

## SOUTH OF MARKET PROJECT AREA COMMITTEE

# SOMPAC

### REDEVELOPEMNT PLAN AMENDMENT UPDATE

#### **AVAILABILITY OF DRAFT SUPPLEMENT TO A FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SOUTH OF MARKET REDEVELOPMENT PLAN AMENDMENT**

**PLANNING DEPARTMENT CASE NO. 94.670E  
STATE CLEARINGHOUSE NO. 1996092044**

A Draft Supplement to a previously certified Final Environmental Impact Report (FEIR) has been prepared by the San Francisco Redevelopment Agency and Planning Department in connection with the proposed amendment of the South of Market Redevelopment Plan ("Project" or "Redevelopment Plan Amendment"). Copies of the Draft Supplement are available for public review and comment at the San Francisco Redevelopment Agency offices at 770 Golden Gate Avenue. To schedule an appointment to review the previously certified FEIR or related documents, please call the San Francisco Redevelopment Agency at (415) 749-2400.

#### **Project Description**

The Redevelopment Plan Amendment proposes to convert the SOM Earthquake Recovery Redevelopment Project Area to a redevelopment project area and will authorize the Agency to use tax-increment financing to alleviate physical and economic conditions of blight and to use eminent domain to alleviate these blighting conditions. In order to finance projects and programs that would alleviate the conditions of blight, the Redevelopment Plan Amendment would also include:

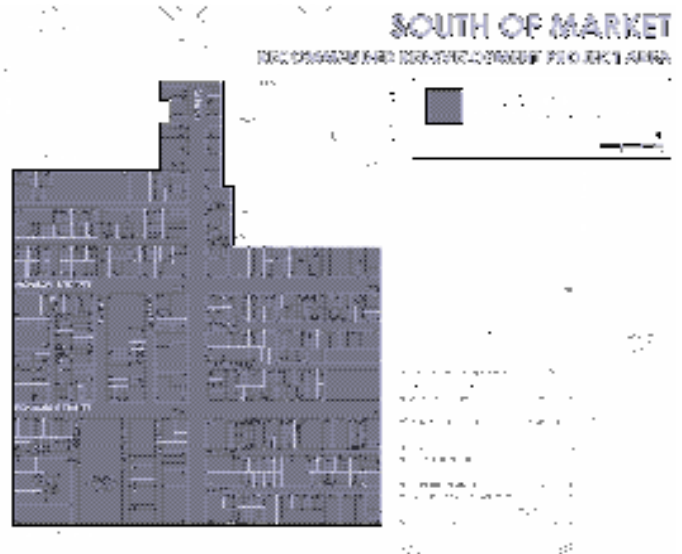
- An amended expiration date, which extends the redevelopment plan by 10 years (from June 11, 2010 to June 11, 2020);
- Extended deadlines for the Agency to incur and repay indebtedness secured by tax increment funds; and

- Increase the aggregate amount of tax increment the Agency may receive (from \$102,000,000 to \$200,000,000) and the maximum amount of bonded indebtedness the Agency may have outstanding at anyone time (from \$60,000,000 to \$80,000,000).

The Agency would carry out a comprehensive program to alleviate the adverse effect of blight in the Project Area by implementing the following five main elements of the Redevelopment Plan Amendment's program:

1. Improve residential conditions and encourage residential activity;
2. Improve economic conditions and encourage business activity;
3. Promote area quality of life and social services;
4. Address infrastructure and transportation needs; and
5. Assure appropriate neighborhood land uses and design.

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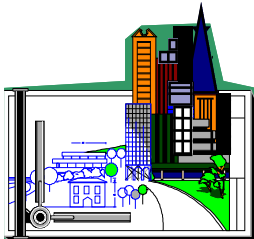


**SOUTH OF MARKET COMMUNITY RESOURCE GUIDE**

**SOUTHERN POLICE STATION**

850 Bryant Street at 7th San Francisco, CA 94103  
 553-1373 Fax 553-1073 Anonymous tip line: 552-4901  
 Station Captain: O'Leary

<b>911 Emergency Dispatch</b>	<b>911</b>	Call for immediate threat to life or property, violence, murder, robbery in progress, use of weapons, fire or medical emergency in progress.
<b>SFPD Non-Emergency number</b>	<b>553-0123</b>	Quality of life calls-no immediate threat to life or property. Non-violent crimes, crack smoking, drug dealing on street, drinking alcohol on street, etc...Calls can take as long as 2 hours
<b>Mobile Assistance Program MAP Homeless Outreach Van/HOV</b>	<b>431-7400 (anyday 24 hours)</b>	Drunks on the street who are non-violent or passed out or seem to need help, but who don't seem to need medical attention. Homeless sleeping on sidewalk, driveways or porches.
<b>DPW</b>	<b>28-CLEAN (282-5326) 695-2017</b>	Graffiti removal, excessive litter or illegal dumping.  Street Cleaning



**SOMPAC NEWSLETTER**  
 1035 Folsom Street  
 San Francisco, CA  
 94103

**Newsletter Advisory Board**

PAC Executive Committee  
 PAC Members  
 SFRA

SOMPAC Newsletter is published quarterly. Send inquires, address changes, and all other correspondence to SOMPAC  
 1035 Folsom Street  
 San Francisco, CA 94103

Telephone 415 487.2166  
 FAX 415 487.2169

E-mail: [community@sompac.com](mailto:community@sompac.com)  
 Web Page: [www.sompac.com](http://www.sompac.com)  
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For the month ending July 2004, burglaries decreased by 77% over the same time last year. Auto burglaries increased 34%, other thefts decreased by 75% and motor vehicle theft decreased by 43% from last year. Robberies, aggravated assault and recovered vehicles remained somewhat consistent with July 2003.

**Southern District Preliminary Crime Report for South of Market Project Area Month Ending: July 2004**

	JULY 2003	JULY 2004
Homicide	0	0
Rape	0	0
Robbery	8	9
Aggravated Assault	17	16
Burglary	13	3
Auto Burglary	67	102
Other Thefts	93	23
Motor Vehicle Theft	14	8
Recovered Vehicle	6	8

## **PLAZA APARTMENTS UPDATE**

by Erin Carson/Sr. Project Manager, PIDC

**New SRO Construction  
Plaza Hotel  
988-992 Howard Street**

Developer:PIDC (Public Initiatives Development Corporation)  
Acquired by SFRA  
Existing 34 Unit SRO (Demolished)  
Slated for Redevelopment of 106 SRO Units

As of August 23, 2004, the Plaza was in its third full month of construction. Demolition activities are complete and the contractor, Nibbi Brothers Construction, estimates that over 97% of the demolition debris was recycled or otherwise diverted from landfill. Currently, activities are focused on shoring and underpinning of adjacent structures and sidewalk areas in preparation for excavation of the site. The project is on time with a projected completion date of late September 2005.

**For further information please contact:  
Erin Carson, Sr. Project Manager PIDC  
(415) 749-2535 erin.carson@sfgov.org**



## **REDEVELOPMENT PLAN AMENDMENT UPDATE**

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Implementation of the Redevelopment Plan Amendment is expected to yield a total of 834 residential units (483 small residential units and 351 family units), 114,618 square feet of commercial development and 91,375 square feet of industrial development at buildout in 2020. The implementation of the Redevelopment Plan Amendment is also expected to result in rehabilitation of 300 existing SRO units that are either vacant or have very substandard living conditions.

The Draft Supplement augments and updates the FEIR by finding that implementation of the Project would result in significant unavoidable environmental impacts associated with geology and seismology, and traffic at the intersection of Fifth/Mission. The Draft Supplement also confirms the continuing applicability of other environmental impact determinations in the FEIR.

**A public hearing** before the San Francisco Redevelopment Agency Commission and Planning Commission will be scheduled during the 45-day public review period to receive public comments on the adequacy and accuracy of the Draft Supplement.

**Public comments** will be accepted from August 28, 2004 to 5:00 p.m. on October 12, 2004. Written comments should be addressed to Lisa Zayas-Chien, Senior Planner, San Francisco Redevelopment Agency, 770 Golden Gate Avenue, San Francisco, CA 94102. All comments received at the public hearing and in writing during the comment period will either be summarized or published and responded to in a Summary of Comments and Responses document.

If you have any questions about the **environmental** review of the proposed project,  
please call **Lisa Zayas-Chien at (415) 749-2400**.

If you have any questions about the Plan Amendment, please call **Mike Grisso at (415) 749-2400**.

To be placed on a list to be contacted prior to the Commission and Board of Supervisors' actions,  
please call the **PAC office at (415) 487-2166**.

## **NEW BESSIE CARMICHAEL SCHOOL UPDATE**

by Rich White, NBC (New Bessie Carmichael)

The move into the new school will begin September 29 and 30th with the moving in of the new furnishings provided by the District. On the 30th, the move will also begin from the present school to the new school and will continue until completion on Sunday October 3rd. It will be "whatever it takes" to make this happen. It is possible but has not been determined if October 1st, school will be closed.

- The move will not be complicated. It will be accomplished in three days. The question asked by NBC, to move the library earlier so it can be organized, cannot be answered at this time.
- The New Bessie Carmichael will be open the first day on Monday October 4, 2004. The Grand Opening Ceremony date will be set by the district. NBC will be in contact with Linda Luevano and her staff about this event and planning.
- The DPT parking and traffic flow problems remain. A compromise is being worked on and another public hearing held at City Hall is likely.
- A safety zone will remain on Sherman between the NBC and the new park site and locks will be opened by the principal only.



The delay in opening the school is due to;

- Soil Engineers and site preparation required almost 6 months and was estimated to take two.
- The discovery of Japanese artifacts.
- The damage during torrential rains required a redo of underground utilities, caused by flooding.
- Considerable time was made back during foundations and various jobs but not sufficient to rush the construction and open the school with significant pick up work.

- Crews have been working ten hour days, when required, since June 14th with small crews working Saturdays hanging rock and exterior sheeting.
- The building of the NBC is fully funded, on budget and on schedule for this new opening date.

On Monday, August 20, a second meeting was held at Bessie Carmichael. This was an event planning meeting for the opening of the New Bessie Carmichael. In this first meeting, on August 2nd, both Kwan Hemni and Swinerton Builders requested taking care of some of the expenses for the opening event.

The date for the grand opening ceremony has yet to be confirmed. The schedule is as follows: it will begin at 11:30 to 12:30, the time for the official ribbon cutting, speakers and credits. Lunch will be served beginning at 12:30 for the children and an adult lunch will also be served. After lunch, the children will perform dance and song. Games for the children are also planned. The school will hold an open house from 3 pm on giving all parents and anyone interested, open access to view this new school.

We are planning an event to remember for the SOMA community. The evening activities will include: Mariachi and a live band with visual projection, games and children's activities will continue, with more traditional dance and possibly a professional dance troop performance. The dinner will be Pilipino and Latino home catered platters. We also have a food donation titled "Gifts from the Sea." We are inviting all past principals, alumni, community members and you. The theme for all is, "Multicultural dress".

### **NBC Planning Meetings:**

All meetings 5:30-7 pm (childcare & food provided)  
September 14 & 28, 2004 @ Old Bessie Library  
October 12 & 26, 2004 @ New Bessie Library  
November 2, 2004 @ New Bessie Library

**For more information, please contact  
Rich White, NBC Coordinator  
at GrtWht2@aol.com (415) 468-4732)**

## **SIXTH STREET'S LATEST: DANCING DOGS and TOASTY SUBS**

by Jung Yun, Urban Solutions

### ***“Daddy, what is that doggy in the window doing?”***

The newest business to prance on to Sixth Street is Perfect Paws, a dog training academy that serves over 200 canine clients a week. Perfect Paws moved its operations from Harrison Street onto Sixth Street (between Folsom and Howard) a few months ago but has been hidden behind the awning of past tenant, Leo's Audio. Perfect Paws is excited to join the neighborhood and is working with Urban Solutions to stamp its paw prints onto a new facade.

Perfect Paws owner and lead trainer, David Roos, and his team of certified dog trainers offer 21 classes a week ranging from basic, intermediate and advanced obedience training to a puppy socialization hour to a musical freestyle class where dogs and their owners learn to dance to a common groove! Roos even offers behavior modification and problem solving classes for anti-social pets and their dismayed owners. Roos knows his stuff: He was an expert witness role in the Diane Whipple dog mauling case a few years ago.

To find out more about Perfect Paws, visit their website at [www.PerfectPaws.org](http://www.PerfectPaws.org) or take a stroll by the school from 6-9 nightly and see for yourself what all the howling is about!



### ***“But is it low carb?”***

The corner of 6<sup>th</sup> Sixth and Bryant Streets is home to another new SoMa new business, Quiznos Subs, which had its grand opening on August 16<sup>th</sup>. The site, at 501 Sixth Street, was vacant for more than two years after a high-tech start-up folded. Owner Alex Nasr says “My partner (Nick Berberi) and I were



***“My kids like the food at Quiznos and that got me interested.”***

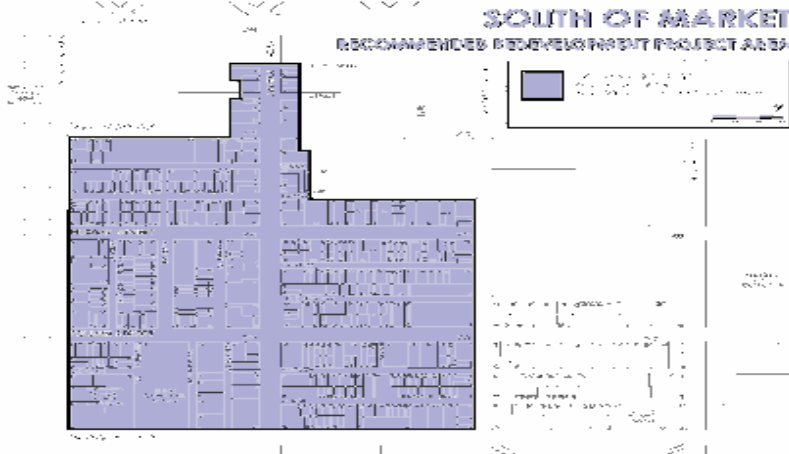
both looking for a career transition. My kids like the food at Quiznos, and that got me interested.” The owners came to Urban Solutions for advice on doing business in the neighborhood and hired all their employees through the South of Market Employment Center. They hope to attract foot traffic from the neighboring Hall of Justice. “I think it’s a good fit for the neighborhood,” said Nasr. With a taqueria soon to open next door, it seems he is not the only one thinking that way.

Quiznos will be open from 10-8 Monday through Friday and 10-4 on Saturdays. Head on over to sample a double cheese melt or turkey bacon guacamole sub today! And yes, keeping up with the low carb craze, Quiznos prides themselves on offering more “low carb options than anyone on the planet”.

## SOUTH OF MARKET PROJECT AREA COMMITTEE

1035 Folsom Street  
 San Francisco, CA 94103  
 Phone: 415.487.2166  
 Fax: 415.487.2169

SOMPAC Minutes & Agendas  
 are available online via  
[www.sompac.com](http://www.sompac.com)



### SOMPAC MEMBERS

SRO Residential Tenant/ Diane Burke 861.8170	Business Owner or Representative/ Wholesale Henry Karnilowicz 621.7533	SRO Hotel Owner/ Dipak Patel 672.1203	SRO Residential Tenant VACANCY
Business Owner/Service/ Marty Cerles 864.7861	CBO: South of Market Employment Center/ Don Marcos 865.2105	CBO: SF Medical Outreach Program/ Charles Range 436.0111	Non-SRO Residential Tenant VACANCY
SRO Hotel Owner/ Dr. Mahendra J. Dave 650.994.6689	CBO: West Bay Multi-Services Inc. Edwin Jocson 431.9336	SRO Residential Tenant/ Jeoflin Roh 573.7207	Residential Owner/Non- Occupant VACANCY
CBO: GP/TODCO John Elberling 896.1880	CBO: Urban Solutions/ Jenny McNulty 553.4433	SRO Residential Tenant/ Antoinetta Stadlman 552.4803	San Francisco Redevelopment Agency 770 Golden Gate Avenue SF, CA 94102 749.2400
Residential Owner/Occupant/ Sally Espinoza 713.8275	6th Street Merchant/ Matt Musa 543.7337	Non-SRO Residential Tenant/ Mark Swenson 543.6833	
Non-SRO Residential Tenant/ Jim Garrison 487.0972	Residential Owner/Occupant/ Wilma Parker 981.3530	CBO: SF Tenants Union/ David Wilbur 826.2140	PAC Office Tel 487.2166 Fax 487.2169

**Monthly SOMPAC Committee Meetings**  
 (open to the public) 1035 Folsom Street, San Francisco, CA 94103

**HOUSING COMMITTEE**

First Monday of the Month  
**6:00 PM**

**CRIME & SAFETY COMMITTEE**

First Wednesday of the Month  
 After the First Monday  
**6:00 PM**

**EXECUTIVE COMMITTEE**

Second Monday of the Month  
**12:00 Noon**

**HUMAN SERVICES COMMITTEE**

First Wednesday of the Month  
 After the First Monday  
**5:00 PM**

**ECONOMICS COMMITTEE**

First Thursday of the Month  
 After the First Monday  
**12:00 Noon**

**GENERAL PAC**

Third Monday of the Month  
**6:00 PM**