

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

Planning Department, 1650 Mission Street, 5TH Floor

Monday, September 19, 2016

7:00 PM

Regular Meeting

Committee Members Present: Robin Levitt, Paul Olsen, Krute Singa, Lou Vasquez

Committee Members Absent: Jason Henderson, Joshua Marker, Ted Olsson,
Mohammed Soriano Bilal, Kenneth Wingard

City Staff in Attendance: Andrea Nelson (SF Planning), Jill Manton (Arts Commission),
Doug Wildman (Friends of the Urban Forest), Stacy Bradley (SF Recreation and
Parks), Jacob Gilchrist (SF Recreation and Parks)

The Agenda is available at the Planning Department (1650 Mission Street, 4th floor) and at the meeting. *Please note that timing of agenda items is subject to change.*

1. **Call to order and roll call**

- Krute Singa (Krute) called the meeting to order.

2. **Announcements, upcoming meetings, project updates, and general housekeeping**
[discussion item]

- No announcements.

3. **Approval of minutes for June 2016 regular meeting**
[action item]

4. **Arts Funding**
Arts Commission [discussion item]

- Jill Manton, Arts Commission, introduced herself. She thanked the CAC for their ongoing support for the arts in the neighborhood. She shared images of various art projects including the David Best Temple li, Hung Yi sculptures in Civic Center, among others. The bunnies cost upwards of \$80,000 for monitors, technicians, security, installation, permitting, etc. She shared that

each year the CAC allocates \$20,000 per year. She is hoping the CAC would consider \$40,000/year for projects.

- Paul Olsen (Paul) – when you say temporary, does it mean minimum of 6 months?
- Jill – a lot of effort that goes into processing the contracts, review, etc. I ideally like art projects to be installed for up to a year.
- Lou – we do have a line item in the budget for arts, correct?
- Jill – yes, it is \$20,000/ year.
- Robin Levitt (Robin) – there were two sculptures in Patricia’s Green a while ago.
- Jill – yes, that was unsanctioned artwork. We are not sure who did it. Rec and Park removed it.
- Robin – the one nice thing about the Bunnies is the light. It is attractive at night. In terms of Patricia’s Green, it would be nice to have art light up at night. The
- Jill – we are speaking with Rec and Park now about installing a power hook-up on one side of Patricia’s Green. We agree that the light enhances artwork.
- Robin – we have talked about having something to commemorate the tearing down of the Central Freeway. I think it could be permanently included in the boulevard.
- Jill – the community has worked so hard to have the space created. The community likes the changing art program. It is something we are open to. Our colleagues would have to be in support.
- Paul – you mentioned a community meeting on Thursday, but the HVNA meeting may not be happening since there is a debate between the District 5 supervisor candidates.
- Krute – Would the \$40-\$50,000/year cover the cost or do you leverage it?
- Jill – it depends on the project. With the example of David Best Temple, we had a 1:3 match with the Burning Man folks, which made it possible to install and maintain.
- Krute – have you considered any other locations in the Market and Octavia area?
- Jill – we haven’t but we are open to it and we are happy to take a look at other sites.
- Paul – we have always wanted to do something at the plaza at the touch down of Octavia and Market.
- Robin – the Burning Man temple was the most successful art installations in the Green. It is for people in the Green and for driving down Octavia Boulevard. A lot of people wrote on it, etc.
- Jill – thank you. I agree with you. I really like that it was a sculpture and a place to go. It was never empty. I appreciate your suggestions and/or if you have any additional questions.
- Krute – we are discussing our funds next month, so we will take your suggestions into consideration.

**5. Tree Planning Funding
Friends of the Urban Forest [discussion item]**

- Doug Wildman, Friends of the Urban Forest introduced himself. We have done a few projects with the funding given by MO CAC. Hermann Street is one example. Our motto has been community-based sidewalk landscaping for years. 1,000 square feet of concrete has been removed on Hermann Street and Pierce. This is what we have been doing since 1981. We know that our work beautifies the sidewalk, but also has benefits for storm water management. It completely changes the landscape and streetscape. There a lot of steps to submit a permit and install sidewalk landscaping. FUF does the permit drawings and contract out. We plant 80% native and our pollinator species vary. Right now we are planning for a January sidewalk landscaping. We look for high need areas and rely on the community to pull the block together. There is a lot of interest in tree planting. It is going to be a chunk of Market and Octavia. Ideally, we could use more funding.
- Robin – I live in Hayes Valley, there is a bunch of FUF plantings on Buchanan. It really beautifies the neighborhood. I live on Lily and I have been told that we cannot do it because seven foot sidewalks. We planted five flowering cherry trees in 2002. Four have done well. The City fixed the sidewalks and the contractor cut the roots on one of those cherry trees and it is dying now. Someone needs to coordinate with the contractors to make sure they don't cut the tree roots.
- Doug – Carla just submitted a proposal for alleys. Sidewalk repairs are a little rough on the tree sometimes, but I would keep watering it.
- Lou – what impact of the legislation on the ballot have on the maintenance and ownership of street trees?
- Doug – It would have a huge impact. The City would own and maintain all of the street trees and includes sidewalk repair and maintenance. Hopefully, it will stimulate more people having trees.
- Robin – in my experience, the City is not maintaining the trees along Octavia Boulevard. The City doesn't have a good record of maintaining street trees.
- Doug – It presents the best alternative to the current situation.
- Krute – you are looking at areas for sidewalk revitalization. We only have funding for the Market and Octavia area.
- Doug – yes, we are looking for interest in the entire area.
- Lou – is FUF looking at the paving of yards in the western portion of the City?
- Doug – yes, Katy Tang is looking at this and supporting this effort.
- Krute – is FUF asking for a specific funding amount?
- Doug – right now the CAC provides \$50,000/year and we would love to have \$25,000-\$50,000 additional funds per year.

6. Parks and Open Space Project Update Recreation and Park Department Staff [discussion item]

- Stacy Bradley (SF Recreation and Parks), Jacob Gilchrist (SF Recreation and Parks), and Phillip Vitale (Trust for Public Land) introduced themselves.
- Stacy – quick update on several of our efforts in Market and Octavia and adjacent areas. We just acquired a property at 11th and Natoma Street. We are removing several buildings, but we are not acquiring a Jujitsu building at the corner.

- Jake – I used to work at the Trust for Public Land and worked on the Hayes Valley Playground. I have been temporarily given the Margaret Hayward Playground project. There are several issues with the current layout – with the Octavia Alley as a driveway. The softball and baseball diamonds to the east of the property are only used on a permit basis. There is no real central core to the park and activated core to the space or connection to the neighborhood. The edge on Golden Gate Avenue is not inviting. For the art enrichment portion of this project, we may be able to activate a portion of the park along Gough with some color. One idea we have is to use the middle of the park as the core. We have had 3 community meetings and we went to the Arts Commission. We will be going back to the community with design concepts soon. The community’s primary concern is to keep a club house. There is a potential opportunity for non-profits to staff the clubhouse much like Boedekker Park. We have two design concepts. The funding from the Market and Octavia CAC is valuable and is contributing to the enhancement of the facilities. Major changes include: build the club house, rearrange the center as the core, and switch the natural turf to organic synthetic turf to increase the use of the field. We also want to do a bump out to take advantage of the view. The second scheme puts the club house in a different area.
- Robin – I don’t think the design connects with the neighborhood. It tweaks at a 45 degree angle, which looks like a barrier, it doesn’t match the grid of the street pattern. I am thinking of the 19th Street entrance to Dolores Park – it is welcoming. There has been some talk about opening Octavia to Golden Gate Avenue.
- Jake – I agree with you and we have a 14-16 foot elevation change, which is something to contend with. I have been working on the geometry with the architects. I think parks in dense neighborhoods, Mission Pool and Boedekker are examples – they open themselves up to the street and sidewalk and are successful. I’m also not sure this is the appropriate entrance to the park any way.
- Lou – it would be great to break up the mega blocks with Octavia.
- Lou – are the two baseball fields a give in?
- Jake – yes, they are very-well used.
- Robin – the plaza looks leftover and doesn’t have form. The successful plazas have a shape. Patricia’s Green is a rectangular shape and is so successful. It has complexity that doesn’t need to be there.
- Jake – thank you for your feedback.
- Paul – what is happening at the corner of Gough and Golden Gate?
- Jake – all of the ramps and the steps are going away. I think we need to figure out how to fence it. I’m asking the designers to study how to keep these spaces safe for everyone. Safe parks are activated parks. It may make sense to have one more generous ramp for all to use.
- Paul – the wider the ramp is, the safer it is for everyone since kids will ride their bikes on it no matter what. I don’t think the tiered landscaping is invited for children as well.
- Robin – it looks very suburban.
- Paul – it is wonderful to see all of the changes and reallocation of funding.
- Jake – the design will continue to evolve.
- Krute – are you connecting to Jefferson Park?

- Jake – yes.
- Robin – can Turk Street be closed by any chance?
- Jake – it is something we have kicked around, but we haven't got much traction. Turk Street could be closed but would have to serve as an access road for emergency vehicles. I think both streets don't carry much traffic.
- Lou – combining it all would make the park as large as Dolores Park.
- Phillip – re: Buchanan Mall. We did an activation last year, which had a task force with installations that represent the history of the community, gardens and healthy food. Community Grows to maintain vegetable boxes in the Mall. We were excited to see Rec and Park is supporting our visioning process to see what the community wants to see as a longer-term design for the five-blocks. Partners: Exploratorium, Green Streets, Citizen Film. The vision document will be published later this year. We are looking at how to connect Buchanan to Grove. Citizen Films have short videos to share how the process has been for the community. The document will help Rec and Park fundraise for the capital improvements.
- Paul – when I have been in the Mall, it hasn't been much activation when there isn't something specific programmed, how active is it?
- Phillip – we have seen an optic of seniors – sitting and using the garden boxes. The community feels safe in the environment. More people are engaged in what they want to see in a capital project.
- Robin – parts of the mall are lined with parking lots. If those parking lots could be turned into housing, that would help it a lot. It will feel like a space. It's a failed space and an urban design issue.
- Phillip – we are working with the African American Culture Complex and Ella Hutch. The planning that is happening on each of those sites will help to activate the Mall. The parking lots don't provide eyes on the street. The Supervisor is looking into the design of the adjoining spaces.
- Stacy – we are really excited about all of the work in the Market Octavia plan area and your on-going support.
- Robin – Natoma Park – was it called for in the Market Octavia Plan?
- Stacy – no, but it was called for in the West Central SOMA Plan.

7. Market Octavia 2016 Impact Fee Expenditure Plan **Planning Staff [discussion item]**

- Andrea – we will be doing the FY 18 (July 1 2017-2018) budget with the IPIC between now and December. In December we have to get the IPIC budget approved by the capital planning committee. Jacob Bintliff will present on the IPIC budget next meeting. We project a surplus for FY 18 and will confirm the exact amount next time. Regarding the Oak Plaza in-kind: we received the formal application August 29. The process is that we review w IPIC (just did 9/14). The initial presentation from Build, Inc. to CAC will be in October. Then, IPIC will make a recommendation at their November meeting. After that, the CAC can make a recommendation at the November meeting. If needed the CAC could delay to December. We brought the proposal to IPIC first so the CAC can have the benefit of IPIC agencies' review of what's eligible and what the costs and tradeoffs are. Ultimately the in-kind fee waiver is up to the Planning Commission to approve. Both IPIC

and CAC are advisory to this decision. Lily is the planner assigned to the in-kind application since it's in the Hub.

- Krute – please relay the additional requests coming from the Arts Commission and FUF to Jacob.

8. Market and Octavia CAC Resolution Development and Approval Process **[discussion item]**

- Lou – I was not happy about how the resolution came about. For a few reasons – there were inaccurate facts. It wasn't the caliber of resolutions that come out of CAC. In four years, I have never seen such a short review time. It was not a product of the group. I suggest we have a clear process of reviewing them, noticing them. The resolutions have weight and are important documents. And we need to maintain our integrity as a group. I wanted to voice my concerns.
- Robin – can you remind me of the resolution?
- Lou – not approving any parking that requires CU. I understand that we all have differing opinions. I would like to have those discussions.
- Paul – I appreciate your thoughts and comments during the CAC meeting. We had discussed at the prior meeting that we were going to do an action item at the next meeting.
- Lou – it was correctly noticed, but the resolution was not shared ahead of the meeting.
- Paul – it would have been better if we had time to review it and revise.
- Krute – we usually do have a process. We will follow a process. Is it worth having a process for these types of resolutions?
- Lou – if we have a document that we are approving, it needs to be distributed 72 hours before the meeting.
- Krute – is there a format for this?
- Andrea – we could use the 72 hours format for the Notice of Agenda and Meeting.
- Krute – would you like to formalize it?
- Robin – we could make it an advisory?
- Paul – the members present thought that 72 hours notice would be the best practice.
- Robin – all of the sudden we get blind sighted by projects that are given extra parking by the Planning Department against the Plan. There was a feeling of urgency to put this resolution into place.
- Lou – all of these projects have a traffic mitigation plan that goes along with it and they are years in the making. I object to the information in that resolution that is factually incorrect. We need to make reasoned resolutions and have a discussion.
- Andrea will find out if we need to formalize it.

NEXT MEETING: October 17, 2016

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COMMUNICATIONS

Note: Each item on the Consent or Regular calendar may include the following documents:

- 1) Planning Department Case Executive Summary
- 2) Planning Department Case Report
- 3) Draft Motion or Resolution with Findings and/or Conditions
- 4) Public Correspondence

These items will be available for review at the Planning Department, 1650 Mission St., 4th floor reception.

PUBLIC COMMENT

At this time, members of the public may address the Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee except agenda items. With respect to agenda items, your opportunity to address the Committee will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Committee has closed the public hearing, your opportunity to address the Committee must be exercised during the Public Comment portion of the Calendar. Each member of the public may address the Committee for up to three minutes.

The Brown Act forbids a committee from taking action or discussing any item not appearing on the posted agenda, including those items raised at public comment. In response to public comment, the committee is limited to:

1. responding to statements made or questions posed by members of the public; or
2. requesting staff to report back on a matter at a subsequent meeting; or
3. directing staff to place the item on a future agenda. (Government Code Section 54954.2(a))

4. submitting written public comment to Maria Oropeza-Singh, 1650 Mission Street Ste. 400, San Francisco, CA 94103 or maria.oropeza-mander@sfgov.org