

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

Planning Department, 1650 Mission Street, 4TH Floor
Monday, February 24, 2020
7:00 PM
Regular Meeting

Committee Members Present: Chase Chambers, Paul Olsen, Robin Levitt, Jason Henderson, Tony Tolentino

Committee Members Absent: Ted Olsson, Krute Singa

City Staff in Attendance: Luiz Barata (SF Planning), Lily Langlois (SF Planning), Timothy Manglicmot (SFMTA)

Others: Mark Bonsignore (Project Manager of Market Octavia Commemorative Project, via phone for item 6).

1. Call to order and roll call

- Henderson called the meeting to order.

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

- Henderson – Page Street improvements well underway
- Olsen – Singa speaking at SPUR panel event (SPUR updated the event for 3/3/20)

3. Approval of minutes for January 2019 regular meeting

- Henderson – Is there a time commitment regarding a hearing date for the Market Octavia Area Plan Amendment Update?
- Langlois – No commitment from the Planning Commission regarding a date at this point.

- CAC members approved (5 ayes, 2 absences).

4. Market Octavia Area Plan Amendment Update

- Lily Langlois, Project Manager, provided an overview and update of the Market Octavia Area Plan Amendment presented at the Planning Commission on 2/13/2020. Langlois mentioned that they received a lot of public comments and questions. Comments included requests of further work with the Racial and Social Equity Office, meeting with new Planning director, and clarifications regarding the Racial and Social work done so far. Other feedback concerns included how the new market rate housing will affect the neighborhood, ground floor uses, uninviting architecture, and gentrification.
- Tolentino – in theory, additional market rate housing should release pressure.
- Levitt – overtime the city evolves and market rate units become more affordable. Process only considers existing population, excludes future population.
- Langlois – city has a mandate to produce housing.
- Henderson – city approved a lot of units that were not built. City should push for more zero-parking development to offset costs and provide more sustainable development. The 1,600 units should have a ratio of 0.25 spaces/unit. Racial and Social Equity framework should look at zero-parking development. EIR failed to address TNC's (Transit Network Companies), e-commerce impacts and related mitigation traffic measures; local retail is dying, 3 times/day door-to-door delivery should be avoided. Maybe vacancy control could help the neighborhood retail. Interested in knowing outcome of the meeting with new planning director. Below Market Rate (BMR) units should be built onsite and avoid extending geography.
- Langlois – clarified that reason for extending geography was so that childcare and open space could meet requirements.
- Olsen – concerned that Market Octavia Plan area has already a lot of needs and we should avoid spending funds outside the Market Octavia area (i.e. funds could be used in living alleys that haven't been delivered). Planning should avoid creating curb cuts and decreasing overall green.
- Langlois – Planning is addressing concerns with MTA.
- Henderson – Market Octavia Plan should be synchronized with Western Variant of the Better Market Street Plan so when MO gets approved the projects are coordinated.
- Langlois – clarified that Planning has been coordinating with the different projects /efforts.
- Henderson – Gough Street project to be included.
- Tolentino – Commission Hearing soonest date is 4/2.
- Langlois – reminded that projects can still pursue state density bonus. The amendment is an opportunity to shape the urban form and a more holistic approach on housing.
- Henderson – noted the remaining piece of the central freeway and public lands that could be used for housing and childcare, and that the Market Octavia Plan asks for

its removal. As it approaches the end of its lifespan, the freeway will have to be re-decked.

- Olsen – Board of Supervisors had passed a resolution regarding this.
- Levitt – raised community concerns and agrees with Henderson concerns regarding parking, TNC's, and gentrification. Limiting parking will discourage certain people to move into the area.
- Langlois – noted that 0.25 spaces/ unit is the minimum ratio that can get support from Planning and the Board (of Supervisors).
- Tolentino – most people living in new buildings don't own cars. Agrees with limitations for TNC's. 0.25 spaces/ unit is fair.
- Henderson – More analysis of units / costs. Re-calibration of what is being built. Is the re-zoning being applied to the past cycle or the next 5 years?
- Langlois – clarified that only 3 sites are being seriously up-zoned. Other sites are mostly minor up-zoning.
- Olsen – elimination of parking makes opportunities for more family units with potential for more storage.
- Henderson – suggested adding language regarding how zero-parking and restrictions of TNC's and e-commerce will address the racial and social issues, and perhaps adding language regarding vacant tax.
- Langlois – noted that the CAC should have a voice in the Hub process.
- Henderson – noted CAC is looking for ways to support while addressing the issues presented.
- Olsen - proposed language to be added.
- Levitt – suggested to add language regarding coordination of projects of Western Variant of the Better Market Street Plan.

5. SFMTA Fiscal Year 2021-2022 Budget

- In-person PowerPoint presentation given by Timothy Manglicmot (SFMTA). Presentation highlighted the challenges of the current budget with the evolution and trends of the different sources of revenue, operations and staff challenges, and provided ways in which MTA is addressing some of the problems (i.e. hiring more PCO's - Parking Control Officers to help control congestion).
- Henderson – noted that when the freeway came down, the PCO's were a big part of the implementation plan. Asked about breakdown in % of revenue sources.
- Levitt – is MTA looking at congestion pricing? Limiting TNC's?
- Manglicmot – not aware of TNC's limitations.
- Henderson – Other big ideas being looked at? Annual Downtown Assessment? Nexus study of downtown jobs and Muni capacity? Three different scenarios for congestion pricing?
- Levitt – Inclusive bike share program, merged program with MTA / Muni.
- Luiz – How the Racial and Social Equity lenses are being applied / taken in consideration on the MTA budget decisions.

6. Historic Commemorative Project Update

- Oral presentation via phone provided by Mark Bonsignore, Project Manager of Market Octavia Commemorative Project.
- Bonsignore – Asked Planning if some of the budget could be re-allocated from executing to outreach.
- Olsen – Asked if the original budget was broken down too precisely?
- Bonsignore – Confirmed that the budget had money allocated for website, but it could have tasks combined or standalone project.
- Olsen – Asked if the concern is that CAC should not be hiring people outside Park Alliance.
- Bonsignore – Unclear about the limitation. Asking Andrea Nelson (Planning) to clarify.
- Olsen – Requested minutes to reflect and action item on this issue. Requested to add to the minutes a more defined scope of work than currently being presented, including tasks combined.
- Bonsignore – Deferred to Andrea Nelson (Planning) to understand what can be done.
- Olsen – Project should have a public outreach to create story, outline the story of the freeway; identify 2-3 proposals that could be developed further. CAC should not tell people what that should be.
- Bonsignore – Suggests to re-allocate funding from execution to outreach.
- Tolentino – Next Steps?
- Olsen - Andrea Nelson (Planning) to provide clarity of what can/ or cannot be done, captured in the minutes. Since the proposal is departing from original agreement, it needs to ensure is being made correctly.
- Chambers – what is the idea / focus of the outreach?
- Olsen – The idea is to excite people about what has happened and what can be done. Suggests minutes to be refined / scope of work represents the original intent.

7. Public Comment

- No public comment.

8. Adjournment

- The meeting adjourned at 9:15PM.

NEXT MEETING: March 16, 2020