

Ocean Avenue Association Board of Directors Meeting Minutes  
Wednesday, December 17, 2014, 6:30PM  
Ingleside Library  
1298 Ocean Ave, San Francisco, CA 94112

Board Members present: Howard Chung, Lucia Fuentes, Walee Gon , Rev Roland Gordon, Henry Kevane, Shirley Lima, Alexander Mullaney, Janene Summerland

Others present: Dan Weaver

1. Walee Gon called the meeting to order at 6:35 PM.
2. Approval of Minutes from November 20, 2014
  - Comments for Nov Minutes
    - Dan Weaver: Adjustment of Green Wave project to reflect it as being on hold instead of its status as in the works. Clarify that Walee's comments for Faxon Street should have cars back into the spaces.
    - Alex Mullaney: Add in comment that owners of 1601 Ocean are not sure what their plans will be for this development yet.
  - Public Comments: None
  - Walee Gon moves to approve the minutes.
  - Alex Mullaney seconds the motion.
  - Motion passed unanimously.
3. Financial Report (Henry Kevane)
  - Current year's assessment will come in during January.
  - Annual Report expenses for printing now in their own category.
  - Form 990 is still in the works: 1) Need info from Bookkeeper; 2) Henry Kevane needs to review and comment.
    - Alex Mullaney: Why does the board have to review the Form 990 at the next meeting?
    - Dan Weaver: The IRS requires it.
4. Presentation of the Ingleside Library Garden Design (Jasmine Kaw)
  - Recap: Project will combine the PUC easement with the current space.
  - DPW is speaking to a contractor and budget will be less than \$400K. No need to get a bid since budget is small and can go to a pre-qualified contractor.
  - Project is being funded by various sources. Supervisor Yee's office is putting in about \$100K, Library is putting in about \$100K, PUC is putting in about \$200K.
  - Groundbreaking may be as early as end of Jan.
  - Construction will take about 4 to 5 months. During this time, library visitors will not have access to the courtyard.
  - Alex Mullaney: What's the lighting situation?
    - Jasmine Kaw: There is no funding for lighting.
  - Alex Mullaney: Do you know how much it would cost?
    - Jasmine Kaw: If you bring in a new power panel, cost is about \$15K extra.
  - Howard Chung: What about face down lighting? Or even pathway lighting?
    - Jasmine Kaw: Will think about it but no guarantees.

- Dan Weaver: Recommends if there is money in the budget, add in lighting and upgrade the gate.
  - Public Comment: Mary Harris: Wasn't Avalon Bay supposed to put money into this?
    - Alex Mullaney: That is not what he heard.
    - Jasmine Kaw: There was a much larger plan for the space, but due to lack of funding for a \$1M+ project, Supervisor Yee decided to do what he could with the funds he had. The gate is a big ticket item so a more ornamental design could add significantly more.
  - Public Comment: Was the Arts Commission involved?
    - Jasmine Kaw: No because this is a smaller project so they do not need to review.
  - Henry Kevane: Will there be tables and chairs?
    - Jasmine Kaw: There will be fixed benches and it is up to the library if they want to bring out tables and chairs. Project has to be vandalism proofed and will be maintained by Parks & Rec Department. Keep in mind they are overworked with over 300 facilities to maintain.
  - Alex Mullaney: Motions that if there is money available, add in lighting and a more ornamental gate.
    - Howard Chung seconds the motion.
    - Janene Summerland: Why doesn't project expand farther back given there is extra space?
      - Alex Mullaney: Westwood Park doesn't want it that far back.
    - Motions passes unanimously.
5. Executive Director's Report, Review of Current OAA Activities (Dan Weaver)
- Second Sundays (Neil Ballard)
    - First event is 1/11/15, 4pm to 9pm with music at The Ave and Fog Lifter Café; live artist will be painting at Java Café and Whole foods; Yoga Flow will be offering a free yoga class; basketball at Presbyterian Ingleside Church; working with Melanio's on something too.
      - Public Comment: Mary Harris: Will we be getting neighborhood folks for live music?
      - Neil Ballard: These will be professional musicians chosen by the business owners.
      - Dan Weaver: Obstacle seems to be getting the owners to involved even though OAA is paying 50% of the cost.
    - Bulb Outs are being planned between Ashton and Victoria south side, at 24 Hour Fitness, Capitol north side, Granada north side and some side streets. Dan will present details at next Street Life + Business Committee Meeting.
    - Space between Ingleside Library Community Garden and Balboa Reservoir will be a walkway. Balboa Reservoir space of 17 acres will no longer be a car park for CCSF. SF PUC will lease it out to a for profit developer to build up new housing. Unclear how the parking will be re-incorporated into the new building.
    - See this month's Executive Director's Report on Unity Plaza, SF Shines Express, Pedestrian Safety, Corridor Storefront Vacancies Update
    - Since In Style is going out of business, Dan Weaver is trying to come up with a list of businesses that would be desirable there. Per Alex Mullaney, a book store would be nice.

6. Street Life + Business Committee (Alex Mullaney)

- Wants to take advantage of Katy Tang's Vacancy Ordinance which charges a fee to the property owner if they don't register their vacant property for lease. If they are in the registry and don't actively try to seek a new tenant there are additional fees. The Street Life + Business Committee will start to keep track of the vacancies to reduce the empty storefronts.
- 1500 block north, two properties will add two stories on top of the existing stores.
- Committee is putting together efforts to study other CBD's.
- Alex Mullaney makes the following Street Life Committee Motion on 1601 Ocean Development:

The Ocean Avenue Association (OAA) seeks a vibrant neighborhood shopping district serving residents, students and visitors alike. To this end, the OAA recommends that future developments follow these general parameters:

- Maintain the character and scale of Ocean Avenue
- Follow the Balboa Park Station Area Plan guidelines
- Include retail spaces that facilitate desirable small businesses and the existing fine-grained character of the street
- Make accommodations to retain existing businesses and tenants, if they choose to stay

-Engage the OAA in the design process

o Howard Chung seconds the motion.

o Public Comment: Mary Harris: Is this a prelude to a more in depth preservation plan like what West Portal does?

- Dan Weaver: Planning Commission has not completed their preservation plan. The person who was in charge of this is on indefinite leave. There is a temporary worker there who is preparing a document that lists 30 buildings that could be landmarked.

o Motion passes unanimously.

- Two Zipcar stalls have been added right in front of previous Franciscan Hobbies locations.
- News Pedestal Racks have been installed on Ocean Avenue. More will be added in the future. Newspapers in those racks are filled by a lottery system.
- Rev Roland Gordon: Have any businesses been flooded from the sewage system? Ingleside Presbyterian Church has had issues with this.
  - o Dan Weaver: None that he knows of.
  - o Howard Chung: Recommends calling DPW to have this checked out.
  - o Janene Summerland: Make sure you have them confirm you have a backflow valve. Whole Foods has 16 of them.

7. Public Comments for Items Not on This Agenda

- Waterfall Wellness Volunteer Opportunities
  - o 12/20: Street Clean-Up, meet at Java Café
  - o 12/30: Food Prep Volunteer Event at Glide, meet at Glide 330 Ellis St.
  - o 12/31: SF Food Bank Volunteer Event, meet at 900 Pennsylvania Ave.
  - o Questions & RSVP info: Astkhik Levantian, [astkhiklevantian@gmail.com](mailto:astkhiklevantian@gmail.com), 650-438-7399
- Mary Harris: Is Rick Kurylo still working on behalf of projects for OAA?
  - o Dan Weaver: Yes, but he's been working on a banner project lately.
- Rev. Roland Gordon: Is Maria Picar still doing the September Festival event?

o Dan Weaver: Yes, but we are looking at moving this to Unity Plaza in the future.

8. Board Member's Agenda Items Proposals

- Alex Mullaney: Should we be looking at attendance issues for OAA Board Meetings?

o Dan Weaver: Rule is members shouldn't be missing more than 3 meetings in a row. He'll send a friendly letter.

- Correction on January's Meeting Schedule: Street Life + Business Committee is actually one meeting which begins at 6PM on Wed 1/14/15.

9. Meeting adjourned at 8:15PM. Next Meeting: January, 21, 2015. Location TBD.