

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, September 18, 2017**  
**7:00 PM**  
**Regular Meeting**

Committee Members Present: Robin Levitt, Krute Singa, Paul Olsen, Ted Olsson, Jason Henderson, Lou Vasquez, and Joshua Marker

Committee Members Absent: Mohammed Soriano Bilal

City Staff in Attendance: Andrea Nelson (SF Planning), Anne Taupier (OEWD), Lisa Chen (SF Planning), Tim Frye (SF Planning)

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**1. Call to order and roll call**

- Jason calls the meeting to order

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

- Paul – miscommunications regarding a resolution regarding the Hub. Passed out draft. Chair and Vice Chair will draft and circulate before the next meeting. I would like this body to consider a resolution to ask the powers that be to do something about the traffic on the local access lanes on Octavia Boulevard. Last week, someone tried to purposefully hit me. I would like to make it an action item on next month's agenda – we need an education campaign and signage. Passed out possible resolutions.
  - Jason – as I understand, we cannot discuss and the chairs will put it on the agenda.
- Andrea – I will be here for the next meeting, but out on maternity leave through April 2018. Ben Caldwell will be taking on the management of the CAC while I am gone.

**3. Approval of minutes for August 2017 regular meeting**

- Jason – corrections to the minutes include: first page about One Oak EIR Appeal. HVNA supports appeal, not just president. So does HANC, Neighbors United, Affordable Divis. Van Ness Corridor Neighbors, Sierra, Tenants Union.
- Paul – motion, Krute seconds (six ayes, one abstention, one absent)
- Krute – maybe we don't need everyone's name. I prefer that the general conversation would be captured.
- Paul – there are different styles.
- Ted – the point of the minutes is to remind us what we did but also historical record.

#### **4. 1601 Market Street Development Agreement Update**

- Anne Taupier on the Joint Development Team in the Office of Economic Development. I am here to present and discuss 1629 Market Street project. Development agreement focuses mostly on open space and affordable housing – most importantly the 100% affordable site on the Colton Street site, which must be developed before the hotel can be developed. There is no City funding that is going into this project. (See presentation)
  - Jason – it is going to the Planning Commission on October 19<sup>th</sup> to certify the EIR and approve the project.
    - Anne – correct.
  - Ted – why is Stevenson Alley outlined?
    - Anne - They will make improvements on Stevenson and you can access the underground parking garage from Stevenson.
- Ted – how tall are these buildings?
  - Anne – 85 feet. Colton Street building is above 85
- Jason – In terms of the housing units. Colton Street are 100-107 replacement units for the Civic Center Hotel to be run by CHP. 57-58 total BMR in other buildings.
  - Anne – all permanent tenants in Civic Center Hotel will be invited to move into the Colton Street development.
- Jason – is OEWD concerned about the functioning of 12<sup>th</sup> Street with this project and the Honda site.
  - Anne – I can ask that question, but I don't know if anyone is talking about that.
- Joshua – we have talked about 12<sup>th</sup> Street being a pedestrian-oriented street.
  - Anne – I know they are widening the sidewalk along 12<sup>th</sup> Street. I would imagine the Fire Department would have some concerns about closing off part of 12<sup>th</sup> Street.
- Anne – existing parking proposal is 0.5 spaces/unit. They will be removing parking along Brady Street.
- Jason – how long will this project take to build?
  - Anne – expectation is that they would like to get started at the end of 2018.

- Paul – you mentioned the developer has a 99-year lease. What restrictions are there on access?
  - Anne - Follows the POPO model. There is no gate at the top of Market Street. Language developed by Recreation and Parks Department. But there are no gates to close it off.
- Robin – I really like this project. I wish there was no parking, but it does meet the guidance of the Plan. Encourage the design team to think about the façade of Building D.
  - Anne – these are still concept designs.
- Lou – scheduling: Phase 1: they have to complete Colton Street affordable housing. They will build the new Plumber’s Union. Phase 2: the rest of the residential buildings will be built. What is happening on the Market Street ground floor.
  - Anne – there will be retail.

## **5. 55 Laguna Operations Plan Update**

- Lisa Chen with the Planning Department in the Citywide Division gave an update on the 55 Laguna project and in-kind agreement implementation phase. The owner/operator will come to present to the CAC later this year or early next year, then in 2019, 2021, and then every five years moving forward. (See handout and presentation)
- Paul – they are going to report back to us. What if we don’t like their report? What can we do to reprimand?
  - Lisa – then it becomes an enforcement issue. We could fine them. We could work with Supervisor to pressure them.
- Robin – I generally like the project. I do have a community garden plot. There are always people there and it’s a great community space. The rest of the public spaces are dead and sterile. In hindsight, maybe should have had more activation on the steps and Waller Park, such as the art space and programming.

## **6. CAC-Initiated Freeway Area History and Recognition Program**

- Tim Frye with the Planning Department introduced himself and asked the group to explain the CAC-initiated Freeway Area History and Recognition Program.
- Robin – needs to be more than plaques. I am interested in telling the story of the freeway revolt and the Boulevard. It needs to be commemorated. Patricia’s Green, Octavia Boulevard, the plazas at Market and Octavia and a gateway opportunity. There is a glass wall in Downtown San Jose that is a memorial to Veterans.
- Tim – is the goal to primary to focus along Octavia? Is it about the history of the Freeway Revolt or are there other historical events or people that you would like to recognize?

- Paul – depends on who you talk to. Are we leaving out the LGBT community or people of color? We want to recognize and represent everyone. Love the idea of having something that is interactive.
- Jason – I think there is a middle ground. There are two freeway revolts: 1950s-1960s and the Central Freeway was left in the air (1/3 was built). Then, the second was after the 1989 earthquake. I think there is a way to thread it all together using the freeway. I like the silly bunny artist. Keeping it to the crutch of it – triggered a national freeway opposition.
- Ted – the Exploratorium has worked with the Planning Department to develop the Living Innovation Zones, which are interactive and engaging.
- Tim – I think that is a great idea and was going to suggest that. First question: do you want something permanent or temporary? You can be strategic and work with less funding if it is temporary. Second question: maybe choose 5 key locations where you have a sculpture, an audio tour, a Living Innovation Zone, etc. I would think about how to get additional funding getting some of the developers that are coming up could contribute to this idea that you have. You may be able to get more matching funds from them. The Alice Kerry grant provides funding to hire a public historian (from SF Heritage) could help you figure out what those pieces are that you would like to display. We can help you once you have a proposal and then can go to the Arts Commission and the Exploratorium. If you are anxious to get going, a mural is still a great option. Maybe you spread out everything the whole Octavia Boulevard. Maybe one or two plaques may be worth having as a special memorial. I am happy to come back.
- Robin – another thing to keep in mind is the scale. People drive fast on Octavia Boulevard.
  - Tim – a gateway could do that. I also like the idea of the mural that Jason suggested.
- Ted – in addition to QR code, I recommend displaying a URL link to a website about the history of the area that the Planning Department maintains and hosts.
- Robin – we are doing murals on Lily. I was hoping they would tell the story of the history.
- Jason – somebody should approach Mona Caron and ask her what she would do. Then, you could get a sense of how much it will cost.
  - Tim – even if you get a quote from her, we could turn that into a proposal.
  - Ted – let her look around.
- Lou – what about a design competition funded by \$50K. We could write the parameters of it.
- Tim – if you come up with a timeline and then developers have to come up with a certain portion of the timeline to produce. If she were to incorporate walking tours, she would be able to suggest. I don't think the Arts Commission has to be involved.
- Jason – Robin is going to contact Mona. We need to talk to a
- Paul – I don't want her parameters to be broad, I would rather her come up with three options.
- Jason – need to itemize possibly spending \$50K on a design competition.

- Lou – ask for applicants and then we can pay them a stipend.
- Robin – we did a design competition for the parcels on Octavia Boulevard.
- Tim – City of Benicia produced banners with historic photos.

**7. MO CAC Seat Election**

- The group decided to pass on this.
- Krute asked that people think about this and that we put it on the agenda for next month.

**8. Public Comment**

- Daniel – I have a friend who works with local artists and I am happy to share this with my friends.

**9. Adjournment**

**NEXT MEETING: October 16, 2017**