

Ocean Avenue Association Street Life Committee
Wednesday, April 12, 2017, 6:15 p.m.
Ingleside Branch Library Community Room

Minutes

Attendees: Alexander Mullaney, Luis Licea, Neil Ballard, Dan Weaver, Kate Favetti, Lucia Zarate, Rick Kurylo, Kelenia Olsen, and Mandy Tom

Meeting called to order at 6:15 p.m.

1601-1633 Ocean Ave. Development Presentation

Amir Afifi with SIA Consulting presented plans to merge four parcels on 1600 block for a development project.

The plans include 54 bike stalls and 27 car stalls, one ADA and one Carshare included. No designation for parking stalls for residents or merchants. There will be six studios, 27 single units, 18 two-bedroom units, and three three-bedrooms units. There will be open space on second floor and roof. There will be two residential entries to the building. Car traffic will go through Capitol Avenue.

A designer and engineer, Afifi has been with company for four years. He has worked on many developments including the projects at 280 and 270 Brighton Avenue. He had meetings with Supervisor Norman Yee about the project in advance of the Pre Application meeting.

Weaver requested there be a step down by the historic Bank of America.

Many concerns about parking and doubt that bike parking will be used. Concern about no second floor office space.

Fuentes said she is interested in a commercial unit for a bar and restaurant.

Favetti said outreach was unacceptable, didn't see any linking with Balboa Reservoir and that 6 affordable units is unacceptable.

Kurylo said the Ave Bar has been identified as a historic resource and its building is one to keep. He pointed to Sullivans Funeral home development as an example.

Weaver said Planning Dept. identified the Ave Bar building as historic.

Afifi said he received the OAA's letter about its desires for new developments and that he "glanced at it" but didn't understand its requests. He said he will look at adding flues and grease traps to the design.

Afifi said they will do neighborhood outreach. Planning to do 5 to 6 meetings.

Review of March Minutes

No copies provided. Review will occur at May meeting.

Meeting adjourned 6:54 p.m.