.05 million, but the Agency has reiterated their original offer from the first appraisal of \$3.25 million. They are currently waiting for a response from the owners and if there is no response by the beginning of September, the Agency will serve papers and take them to court.

**Agenda Item 9. Housing Goals & Objectives for FY 2008-09 by Raymon Smith (6:27 PM)**

**Mr. Smith** announced that he is waiting on information regarding senior housing from SAN. Once this information is received, he would like to have a round table discussion with an emphasis on low, very low and senior housing.

**Agenda Item 10. 935 Folsom Street Project by Raymon Smith (6:28 PM)**

**Mr. Meyers** from City Planning and Development Consultants introduced himself and stated that he is working on the 935 Folsom Street project. They are currently in the information gathering stage, but the project has been in the works for three years. The property is bordered by Folsom Street, Shipley Street and Falmouth Street, a short one-block alley. The project will consist of market rate units with an affordable component. They are not sure yet on the number of affordable units as this will depend on the Eastern Neighborhood Plan. Currently the affordability requirements are at 12% and more if you build over 45 feet. This project will be 85 feet tall on Folsom Street and step down to 45 feet on Falmouth Street. New zoning in the Eastern Neighborhood Plan would make this area mixed use residential (MUR) and would require 15% affordability as well as \$16 per square foot towards community benefits. They are planning a total of 75 units in the development.

**Mr. Meyers** stated that they are currently meeting with community groups to hear concerns. They have met with the immediate neighbors on Shipley and Clara Streets where concerns over parking were expressed. Originally they planned for one parking space for every four units, but due to concerns of the neighbors over not enough parking they will now include a basement level for 60 parking spaces as well as motorcycle and bicycle parking. Neighbors other concerns pertained to the town home entries on Falmouth Street not being safe.

Other groups they have met with are Clementina Cares and Housing Access who requested that a play area be included on the roof for children to have a safe place to play.

**Mr. Deloria** presented large photos of the street scene and design of the development. The site currently houses a vacant building that used to be a sewing factory. **Mr. Deloria** pointed out that Falmouth Street is a short one block alley and will provide an opportunity to rebuild and create a nice space, possibly creating a pocket park and rehabbing all of the sidewalks. There will be opportunities for commercial and retail space along Folsom Street.

They will provide housing with town home entries set back on Falmouth and Shipley Streets that will be gated for safety. The project is on tract for building a LEED silver or gold development so it will be a green building. The roof will be built green with a large roof top space and a possible playground for residents. The ground floor of the project will be all housing except Folsom Street. On Falmouth the entries will be pulled back to allow for more room. 35% of the units will be two and three bedrooms, but this percentage is not definite yet. **Mr. DeLoria** stated that the number of affordable units is not set yet and the community benefits are to be determined.

**Ms. Gulalas** wanted to know what **Mr. DeLoria's** goal or dream for the project is. **Mr. DeLoria** stated that they would like to create a softer living space on the alleys and connect Folsom with Shipley Street providing softer building materials and building a green development. **Ms. Gulalas** wanted to know if they were making a green building or if it would be family-friendly.

**Mr. DeLoria** explained that the owner has to make a profit, but they do want larger units for families. **Ms. Cabande** commented that the roof is a dangerous place to build a playground for children because they like to climb. **Mr. Meyers** assured her that they would design the building for safety. **Ms. Gulalas** commented that they should build larger units because SOMA families are very large.

**Mr. Elberling** wanted to know who the owner of the development is. **Mr. Meyers** stated that Spring Capital Group from Eugene, Oregon is the owner. **Mr. Elberling** wanted to know about variances and exceptions from the Planning Department. **Mr. Meyers** stated that they would need a variance to remove the rear yard and make the roof top garden. This is not for square footage, but for location. They will need conditional use for exceeding the 45 foot height limit. Under the new zoning they would not need this except for building diagonally over 55 feet.

**Ms. Stadlman** referred to comments made about Falmouth not being a safe street and wanted to know what they were referring to. **Mr. DeLoria** stated that there is a great deal of drug activity, graffiti, trash and hypodermic needles all over the street. **Mr. Melone** suggested speaking to the police to beef up patrols in the area. He wondered if the SOMPAC assists with cleaning up the area would it be possible to consider more affordable units.

**Mr. Smith** stated that he reviewed the proposal and stated that if the affordable units are low to moderate income that would be great. He stated that the project could be tweaked more for families and children. **Mr. Smith** stated that we need affordable housing for low, very low-income and seniors.

#### **Agenda Item 11. Committee Member Announcements (7:04 PM)**

**Mr. Smith** announced that the HS & HS Subcommittee meets tomorrow at noon. He stated that there is a pedestrian safety meeting tomorrow at 5:30 at City Hall in room 408.

#### **Public Comment (7:05 PM)**

**Ms. Cabande** expressed concern regarding the Eastern Neighborhood Plan and how it affects our neighborhood. **Ms. Gulalas** stated that she is a youth who has lived in this neighborhood most of her life. She is organizing families and doing research as to what youth, seniors and families need and want for SOMA. She stated that we need a youth and family zone with affordable housing, local retail, jobs, youth center, etc. We do not want any more liquor stores in this area. **Ms. Cabande** stated that they would like to present to the full PAC and they would like the SRO families to be involved in the round table discussion that **Mr. Smith** mentioned regarding housing goals and objectives.

**Mr. Smith** stated that he would invite the SRO collaborative and he reminded **Ms. Cabande** that these meetings are always open to the public.

#### **Meeting Ends (7:14 PM)**

**Raymon Smith**  
**Chair**