

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

Planning Department, 1650 Mission Street, 5<sup>TH</sup> Floor  
**Monday, October 17, 2016**  
**7:00 PM**  
**Regular Meeting**

Committee Members Present: Robin Levitt, Paul Olsen, Krute Singa, Lou Vasquez, Joshua Marker, Ted Olsson, Mohammed Soriano Bilal, Kenneth Wingard

Committee Members Absent: Jason Henderson

City Staff in Attendance: Andrea Nelson (SF Planning), Jacob Bintliff (SF Planning)

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**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]**

- Lou Vasquez (Lou) – Regarding One Oak, Build Public is caught in a disagreement between DPW, SFMTA, and the Fire Department. The IPIC process and the design with all agency parties have delayed the process.
- Robin Levitt (Robin) – I would like to give a historical observation. Having been involved in the Market and Octavia Plan from the beginning. One of the intentions of the Plan was that it would help to speed up the approval process as long as it met all of the Plan's goals and intentions. We should honor that.

**3. Approval of minutes for June and September 2016 regular meetings [action item]**

- Joshua Marker (Joshua) – I was here in June 2016.
- Robin – In September minutes, under Jill Manton, I made a comment. Please correct Hayes Street to be Octavia Boulevard.
- Lou – I move to approve and June and September minutes, Robin seconds. Ken Wingard (Ken) abstains. Krute moves to approve the minutes (4 ayes and 2 abstentions).

#### **4. Housing in the Market and Octavia Plan Area update Planning Department [discussion item]**

- Robin – Parcel K is supposed to be developed after the Proxy Lease ends in 2021. I am wondering if they will start planning before the lease ends so that it will be shovel ready.
  - o Andrea – I can relay those questions to MOHCD.

#### **5. Childcare Impact Fee Legislation Planning Department [discussion item]**

- Jacob Bintliff (Jacob) – we have childcare money coming in from developments within the Plan Area. The fees have to serve a new childcare slot and the childcare center has to serve 20% low income families. We are looking at \$5,500,000 fee projections through 2022 for childcare. The issue is that money has been pooling up, because nobody responded to RFP for childcare funds that are available for new or expanded childcare facilities. It is challenging to find a space in the Plan Area where you can provide the statewide open space requirement (75 sq ft per slot of exclusive use open space). Our colleagues are working with the state to revise the open space requirements. Our proposal is to expand the use of the funds beyond the Plan Area in certain cases. (Refer to presentation for information). Jacob opened it up for discussion with the CAC members.
- Ted – No one submitted to the RFP because no one saw any spaces available for childcare.
- Lou – how long are funds held?
  - o Jacob – usually we need to spend within 5 years and we are in the third year.
- Mohammed – what are the space requirements?
  - o Jacob -...75 sq ft per slot of exclusive use open space.
- Krute – who is the childcare for?
  - o Jacob – infant to pre-K (0-5years) (but not afterschool).
- Ted – is there a possibility to ask the neighbors and outreach effort to the community to determine if there is a need and if there is a solution?
- Lou – what can the funds be used for?
  - o Jacob - Capital, expansion or new. It could be used in an existing space. I have been reaching out to developers to see if there is interest.
- Mohammed – there were a couple of people who wanted to know more specifics. There are a few people already providing childcare in the Western Addition. I can connect you.
  - o Jacob – the childcare facility has to be on the first floor, but they have to have an exclusive entrance.
- Robin – 55 Laguna planned all of these spaces along the Waller steps. There is a senior component and the historical building and there may be spaces. There is a space at Laguna and Oak, something could be built in Buchanan Mall, or in Jefferson Park. There a lot of opportunities for childcare facilities in the Plan Area.
- Ken – what are the chances of getting the outdoor space requirement adjusted?

- Jacob – I think there is some hope. The Office of Early Care is talking to the State licensing folks. The office used to accept adjacent open space or a park down the street as an open space, but it doesn't anymore.
- Mohammed – what are the overarching themes in the barrier to entry? Why aren't people applying? I think it is worth asking the providers why they don't want these funds. It may be worth doing some user researchers. For example, Bel Am operator is too busy to think about exploring options to build and run another childcare center.
- Krute – is the funding capped per project?
  - Jacob – The grant amount is limited to \$350 per sq ft of new or expanded childcare slot (for a typical project, this amounts to about \$500,000). There is not absolute max.
- Ted – are there other districts that are leaders in this area? Why are other people in the City able to do it? It may be worth understanding how they were able to make it work.
- Krute – I agree that there should be more user research conducted. I would be willing to consider investing the funds in a space just outside of the Plan Area. I would also consider if childcare and locally serving retail could be included in The Hub.
- Joshua – what is the default if we don't decide to use it?
- Ted – are there needs in the area? How great is it?
  - Jacob – a nexus study was conducted a few years ago and it demonstrates a need for childcare.
- Paul – Parcel O development – perhaps Mercy Housing could include childcare facilities in their development on the ground floor.
  - Jacob – that would be a good
- Ken – can we change the per grant maximum for each facility? That would increase the incentive.
- Lou – childcare centers are rent payers. If you could subsidize it with a certain amount of money, then Mercy Housing may be open to looking at it.

## **6. Market and Octavia Impact Fee Expenditure Plan** **Planning Department [discussion item]**

- Jacob – I am going to start by providing a context of the Interagency Planning Implementation Committee (IPIC) process. There is an interagency committee who meets to determine how the impact fees are to be spent. We are in the fiscal year of 2017. You are looking at the expenditure plan. At the November meetings of this group and of the IPIC, our hope is to have a recommended budget to adoption before the end of November's meeting. However, if that is too rushed then we could consider pushing it back to December. We are projecting a lot of revenue coming (\$6 million) and we are confirming to make sure this is accurate. Jacob opened it up for discussion.
- Ted – could we talk about expanding the transportation list of projects?
  - Jacob – yes.
- Lou – I don't know if I support impact fees for a MUNI car.
- Ken – I agree.

- Paul – I would disagree and I think spending impact fees on MUNI to enhance services. We would be accommodating people in the Market and Octavia area if we are hoping to get more people through the platform.
- Joshua – are they replacing old cars or are they running them more frequently?
  - o Jacob – it is to purchase a new car, which will contribute to increased frequency of service.
- Ted – I would suggest that you put a restriction that the fund be used to support a Shuttle that serves the neighborhood.
- Ken – if it was a car that served the area, I think it makes more sense.
- Mohammed – is it possible to spread the cost proportionally along the line?
- Joshua – are other neighborhoods putting in funds to support MUNI transit enhancement?
  - o Jacob – transit needs are higher than there are funds for them. Since you have a lot of interest, we could ask MUNI to present on the potential projects to be funded.
- Robin – what about a MUNI only station at Market and Octavia? I heard that there was already a box built/capacity for it. Regarding Better Market Street – all of the plans stop at Van Ness and they don't extend into the Market Octavia area. I am not sure we should be allocating funds to Better Market Street if they aren't doing anything in this area. The Franklin intersection is a problem – we proposed having two turn lanes into one lane so there is more room for bicycle.
- Joshua – wasn't there an option under Better Market Street to transform Mission Street into the bicycle route.
- Krute – where are the bicycle improvements as part of the Better Market Street project?
  - o Jacob – the Better Market Street Plan includes a protected bicycle lane up to Duboce at the Safeway.
- Paul – our discussion was specific to Patricia's Green since it was designed for art installations. We did discuss that some places could receive art installations, such as plazas along Octavia Boulevard.
- Robin – another project that has been kicking around is commemorating the freeway revolt. Maybe it is something along Octavia Boulevard. There is nothing that explains why the Green is named after Patricia.
- Ken – I think more art funding would be great. If we are going to add more funds, then I think we should look at other places to locate public art.
- Krute – does the funding run out for arts? Why is it \$40,000 in 2020?
  - o Jacob – that is what is in the Market and Octavia Plan, but we could change it.
- Joshua – in terms of other projects – developers on both sides of 12th Street have been talking about closing portions of 12th Street to make it friendlier to pedestrians. This is an opportunity for more art and/or greening.
  - o Jacob – that proposed project is currently slotted as an in-kind agreement and will be coming in the door next year.
- Lou – do in-kind projects affect the bottom line?
  - o Jacob – yes, it is less revenue so we treat it like a cost under IPIC.
- Ken – I think that the funding allocated is all hugely needed for the Upper Market Pedestrian Enhancement project.
- Paul – on top of the \$1.5 million, you think they will need more?
  - o Jacob – yes.
- Robin – there was talk about connecting the Buchanan Mall from Grove Street.

- Jacob – yes that it is still included. The project is ongoing and there are funds available. We also have offered our design staff to reconfigure parking.
- Paul – 67% of the Octavia Boulevard trees are dead or dying. We communicated this with Mohammed and they promised to have them replaced or repaired in November.
  - Jacob – did they identify the issue/what happened?
- Paul – in most cases the trees were inappropriate for the location (the east side of Octavia Boulevard).
  - Jacob – would you want to know if there is a funding gap to replace and repair the trees?
- Paul – they are going to be doing additional plantings and will repair the irrigation system.
- Robin – people break into those irrigation control boxes to charge their phones. I don't want the removal of the Central Freeway to get lost – design and removal of the Freeway.
- Krute – that is included in its own line item as a study.
- Paul – there is a lot of consensus around this, so yes please add it back in.
- Lou – the old commerce high school across from the Jazz Center have been vacant for years. Is there anything we can do about that?
- Jacob – how would you CAC members like to suggest additional projects to add to the list?
- Lou – I would like to know how much of the revenue is definitely coming in.
- Krute – do you want to save the discussion for next month and Jacob can get back to us with answers to our questions?
- Paul – I am sure this group could think of possibilities for additional projects. If Jacob could get us finalized numbers, then we could all be thinking about possibilities.
- Ken – there is some flexibility in the timeline?
  - Jacob – yes, we can wait until December if we need to. You could email be individually your ideas within the categories by next Monday. We will email the group a summary of what individuals shared.
- Ken – I am also assuming that there are projects within the bigger buckets that we could fund now that we have excess funds.
- Mohammed – if we send you ideas, then you could share if anyone is already working on these ideas? For example, the mid-block crossing at Hayward Park across Golden Gate Avenue is dangerous and I am wondering if SFMTA is already planning to work on it.
- Paul – we talked about doing studies to see if we could close certain blocks.
- Mohammed – the mega blocks are really dangerous.
- Jacob – program administration includes staff time and resources
- Krute – we are not funding library materials anymore?
  - Jacob – the library didn't feel like it was an effective way to receive funds so we stopped funding them using impact fees.
- Mohammed – are any funds ever routed to cultural centers such as the LGBT Center?
  - Jacob – it has to be for capital improvements and cannot go to any services.
- Lou – so how did you get to having a surplus this coming year?

- Jacob – we are assuming that everyone will pay their fees in 2017. We get the money at the time of first construction document.
- Krute – can you give us an update on the Build Public, One Oak project?
  - Jacob – FY 2019 is going to be the year when we expect a lot of revenue. We are waiting to see what the desired community benefits are for the area from The Hub process. The One Oak project is expecting to get its entitlements in early 2017 and that would put them in 2018. There was a counterflow lane proposed on Franklin, but neither SFMTA nor the Fire Department are supportive. We are advising that the movement of the elevator be transferred from the in-kind application to the City. The plaza itself is valued at \$2.5 million. We have had to make sure they are not getting a fee waiver for what they are already required to provide as part of the project. \$400,000 MUNI station improvements and MTA has asked for more information about what the improvements would be. All of the BART/MUNI combined stations are undergoing canopy refurbishments and they would like this MUNI entrance to be consistent. I believe they are coming to present on the plaza and station improvements.

## **7. Public Comment**

One member of the public spoke.

- I have an interest in local policy and just moved into Hayes Valley. I am trying to figure out how I can get involved. I attended an HVNA meeting.

## **8. Adjournment**

**NEXT MEETING: November 21, 2016**