

Ocean Avenue Association Board of Directors Meeting Minutes
Wednesday, March 19, 2014, 6:30PM
Ingleside Library
1298 Ocean Ave, San Francisco, CA 94112

Board Members present: Howard Chung, Henry Kevane, Shirley Lima, Alexander Mullaney, Lucia Fuentes, Rev. Roland Gordon, Dan Weaver

1. Howard Chung called the meeting to order at 6:31 PM.
2. Updates from Norman Yee's office:
 - Jennifer Low: 1) Marijuana Cannabis Dispensary Anti-Clustering legislation presentation to Planning Committee has been moved from March 27th to April 3rd at 12PM. 2) Hearing for Waterfall Wellness Permit (due to change of ownership) is on April 9th. 3) Today is deadline for Participatory Budgeting Proposals.
 - Public Comment: Shona Gochenaur: 1944 Ocean Collective has also changed ownership?
 - Board Response: Alex Mullaney: 1944 Ocean Ave has changed from a Collective to a Co-Op. He has notified SFDPH already.
3. Charles Higuera: ESER 2014 Bond: This is scheduled for the June 2014 ballot.
 - This is a general obligation bond and is estimated at \$400M.
 - 65 more cisterns to be built.
 - New Crime Lab
 - New Medical Examiner facility
 - Seismic upgrades to firehouses
 - Go to www.sfearthquakesafety.org for more details.
 - Public Comment: Bob Karis: Possible to contract crime labs to UCSF?
 - Public Response: Charles Higuera: This has been inquired, but they are not interested in high pressure, high profile cases.
 - Public Comment: Bob Karis: Is SFDPW replacing the water that was used to fight the Mission Bay fire two weeks ago?
<http://www.sfgate.com/bayarea/article/Emergency-water-supply-used-to-fight-San-5312636.php#photo-6013608>
 - Public Response: Yes most of the water from Twin Peaks has been recovered.
 - Alex Mullaney: Can we expect better service from the Medical Examiner with a new facility?
 - Charles Higuera: Hoping a new Medical Director and new facility will increase service levels.
 - Contact information
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4. Approval of Minutes from February 2014.
 - Henry Kevane moves to approve the minutes.
 - Lucia Fuentes seconds the motion.
 - Motion passed unanimously.
5. Financial Report (Henry Kevane)
 - The city only believes OAA is owed \$32K instead of \$80K.
 - Rick Kurlyo is working on finding where the gap may be.
 - Henry believes missing funds may be due to first year of operation when letters were sent out instead of bills. One way of tackling would be to check with largest tax payers.
 - Public Comment: Rick Kurylo: There is a second set of collections that may not have been credited to OAA. Also isn't sure if money that was collected in the first year got carried over appropriately.
6. Presentation on the Draft Ocean Avenue Historic Resource Guide (Alex Mullaney)
 - Alex Mullaney requests that OAA adopt Historic Resource Guide. Goal would be to use this guide to influence the Planning Department's Resource Guide. It would give OAA credibility when developers are reviewing the corridor.
 - Requests that board members review this document and a motion will be requested at a later meeting.
 - Public Comment: Mary Harris: If you are a property owner, how does this hamstring you?
 - Board Comment: Dan Weaver and Howard Chung: OAA can make recommendations, but can't enforce.
 - Public Comment: Kate Favetti: This plan is helpful in situations like the Brighton lot where OAA was able to make recommendations on the development plans.
 - PDF guide will be posted on OAA website in the CDB section. For comments or corrections, please email Dan Weaver at info.oacbd@gmail.com.
7. Update on the Ocean Avenue Mobile Parklet Design (Dan Weaver)
 - Out of Site is temporarily working out of 1410 Ocean Ave.
 - Alex Mullaney and James Rob Farris working with the Out of Site students to formalize their plans.
 - A life size cardboard parklet will be built out on Saturday, 12PM to 5PM.
8. Update on Ocean Spa closing, 1608 Ocean Ave (Dan Weaver)
 - Ed Walsh (SF Department of Public Health): Hearing was on March 12, 2013. It was determined that the business was indeed open without a permit. There was significant opposition in the neighborhood and the hearing officer determined that a conditional use hearing is needed in addition to an application for a permit. Date TBD.
 - Board Comment: Alex Mullaney: Is there a neighborhood that has a moratorium against the massage parlors in the city?
 - Public Reponse: Ed Walsh: No.
 - Public Comment: Sgt. Conroy Tam (SFPD): Eric Lau is new beat officer assigned to Ocean Avenue. Charlie Chan is also on the task force that does site visits. The task force is in charge of working with the city on doing site visits to ensure permits are in place and that no illegal activity is happening on location.
 - Board Comment: Alex Mullaney: Can we have the planning department enforce the

covered windows?

o Public Response: Ed Walsh: He emails the planning commission as he sees this happening in the corridor. Feel free to contact him with any information: Edward.Walsh@sfdph.org or 415-271-2498.

9. Presentation of 3rd Marijuana Cannabis Dispensary (Bay Area Compassionate Health) at 1423 Ocean Ave

- Board Comment: Dan Weaver: We already have 2 MCD's within 10 blocks. Why are there no other places available?
 - o Public Response: David Dorji Roberts : The green zone, recreational and school regulations in addition to the ability to find landlords willing to rent to these types of businesses make the number of choices very small.
 - o Public Comment: Bob Karis: But there are green zones in the Sunset and the Richmond. Why not there?
 - The map you are viewing isn't all inclusive. In addition you have to take into consideration of property conditions.
 - o Public Comment: Greg Schoepp: The site of the new location is 3 times the size of Waterfall Wellness.
- Board Comment: Alex Mullaney: Have you reached out to Rev. Roland Gordon?
 - o Board Response: Rev Gordon: Yes, Ingleside Presbyterian Church isn't primarily serving youth under 18 so his organization would be neutral.
- Public Comment: Kate Favetti: Westwood Park's concern is the proximity the new dispensary to Ingleside Library where children are frequently present. Also concerned that she cannot get a hold of anyone at BACH. Example: Christina Jajeh's vmail full and no one could leave a message.
 - o Public Response: Christina Jajeh: Apologies about vmail. Will clear out her box.
- Public Comment: Greg Schoepp: Please note that Waterfall Wellness still has to go through a permit process so as is, there is still really just 2 dispensaries in question.
 - o Public Comment: Shirley Fatim Marshall: Unless you know exactly what you are looking for, the clustering of dispensaries may not really be an issue. Doesn't think adding another dispensary will bring in more problems to the neighborhood.
- Public Comment: Mary Harris: Will storefront remain open, what are the security plans and how will you invest back in the community?
 - o Public Response: Gregg Schoepp: Windows will be open; there will a plastic coating on the window to prevent shattering. There is a 12 page document that details the security plan. Happy to email Mary with more info.
 - o Public Response: Christina Jajeh: Plain clothes security will be on the street and on the side. Has hired a full security consultant and is trying to get in touch with the Taraval Police Department. Security will do a walk every hour around the block and keep children away from the vicinity. Discussing extra security during after school hours. Will enforce no double parking. Has not done a lot of community outreach. Current outreach is serving their patients (free dinners, counseling).
- Board Comment: Howard Chung: How many of your patients are from the neighborhood?
 - o Public Response: Gregg Schoepp: No figures, but feels that compassion doesn't have any neighborhood boundaries.

- Board Comment: Henry Kevane: Will security plan include video recording?
 - Public Response: Gregg Schoepp: Yes. Storage capacity has ability to hold a month's worth of footage.
- Public Comment: Desiree Whelan: Is a compassion care coordinator at Waterfall Wellness. Wants to confirm that Waterfall has assembled a green team for low income patients who can volunteer to clean up the street in exchange for medicine. Also talking about graffiti removal team. They are enrolled as a city program.
- Public Comment: Daniel Mendez: Was a previous partner of Greg Schoepp. Wants to go on record to say that he still cannot get the accounting books from Gregg. Waterfall has been unable to file their 2013 corporate taxes.
- Board Comment: Howard Chung: Board thoughts on limit of 2 MCD's on Ocean Avenue?
 - Board Response: Alex Mullaney: This has already been noted with the Health Department.
 - Board Response: Rev. Roland Gordon: Recommends OAA stay neutral and let the city handle this.
 - Board Response: Dan Weaver: Doesn't know about the merits of each business, but would prefer to limit the number to 2. Ocean Ave needs more variety of businesses like a hardware store.
 - Public Comment: Gregg Schoepp: His family owns Crown Hardware, but when Home Depot opened up in Colma, it made it difficult to consider opening a location on Ocean Ave.
 - Board Response: Henry Kevane: Doesn't think it's about the number of MCD's, but the quality of how businesses are run.
 - Board Comment: Lucia Fuentes: Not sure if OAA can be really enforce good business practices (referencing Feb 2014 minutes about Waterfall Wellness' inability to control loitering near her business, The Ave Bar).
- Public Comment: Shona Gochenaur: Would like to go on record that BACH will be opposing Waterfall Wellness' at the April 9th hearing.
- Public Comment: Mary Harris: Concerned about ease of abuse of marijuana despite the history of its medicinal qualities. OAA should take this opportunity to be as vocal as possible about these businesses to ensure the city does its job properly.
- Public Comment: Kate Favetti: Is concerned about the quality of businesses. Example: How will they be involved in the community?
- Howard Chung: Shall it be the policy of OAA that the maximum number of MCD's in the corridor be limited to 2 (current number) which is adequate and sufficient under the present conditions? Can revisit this any time in the future.
 - Henry Kevane seconds the motion.
 - Motion passes 3 to 2.
 - For: Howard Chung, Lucia Fuentes, Henry Kevane
 - Against: Alex Mullaney, Rev. Roland Gordon
 - Abstain: Shirley Lima
- Alex Mullaney: Would like a motion for OAA to support BACH.
 - Lucia Fuentes seconds motion.
 - Public Comment: Mary Harris: Ok for OAA to support with stipulation that business be engaged, have an acceptable façade, have security to ensure safety of resident and community visitors and is cooperative with law enforcement.

- Board Comment: Lucia Fuentes: Her experience with the previous Waterfall Wellness owners (now BACH) has been positive. When there were issues on the street, she would call Christina Jajeh and things were taken care of in a timely fashion.
- Board Comment: Rev. Roland Gordon: Cannot just champion one of the three businesses since OAA has not met with 1944 Ocean Collective. It would be more fair to allow them to come and present.
- Board Comment: Henry Kevane: A no vote doesn't mean we don't support BACH.
- Motion fails 2 to 3.
 - For: Alex Mullaney, Lucia Fuentes
 - Against: Howard Chung, Henry Kevane, Shirley Lima
- Contact information:

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10. Executive Director's Report (Dan Weaver)

- Corridor Design Walk and Workshop produced a lot of feedback and development opportunities. This was one of most effective campaigns for community involvement in the corridor.
- Requested additional funding from city for SF Shines.
- Has at least 3 grant requests out, 2 of which are with the District 7 Participatory Budgeting Committee.
- See March Executive Director's Report more updates.

11. General Public Comment for items not on this agenda

- Mary Harris: Cleveland Elementary School hosting a smaller version of Stern Grove (music and dance programming) on 5/17 from 11AM to 3PM.
- Kate Favetti: The proposal to name the public plaza Unity Plaza has been placed on the MTA Board agenda for Tuesday April 1st, 1PM to 3PM in room 400 at City Hall.

- Hyan Shin: Coalition for an Affordable City: \$0.02 tax on beverages. Recommends not supporting this since it affects small businesses because the tax will be collected on the distribution level and cost will be passed on. Doesn't disagree with the objectives, but feels there is a better way to support food education.

Hyan Shin

Organizer

Unfair Beverage Taxes

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12. Meeting adjourned at 9:04 PM. Next Meeting: April 16, 2014, at 6:30 PM. Location TBD.