

Ocean Avenue Association  
Board of Directors Meeting Minutes  
Wednesday, February 17<sup>th</sup>  
Ingleside Presbyterian Church, 1345 Ocean Avenue

Board Members Present: Alex Mullaney, Howard Chung, Roland Gordon, Walee Gon, Henry Kevane, Christy Godinez, Lucia Fuentes.

Staff present: Dan Weaver, Luis Licea, Neil Ballard.

1. Walee Gon called the meeting to order at 6:36 p.m.
2. Lick Wilmerding High School Expansion Plan- Eric Temple, Head of School/Principal.
  - Discovered significant seismic challenges at Lick-Wilmerding.
  - Initially wanted to tear building down, notified of historical significance and amended plans accordingly.
  - Maintaining façade of building but improving access and installing art gallery
  - 7 more classrooms will be added, allowing capacity increase by 60 students. LWHS will be requesting an amendment to their Conditional Use.
  - Plans include sidewalk widening, landscaping, bulbout widening.
  - Dan Weaver: Who is your architect? Temple: DHDD, selected for urban design expertise.
  - Howard Chung: How long will construction take? Temple: 16 months, with minimal traffic impacts.
  - Henry Kevane: can parking spaces on Ocean be moved? Temple: we are asking City to put time restriction on parking spaces, and a drop-off zone at Howth Street.
  - Temple: 50% of students take public transportation to school. Looking into incentives for students to take transit.
  - Alex Mullaney: does this plan correspond with Ocean Avenue Corridor Design process? Joel Roos: Better Streets Plan has been implemented, working with Sidewalk Design Activation team on City criteria for sidewalks, etc.
  - Temple: school is applying to City for Conditional Use permit for 650 student capacity.
  - Alex Mullaney moves to support Lick Wilmerding's plan to expand their campus.
  - Roland Gordon seconds the motion.
  - Motion passed unanimously.
3. Presentation by Justin Zhang- proposed Cricket Wireless store operator
  - Zhang seeks conditional use permit to open an authorized Cricket Wireless retailer at 1930 Ocean.
  - Zhang is concerned about risk of paying rent at a storefront without getting permit approval.
  - Dan Weaver: Street Life and Business Committees voted to support Zhang's store.
  - Mullaney: Zhang agreed to improve façade if he secures 1930 Ocean. It's a good use for the space, cheaper for students and an active use in a long inactive space.
  - Gordon moves to support Zhang's CU permit.
  - Howard Chung seconds motion.
  - Motion passed unanimously
4. Johnston Wong- NEMS plans at former Ocean Pizza restaurant
  - Planning department requested more changes to building design.
  - Mullaney: Are you still scheduled to go before the Planning Commission in April? Wong: I think so.
  - Fuentes: I asked at the last meeting if retail space could be preserved. Is that possible?

Wong: That possibility would throw our project out of budget because we're just going to provide medical services. Fuentes: What are you going to do with the restaurant license that you bought? Wong: We have no plans for a restaurant license.

- Kevane: Is the ground floor going to be just a waiting area? Wong: Yes, and exam rooms, maybe a small community room.
  - Weaver: What is the planning process? Wong: It has to do with the arrangement of the interior rooms. Weaver: What about the planning process to change a pizza restaurant for a medial office? Wong: That is a conditional use process.
  - Mullaney: When will new plans/designs be ready? Wong: Not sure, but we will submit new plans to OAA.
5. Approval of minutes
- Weaver: Comment on top of page 2 about 1601 development doesn't make sense in context, amend accordingly.
  - Chung moves to approve.
  - Mullaney seconds.
  - Motion passed unanimously.
6. Financial report: Henry Kevane
- Financially on track and on/under budget.
  - New budget template from the City. Ballard: Will mock up budget with new template and submit to Kevane and Sandy Owens.
  - Weaver: City criticized budget for underspending in Marketing & Beautification. Kevane: Spending 100% of budgeted money is not required.
  - Kevane: Dan made copies of tax filing from prior year. Weaver: there are a number of obvious mistakes, including board roster and advertising expense discrepancy.
  - Financial statement has been released from accountant.
  - Mullaney: Is financial statement online? Weaver: It will be.
  - Kevane moves that Dan Weaver and he will review the 990 and direct any questions to accountant.
  - Chung seconds.
  - Motion passed unanimously.
7. Executive Director Report: Dan Weaver
- In Style is no longer a retail space, but a storefront church, Nation Takers Ministries. We proposed an assortment of retailers in large space. Number of retail spaces is diminishing.
  - Isaac Benharush of Dragonfly Development is tentatively open to independent restaurant operator at retail space of Miramar development.
  - Mullaney: Planning department is looking into Nation Takers. Also, previous plans for Miramar development had retail height that was lower than allowed and no concrete base.
  - We are dealing with a \$30,000 shortfall in the DPW Triangles project, as DPW labor contribution has dissolved. We will be seeking more funding to cover that amount.
  - OEWD performed an audit of OAA this month. Luis led the effort to create various documents requested by the City.
  - BART can only have services if it is added to CBD. That means that there would have to be a vote to re-establish CBD. OEWD found an alternative way to potentially add BART station to CBD area, by announcing the annexation to property owners and soliciting objections/support. If 51% of property owners object, annexation will not occur. Mullaney: please talk to Caltrans to see if they would come on board. Kevane: We'll be adding whole BART station? Weaver: Yes. Mullaney: One truck cleans all 44 BART stations. Weaver: BART has joined downtown Oakland CBD. Chung: How much in assessments will this bring in, and what will the cleaning costs be? Weaver: Will request NBS (assessment consultants)

to conduct estimate. We would be providing 40% more service from Cleanscapes. Chung: What's the timeline on incorporating BART? Weaver: This will take at least 6 months. Fuentes: Do Cleanscapes clean up side streets? Weaver: Yes.

- Howard Chung exited at 7:48 p.m.
  - Second Sundays was successful with good jazz performances and perfect weather. Fuentes: Weather was perfect, people were happy, only negative feedback was not enough advertisement. Look into potential for direct mailer.
  - There was a front page story about the El Rey theater in the Chronicle. The current situation is a good opportunity to landmark the building, but we need the cooperation of the owner. Paul Sousa: Have you reached out to Alamo Draft House? Weaver: That was an idea that came up. Also thinking about the possibility of City College taking ownership. Ben Matranga: Has City Attorney looked into this? Weaver: City Attorney resolved the lien situation, claim they are looking into it. Mullaney: Trying to get Supervisor's help, they're talking to Assessor-Record. Matranga: Time is of the essence here. Weaver: The city refuses to help, will not spend any money to try to landmark the building. It appears the tax collector made a mistake in allowing this building to be auctioned.
8. Street Life Committee Report: Alex Mullaney
- Madeline Mueller, music chair at CCSF, wants to get her students involved in Second Sundays, she's open to the idea of El Rey and CCSF performance facility.
  - Dan Weaver: There is an opportunity to showcase CCSF performing arts at Unity Plaza opening.
  - Discussed NEMS, restaurant capacity of retail spaces, Historic Preservation Funding Committee application which is stalled by chair of committee's questions, participatory budgeting voting plan, City College Master Plan, DPW triangles beautification, open space acquisition fund
9. Business Committee Report: Alex Mullaney for Janene Summerland
- Discussed Ocean Ale House, Dept. of Environment green energy program for businesses, covered windows, construction on Ocean, and a new business update.
10. Public Comment
- Reverend Gordon: We will appear before Historic Preservation Committee on March 16th. We seek OAA's support for the landmarking effort.
  - Mullaney moves to endorse landmarking effort of Ingleside Presbyterian Church and collage.
  - Gon seconds motion.
  - Motion passed unanimously.
  - Mike Young introduced himself. He is running for District 7 Supervisor. Ben Matranga also introduced himself.
11. Adjournment
- Meeting adjourned at 8:15 p.m.