

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, July 15, 2019
7:00 PM
Regular Meeting

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

Committee Members Absent: Mohammed Soriano Bilal

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

1. Call to order and roll call

- Krute called the meeting to order

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

- Andrea: Mayor Breed is interested in the CAC members' tenure, appointment dates, and appointing authority. If you have any documentation regarding your appointment, please send it my way.
- Paul: The Working Group has been created for the Historic Commemorative Project and is a diverse group of people. We meet again on August 8th at 9:00am at the Planning Department.
- Jason: SFMTA Board is deciding about the Octavia Open Streets project tomorrow. It is a compromise but would close the streets along Patricia's Green to cars. Parcel K, the lot designated for family affordable housing, is releasing an RFP soon.

3. Approval of minutes for May 2019 regular meeting

- Jason: my comment on page #2. I think that we could push the pieces on 12th Street.
- CAC Members approved the May 2019 minutes (5 ayes, 1 abstention).

4. Market Octavia Plan Amendment – Project Update and Public Benefit Recommendations

- Lily: Introduced herself and presented an update on the project. See presentation.
- Krute: is SFMTA is looking at adding capacity to the cars?
 - Lily: Paul will be in touch and share the recommendations.
- Robin: The Market Octavia Plan called for living alleys and there are several opportunities in the alleys to do open space. I think that is something that should be considered in receiving public benefits. The intersection of Mission and Van Ness is so awful for pedestrians and could work so much better with a roundabout.
 - Lily: we are looking at eliminating U-turn from Mission onto Otis in the Draft EIR.
- Paul: The Plan states that we are using living spaces as green spaces and the Planning Department and other agencies have ignored that. Consider the alleys that were supposed to be green spaces. This is an opportunity to implement what the plan says.
 - Lily: Thank you.
- Jason: there is momentum for addressing the capacity improvements at the Van Ness station.
 - Lily: the study looked at vertical integration.
 - Jason: does the study look at where else capacity could be improved? It is going to show that the MUNI lines 7 and the 6 are overrun, as is the N Judah. Is the EIR going to propose mitigation measures for capacity challenges?
 - Lily: Elizabeth White is the Planner for the EIR.
 - Jason: what is the parking ratio?
 - Lily: 0.25 for the geography. The interim controls expired one week ago, and they will likely expire in six months.
 - Jason: perhaps the CAC should encourage the Board to extend the six-month interim controls. I would like to add a resolution to support the interim parking controls and identify the importance of it. I would like to calendar for the next meeting.
- Chase: what is the size of the micro business?
 - Lily: 1,000 square feet.
 - Ted: Can restaurants use those spaces?
- Krute: how is Transportation Demand Management (TDM) playing into the three projects under review?
 - Lily: I can put you all in touch with the planners.
 - Krute: what do you want feedback on regarding the public benefits package?
 - Lily: Living alleys would likely come out of the streets bucket.
- Jason: we have Market Street from 11th to 12th Street. Why is this paying for the Better Market Street plan?
 - Lily: this is listing all projects that could be funded.

- Jason: has there been a scenario by Strategic Economics that looks at no parking at all? The academic literature says that it makes it affordable to build.
- Lily: Strategic Economics is looking at up to 0.25.
- Jason: how is 1 Oak getting more height?
 - Lily: we have heard that the entitled project is not financially feasible. They are looking at the State density bonus program.
- Robin: capacity of the Market Van Ness station. There was a conversation about a station at Market and Octavia. That could help with capacity challenges. Ground floor retail – there are vacant spaces everywhere and there isn't a demand for ground floor retail.
 - Ted: It's more that the spaces are unaffordable.
 - Robin: I would like to see some flexibility. Maybe these spaces are better for housing that is accessible.
 - Ted: Supervisor Ronen is working to address empty spaces.
 - Lily: I'll investigate if residential counts as active retail.
 - Paul: could the zoning be changed to accommodate non-profits.
- Krute: if there is a box at Market and Octavia. Maybe the funding could go towards switch backs for the SFMUNI.
- Lily: it is important to have your voices be heard by the Commissions either in person or by email.
- Krute: there must be another way for people to provide comments than at the Planning Commission, since most people work and cannot attend. I recommend getting the other voices into the process and the room.
- Jason: it may make sense to break the public hearings up by topic area like the Market Octavia Area Plan.
- Ted: is it an amendment to the General Plan?
 - Lily: yes.

5. MO CAC Bylaws

- Andrea: introduced the amended by-laws to the group.
- Revised By-laws include the following changes:
 - Add the following to Article II Section 3. Terms
 - Each member shall be appointed by ~~the appointing authority the Board~~ and will serve for two-year terms. The ~~appointing authority Board of Supervisors~~ may renew a member's term. If no appointment is made after the completion of a first, second, or third term, that member shall continue as a voting member until such time as that person is re-appointed or replaced. *San Francisco Planning Code Section 341.5*
 - Remove the following sentence from Article II Section 3. Duration of the CAC:
~~The CAC shall remain established for the first 10 years of the Market and Octavia Plan (the "Plan") and subject thereafter to extensions by the Board, but no longer than the plan period of 20 years.~~
- Robin: moved to adopt the bylaws, Paul seconded. (6 ayes)

6. Public Comment

- Justin: interested in joining the CAC as a member and homeowner representative and wanted to learn more.
- Nick: interested in learning more.

7. Adjournment

- The meeting adjourned at 9:00PM.

NEXT MEETING: August 19, 2019