

Ocean Avenue Association Board of Directors Meeting Minutes  
Wednesday, January 20, 2016, 6:30PM  
Ingleside Presbyterian Church  
1345 Ocean Avenue, San Francisco, CA 94112

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

Others present: Dan Weaver, Neil Ballard, Luis Licea

1. Henry Kevane called the meeting to order at 6:35 PM.
2. Introduction and Welcome of Bethany Wilson, Target Store Team Leader
  - This is her second store opening.
  - This location currently provides 55 jobs to this area.
  - Team is working on community service and donation program.
  - Dan Weaver to come in to talk to Bethany about assistance with OAA marketing.
  - Bushes out front are not complete because the walls need to be reinforced. This is taking some time because there are a lot of team members to talk to.
  - Foot traffic seems heavier in the morning.
  - Bethany is taking info from local store owners and other Targets in the city to adjust store selection.
3. Approval of Minutes from October 21, 2015 (Neil Ballard)
  - Alex Mullaney: Correction on #6: Paint will not be green.
  - Howard Chung moves to approve the minutes.
  - Alex Mullaney seconds the motion.
  - Motion passed unanimously.
4. Financial Report (Henry Kevane)
  - First installment of revenue came in December.
  - Draft of financial statement presented in this meeting compares our position at end of 2014 to 2015.
  - Henry recommends making another bad debt adjustment on the doubtful allowance of \$37,073 because as time goes by, it will be less likely the money will be collected.
  - Henry Kevane motions to approve the draft of the financial statement.
  - Alex Mullaney seconds.
  - Motion passes unanimously.
5. Executive Director's Report (Dan Weaver)
  - Neil and Dan working on grants to activate various projects including:
    - Library garden
    - Unity Plaza
    - Second Sundays funding
    - Retail District Sculpture or Artwork

- Dan working on possible Community Center / Office Space at the previous Best Dollar Store
    - Alex Mullaney: How is this going to work if the location is for sale?
      - Dan Weaver: will remain in touch with owners.
  - See January's Executive Director's Report for more items / details
6. Street Life Committee (Alex Mullaney)
- Has not heard back from BART about extending clean-up services to Ocean Avenue.
  - NEMS came in with a presentation about their services. They are interested in developing the old Ocean Pizza location into a 3 to 4 story building. First motion on the agenda: OAA Street Life Committee recommends that NEMS retain the existing ground
    - Possible Motion #1: OAA Street Life Committee recommends that NEMS retain existing ground floor restaurant at 1443 Ocean Avenue and investigate adding a fourth story if needing and improving the design of the building to match that of the evolving Ocean Avenue commercial corridor.
      - Dan Weaver: Recommends the developer maintain the possibility of keeping a restaurant there based on neighborhood survey results. Recommends the developer invest in installing restaurant vents and grease traps. Not doing these things up front makes it impossible to have a restaurant move in when development is complete. OAA has learned this the hard way with the Mercy Housing project.
      - Howard Chung: It's very cost prohibitive to put in the restaurant options. He is not sure that putting forth a motion will be fair to the property owner. We need to stay balanced towards what the community wants and what the property owner can do. The owner has not appeared before the board and it seems premature to pass a motion.
      - Alex Mullaney: The property owner has been invited to a board meeting and has cancelled twice.
      - Janene Summer: Keep in mind that there can be a good middle ground. It doesn't have to be a full restaurant but can be a small café. What does this motion do?
      - Dan Weaver: If the motion passes, this means OAA can go to the Planning Commission and make their case.
      - Public Comment: Rick Kurylo: If the board passes a motion to pursue restaurant space, this means that Rick can officially pursue issue on behalf of the community. A motion passed via the Street Life committee is not official.
      - Reverend Gordon: Recommends waiting until property owner can come to an OAA meeting.
    - Alex Mullaney: Would like to move forward with the second motion on the agenda: The OAA Street Life Committee recommends that any new developments in the Ocean Avenue Retail District include a vent and grease trap for possible restaurant use of a portion of the ground floor space.
      - Walee Gon: The language of "any new development" in the motion seems very demanding. It's not applicable for a small space.

- o Henry Kevane: Let's change the language so that's it's more of a position statement. Remove the word "any" from the motion: The OAA Street Life Committee recommends that new developments in the Ocean Avenue Retail District include a vent and grease trap for possible restaurant use of a portion of the ground floor space.
  - Motion passes 6-2 (Ayes: Nays: Christine Godinez, Rev Roland Gordon, Henry Kevane, Shirley Lima, Alexander Mullaney, Janene Summerland; Nays: Howard Chung and Walee Gon)
- New mixed use building on Miramar will be condos; there is discussion of a Chipotle as a possible storefront.
- El Rey Theater (Therese Poletti, The Art Deco Society of California)
  - o Dan Weaver: The building was auctioned off in December for a little over \$1M and Dan received information that new owners are interested in selling for \$6M (based on the asking price of the nearby strip mall). Dan is concerned that the new owners will want to sell to developers who will want to tear down the building. He is asking Therese to assist in having this 1931 building be landmarked.
  - o Public Comment: Rick Kurylo: Could this building also function as a live performance house?
    - Therese Poletti: Yes, there is stadium seating and a beautiful balcony.
  - o Public Comment: Sabine Taliaferro: Really likes what has been done with the Mission Theater in that a franchise theater was brought in. Could they do something like this if it's landmarked?
    - Alex Mullaney: The new Mission Theater was successfully landmarked and they brought in a franchise theater.
    - Therese Poletti: Same situation with the Alameda Theater so land marking is not a roadblock to bringing in a franchise theater.
  - o Dan Weaver: The land marking process allows for decision making on what exactly needs to be preserved or restored so there is some flexibility.
  - o Alex Mullaney: Motions to support pursuing land marking of the El Rey Theater.
  - o Motion passes unanimously.
- 7. Business Committee (Janene Summerland)
  - Philz Coffee will be opening up at Mercy Housing ground floor.
  - Previous In Style store is officially closed and they will sub lease space out.
  - Happy Vape will opening next month.
  - Discussed how to get businesses to participate better with seminars (as opposed to OAA going door to door). Topics include: green energy, SF Small Business Development, Pop Up Center.
- 8. Public Comments for Items Not on Agenda (Walee Gon)
  - None
- 9. Board Members Comments for Future Meetings (Walee Gon)
  - Janene Summerland: Is there a financial ledger she can review for future planning?
  - Dan Weaver: It's possible to list the projects we are engaged in, but some grants get listed in the budget if money changes hands, some do not due to the way the transaction is handled and sometimes we don't the grant we applied to. For example,

OAA got a \$5K from Park Merced that went into a Movies at the Library fund and that is being drawn down. So it's complicated due to number of money sources and whether money changed hands.

- Alex Mullaney: Would like to see a list of 2015 OAA accomplishments.
- Christine Godinez: Youth Art Exchange: Hosting a Pop Up with booths, performances and activities in March 12. She will get a flyer out.
- Lick Wilmerding will be expanding and will break ground summer 2017. She can bring in architects to a board meeting.

10. Meeting adjourned at 7:52 PM. Next Meeting: Wednesday February 17, 2016 at 6:30 PM.

Location TBD.

- Street Life Committee: Wed 2/10, 6 PM at Lick Wilmerding
- Business Committee: Wed 2/10, following Street Life
- Second Sundays: 2/14 Valentine's Day