

Community Advisory Committee of
Market and Octavia Area Plan
City and County of San Francisco
Meeting Minutes

Planning Department, 1650 Mission Street, 4TH Floor

Monday, January 27, 2020

7:00 PM

Regular Meeting

Committee Members Present: Chase Chambers, Paul Olsen, Robin Levitt, Jason Henderson, Ted Olsson, Krute Singa, Tony Tolentino

City Staff in Attendance: Andrea Nelson (SF Planning), Lily Langlois (SF Planning), Jessica Look (SF Planning)

1. Call to order and roll call

- Krute called the meeting to order.

2. Announcements, upcoming meetings, project updates, and general housekeeping

- Robin - January 29th – first day Market Street will be closed to private vehicles. Ongoing commemoration committee meetings and to encourage residents to be active citizens. Octavia Street is closed. Page Street improvements – originally going to be heard but it was appealed.
- Andi – update on Grizzly Bear art installation
 - Robin – periscopes. I vote to get rid of them.
- Krute – early March presentation on the Market Octavia Plan Amendment with Lily Langlois, 30 Van Ness, and 1 Franklin at SPUR.

3. Approval of minutes for December 2019 regular meeting

- Jason – 555 Fulton: the most recent iteration of the project the community heard is that less than half of the space of the commercial space and all of the parking. They would need a variance of the parking. Can the Planning Department clarify? I would like it to be clarified.

4. Market Octavia Area Plan Amendment Update

- Lily Langlois, Project Manager, provided an overview and update of the Market Octavia Area Plan Amendment (see presentation).
- Robin – Is there a box at Octavia and Market for a stop?
 - Lily – I can follow up with SFMTA on that.
- Robin – what about Brady Park?
 - Lily – that is a privately-owned public open space (POPOS).
- Robin – status of 1 Oak project?
 - Lily – Build just went to the Planning Commission to extend the entitlement to three years. They are in conversation with another developer to purchase the property.
- Ted – inclusionary – can you explain?
 - Lily – developer must include a similarly designed unit that is Below Market Rate.
- Ted – cross walk and intersection at Market and Van Ness.
 - Lily – included in Public Realm Plan.
- Ted – equity to adjacent neighborhoods.
 - Lily – expanding the boundary from 250 feet to 1250 feet.
- Ted – arts. I'd like the team to consider murals on blank walls. If you have moss, vines, greenery on the side of buildings that would be a model.
- Ted – resilience policies. Could you include grey water policies?
- Chase – is there ever a consideration for ground floor residential use?
 - Lily – certain streets have to have active ground floors, but there is nothing precluding it from happening.
- Jason – suggestion regarding Planning Commission timing of adoption. We did it later for the adoption of the Plan later (6PM). Structure meeting so that the Commissioners' comments are organized.
 - Lily – we have two hearings scheduled.
- Jason – number of units is impressive. How are you balancing the size of the units with family housing?
 - Lily – there are bedroom requirements, but there are no density limits.
- Jason – transit and capacity expansion. Need expansion of transit system – railway and MUNI trains. Maybe measure the number of seats rather than the waiting area.
 - Lily – it is the capacity of trains in the station.
- Jason – clarification of impact fee eligibility. When you say 1200 feet, where does it expand? Money generated by development here should be spent here.
 - Lily – Market Octavia fees have different requirements and tiers. The priority is to spend affordable housing fees within the area.
- Ted – can we commemorate that the Department and City staff has invested in this area at Market and Van Ness.
- Robin – the Otis, Mission, Van Ness, 12th Street intersection is the worst intersection in the world. I would wave my magic wand and make it a roundabout. Can we mark the intersection, make it special as a gateway. Has anyone thought about how the Central Freeway could come down?

There are a bunch of vacant lots on Octavia that could accommodate affordable housing. Lots of pushback on market rate housing development.

- Jason – what about using the affordable housing fees to acquire existing buildings.
- Tony – I love everything in the plan. Feasibility – how much of the consultants’ work informs the plan? How much of this plan gets built in this cycle?
 - Lily – their analysis informed our work.
- Krute – Lucky Penny site, please don’t let this happen here (affordable offsite).

5. Page Street Bikeway Pilot Project

- Jason – there is urgency now since a CEQA appeal was filed on the project. The appeal says the City did not adequately study the traffic impacts.
- CAC members crafted and adopted the Page Street Bikeway Resolution (see resolution 2020-01-28-01)

6. Public Comment

- Ed – member of the public. Transit Centers, housing on Van Ness should have more low-income housing. Hayes Valley is a very expensive neighborhood. I would like more restaurants that are affordable. One way is to stop the liquor license. There used to be the Flippers, Middle Eastern, and others that were affordable. Maybe we should have a moratorium on restaurants. It turned out so different than we expected. We need to have more family-owned businesses.
- Krute – it may be worth bringing in a member of OEWD to hear about what they are doing to protect businesses.
- Ted – how many housing units are vacant that have been purchased by private firms.

7. Adjournment

- The meeting adjourned at 8:45PM.

NEXT MEETING: February 24, 2020