

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

<http://www.sf-planning.org/index.aspx?page=1700>

**4th Floor Conference Room
Planning Dept., 1650 Mission Street
Wednesday, December 15, 2010; 6:30pm
Regularly scheduled monthly meeting**

Peter Cohen	Carmela Gold
Jason Henderson	Robin Levitt
Ted Olsson	Dennis Richards
Marius Starkey	Ken Wingard
Kearstin Dischinger (ex officio)	

The Agenda & Minutes of all community meetings, a matter of public record, are available at the Planning Department, 1650 Mission Street, 4th Floor or on our website (above).

SUMMARY

AGENDA (Exhibit 1: Agenda)

1. Call to order and roll call
2. Announcements, upcoming meetings and general housekeeping [discuss]
3. Approval of Minutes from previous meetings (November 29, 2010) [act]
4. Pipeline Report & Mapping—Developments in process; CAC project reviews [discuss]
5. Resolution on Inclusionary Housing policies for Market/Octavia Area [act]
6. Finalizing 2010 CIP Recommendations; process to update M/O CIP projects list (AppxC) [act]
7. CAC supplement to Monitoring Report and prep for Planning Commission [act]
8. Committee members comments and issues the Committee may consider in future meetings [discuss]
9. Public Comment
10. Adjournment

NEXT MEETING: WEDNESDAY, JANUARY 19, 2010, 6:30PM, LOCATION TBD

(Jan27, Feb24, Mch24, Apr26, May26, Jun23, Jul28, Aug25, Sep22, Oct27, Nov24, Dec22)

EXHIBITS (handout documents informing the discussion; name = responsible to provide to Oropeza)

1. Exhibit 1: Agenda [**Oropeza**]
2. Exhibit 2: Minutes (November 29, 2010) [**Olsson**]
3. Exhibit 3: Pipeline Report—Developments in process; CAC project review [**Dischinger**]
4. Exhibit 4: CIP Update Process Recommendations [**Cohen**]

DECISIONS

1. Decision 1: Adoption of minutes of previous meeting (29Nov2010) approved.
2. Decision 2: Pipeline Report accepted without discussion.
3. Decision 3: Resolution on Inclusionary Housing in MOP Area unanimously approved.
4. Decision 4: Approved recommendation for process to continuously update CIP projects.
5. Decision 5: Consensus: CAC Report to be organized by five topics.
6. Decision 6: CAC Supplementary Report (minus absent Executive Summary) approved.
7. Decision 7: CAC's consensus guideline for Executive Summary.

COMMITMENTS, ASSIGNMENTS, INFORMATION DUE

#	<u>WHEN</u>	<u>WHO</u>	<u>WHAT</u>
1.	1/19	CAC	Prepare for presentation of CAC report to Planning Commission.

MINUTES

1. CALL TO ORDER AND ROLL CALL

EXHIBIT 1: AGENDA

ROLL CALL (√=present; 0=absent; X=excused)

- √ Peter Cohen (Chair)
- √ Carmela Gold
- √ Jason Henderson (Vice Chair)
- √ Robin Levitt
- √ Ted Olsson (Secretary)
- X Dennis Richards
- √ Marius Starkey
- √ Ken Wingard

Ex Officio Members

- √ Kearstin Dischinger

Others attending: none

A quorum being present, the Chairman opened the meeting at 6:30pm.

2. Announcements, upcoming meetings and general housekeeping [discuss] (CAC)

- 2.1 **Bicycle Injunction dropped.** The court dismissed the injunction against the City as meritless. The City can now proceed on plans for safety of bicyclists throughout the City.
- 2.2 **Curb cuts in Hayes Valley.** The area between Laguna and Buchanan was mentioned.
- 2.3 **Formula Retail [national/chain] stores:** It was mentioned again that State Farm is trying to get into one of our developments on Gough St., against the policy for such stores. In the discussion, however, it was not certain that this policy would apply in this case. We need to clarify this.
- 2.4 **401 Grove/Gough.** This development will now offer affordable housing onsite.
- 2.5 **2001 Market/Dolores.** Their hearing will be before the Planning Commission. Prado is looking to acquire 55 Laguna property for offsite affordable housing.
- 2.6 **1968 Buchanan/Market.** They too have a hearing on the modifications to their development: they are eliminating car-sharing; they are arranging to substitute affordable housing to another site at Franklin/Market.

3. Approval of Minutes from previous meetings [act] (Olsson)

EXHIBIT 2: MINUTES OF NOVEMBER 29TH CAC MEETING [Olsson]

Acceptance of the minutes were moved, seconded (Levitt/Henderson) and unanimously approved .

4. Pipeline Report

Exhibit 3: Pipeline Report for November [Dischinger]

The report was accepted as presented. It was noted that a deck is evidently being added to a property on Fillmore Street.

5. Resolution on Inclusionary Housing policies for Market/Octavia Area

The resolution as presented was moved and seconded (Gold/Henderson).

Henderson then amended the motion, with Gold seconding it, to restrict or exclude 100-year (long-termed) leases and leased land in general.

The amended motion was unanimously approved, with Richards and Wingard being absent (Wingard arrived subsequently).

6. Finalizing 2010 CIP (Community Improvement Program) Recommendations and a process to update and augment M/O CIP projects list (“Appendix C”) over time [act]

The discussion began regarding collisions map and intersection recommendations. The SFCTA will discuss their Central Circulation Study next month when they meet with us. We identified intersections which, indirectly or jointly, create problems for pedestrians: Church/16th Street; Haight/Fillmore; Oak/Octavia; Page/Laguna; Gough/Fell; Buchanan/Market.

At this point Wingard joined the discussion.

It was noted that the Living Alleyways program spent one-quarter of a million dollars (\$250k) to improve half a block! This requires some explanation. It is necessary to know what is the average cost of any Living Alleyway project (total and per block, with and without this extraordinary cost).

We discussed whether it was better to make a series of small grants or to wait for City departments to propose larger projects to us to partially fund. The consensus of the group was to fund green plantings as a category. It was noted that the City is only approving about 25 parklets (mini-parks/plazas) next year. If a street wants to pursue a Living Alley concept, then they must contact the Planning Department. The CAC concluded that the Living Alleys proposed by City departments are too complex and expensive. We preferred that neighbors assemble and propose these. In particular it was noted that maintenance of these living alleys is the most expensive and intensive factor in providing these amenities.

A motion to adopt this annual CIP update process was made, seconded (Levitt/Starkey) and unanimously approved.

7. CAC supplement to Monitoring Report and preparation for presenting this to the Planning Commission [act]

A discussion ensued on the revised report and missing executive summary. A few of the major trends noted were: 1) fee-out by developers and its impact; 2) Conditional Use permits; and 3) the transit capacity cannot absorb the predicted growth of the plan. The primary requirement of the Executive Summary is that it be clear, concise, and succinct. With that the revised supplement, awaiting the executive summary, was approved unanimously on a motion and second by Gold and Starkey.

The CAC agreed on Ken Wingard's suggestion that Section One of our CAC Supplemental Report has five topics (items enumerated refer to the order in the version discussed at this meeting):

- 1) New trends (items 3,5,6 & 8)
- 2) Inclusionary housing and fee deferrals (items 1 & 9)
- 3) MOP community (items 11,12 & 13)
- 4) Infrastructure/Development ratio and Bridge Loans (items 4 & 10)
- 5) Evaluating CU permits (item 2)

[See Wingard's revised arrangement of section One, following these minutes.]

Olsson will notify Richards of the CAC's requirements for the Executive Summary and the organization of the first section; then he will send him the approved revised supplementary report on which to base his Executive Summary. The report with its executive summary will be approved at the January 19th meeting and at that meeting the preparation for the presentation of the CAC's Supplemental Report to the Planning Commission will be refined.

8. CAC members comments and issues the CAC may consider in future meetings [discuss].

The following schedule of guests for the next quarter of CAC meetings was announced.

Jan	SFCTA: Circulation Study and Congestion Pricing
Feb	HPC staff
Mch	Department of the Environment

9. Public Comment.

No public attending the meeting, this item was dispensed with.

10. Adjournment.

There being no further business, the meeting adjourned at 8:20pm.

NEXT MEETING: WEDNESDAY, JANUARY 19, 2010, 6:30PM, CITY HALL, RM. 278

CAC Meetings: (Fourth Wednesday monthly, City Hall, Rm 278, 6:30-8:30pm)

2011 Calendar: 1/19, 2/16, 3/16, 4/20, 5/18, 6/15, 7/20, 8/17, 9/21, 10/19, 11/16, 12/21

Respectfully submitted,
~TED OLSSON
Secretary

**Wingard's Arrangement of Topics in Section One
of CAC's Supplemental Report**

Revised arrangement of items

1. New Trends

- 1.1 item 3: Promote Green (Sustainable) Energy
- 1.2 item 5: Promote Car Sharing as Alternative to Private Auto Ownership
- 1.3 item 6: Promote Small/Compact Car Preference
- 1.4 item 7: Evaluate Trend of Converting Gas Station Sites for Development
- 1.5 item 8: Increase Infrastructure for Bicycles: Safety, Security, Electric bicycles & charging

2. Creating and Celebrating the MOP Community

- 2.1 item 11: Expect Developers to meet with Neighborhood Associations affected by Developments in the MOP
- 2.2 item 12: Promote Government Access and Outreach through MOP website
- 2.3 item 13: Create Annual Plan Area Recognition

3. Inclusionary Housing & Fee Deferrals

- 3.1 item 1: Increase Mixed Income Housing Development in MOP Neighborhoods
- 3.2 item 9: Fee Structure: Implications of Mayor's Fee Deferral Program for Mixed Income/Affordable Housing

4. Infrastructure/Development Ratio & Bridge Loans

- 4.1 items 4: Link Infrastructure Investment to Development Activity
- 4.2 items 10: Create City "Bridge Loans" to Incent Implementation of Shovel-ready Community Improvements

5. Evaluating CU Permits

- 5.1 item 2: Evaluate Trends in MOP Planning Code Performance and Strengthen Conditional Use and Variance Criteria

**MOP-CAC
Attendance**
4th Wednesday monthly

Legend

Y = attended

N = unexcused absence

X = excused absence (i.e., Chairman notified)

<u>CAC Member</u>	<u>1/19</u>	<u>2/24</u>	<u>3/24</u>	<u>4/28</u>	<u>5/26</u>	<u>6/23</u>	<u>7/28</u>	<u>8/25</u>	<u>9/22</u>	<u>10/27*</u>	<u>11/24</u>	<u>12/22</u>
Cheryl Brinkman	Y	Y	Y	Y	X	Y	Y	Resigned				
Peter Cohen	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y
Carmela Gold	Y	X	Y	Y	X	Y	Y	X	X		Y	Y
Jason Henderson	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y
Robin Levitt	Y	Y	Y	Y	Y	X	Y	Y	Y		Y	Y
Ted Olsson	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y
Dennis Richard	Y	Y	Y	Y	X	X	Y	Y	Y		Y	X
Brad Villiers	Y	X	Died									
Marius Starkey				Y	Y	Y	Y	N	Y		Y	Y
Ken Wingard						Y	Y	X	Y		Y	Y
<u>Ex Officio</u>												
Kearstin Dischinger	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y

* October 27th meeting was cancelled for lack of a quorum.

MOP-CAC
2010 Draft Schedule of meeting Topics
(as of 24 FEB 2010)

January 27February 24

- Working session on CIP evaluation and prioritization
 - Explanations and updates on CIP Appendix C projects list
 - Projects evaluation and individual scoring
 - Review and discuss preliminary scoring results
 - Prep for next meeting: finalize 1st year CIP recommendations of projects and process

March 24

- Finalize 1st year program recommendations and text defining continuing refinement of the process
- Monitor and report; overview and discussion

April 24

- Neighborhood Planning and MEA staff presentations and discussions
- Discussion of Monitor Report by key topics of interest

May 28

- Review draft Monitor Report and potential action
- Review CAC draft section of Monitor Report; potential action

June 23

- IPIC presentation and discussion with CAC
- Discuss a process to continually refine and augment Appendix C's list of potential CIPs

July 28

- Finalize proposed process — potential action

August 25

- Implement Appendix C process
- Discuss MOP Fund expenditure categories; potential action
- Discuss additional funding sources for CIPs

September 22

- Update CAC CIP recommendations

October 27**CANCELLED: Lack of Quorum**

- Finalize 2011 CAC CIP recommendations; potential action

November 24Postponed to **November 29**: to avoid Thanksgiving holidays

- As needed; potential action to finalize 2011 CAC recommendations

December 22Moved up to **December 15** to avoid Holidays

- Approve revised CAC Supplementary report.
- Send resolution to CAC Audiences

**LIST OF RELEVANT DOCUMENTS
TO BE INCLUDED ON MOP-CAC WEBSITE
(other than Exhibits, unless cross-referenced_
<http://www.sf-planning.org/index.aspx?page=1700>**

Each member of the CAC should indicate which public documents relevant to the MOP should be incorporated onto our website or at least linked from it. This page should be annotated to explain the document and its relevance to the MOP. The point is to make everything relevant to MOP transparent in order to inform the citizens about the CAC's decisions.

- Parking Nexus Study
- TEP
- NCD-20 (Neighborhood Community District) by Dan Sayer (model of superb government report)
- In-Kind policy
- Department's 5-year Monitoring Report of MOP
- CAC's supplementary to the Department's Monitoring Report of MOP