



CASTRO/UPPER MARKET COMMUNITY BENEFIT DISTRICT

584 Castro Street #336; San Francisco CA 94114

www.CastroCBD.org 415-500-1181

Minutes of the Annual Board of Directors Meeting on January 14, 2016

Castro Community Meeting Room; 501 Castro Street, Second Floor; San Francisco, California

The meeting was called to order at 6:03pm by President Scott James. A basic quorum was present and maintained throughout the meeting.

Directors Present: President Scott James, Alex Harken, Immediate Past President & Treasurer Alan Lau, Jim Laufenberg, Secretary Pauline Scholten, , Brian Gougherty.

Directors Absent and Excused: Daniel Bergerac, Joel Bubeck, Pat Sahagun

Staff, Guests Present: Executive Director Andrea Aiello, Shawn Vergara

Members of the Public Present: David Sterlace, Brian Spiers Development; Jon Yolles, Prado Group

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 7:25pm. 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.castrocdb.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 introduced prospective new board member Shawn Vergara, owner of Blackbird and Brewcade. Shawn was asked to sit with the board to observe how the board operates and was encouraged to ask questions. Scott also reported that he had just returned from the Planning Commission at City Hall, where an expansion proposal for the AHF pharmacy and clinic was up for a vote. Scott described the scene at the hearing and explained that Andrea had to stay to testify about the CBD Board's decision to not support the expansion. (As a result, the pre-planned agenda order was changed to accommodate.)

Finance Committee Report

Treasurer Alan Lau explained that, after analysis of the budget, it has been determined that, the CBD's true overhead is about 20% of expenses. **Motion:** (AL 1) A motion from the Finance Committee for all grant applications include 10% for overhead expenses, plus 10% for Exec. Director time related to CBD admin. Expenses. , Call for public comment, there was none, motion passed.

Alan also presented to the board the latest CPA review of the CBD's finances. The report found spending

and income on track, and no significant problems in the CBD accounting. Finance committee member Alex Harken, an accountant himself, was asked to review the CPA review in detail as an additional check and reported to the Board that he too spotted no significant issues. **Motion:** (AL 1) Motion from the Finance Committee, to accept the FY 2014-15 CPA review. Call for public comment, there was none. The motion passed.

Additionally, with the new grant expense configuration (passed minutes earlier by the Board), the board was asked to now apply those same standards to the Castro Cares grant. **Motion** (A11, JL2) \$7,500 of the Castro Cares grant is being spent on CBD E.D. time. Call for public comment, there was none, motion passed.

Motion: (A11, JL 2) Approve January 6th Finance Committee minutes. Call for public comment, discussion. Motion approved.

Board Meeting Minutes from December 10, 2015

Scott asked that the minutes from the previous Board meeting on December 10, 2015 be approved.

Motion: (JL1, PS 2) approve December board meeting minutes. Call for public comment, there was none. Motion passed.

Land Use Committee Report

Committee Chair Jim Laufenberg briefed board members about the proposal to build rental apartments with ground floor retail at 2100 Market Street, site of former Home restaurant, which has been a target of blight in recent years and a concern in the neighborhood. Jim recounted the presentation by Brian Spiers Development to the committee about the plans for the property and explained that 12% of the units would be set aside for affordable housing, in accordance with current city mandates. Developing this site is somewhat hindered by limits due to the MUNI station at that location, which must be accommodated into the new structure (and because this is a transit hub, there is no residential parking in the plans). Additionally, height restrictions, written into the Market-Octavia Plan, prevent the building from going higher than allowing for more units. At past meetings the Board has said it would urge developers to go beyond 12 percent requirement for affordable housing, but due to the restrictions imposed on this particular site, the Land Use Committee determined that abiding by city mandates was adequate. Pauline said she was very pleased to see plans to develop this parcel. David Sterlace of Brian Spiers Development was on hand to answer questions from the board. **Motion:** From Committee (JL 1) to support 2100 Market St. development by Brian Spiers Development as presented, call for public comment, there was none. Motion passed.

Committee Chair Laufenberg then briefed the board on plans by Prado Group to develop 2240 Market Street, the site of the current Sullivan's funeral home, into a combination of retail and housing (it has not been determined yet if this will be rental apartments or condominiums). John Yolles from Prado Group was on hand to answer questions from the Board about the project. Though not technically an official historic landmark, the Sullivan's building is considered a neighborhood landmark, so the developer is keeping that structure and creating the rest of the project around it. Affordable housing will be 12 percent, on-site, in keeping with current city mandates. Due to the restriction of keeping the original Sullivan's building, which means additional construction expenses and the loss of several possible units if the parcel had been fully developed, the Land Use Committee determined that meeting the city's affordable housing mandate was adequate in this particular case. **Motion:** (JL 1) From Committee, To support Prado Group's plans for developing 2240 Market St. Call for public comment, there was none. Motion passed.

Jim then briefed the board on an effort by the DTNA to halt all housing construction in the Castro, due to concerns outlined in a letter to the Planning Department. A copy of the letter was forwarded to Board members prior to the meeting. Among DTNA's concerns were the esthetics of the new developments, which are often altered during the city's review process and made plainer than their original designs, resulting in structures that some consider uninspiring. The Planning Department responded to DTNA that it was too late in the process to halt the current projects, since those developers had abided by the city's procedures. Board members expressed interest in this subject, but agreed that was not appropriate to ask that current housing construction projects be put on hold, especially in light of the city's acute need for housing. Board members agreed that there are issues that need to be discussed with the Planning Department about future projects, and that the CBD should be involved in those discussions. **Motion:** (PS1, AL2), Land Use committee compose a letter to Planning asking for a meeting to discuss the CBD's concerns about the planning and approval process. Call for public comment, there was none. Motion passed.

Executive Directors' Report

Andrea reported to the Board that the Planning Commission had voted to oppose the AHF consolidation plan in the Castro, siding with the CBD's position. She thought AHF could probably appeal the decision to the Board of Supervisors.

Andrea also reported that the SF AIDS Foundation was reluctant to let the CBD have its 10 Year Anniv. Party at their new building because it was a fundraiser for an organization other than SFAF. Board members expressed disappointment in the SFAF's position, since the SFAF had said during the approval process, which the CBD supported, that the new building would be available for community events. Andrea said that after she received the SFAF's rejection she asked Les Natalie if we could use the space formerly occupied by The Patio Restaurant. Les agreed to donate the space, along with wine and soft drinks. The date is set for Sunday, March 13, from 4pm to 6pm. Among the guests: all former Board members will be invited to attend.

Andrea reported that Castro Cares is on target with its fundraising efforts, hitting \$25,000 at its midpoint mark. The goal is to raise \$50,000.

Andrea reported that all grant applications to the city for the revitalization of Jane Warner Plaza and other improvements had been completed and delivered to the city on time.

Andrea reported that a thank you letter had been written and sent to Gustavo Serina, expressing the CBD's appreciation for his many years of service on the Board. He resigned last month.

Andrea reported that complaints about human waste and other quality of life issues have spiked in recent weeks. Homelessness appears to be on the increase in the neighborhood, and Board members wondered if it is due to the city's well-publicized efforts to remove homeless people from downtown in advance of upcoming Super Bowl festivities. Andrea said she would ask the city for additional resources in light of the increased problems, including a full-time social worker from the Homeless Outreach Team for the neighborhood.

Executive Committee Report

On behalf of the Executive Committee, Scott asked for Board approval to designate a possible partnership with OurTownSF for organizing the silent auction for Castro Cares during the upcoming 10th Anniversary celebration. Depending on the level of effort, a possible split in revenues would be determined. **Motion:** (JL 1, AL 2) To pursue the idea of collaborating with OurTownSF. Call for public comment, there was none. Motion passed.

Motion: (JL1, AL2) To approve a \$3,000 in-kind donation from the reserves for an OEWD grant for Retail

Strategy implementation., for Program Coord. Time. Call for public comment, there was none. Motion passed.

District Identity and Streetscape Committee Report

Motion: Committee Chair Brian Gougherty made the motion to pursue a \$20,000 planning grant from the city in order to develop a plan to improve the area at Safeway that’s near the entrance to The Wiggle bike path. Pauline seconded the motion. Call for public comment, there was none. Motion passed.

Motion: (BG1, PS2) To appoint Tom Libby to the DISI Committee. Tom has attended recent DISI meetings and has a background in urban planning. He has demonstrated a level of expertise that’s been helpful. Call for public comment, there was none. Motion passed.

General Public Comment

At 7:25 pm the next Agenda item for General Public Comment was called. There were no public comments.

Minutes taken and transcribed by Scott James

Date Approved 2/11/16



Pauline Scholten, Secretary

AA: CastroCBDDraftMinutesBoard011416