

Ocean Avenue Association Board of Directors Meeting Minutes  
Thursday, March 14, 2013, 6:30 PM  
Ingleside Presbyterian Church  
1345 Ocean Ave, San Francisco, CA 94112

Board Members present: Howard Chung, Christine Godinez, Walee Gon , Rev Roland Gordon, Henry Kevane, Shirley Lima, Alexander Mullaney, Dan Weaver

Others present: Richard Kurylo (OEWD)

1. Henry Kevane called the meeting to order at 6:40 PM.
2. Marketing Neighborhood Commercial Districts
  - Presentation by Robert Switzer
  - See document, "Scope of Work for Retail Analysis of Ocean Avenue"
  - See corresponding slides handout, "Economic Base Analysis/ Retail Real Estate Analysis"
  - Board Comment: Dan Weaver: How much does a market survey cost?
    - Public Response: Bob Switzer: Depends on the combination of resources you need. The information provided from market research is helpful for potential retailers in determining future financing for the neighborhood. He can recommend a number of consulting firms if OAA is interested.
3. Brighton and Ocean Development
  - Presentation by SST Investments, Reza Khoshnevisan, Yosef Tahbazof and Ahsha Safai.
  - See documents "Scope of Work" for details.
  - There is a residential property that will remain a 2 unit building with parking.
  - The adjacent lot will be converted to a mixed use lot with the commercial property facing Ocean Avenue.
  - Aiming for 25 units which will include one and two bedroom apartments.
  - Per city guidance, there will be only 11 parking spaces, nudging residents to take public transportation as much as possible.
4. Approval of Minutes from January 17, 2013 (Dan Weaver)
  - Henry Kevane moves to approve the minutes.
  - Walee Gon seconds the motion.
  - Motion passed unanimously.
5. Financial Report (Henry Kevane)
  - Legal and Bookkeeping fees are slightly higher due to pending litigation and bookkeeper is now preparing the monthly budgets.
  - Maintenance is also slightly higher, but that will taper off.

- Received a large check from the city (about \$160K).
  - \$600 variance which Bookkeeper is still trying to track down.
6. Phelan-Ocean City College & Lick Wilmerding High School Mural Progress Report (Christy Godinez)
- Presented mural project to Street Life Committee
  - City College and Lick Wilmerding students are on board
  - No design or costs set aside yet, still brainstorming
  - Lick Wilmerding has \$5K set aside for this
  - Would like to see if OAA can assist in maintenance / contribution
    - Board Comment: Howard Chung: Does OAA have money set aside for this?
      - Board Response: Henry Kevane: Absolutely. There is money set aside for beautification each year.
7. Spring Spruce Up Tree Planting Report (Alex Mullaney)
- 25 trees will be unloaded
  - Need volunteers starting at 9am on Sat at Brighton and Ocean (270 Brighton)
  - Need at least 10 more volunteers
8. Executive Directors Report (Dan Weaver)
- Richard Kurylo—will be working with Crezia Tano full time starting Monday.
  - Pedestrian Bridge
    - Dan Weaver requests Richard Kurylo to work with OEWD on a CEQA process to see if there are funds for demolition.
    - Board Comment: Rev Gordon: Would like to consider keeping the bridge as an archway even if it is closed for pedestrian use. Can paint a welcome sign on it.
    - Board Comment: Dan Weaver: Board needs to get more information before making any decisions.
  - See Executive Director’s Report for more details on Grant Applications, Business Watch and Pedestrian Bridge.
9. Board Member Comments and Suggestions
- Howard Chung: What is going on with the sandwich shop next to The Ave?
    - Dan Weaver: The Ave proprietors emailed to find out why it’s boarded up. He emailed owners and they did not care about the boards. Howard Chung to call property owner.
  - Dan Weaver: Renaissance Upholstery and Continental Appliance probably will not be returning to Ocean Ave. Golden China will be returning.
  - Rev Roland Gordon: Right lane has to merge just east of Phelan at Ocean which causes cars to bunch up at the intersection.
    - Dan Weaver: The problem is that the lane was never returned to a regular 2 lane road and the bike lane painted in is very short .
    - Public Comment: Kate Favetti: Recommends OAA talk to MTA since they are analyzing the Phelan loop.
    - Alex Mullaney: This issue falls under the Balboa Park CAC. Perhaps Dan Weaver

can bring this up on the agenda there.

- Henry Kevane: Consider getting light changes prior Phelan to all sync up and make green lights last longer.
- Alex Mullaney: Let's invite MTA to come to a board meeting.
- Public Comment: Kate Favetti: There is a safety issue at the left turn into Whole Foods. Consider make a left turn signal there.
- Christy Godinez: Comedy show at The Ave tomorrow, Fri 3/15, 8pm. \$3 Admission.

10. Meeting adjourned at 8:13 PM. Next Meeting: April 11, 2012. Location TBD.