



## CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT

584 Castro Street #336; San Francisco CA 94114

[www.CastroCBD.org](http://www.CastroCBD.org) 415/500-1181

### Minutes of the Regular Monthly Board of Directors Meeting on May 11, 2017

The meeting was called to order at 6:00 pm by President Scott James. A basic quorum was present and maintained throughout the meeting.

**Directors Present:** Chase Chambers, Treasurer Alex Harken, Peter Laska, Alan Lau, Jim Laufenberg, President Scott James, Secretary Pauline Scholten, Shawn Vergara

**Directors Absent and Excused:** Hubert Ban, Brian Gougherty, Pat Sahagun,

**Guests Present:** Chris Corgis OEWD, Daniel Bergerac, Danny Yadegar, Board Applicant Jamal Cool, Jason Lugar, Mark Scheuer, Chris Bonare EVNA, Kent Mirkhani  
**Staff Absent:** Andrea Aiello  
**Staff Present:** Kristin Wojkowski (taking minutes)

#### Brown Act Notice

Scott summarized California's Brown Act, as its rules apply to the CBD's board meetings. They include provisions that meetings are publicly noticed in advance and are open to the public; for public comment before any vote is taken on each agenda item and following committee reports; and for general public comment, scheduled as Item 4 on the agenda for this meeting, to be called in order but no later than 6:55pm. Guests who interrupt or are otherwise disruptive of the meeting will be given a verbal warning. If a second interruption or disruption by the individual(s) occurs at the meeting, they will be asked to leave.  A copy of the meeting agenda was publicly posted timely in advance, on-line at [www.castrocbd.org](http://www.castrocbd.org) and at the S.F. Public Library, 100 Larkin Street. A copy of the board package was available for public review at the meeting.

#### Introductions

Board members introduced themselves and noted any current, potential conflicts of interest. Guests were invited (but not required) to introduce themselves and to sign in.

#### President's Report

Scott James reported a recent BAR article incorrectly reported the CBD as a "driving force" behind a neighborhood navigation center. The CBD contacted BAR regarding this error.

#### Land Use Committee Report

In late April the board held a long range planning retreat in an effort to create a 3-5 year plan. Jim Laufenberg reported the O'Sullivan building will keep its old face and build behind. There will be ground floor merchant/office/restaurant space and there will be 12 residential units above. Scott noted a Hoodline report that the Castro has more vacant space than the city at large (80% vs 90% citywide). Scott gave the floor to CBD Retail Strategy Specialist, Jason Lugar. Jason reported after the Hoodline report he met with Supervisor Sheehy on key issues. Problems for new businesses can include planning, permits & parking. Start up costs can be a deterrent. Permits can be held up due to staff turnover and that can increase the cost for the new business. These are city-wide issues and not Castro specific. Possible solutions included a staff liaison and taking a look at permitting & formula retail. Guest, Daniel Bergerac said we have had some formula retail, citing examples such

as SoulCycle and Laser Away and they've found the process worth it. Scott added, some found it worth it and cited Trader Joe's as one business that did not. Guest Mark <<last name?>> stated small stores, food retail and grocery stores will probably succeed.

A call was made for questions or comments. There were comments. Guest Danny Yadegar stated one problem is you can't apply for a conditional use permit over the counter for the Castro due to types of zoning and to increase discretion in selection. It's an impediment. The process is the killer. Project Juice was cited as an example. If she had been required to change use she would not have moved into the neighborhood. Neighborhood opposition can also be an issue. Danny was glad to see different neighborhood groups represented at the meeting. In exit interviews decreased foot traffic was often cited. This isn't isolated to San Francisco but it's definitely an issue.

Jamal Cool identified himself as the property owner of the Peet's Coffee building. Pete's recently signed a lease for 15 years). Jamal agreed, the planning department can be a problem. He told a story of a small mom & pop restaurant that wanted to move in and due to planning department slowness they could not afford to wait out the process. The community speaks of the Castro village feel being important to them but he doesn't feel like community actions actually support the small businesses.

Chris Corgis, the CBD's OEWD liaison, talked about an accelerated program that helps small businesses through the process. Chris gave an example of a small bakery from Noe Valley that recently opened in West Portal. The Open in SF program sped up the process. Scott James mentioned Jason's helpful list of city resources. A call for questions or comments was made. Late guests (Kent and Chris) introduced themselves. Meeting jumped to Agenda item E1.

A call for questions or comments was made. Late arrivals introduced themselves.

### **DISI Committee Report**

Kent Mirkhani introduced himself as the owner of the vacant white and blue church on Market Street. He lives in the neighborhood and knows this building is a problem as an "anti-activated space". He's looking to tear down but he can't even put a sign up on the building due to potential historic status. He's trying to convince the city that the teardown is something the neighborhood wants. He sees future small, shared office space and residential units. He wants it to be beautiful. There's been talk of temporary activation by art but the dilemma is that may make the case for preservation. Should the CBD support temporary art façade on the Old Bible Church? A draft letter was included in packet for review. Pauline suggested we removed supportive adjectives, such as the word, excited. Planning wants to know if community supports new plan for building even before design. A letter would show we support. Scott stated we should table the letter for now. It will need to go to Land Use first.

Dangerous intersections have not really been figured out but people are mobilizing. Public hearings will happen.

Public call for questions and comments was made. There were none.

### **Executive Committee Report**

Alan Lau reported the about the board retreat. The facilitator was great! Action plans were created and helped us figure out priorities. Castro Cares was discussed and it was decided the Services Committee will be more hands on. A board should be on the steering committee. Regarding board development, we should take action items back to the board for members who were missing from the retreat.

A call for questions or comments was made. No questions. Members who attended the retreat made supportive comments.

Scott James visited the Montclair district in Oakland for his community field trip. Oakland's downtown is impressive. Pauline inquired about deadline. Follow up reports are expected by June 1<sup>st</sup>.

### **Finance Committee Report**

Alex walked through the Q3 financial report. There are variances. We didn't raise what we anticipated but we underspent overall so it evens out. A call for questions or comments was made. There were none.

A vote was called regarding the 3.4% Assessment Increase for FY 2017-18 and it was approved. The Draft for the FY 2017-18 budget was deferred to next month (June). Finance committee recommends change CPA firm from Chek Tan to Rinna. There is a cost difference of \$7500. Motion to change. Approved.

### **Services Committee Report**

Committee recommends 3% increase in Block by Block contract. Block by Block is consolidating services to run out of a central location. Block by Block would like to purchase our equipment back so their people can work on it when things go wrong. Alan clarified; the proposal drops cost so over all our cost doesn't increase. This vote would amend current contract but since there is a decrease in cost it balances out.

There was a call for questions or comments. There were none.

### **General Public Comment**

At 7:25 pm the next Agenda item for General Public Comment was called. Secretary Pauline Sholten feels like the amount of "sleepers" in the district is increasing. There have been 2 attempted break-ins at Pisco. She feels like this is escalating.

### **Adjournment** □

The meeting was adjourned at 7:30 p.m.

Minutes taken and prepared by Kristin Wojkowski

Date Approved \_\_\_ June 8, 2017 \_\_\_\_\_



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Pauline Scholten, Secretary

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