

NOPNA General Meeting Minutes

Sept 20, 2018

Attendance: Approximately 50+ neighbors at the meeting plus board members: Charles, Leela, Jeff, Tim, Jason, Meg,

SF Bike Coalition (Kristen Lacke)

About Kristen: took over for Julio Rasko - 1, 4, 5, 8 (Valencia, Embarcadero); used to work in Hayes Valley as a bike mechanic (roots in District 5); Been working on Masonic Ave >10 years - door2door advocacy happened by Fix Masonic Group

- Need improvements on block between Hayes/Fell - Supervisor Brown did a safety walk.
- Southbound bike traffic currently needs to traverse to Central to get into the park without a conflict with RHT traffic; SFBC also working on daylighting along and Fell
- SFBC looking to have dedicated bike lines next to the panhandle;
- 75 parking spots removed out of 250; trying to make Fell Street safe
- Q: What is daylighting? A: Paint the curb red; no parking on that stretch of the sidewalk. Better car/pedestrian visibility.
- Q: Clarify about the panhandle? A: Want to see protected bike lanes along Fell and Oak (off of the panhandle) - info on NOPNA Website
- Q: Does the Bike Coalition still advocate for something if neighbors don't want it? A: SFBC tries to advocate for what neighbors want.
- Q: How does the community become involved in the process? A: Contact Kristen and she can help give you information about connecting.
- Q: What is the bike usage on Masonic? Is it as much as expected? A: Don't have the counts yet.

District 5 Supervisor Vallie Brown

Introduced herself; been part of the neighborhood for many years; parklet at Mojo was one of the first projects she helped implement on Divisadero. She is going to fight for what the neighbors want in a neighborhood.

- Love our City =where they cleaned the median on Divisadero; she asked DPW for more resources to clean the median along Divisadero. She is asking for the new trash cans to be added to Divisadero. The new trash-cans have sensors so when they are about 70% full the sensors go off and get emptied.
- Housing: This neighborhood for zoned for 6 stories (65 feet); raising the percentage of affordable units. Vallie has told developers that she does not want to meet with them until they have met with the community a few times. We need all kinds of housing (affordable, market-rate) because we need to give neighbors choices.
- Homelessness is at a level she has never seen before. Vallie has lived in the City since 1985. She endorsed Prop C. Prop C can help people stay in housing.
- Vallie endorsed Prop 10. If you are living in the home, just because you are not on the lease, you cannot raise the rent.
- Small Sites program, a co-op model. It allows the renters to own the building because the City.
- Q: About gentrification and jobs for homeless. Vallie talked about a program called "Take It to the Streets" where young people are ambassadors of neighborhoods and instead of paying them, the program gave them housing.

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- She also discussed “The Resting Place” concept she is trying to implement in D5; The idea is that churches open up during the daytime so homeless people can rest. It has been proven the more time that Hayes Valley pilot.
- Q: How can we collaborate together more? “Vallie represents all of us” “I think the best ideas come from the neighborhood.” “I have to represent everyone and I want the best for this community.”
- Vallie told the audience about a program in Hayes Valley - the neighborhood association there has a land and transportation committee. You can’t have more buildings without thinking of transit.

SIA Consulting Group

- State density program allows the developer to bring 75 units into your neighborhood.
- 1355 Fulton: Bottom of development will be open space, retail.
- Facade presented at 35 feet; behind it there is a garage. Presented 85 foot tall building; using state density program.
- Units that face Fulton Street but also facing Divisadero; some outdoor space for units.
- Removed roofdeck; total height is planned 85 feet, midblock; it is in the middle of the block
- Q: Light and air impact on the other houses on the block? A: Can do 3d modeling for neighbors.
- Q: How much would be affordable housing? A: 18% affordable. Rental units.
- Neighbors expressed that they did not like the look and feel of the building; SIA says “they have a lot of support for this development.”
- One neighbor stated that they are not willing to support a 65 foot unit. Most neighbors want to maintain the integrity of the neighborhood while providing as much housing as possible.
- Q: What does going from 6 stories to 9 stories give the neighborhood as it relates to housing? A: Going from 57 units to 75 units if we move from 6 stories to 8/9 stories.
- Q: What is the parking ratio and traffic flow? Planning asked to remove the parking out of the building.
- Q: Have you considered carshare units for the building if you are removing the parking? A: As part of the development, the developer is required to do a transportation study.
- Q: Have you considered solar power and shared utilities? A: this building will have solar power and will be fully compliant with new SF regulations. Will be providing EV parking. Fresh air into the building without having to open the window.
- Q: Has the height been reduced based on the June meeting? No.
- Q: Who is funding the project? A partnership MJF Investments LLC. Unclear if the neighborhood gets condos or rental units. D5 Supervisor said that unfortunately they currently don’t know if the units will be condos or rental units. D5 Supervisor is worried about condos but she said the neighbors should decide their preference - if we want condos or rental units. Developer is obligated to provide 40% of the building as 2-bedrooms.
- Q: asked about follow up with neighbors. D5 Supervisor stated that the developers should go back to their investors and give them the feedback from the neighborhood.

Meeting Adjourned at 9:00pm.