

MAXIMUS RE PARTNERS, LLC
1979 Mission Street | Community Outreach Meetings

Meeting: Community Meeting for Neighbors
Date: Thursday, March 13, 2014
Time: 6:00PM – 8:00PM
Location: Centro Latino de San Francisco, 1656 15th St, SF CA
Presenters: Larry Delcarlo, Seth Mallen, Angela Wu
Project Team: Bert Polacci, Rogelio Foronda Jr., Bruce Albert, Tim Callan, Janan New

Attendees: Gary Gregerson, Patricia Jackson, Paula Tejada, Roger Herried, Kevin Danh

Agenda: Introduction: Larry Delcarlo
Planning Process: Seth Mallen
Project Overview: Angela Wu
Q&A: Project Team

Q&A

- Have you filed for any waivers?
 - No, just submitted Preliminary Project Application and Environmental Evaluation Application.
 - City will dictate the scope of work for the environmental review
- Have you looked at seismic issues?
 - We've completed a full geotechnical/soil report and our structural engineers are aware of the most appropriate design to meet or exceed to the building code requirements.
- How far below grade?
 - We have 1 parking level below grade
- What about parking?
 - We have 151 parking spaces, 4 dedicated for car share, 22 for retail and the remainder 125 space will be available for residential parking with 88 of those being stacked car parking.
- This is already a difficult area in the city to park. We won't be able to park. People are already getting violent and hitting each other to find parking. I'm the community center manager for the building across Capp Street. There has been a lot of crime coming in. This is one of the poorest neighborhoods in the city, I urge you to slow down. The parking is a serious issue. Especially around Marshall Elementary. There are traffic jams on Capp to South Van Ness when people are going to work and on the weekends.
 - Are you saying there is too much parking or not enough?
- The residents have trouble finding parking.
- You're building the biggest building in 50 years.
- There is increase puts pressure on existing tenants. People are being Ellis Acted
- The project should be 50-100% affordable
- This neighborhood was meant for artists, but they are being forced out by the pressures
- I want a Latino neighborhood. The gentrification issue is horrific.
 - The height and zoning is what's allowed by the planning code and eastern neighborhood plans. We are not displacing any housing. The existing commercial tenants will have the right of first refusal. More housing could provide more opportunities for the neighborhood.

- I am not opposed to more housing. You're rolling out this project with other properties. It will be a wind tunnel like Market Street. What is the impact of the building with the others that are going up?
 - We've taken a preliminary look at the wind impacts and understand that we will not have any impact and even might improve existing conditions.
- People are getting evicted, also the construction will have an impact on nearby businesses. It is difficult to work in those conditions. Businesses will be displaced. Who can survive being closed for two years. The right of first refusal is not an answer.
- Janice runs a good shop at the City Club. There used to be more blue-collar bars during the first dotcom phase. Now they are all gone. This is the ugliness in the process of change.
- People could care less about crime. Only because this is an option.
 - So you're saying the neighbors do not care about crime?
- Not when you've lived here. The police harass you now.
- With the bad economy, there is a lot of money putting stress on those who have it the hardest. People are being pushed beyond what they are capable of.
 - So would you prefer no project?
- I just don't want to see businesses displaced. I know it's good to go through the process, but are you just going through the motions?
 - No, we are here to listen and understand your concerns so we can figure out if there are ways the proposed project can better help the community.
- What budget do you have to give back to the community?
 - We don't have a budget but would like to hear what you'd like to see. What do you want to see?
- You should find temporary locations for existing business owners.
 - So displacement assistance?
- It's ridiculous to meet the monetary expectations of running a business. How can the project cause the loss of businesses and the employees to lose work?
 - So you are concerned about job loss and business displacement.
- The stress can't fall on business owners.
- I am losing my rent control. I've lived in the neighborhood since the 80's on Bartlett. I have given a lot to the community and I'm just one of the cases. I helped start Day of the Dead and Carnival.
- And what about the school? How will they do during 2-years of construction?
- The challenge is to put your money where your mouth is. You should find a temporary location to house the school for 2-years, maybe City College.
- This project will not make or break my businesses. I have been growing, but I would rather be away from construction. The noise from construction is overwhelming. It is a lot to ask from my staff.
- There is no parking in the area to run a business.
- I would like to see a smaller scale project. A Spanish Plaza. Maybe connect it to the kids and school. Maybe you should ban cars on Capp Street, eliminate cars completely.
 - One of the things we are proposing is the tabletop intersection on Capp at Adair. When cars are leaving the parking garage, they will be encouraged to go south.
- Have you looked at putting your garage entry on Mission Street?
 - The City will not allow it because of the bus bays and heavy transit use on Mission Street.
- Adair project is a big building. People will be coming out of both.
- Is there location to build another parking lot in the Mission nearby?
- I think the building is ugly and doesn't fit in with the neighborhood.
- The height is too tall. I thought the buildings couldn't be taller than existing buildings.
 - The heights were studied by the city via the Eastern Neighborhoods Plan. The zoning around the BART plaza has taller heights.
- The buildings block light to other residents and the school.

- You should buy another school. Marshall will never be the same.
- My landlord is trying to kill my property (brick building). We planned to install solar panels. This would cut 30% of light. We'd lose our investment.
 - There is an impact during the Winter months, but not as dramatic as you might think.
- There is a cell tower being installed on top of our building. This will be a health issue for your residents. You better work with AT&T.
- There's also a historic issue. You're going to find indian/Ohlone burial grounds. You will need to do an archeological study. You will have lawsuits.
 - The ENPEIR identified potential sites for historical/archeological resources.
- The City is blocking public access to documents. The neighborhood is pissed. We are the make up of the neighborhoods. The neighborhood doesn't need to be "cleaned".
- You're going to create a monoculture. Another Marina.
- People used to living around low-income neighbors because they are not as uptight.
- Someone called the police on a street vendor in Valencia.
- Before, the cops wouldn't come here. What was the past is gone forever. What is being lost.
 - What can we do to help?
- Build the project and give it to a neighborhood non-profit.
- The current landlord of our building isn't investing anything. Does not care about it.
- In 1990, the City put a San Quentin drop off point in the neighborhood as retribution against the Mission.
 - If the current project doesn't move forward, the current buildings would need extensive renovation and repairs. There are structural problems and deferred maintenance issues that need corrections. The businesses would be displaced during this work as well and for at least 14-16 months.
- This is not a long term sustainable plan. Rich people consume more. This is a big class war.
- You're disrespecting a culture who will have no place to go.
- This is a dead end for the mission.
- The pressure is on us. We are the target.
- There is a total disregard for those who built the community.
- Vulgar.
- There are people who've done more and are worse off than me.
- The timing is not the greatest.
- You need to invest more time in looking at what's going on.
- Talk to groups. I've always felt secure with the back up of the community. There is a strong history of activism in the neighborhood.
- This is not your regular neighborhood. We've been through so much with the economy. It used to be for the poor, middle class, students, the average American.
- The artists in the community are pissed off.
- Have you heard of black bloc?
 - No, please explain.
- The Occupy movement is here and they are violent and will damage property. New buildings were burned down and 26 were killed.
 - Is this a threat?
- The article in SF Magazine provides a good perspective on the project.
- This is the fifth wave of 'you' coming in.
- I would never think there would be market rate housing at 16th and Mission.
- This will be an [icon] of wealth; it's vulgar
- You'll have generic/boring marketing because that's what you wealthy people do.
- We'll have to cancel the experimental noise studio and the raves across the street.
- What people are attracted to will be gone.
- This should be 100% low-income family housing.
- People will be looking for lawyers and will be in the streets.
- This is just a glass box, it doesn't retain any feel of the neighborhood.