

Ocean Avenue Association Board of Directors Meeting Minutes  
Wednesday, May 21, 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

Others present: Dan Weaver

1. Walee Gon called the meeting to order at 6:27 PM.
2. Approval of 2 sets of Minutes from May, 2014
  - Henry Kevane moves to approve the April minutes.
    - Howard Chung seconds the motion.
    - Motion passed unanimously.
  - Howard Chung moves to approve the May Special Meeting minutes.
    - Henry Kevane seconds the motion.
    - Motion passed unanimously.
3. Legend Billiard Hall Presentation on Liquor License Application
  - Miscommunication between parties so no presentation for this meeting.
4. Financial Report (Henry Kevane)
  - Have \$159K in the bank as of April.
  - Second installment of funds coming in May; these funds will take us through the summer where we will be at a low point towards winter (around \$90K).
  - Alex Mullaney: How are we doing on late payments?
    - Henry Kevane: There is still a \$50K discrepancy that he is still working on with Rick Kurylo. The payments in May may include late assessments.
  - Public Comment: Mary Harris: What is the \$3K in bad debt?
    - Henry Kevane: This has to do with the fact that Avalon's property got re-assessed so that amount will not be coming to us. Unfinished lot tax is based on a different assessment. When project was completed, their assessment decreased.
5. Consideration of Assessments Increase to cover cost of doing business (Henry Kevane)
  - OAA has the option of increasing the assessment amount to be in alignment with the CPI. Recommends an increase to be voted in which will bring in an additional \$6K. All the other CBD's are making the same increases. Recommends OAA have a consultant company calculate the increases for each property since the city requires OAA to submit these specific numbers. Should be less than \$1300 in fees.
  - Alex Mullaney: Shall OAA increase the assessment by 2.4% across the board and engage a consulting company to calculate the new assessment amounts?
    - Howard Chung seconds the motion.

- Public Comment: None
    - Motion passes unanimously.
  - 6. Presentation on 280 Bright Project (Reza Khoshnevisan, SIA Consulting)
    - Adjustments on architectural plans based on meetings with all the neighborhood organizations and SF Planning
      - 28 Unit Mixed Use Building
      - 2 commercial spaces avail (combines to almost 4000 sq. feet of retail)
      - 12 parking spaces
      - Rental rates have not been determined yet (about a year away from this process); they are at least 5 months away from breaking ground.
      - SIA requests a zoning letter from OAA.
      - Based on comments, these changes have been made:
        - Entrance has been moved to front.
        - Added in landscaping on Ocean Avenue.
        - Door on Brighton now leads into the garage.
      - Rev. Gordon: Was there consideration for underground parking?
        - Reza Khoshnevisan: Yes, but length of ramp would have wiped out the entire lower level; there would have not been any gain.
      - Howard Chung: How will parking be assigned?
        - Reza Khoshnevisan: These need to be rented out. If they are connected to a unit, the unit's rent will go up to a premium.
      - Howard Chung: How many Below Market Rate (BMR) units?
        - Reza Khoshnevisan: 12 % of the units will be BMR (3)
      - Public Comment: Neal Ballard: Recommends SIA considers sun shading for all the units facing Brighton; also recommends SIA use a color consultant for the building exterior.
      - Alex Mullaney: What will traffic and maintenance be like?
        - Reza Khoshnevisan: Will have in-house maintenance staff and will also use durable building materials.
      - Howard Chung: Recommends considering some wood siding like Avalon Bay
    - Contact info:
      - Reza Khoshnevisan, Partner
      - SIA Consulting Corp (Design, Civil Engineering, Site Planning)
      - 1256 Howard St
      - San Francisco, CA 94130
      - 415-922-0200
      - [reza@siaconsult.com](mailto:reza@siaconsult.com)
7. Ocean Avenue Marijuana Cannabis Dispensary (MCD) Hearings Update and Possible Reconsideration of OAA Support for Limiting MCD's on Ocean Avenue to 2 Locations
  - Dan Weaver: On May 14, Dan attended the Department of Public Health (DPH) hearing for Waterfall Wellness permit. DPH needs another 14 days to make a decision.
    - Public Comment: Bob Karis: Per Jessica Look, they may have a decision by tomorrow, May 22.
    - Public Comment: Gregg Schoepp: Confirmed with DPH that decision will be made after 2PM tomorrow, May 22.
    - Public Comment: Shona Gochenaour: Understands that Planning Commission will still take public comments for Bay Area Compassionate Health (BACH) hearing tomorrow, May 22

- Rev. Roland Gordon: Really wants to have OAA support all 3 MCD's, but after speaking with the Supervisor, he feels that there is no purpose in bringing up a motion to revisit this topic for now.
  - Public Comment: Desiree Whalen: They realize their business generates more trash than others so on behalf of Waterfall Wellness, she has compiled a green team that covers the corridor. Has also implemented security walk-throughs to prevent patients from smoking on the corner. Has taken action and contacted the nearby apartment owners for what has been occurring on Capitol. Has implemented a no parking on Ocean Avenue for their staff.
    - Lucia Fuentes: Called authorities about the double parking related to Waterfall Wellness. Witnessed a patient parked in front of a house who smoked his medicine and then wasn't able to drive.
  - Public Comment: Adrian Sciutto: Why are there no MCD's in the Sunset? Why do we need 3 when no one else has any?
  - Public Comment: Shona Gochenaur: Feels like the control of this issue has been taken to other neighborhoods when these decisions need to be made by our own community members.
  - Public Comment: RoseAnne Anderson: We do not need any more MCD's in the neighborhood.
  - Public Comment Jacquie Chavez: Hired by Waterfall Wellness 2 months ago to do community outreach. Since she has come on board, she has instituted yoga, community dinners and bingo night.
  - Oscar Grados: He is an employee of Waterfall Wellness. All fines have been paid and no felony charges have been made against this business.
  - Public Comment: Margaret Bernstein: Why is there a guard in front of Waterfall Wellness? Can they be inside?
    - Public Response: Desiree Whalen: They have to check ID's and enforce parking.
  - Public Comment: Mary Harris: 2 MCD's is more than sufficient for the neighborhood. She sees a lot of double parking. In addition, surveys indicate residents don't prefer this type of business. She has witnessed 1944 Collective do a lot of outreach, but once permits have been issued, they have disappeared.
8. Conditional Use Application for Proposed Formula Retail at 1963 Ocean Ave  
 "Conditional Use Authorization request to change existing vacant retail to a retail offering Tobacco Paraphernalia (electronic cigarettes and supplies)." No date set, application available only at DCP office by appointment.
- This is the former aquarium location. New merchant applying is Happy Vape.
  - A conditional use permit allows the community more leverage as opposed to a DR.
  - Public Comment: Bob Karis: They are conditional use because they are a tobacco paraphernalia store.
9. Executive Director's Report
- Survey is out to determine residents' interest in corridor design. Survey open until May 30.  
 Near term – Streetscape  
<https://www.surveymonkey.com/s/OceanAveStreetscape>  
 Longer-term – Trade-offs  
<https://www.surveymonkey.com/s/OceanAveTradeoffs>
  - OAA needs new liability insurance in order to launch the mobile parklets program because the current carrier doesn't cover this.

- \$15K grant awarded to OAA for a mural at 1601 Ocean and to improve Beep's parking lot.
  - Would like to get a crowd funding program together to get the Beep's sign refurbished and make it a tourist attraction.
  - See Executive Director's Report for details.
10. Street Life Committee (Alex Mullaney)
- June 11 is the next Street Life meeting.
  - Third corridor design meeting will happen in July.
11. Board Members for Consideration (Henry Kevane)
- Non-property Owner Candidates that are interested: Steven Holm and Johnny Law
  - Voting will be slated for June Board Meeting
12. June Board Meeting (Dan Weaver)
- Next Board Meeting may be June 17<sup>th</sup> instead of June 18<sup>th</sup>.
13. General Public Comment for items not on this agenda
- Public Comment: Jade To: Update on the owners of Beep's façade improvement?
    - Dan Weaver: Wants to get Walee Gon to go in and interpret for Dan.
14. Meeting adjourned at 8:07 PM. Next Meeting: June 17<sup>th</sup> or 18<sup>th</sup>, 2014. Location TBD.