

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

**Minutes**

**Wednesday, June 18, 2025**

**49 South Van Ness Avenue  
1st Floor - Room 0196  
San Francisco, CA 94103**

**6:00 PM – 7:30 PM**

Natalie Burdick, Chair  
Jesus Guillen  
Madeline Howie

Robin Levitt  
Ted Olsson  
Sacha Ortega

Nicholas Parker  
Andrew Seigner, Secretary  
Tony Tolentino, Vice Chair

**MEETING AGENDA:**

**1. Administration**

- Meeting called to order: 6:02pm
- Levitt, Parker, Seigner present
- No quorum to approve prior minutes

**2. 78 Haight St Project Presentation – (Honey Zaw, TNDC)**

- Levitt: How many total units? Square feet?  
TNDC: 64 units, parcel is 5,000 sqft.  
Levitt: TNDC should consider Parcel K.  
Hamilton: Parcel K is in MOHCD's pipeline of long-term development.  
TNDC: TNDC was selected for R, S, and U. R and S were too expensive to develop.
- Parker: How many by lottery?  
TNDC: 31 units by lottery, rest for transitional age youth.  
TNDC: More than 1,100 applications for the 31 units.
- Parker: Was \$1M/unit cost due to the Faircloth Amendment?  
TNDC: Primarily construction labor costs, plus pause in construction, and site logistics.  
Levitt: What about modular housing?

TNDC: TNDC explored Type 1 (concrete), Type 3 (wood), plus modular. Type 1 was most cost efficient.

**3. IPIC and Impact Fee Projections – (*Mat Snyder, Planning Department*)**

- Levitt: Status of One Oak? Status of 30 Van Ness? Honda site?  
Comment from OEWD: On hold.

**4. Legislation - (*Jacob Bintliff, Office of Economic and Workforce Development*)**

- Bintliff: Legislation proposed by the Mayor sunsetting impact fees in the Market Octavia Plan area, and sunsetting MO CAC.
- Seigner: What about offsetting the loss of impact fees for affordable housing?  
Bintliff: The impact fees should be offset by the increase in housing production.
- Levitt: What about remaining freeway parcels?  
Bintliff: MOHCD is evaluating all sites.
- Parker: If CACs are sunsetted, how will outreach happen with respect to up-zoning?  
Comment from Hamilton: Outreach will continue through typical processes.

**5. Next Meeting (*Dylan Hamilton, Planning Department*)**

- Hamilton: September meeting cancelled. December meeting will be scheduled.  
Levitt: Request for update from MOHCD on freeway parcels, and update on freeway commemoration.  
Hamilton: Will ask MOHCD, and Planning, respectively.

**6. Meeting adjourned 7:03pm**