

Sunset Land Use Opportunities March 5th, 2014 Meeting Notes

Overall Comments:

The Sunset Land Use Opportunity Meeting held on March 5 at the Sunset Recreation Center, brought together around 70 members of the public to discuss desired land uses and sites in the Sunset that are currently vacant or underdeveloped. Participants were divided into six groups to discuss two concepts:

1. What land uses do you want to see on the transit corridors? When you are walking down the street, what do you want to see? What uses would best serve the neighborhood?
2. Where are opportunities to develop?

Each group received a land use map and an opportunity sites map that showed sites in the Sunset that are not currently built out to existing height and zoning potential. Participants who attended were diverse, from housing advocates, residents, and members of the development community. Each group prioritized different land uses and developed a list of sites that they would like to see developed.

When comments have (x2) it implies that the comment was stated twice, or if (x3) three times, etcetera.

Combined Group Notes

Desired Land Uses

Housing

- Senior Housing (x4)
- Workforce (teachers, working people) and middle income housing (x5)
- Multi-family housing
 - 2 bedroom condo with no parking
 - Mix of housing types-3 person household
 - 3 bedroom/2 bath family of six rent to 3 or 4 separate tenants
 - 4 bedroom are too big
 - Starter homes
- Don't want income restrictions on housing; it's not realistic to expect affordable housing to be built
- Wanted more density, more space for housing
- Not sufficient space for new housing
- Avoid rentals
- Condos and Coops
- Rental housing ok
- Housing for specific income categories
- Types of housing: 4 bedroom and owner controlled
- Housing for diverse needs

Commercial Development

- Want more small business like Devil's Teeth (x2)
- Promote small business
- More small business (but more retail requires density)
- No need for small business
- Night life
- Music venue (s)

- Hotel
- Not sufficient space for new housing/retail
- Want more retail throughout
- Bank in outer Judah
- Too many restaurants
- Diversity in restaurants
- Avoid Formula Retail
- No office
- Convert garages to be commercial
- More dining (brew pub)
- Dining/retail
- Need a farmers market
- New businesses by the beach

Open Space/Community Facilities

- Urban/Community Gardens (x7)
- Open Space/Parks (x6)
- Community Center/Recreation Center (x5)
 - West of 36th community center
- Community centers that serve several vicinities of the Sunset. Examples of “magnets”:
 - Ortega library
 - Sunset recreation center
- Parklets and Pocket Parks (x2)
- Greening Streets (x2)
- Community Spaces for Youth (x2)
- Need more facilities in the north west
- Neighbors adjacent to Golden Gate Park don’t have facilities
- Farmer’s market can’t go in private site
- Playgrounds
- Public gathering spaces
- Bike lanes
- Public schools (junior high)
- Public school

Zoning/Land Use Regulations

- Mixed use ground floor retail/residential on upper floors (x3)
- Developments should be more transit oriented (x2)
- 1 parking spot = for 1 dwelling unit (x2)
- If we build smaller housing, it will be more affordable.
- Keeping four stories, but 5 foot height bump is okay
- Keep zoning
- 4 stories on transit corridors okay
- 2-3 stories ok along transit
- Create 4 stories of commercial
- OK to develop 1 story over commercial
- Up zone, easily allow for 4 and 5 story limits, Beautification projects, outdoor furniture, banners, business attraction

- More family oriented, don't need more density due to traffic, water usage, PG&E
- Bike lanes take away traffic lanes
- Density needs to respect the Sunset fabric
- Need more parking lots not parklets
- Safeways with more parking
- Encourage underground parking
- Ensure enough parking is available, additional units need parking
- If you are going to increase density need to improve streetscape
- Public sites can potentially provide community benefits and facilities
- No desire for mixed-used
- Better transit
- Focus on the "blue" clusters (*referring to opportunity site map, found [here](#)*). Focus on increasing mix-uses along transit corridors where there is a high concentration of underdeveloped sites. Increase mix-use and allow for mix-uses to go through permitting easier. Attract developers to these locations
- Ensure design guidelines of uses are appropriate
- 28th and Taraval an example of good architecture
- Irving and 19th is a good example
- Discussion around garden Sloat Garden Center and Sunset Super being labeled as opportunities, sensitive discussion. However one participant stated that he would live to see a mixed use development with a grocery store and residential above. The Whole Foods development on Ocean Avenue near CCSF was mentioned and received positive feedback.
- Residential Design Guidelines is too restrictive
- No 70s architecture
- Materials should be modest
- Design should reflect the quality of the neighborhood/context and character

Francis Scott Key School Site was mentioned in every group as a key development opportunity

- Temporary Uses:
 - pumpkin patch (x2)
 - retail market
 - large festivals (proceeds could go to La Playa park)
 - community projects such as bathroom
 - Christmas trees
- Beautiful community center (x2) i.e. YMCA is looking for a space
- Senior Housing (x2) (Institute on Aging), aging in place
- Childcare
- Youth Development
- Housing
- Teacher Housing
- Greening
- green space, pocket park
- Bathhouse
- Surf Museum
- Wellness/Zen Center
- No Housing, preserve the building
- Preserving the existing building will be very expensive and is unrealistic
- Sunset Market Place
 - Ferry building-esque

- Active outdoor cultural space/meditation center
- Outdoor market

Specific Sites identified as key opportunity sites for development

- La Playa and Great Highway-Former Seaview Restaurant-would like to see a hotel/surf museum (x6)
- 32nd & Taraval (x4), one comment to propose a pocket park at this site and one for housing
- 33rd and Taravel (x2)
- Taraval (between Sunset Blvd and 40th)-more small business
- Taraval (between 22nd and 24th)-library
- Invest in Neighborhood corridor on Taraval (between 19th and 35th)-façade improvements
- Invest in Neighborhood corridor on Taraval (between 19th and 23rd):
 - Text: mixed use cluster, anchor taller building
- Invest in Neighborhood corridor on Taraval (between 28th and 35th):
 - Desired Use mixed use cluster, pocket park
- Taraval (between 44th and 46th)- mixed use development
- Taraval & 46th
- 45th and Judah (x3)
- Judah and 46th-wide open space
- Judah and 46th commercial use, and one comment for housing (x5)
- Judah (between 41st and 48th)- more mixed use
- Gas station 44th & Judah (x4)
- More mix-use at Judah
- 24th and 25th and Noriega (x6)
- Noriega (between 39th and 46th)
- Invest in Neighborhood corridor on Noriega (between 19th and 26th):
 - Desired Use: mixed use cluster
- Develop Nodes at Judah, Taraval, Noriega and 45th (x2)
- Underdeveloped Clusters along transit and commercial districts (x4)
- 39th & Vicente (x2) with one comment for housing
- 41st & Ortega (ref open space), -library
- 40th (between Wawona and Vicente)- Sunset Playground
- Moraga & Great Highway- cultural institutional or educational
- Great Hwy & Moraga-cultural institutional or educational
- 42nd (between Irving and Judah)-cultural institutional or educational
- 2400 Irving Goodwill store
- Invest in Neighborhood corridor on Irving (between 19th and 27th):
 - Desired use: pocket park, mixed use cluster, anchor taller building
- Sunset tank site (potential community center)
- Old gas stations
- Safeway
- Vacant lots

Other Notes

- Pressure to absorb more people, is there an upper limit to the number of people
- Recognition of need to house more people
- How to increase people density without increasing transit and transportation? The L and N lines are already packed.

- Infrastructure discussion-water, transportation etc.
- Enforce garage use, people are not using garages to park their cars
- Discussion on property rights
- Discussion on taller buildings and impact on sunlight
- Where is the Sunset going?
 - Before smaller change, where do we want to be in 20 years?
- If we don't do anything then things will get developed due to development pressures
- Worried about changing the character if taking out neighborhood businesses
- Unless you are on the google bus you have to drive
- Commercial areas need parking-the Sunset is not "transit first"
- If we build more housing the older stock will become cheaper-
- Multiple layers of requirement and public scrutiny regulate development
- Keep in mind changes in household sizes-larger households are living in the same spaces
- If we add density, Muni + streetscape needs to be improved
- Can we develop section of affordable housing into something better & have it be more integrated?
- Corner of Taraval & 24th, text: 3 stories good example of dense and matching context
- Concerned about increased traffic if Goodwill Store 2400 Irving St is developed (x2)
- Underground wires
- Traffic needs to be calmed Owner don't want to sell (ref: 76 Gas Station 1700 Noriega St)
- Shell Gas Station-44th and Taraval
- Corner of Judah and 46th St-drug sale
- Mid block 48th St (between Kirkham and Judah), -zoning is RM-1