

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Mission High School - Auditorium
3750 18th Street
San Francisco, CA 94114

Thursday, February 7, 2019
4:00 p.m. – 8:00 p.m.
Special Off-Site Meeting

COMMISSIONERS PRESENT: Fong, Hillis, Johnson, Koppel, Melgar, Moore, Richards

THE MEETING WAS CALLED TO ORDER BY PRESIDENT MELGAR AT 4:02 PM

STAFF IN ATTENDANCE: Rich Sucre, John Rahaim – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. COMMISSION MATTERS

1. Commission Comments/Questions

President Melgar:

So, I will start by thanking everyone in the community for being here. For this tremendous outpouring of interest in the planning and the future of our neighborhood. I also want to thank the Planning staff for the exceeding care that they have exhibited in putting together a plan for things to go smoothly today. Especially Mr. Sucre and Jonas Ionin. So, I hope that we can have a smooth hearing where everyone can have their voices heard and that we can deliberate as a commission given all the information about what the community feels about this project today. Thank you for being here.

B. REGULAR

2. [2013.1543](#) (R. SUCRE: (415) 575-9108)
1979 MISSION STREET – northeast corner of 16th and Mission Streets adjacent to 16th Street BART Station, Lot 052 in Assessor's Block 3553; (District 9). **Informational Presentation** on the proposed 1979 Mission Street Mixed-Use Project that includes demolition of two existing commercial buildings totaling 36,756 sq. ft., and the construction of a five- to ten-story, and up to 105-foot tall building over podium containing approximately 291,923 sq. ft. of residential use for 331 dwelling units, 32,676 sq. ft. of ground floor retail commercial space, and a 65,209 sq. ft. garage at the ground floor and basement level for 163 accessory parking spaces, 162 Class I bicycle parking spaces, and loading and building service areas accessed through a driveway on Capp Street. The Project also contains streetscape improvements that include widening the west side Capp Street sidewalk to 12 feet between 16th and 15th Streets, and the installation of bulb-outs at the northwest corner of the intersection of 16th and Capp Streets, and the western side of the intersection of Adair and Capp Streets. The project site is located in the Mission Street Neighborhood Commercial Transit (Mission NCT) District and 105-E/55-X Height and Bulk District.
Preliminary Recommendation: None – Informational

- SPEAKERS:**
- = Rich Sucre – Staff presentation
 - + Rogelio Foronda – Project presentation
 - Roberto Eligio Alfaro – Homey, Plaza 16 Coalition
 - Chirag Bhakta – Mission Housing, Plaza 16 Coalition
 - Maria Zamudio – Housing Rights, Plaza 16 Coalition
 - Magaly Magalu – Community service, affordable housing
 - + Tim Paulsen – Crisis of housing in community
 - Rev. Monique Ortiz – Asad sanctuary @ plaza, affordable housing
 - Araceli Lara – Displaced from the Mission
 - + Tony Rodriguez – Local 43, housing shortage worsen
 - Katie – Plaza 16 Coalition
 - Maria Velez – Crisis of displacement, no access to new building
 - + Bill Blackwell – Local 38, good community outreach
 - Sam Moss – Mission Housing Corp, redlining
 - Brenda Cordova – Affordable housing, no monster
 - + Tim Colen – SF Housing Coalition, housing crisis
 - Marcia Contreras – Voices of the community
 - Violeta – Breakfast @ San Antonio Church, deportation from community
 - + Speaker – Gentrification and affects
 - Vilma Ortiz – Women's Building, strong opposition to luxury tower
 - Efren – Opposed to Monster in the Mission
 - + Nicole – Low income housing spread out
 - Luis Granados – MEDA, strongly oppose the Monster
 - Maria Ferrera – Stop the Monster, owner harassment
 - + Aly Cunningham – Population growth
 - Flora Campoy – Oppose Maximus, affordable housing
 - Stephanie – Family can't afford new housing
 - + Jasmine – Need housing for all income level, create jobs
 - Norma Garcia – Brother displaced from the Mission

- Amparo Alarcon – No benefits to the community
- + Tyrina Lang – Need more housing
- + Speaker – Need housing, build it
- Antonio Diaz – Approach to community unethical
- Jenny Barragan – MEDA, Yes to Marvel
- + Ariana – Safer use for the community
- Dr. Estela Garcia – Listen to the community experience
- Lucero Munoz – More affordable housing, expensive transit to work
- + Danisha Tucker – Mercado, need housing for all
- Speaker – Need a safer Mission, build it
- Speaker – Fighting for family, Marvel
- Tanya Martinez – In process of being evicted, family crisis
- + Joseph Silva – Positive community benefits
- Celina Lucero – Family history in Mission, Marvel
- Maria Barrera – MEDA, more affordable units
- + Morris Pineda – Healthier changes
- Isa Angeles – Plaza 16, corruption of Maximus
- Felicitas – No to Monster, yes to Marvel
- + Doug MacNeil – Need housing, employees commute
- Lara Kiswani – AROC, viable solution presented
- Laura Espina – PLAZA 16, project not resolve community problem
- + Hans Art – Be part of the solution, not the problem
- Daniella Herrera – PLAZA 16, displacement and gentrification
- Azul Cortez – MEDA, “how much they pay you?”
- + Speaker – Positive benefits, safety, jobs
- Karoleen Feng – MEDA, developer of affordable housing
- Luis Ostolaza – Mission Promise Neighborhood, affordable housing
- + Speaker – Maximize housing
- Lorena Melgarejo – Faith in Action, not enough housing, MARVEL
- Luz Rodriguez – Does not represent community needs
- + Alexis – Benefit future generations
- Beatrice Mero – No familiar faces in neighborhood, increase rent
- Antonia Lopez – MEDA, displacement, 100% affordable
- + Gwen Kaplan – Employees commute, need housing
- Speaker – PLAZA 16 COALITION, Maximus dishonest and unethical
- Raul – Mission native, displacement, MARVEL
- + Sonia Trauss – More housing, less displacement
- Jordan Davis – No more “Trump tower”
- Ruth Nunez – Push the “working poor”
- + Maria Santiago – Provide 100% union labor
- Melody – PLAZA 16, no displacement
- Blanca Trujillo – MEDA, displacement
- + Speaker – Monster change to Angel, Angel change to Monster
- Steven Buss – Oppose racist, classist process, not project
- Daisy – Displacement, MARVEL
- + Irenay Johnson – Supply and demand real and simple
- Tommy Avicolti Mecca – Evictions inevitable
- Marie Ramirez – Marshall School, no shadows, affordable housing
- + Greg Mack – Fear raised by opposition

- Sharif Zakout – Arab part of the Mission, sanctuary city
- Araceli Catalan – PLAZA 16, displaced from the Mission
- + Willie – Improve safety of plaza
- Amelia Ordonez – Youth advocate, gentrification
- Mariena Rodriguez – Moved 4 times because of rent increase
- Gloria Esteban – PLAZA 16, affordable housing, MARVEL
- + Steve Landers – New Chase stadium, presentable BART station
- Mario Paz – Homeless employees
- Anastasia Yovanopoulos – Listen to community, affordable housing
- + Luther Gary – Local 22, job creation
- Gabriel Medina – Mission Neighborhood Center
- Speaker
- + Leah Fadley – Local 22, job creation
- Paul Monge – COMPASS, homelessness crisis
- + Dylan Harris – More housing better idea than none
- + Samuel Espino – Local 22, job creation
- Kevin Ortiz – Latino Democratic Club, displacement, gentrification
- Fran Taylor – Seattle building it right
- + Jacob – Local 22, job creation
- Speaker – Latino Democratic Club, affordability crisis
- Speaker – Displaced artist in the Mission
- + Ramon Godinez – PPM, ParkMerced
- Alondra – Union members getting paid
- Iris – Gentrification leads to homelessness and illness
- + Sherman King – Betterhousing.org, provide more rental units
- David Woo – South of Market Action Network, displacement,
- Elizabeth De Young – Community all gone
- + Angelica Santiago – Mission for All, be a part of the change
- Leon Rodriguez – Mission is home, MARVEL
- Leila Mansur – Plan for the people
- + Rafael Picaso – SEIU 1021, need housing now
- Erika Martinova – PLAZA 16 COALITION
- Bahlam Vigil – Maximus dehumanize community
- Lori Leano – No to the Monster
- + Mitchell Salazar – 16th and Mission needs major change
- Lian Ladia – SOMCAN, MARVEL
- Speaker – No rent control for commercial property
- Chris Auerbach – Do No Harm Coalition, gentrification
- Maria Hordes – MEDA, displaced students
- Edward Humphrey – Need jobs, needs equity
- Jose Mariscal – Risk losing our identity
- Shanti Singh – Tenant Advocate, MARVEL
- Ingrid Figueroa – We have so little, but you want to keep taking
- Brandon Harami – Working class community fight over scrap
- Simon Marganelli – Stolen native land, Housing for All
- Carmen Jovel – PLAZA 16, tenants face eviction
- Jessica Hyunh – PLAZA 16, MARVEL
- Ana Avalos – Students long commute to school
- Ernesto – PLAZA 16, MEDA

- Theresa Flandrick – Affordable housing
 - Renee Kern – Rent Control passed in 1979
 - Lorie Lederman – Oppose Monster, support MARVEL
 - Fernando Marti – Monster killed 50 years ago
 - Mark Solomon – Necessary and desirable, 100% affordable
 - Hugo Vargas – Survivor of gentrification and displacement
 - Speaker – Wants community not to change
 - Tony Robles – Feel like strangers in our community
 - Spencer Hudson – MARVEL
 - Betsy – Gentrification
 - Gabriela Lopez – Board of Education, gentrification
 - Francis Lee – Observe the people
 - Michelle Reiss – MEDA, average lottery number 1573
 - Debbie Thomas – Condos go up, tent goes up
 - Diana Martinez – MARVEL
 - Naeema – PLAZA 16, not the same city
 - Allison – MARVEL, 100% housing
 - Elijah – Out of place techies, displacement
 - Aaron Molina – PLAZA 16, gentrification
 - Daniel – PLAZA 16 COALITION, listen to the Mission
 - Gary Gregorson – Local 1021, PLAZA 16
 - Vi Nguyen – MARVEL, 100% affordable
 - Speaker – Experienced evictions, students commute
 - Alfredo Bohorquez – Local 1021, family commute to work
 - Cassandra Gutierrez – HOMIE, future displacement
 - Hector – Against luxury housing, for affordable housing
 - Ken Tray – No more displacement
 - Anabelle Ibanez – No Monster, MARVEL
 - Sarah Sherburn-Zimmer – Housing Rights Committee, landlords evicting
 - Becky – Causa Justa, development lead by community
 - Laura Daza – Causa Justa, Maximus building for profit not community
 - Kim Ayzar – Respond to the neighborhood, not the money
 - Speaker (Sign language) – 100% housing, Mission for All
 - Tyler – DSA, affordable housing will solve crisis
 - Don Beckler – Rent control building, no plan B if evicted
 - Roberto Hernandez – Our Mission, No Eviction
 - Speaker – Money changes the face of the neighborhood
 - Armando Vasquez – Displacement, viable alternative MARVEL
 - Erik Arguello – Very little benefits to community
 - Cely Tamayo-Lee – City of white supremacy
 - Meghan – PLAZA 16, gentrification, MARVEL
 - Erin – Residents talks of hopelessness
- ACTION: Reviewed and Commented

ADJOURNMENT – 8:03 PM
ADOPTED FEBRUARY 21, 2019