

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

**Planning Department, 1650 Mission Street, 5TH Floor
Monday, September 16, 2013
7:00 PM
Regular Meeting**

Committee Members Present: Jason Henderson, Ted Olsson, Krute Singa, Lou Vasquez,
Nick Wolff, Robin Levitt

Committee Members Absent: Michael Simmons, Kenneth Wingard, Dennis Richards

City Staff in Attendance: Alexis Smith (Planning); Menaka Mohan (Planning);

The Agenda is available at the Planning Department (1650 Mission Street, 4th floor) and at the meeting. *Please note that timing of agenda items is subject to change.*

1. Call to order and roll call
Jason Henderson called the meeting to order.
2. Announcements, upcoming meetings, project updates, and general housekeeping [discussion item]
 - The Van Ness Bus Rapid Transit Environmental Impact Review was certified and is moving forward.
 - The CAC will discuss the Transit Effective Project (TEP) at next month's meeting
 - Haight Street two-way is going to BID, construction is expected to start in 2014
3. Approval of minutes for August 19 regular meeting [action item]

Action: Amend August meeting minutes to reflect public comment from Durf as he is paid by 555 Futon LLC.

Motion to Approve: Olsson

Second: Vasquez

Aye: Henderson, Olsson, Singa, Vasquez, Wolff

No: None

Absent: Levitt, Richards, Simmons, Wingard

4. Finalize CAC recommendations for Market Octavia Community Improvements Program for FY2016-2017 [action item]

Planning staff reviewed the Impact Fee categories and reiterated that over a 5 year period, ending in FY2016, the total spending that is allocated for each category should match the percentages designated in the planning code.

Two scenarios were presented, (1) the more conservative baseline scenario presented at last month's CAC and (2) a more realistic scenario, based on current development trends, which anticipates a greater amount of fee revenue in earlier years. Primary differences between the two scenarios include:

- More money given to Upper Market Street intersection designs
- Pedestrian and Bicycle and Enhancement Fund and Streetscape Greening Enhancement Fund to receive more money
- Several projects, including Page Street improvements, are programmed in earlier years

The CAC appreciated the more realistic scenario. Robin cited two areas of concern in the IPIC spending recommendations: (1) Right turn enforcement camera on Market and Octavia, and (2) Pedestrian countdown signals on Gough. Several members felt that the Central Freeway Funds should be used to mitigate impacts from the freeway removal, and should not be used for citywide projects such as pedestrian countdown signals. Members discussed the merits of using impact fees as a loan to MTA to fund the countdown signals, but decided this may be too difficult to implement. Robin will craft language reflecting the CAC's sentiments, which will be included as part of the CAC recommendations.

Other discussion points included:

- Page Street should be moved even further up in the timeline if the City has capacity
- There was support for moving funds to the PBEF earlier given the new bike share system and potential new cyclists on the road. However, there were no other projects that the CAC recommended pushing further out to accommodate earlier funding for the PBEF.

The CAC voted unanimously to approve the final IPIC expenditure recommendations, with comments to be drafted by Robin related to the Gough Street pedestrian countdown signal, and a recommendation to move Page Street forward if funding becomes available.

5. CAC recommendations for improvements to Upper Market Intersections [discussion and possible action]

Planning staff presented funding recommendations from impact fees for the Upper Market intersections. There was a thorough discussion regarding which intersections to focus on as well as corridor-wide improvements.

Final recommendations below:

Total funds available: \$2,660,000

Improvement	Cost	CAC Recommendation	CAC Comments
Full 16th/Noe Basic 16th/Noe	\$1,048,000 \$406,000	high priority	No improvements that will impede cyclist travel on Market Street.
Full 15th/Sanchez Basic 15th/Sanchez	\$1,038,000 \$1,006,000	high priority	Should implement full improvements scenario if funds become available. Investigate more direct pedestrian crossings/scramble.
Full 14th/Church Basic 14th/Church 14th/Market Pork Chop	\$775,000 \$267,000 \$61,650		
Dolores/Market crosswalk	\$400,000	high priority	No improvements that will impede cyclist travel on Market Street.
Full Buchanan/Duboce Basic Buchanan/Duboce	\$365,000 \$200,000		
Full Guerrero/Hermann/Laguna Basic Guerrero/Hermann/Laguna	\$870,000 \$606,000		
Full corridor-wide treatments Basic corridor-wide safety improvements	\$2,768,000 \$114,000	high priority high priority	Emphasize safety at squeeze points for bikes. Look at partial scrambles/more direct crossings for pedestrians.
Signal Timing Study	\$100,000	high priority	
Total cost of CAC recommended improvements:			\$2,668,000

6. Formula Retail in the Plan Area [discussion and possible action]

The CAC discussed formula retail in the Plan Area in general, as well as a proposed project at 555 Fulton, for which the project sponsor will ask to make legislative changes to allow for a formula retail grocery store.

Planning staff requested that the CAC does not make recommendations or resolutions aimed at specific development projects given that the City has a Planning Commission whose responsibility is to review development projects. Some CAC members disagreed with Planning staff, expressing concerns about the integrity of the plan itself: Part of the Market Octavia Area Plan is to consider the character and land use of the neighborhood. Other members felt that a discussion of specific projects was more appropriate for neighborhood groups and the Planning Commission.

CAC members discussed the importance of an affordable grocery store that offers healthy food and practices local hiring. Some members felt that these criteria were the most important concerns, and that meeting formula retail requirements was a lower priority than ensuring an affordable grocery store is built in the neighborhood. Other members suggested that there are several options available that would address the above concerns as well as comply with existing formula retail controls: there are many existing non-formula

retail grocery stores in San Francisco, many of which have been active in their local community. The project sponsor could also reconsider the economic structure of the project by removing parking spaces, which increases the cost of the project.

Action: *The Market and Octavia CAC supports the existing formula retail control in the Market Octavia Plan Area.*

Motion to Approve: Levitt

Second: Wolff

Aye: Henderson, Levitt, Singa, Wolff

No: Olsson, Vasquez

Absent: Richards, Simmons, Wingard

7. Development Pipeline Report and Legislation/policy pipeline report [discussion item]

Planning staff provided an update with pipeline report.

8. Public Comment

Amanda Allen, resident of Hayes Valley since 2007 and has benefited from this CAC. She hasn't left because of the right controls in the neighborhoods and she hopes that the group has further discussions on character.

David Wilcock is a current resident at 555 Fulton and has lived in there since 2006. He had more questions about the current proposal. Planning staff directed him to speak to the current planner on the project and to the hearing related to the development on October 3rd.

9. Adjournment

NEXT MEETING: October 21, 2013