

OAA Board of Directors Meeting  
October 18, 2017  
Lick-Wilmerding High School  
755 Ocean Avenue

Board Members Present: Alexander Mullaney, Walee Gon, Shirley Lima, Henry Kevane, Howard Chung, Christine Godinez-Jackson, Miles Escobedo, Rev. Roland Gordon, Lucia Fuentes-Zarate.

Others present: Executive Director Dan Weaver, OAA staff Neil Ballard & Luis Licea; Russell Davis, Ron Xie, Stefano Cassolato, Blake He, Joe Kirchofer, Scott Falcone.

1. Meeting called to order at 6:35 p.m.
2. San Francisco Transit Riders presentation cancelled.
3. Balboa Reservoir Development presentation
  - Joe Kirchofer of Avalon Bay and Scott Falcone of BRIDGE Housing presented the proposed housing development at Balboa Reservoir. Development partners also include Mission Housing, Habitat for Humanity, and Pacific Union Development Corporation. The project partners have experience working on projects in Ingleside and Excelsior.
  - Kirchofer explained that the property will be surrounded by streets, with pedestrian and bike access in the middle of the project area. A pedestrian path between Westwood Park and the project area is being refined with input from Westwood Park Association. The townhouses on the western edge of the project area will be built in place of the berm. Increasing San Francisco housing density remains a primary goal of this project.
  - Chung asked whether the Balboa Reservoir project area is part of the CBD. Weaver responded that it is. Chung asked what the commercial component of this development would be, if any. Kirchofer responded that they do not think retail would be successful in the project area. Lima suggested that the design team review Dorado Terrace to see an example of how backyards back up against one another.
  - Feedback on the project design can be sent to:  
[balboareservoir@gmail.com](mailto:balboareservoir@gmail.com).
4. General Public Comment
  - Stefano Cassolato, Blake He and Ronald Xie of Happy Vape spoke about Happy Vape's intention to apply for a conditional use permit to open until 2 a.m. Currently, the business is only allowed to operate until 10 p.m. The business will be a hookah lounge. Lima suggested that the Happy Vape team attend more OAA meetings.
5. Approval of minutes
  - Chung moved to approve, Gon seconded, no public comment, motion passed unanimously.

6. Financial Report—Henry Kevane
  - Kevane reported that we're closing the gap of our prior year assessment revenue. Kevane will meet with staff to reconcile grant amounts.
7. Executive Director Report—Dan Weaver
  - OAA Streetcar Field Trip will be taking place on 10/22/17. OAA will be hosting a craft fair at Unity Plaza on 11/12/17, and another on 12/10/17. OAA will be working on installing a custom decorative gate at Ingleside Library instead of a sculpture at Ocean-Phelan. Mullaney asked whether OAA will have to conduct an open bid to select an artist for the gate, and Weaver responded that we're still looking into it. Ocean Avenue now has four legacy businesses, including The Ave Bar. Weaver also mentioned that OAA will be seeking to establish a counterpart 501c3 organization to receive charitable gifts and avoid fiscal sponsorship arrangements.
  - Mullaney asked: Has the Fix-It Team fixed anything? Weaver replied that they haven't yet, and have not been in touch. Mullaney mentioned that the Balboa Reservoir area could be split into smaller parcels; will those be voting in the next CBD renewal election? Weaver said he would ask Chris Corgas. Mullaney inquired about the status of the Historic Resource Survey, Weaver will follow up. Mullaney asked about the website upgrading, Weaver suggested that Mullaney meet with staff to develop a website upgrading plan.
  - Escobedo asked about what's holding up the BART cleaning contract. Weaver said he would invite BART's representatives to a meeting with staff. Escobedo asked for special effort to promote the craft fair on 11/12 at Unity Plaza.
  - Lima asked about the banner project, and Weaver responded that we're in touch with the banner vendor about costs.
8. Balboa Reservoir CAC report—Howard Chung & Christy Godinez-Jackson
  - Chung and Godinez-Jackson said that the Avalon/BRIDGE proposal had the most open space of any proposal, but board members suggested that even more open space would be better.
9. Business Committee Report—Neil Ballard
  - See Business Committee Minutes for report.
  - Mullaney pointed out that Kaisen Don, a new Japanese restaurant, will soon be opening on the 1900 block.
  - Escobedo said that 1917 Ocean Avenue may have been rented out to a retail business.
10. Street Life Report—Miles Escobedo
  - Escobedo presented the following motion passed by the Street Life Committee: "Whereas a recent study from Seattle shows stationless bikeshare has better ridership than stationed bikeshare; whereas bicycling helps reduce vehicle miles driven which is good for the environment; and whereas the outer neighborhoods immediately need bikeshare service the Ocean Avenue Association Street Life Committee

supports stationless bikeshare and urges the San Francisco Municipal Transportation Agency to expedite permits for Ofo and other stationless bikeshare companies to operate pilots as soon as possible.” Escobedo moved, Chung seconded.

- Lima asked where the program would operate. Mullaney replied that there could be a pilot area in/around Ingleside.
- No public comment, passed unanimously.
- Escobedo said that OAA staff is working on re-visioning Second Sundays as a community-oriented event, possibly taking place on Thursday.

#### 11. Board Member Comments & Proposals

- Reverend Gordon asked about the pedestrian bridge. Mullaney replied that it has been recently sand-blasted, and was painted in August. Rev. Gordon asked about decorating the bridge for the Holidays. Ballard will check with DPW regarding decorations. Rev. Gordon asked Godinez-Jackson whether LWHS students would be willing to do a caroling event at Unity Plaza, potentially on 12/10 to coincide with Unity Plaza holiday craft fair.

#### 12. Meeting adjourned at 8:05 p.m.