

Board Attendees: Charles Dupigny (President), Dera-Jill Pozner (V.President), Tim Hickey, Jeff Dewey, Jason Cauthen

1. Alex Murillo, SFPW Alex.M.Murillo@sfdpw.org
 - a. Hayes St Sewer Main Replacement: Continuing work west from Masonic down Hayes. They replace the main line first, then inspect lateral line video, and replace broken laterals as needed.
 - b. Central and Hayes staging area will be reduced to just connex box with material relocated to along John Adams Campus.
 - c. Haight and Central and Divisadero is having sewer work also.
 - d. Electrical work on Haight and Lyon next week.
 - e. www.sfpublicworks.org/haight-hayes for project updates
 - f. Masonic: sewer and lateral replacement work complete south of Turk. New culvert work starts late spring. Monday south of Geary sewer replacement starts. <http://sfpublicworks.org/masonic> for project updates
 - g. Water department needs to test all the lines before new lines are activated. Some work will happen at night for water switch over.
 - h. Temporary paving is noted by neighbors as being a problem with poor quality. Patching of digging work on newly paved streets is often poor.
 - i. Masonic Spring 2018 is scheduled completion date.
 - j. Muni impact is sometimes a bus stop relocation or switch to an off-wire bus.
 - k. It's unknown if the fiber optic required work of legislation from Wiener and Breed is policy yet.
2. Supervisor London Breed, London.Breed@sfgov.org
 - a. New Police Chief Bill Scott from LA was sworn in. Community policing was the most important point she brought to him, which he fully supports. That means getting officers walking the beat and getting to know their local business owners and residents.
 - b. Panhandle path repaving is a top priority to get budgeted this year. It is a public safety problem.
 - c. Emporium is opening in June, according to the Harding Theater owner. London to confirm if they are going to offer daytime hours for kids. She was recently told yes.
 - d. New Muni trains have arrived and are being inspected. Roll-out begins end of summer on N-Judah. There are 700 new Muni hires to support the new bus and train fleet.
 - e. 650 Divisadero Housing development project is going to the planning commission next Thursday. Proposal includes 13% affordable housing, not London's proposed 20%. She is still trying to negotiate more low and middle-income housing. Submit comments on the project to London and she will submit to the commission on your behalf.
****SEE ATTACHED NOTICE OF HEARING**
 - f. London is trying to get Average Median Income dollar amounts raised to allow all income brackets to have an affordable living option.
 - g. London has been unanimously voted as Board President again.
 - h. She presented past president, Tim Hickey, with a certificate of thanks for his years of volunteer service to the neighborhood.
 - i. Sign-up for her newsletter, email London.Breed@sfgov.org

3. Art Walk, Curtis “Mayor of Divisadero”:
 - a. It’s coming up next month, date to be announced asap.

4. Brett Demarais, SFRPD brett.desmarais@sfgov.org : Alamo Square Project Update
 - a. May 2016 construction started, April 2017 opening expected
 - b. Project Highlights, Status, and photos included in attachment.
 - c. The existing bathrooms and picnic tables stay
 - d. The drinking fountain remains. An additional one with a bottle filler is added at new bathroom.

**** SEE ATTACHMENT**

5. Neighbor announcements:
 - a. A Seniors group forming
 - i. Meetings on 3rd Tuesday of each month at 6pm, Park Branch Library, Page St
 - ii. Activities on First/Third Thursday of each month 2:30, Park Branch Library, Page St

6. From the NOPNA President, Charles Dupigny
 - a. Charles introduced all members present.
 - b. Contact board@nopna.org to share comments/questions, volunteer for events, newsletter writing or joining the board.

7. 5 Fulton Muni Line Project Update, by Tim Hickey, NOPNA Board
 - a. The pilot transit effectiveness improvements are complete, and MUNI plans to install the final capital improvements for traffic-calming and transit efficiency this year.
 - b. Highlights: McAllister/Broderick is getting a traffic signal. McAllister/Lyon is getting a traffic circle. It’s believed that 8 parking spots are to be removed at McAllister/Lyon for the circle.
 - c. Neighbors did protest the new traffic lights along McAllister, with Supervisor Breed’s support. Though MTA is going to proceed with most of them anyways.

Alamo Square Irrigation Upgrade and Restroom Project
North of Panhandle Neighborhood Association
Progress Update – January 19, 2017

Budget and Schedule

- Funds from 2008 and 2012 Park Bonds, PUC, General Funds, and ASNA Donation
- Construction Budget: \$2.4 million initial contract + \$1.2 million in added scope
- Park Closure: May 2016
- Anticipated Opening: Late March to Mid-April 2017

Project Highlights

- 3.26 million gallons of water saved per year with irrigation modernization
- New restroom building is ADA-compliant with baby changing station and adjacent outdoor picnic area
- New turf and “no mow” grass throughout the park
- Over 2500 new native / drought-tolerant shrubs and groundcover plants
- 120 new trees throughout the park
- Maintenance and clean-up of existing mature trees
- Pathway and drainage repairs throughout the park

Current Status

- Restroom structure is about 85% complete with tile finishes and sink/toilet being installed soon
- All turf has been installed (except in initial viewing area)
- Initial viewing area along Steiner Street is now closed and irrigation work has begun
- New viewing area along Hayes Street is open
- Drainage repairs are being completed throughout the winter
- 45 trees donated by ASNA have been installed
- Additional trees, shrubs, and groundcovers to be installed throughout the Spring
- Damaged pathway paving has been demolished
- New pathway paving to be installed in February / March
- Tiles donated by ASNA to be installed in March

Contact

Brett Desmarais – Project Manager, Department of Recreation and Park

Email: brett.desmarais@sfgov.org

Phone: 415-575-5601

Project Website: <http://sfrecpark.org/project/alamo-square-water-conservation-2012-bond/>



New turf in dog play area



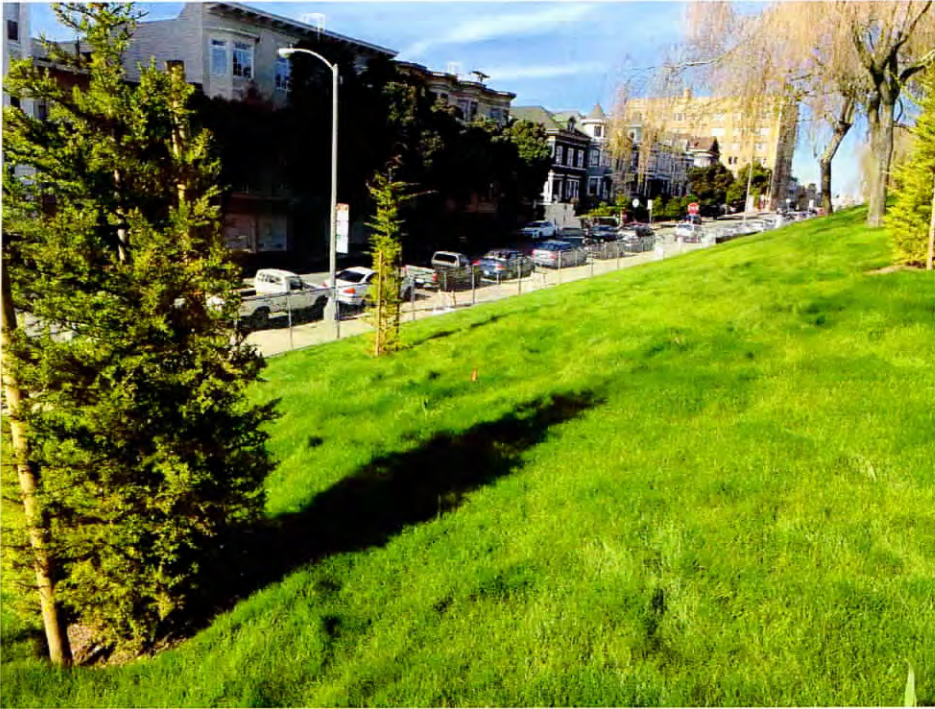
New turf, newly planted tree, and mature trees



New lawn and new Monterey Cypress trees



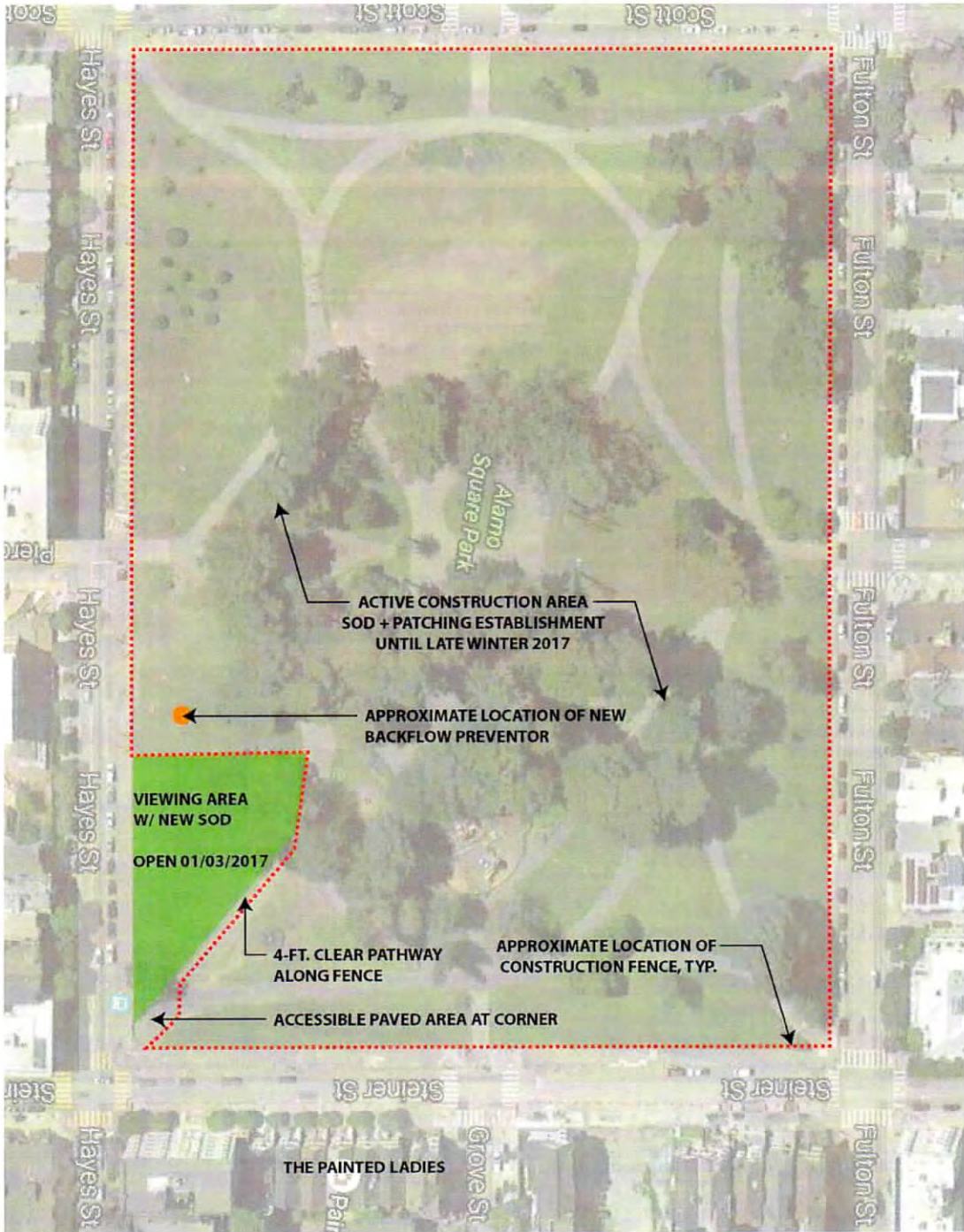
Relocated Painted Ladies viewing area



"No mow" lawn and new Monterey Cypress trees

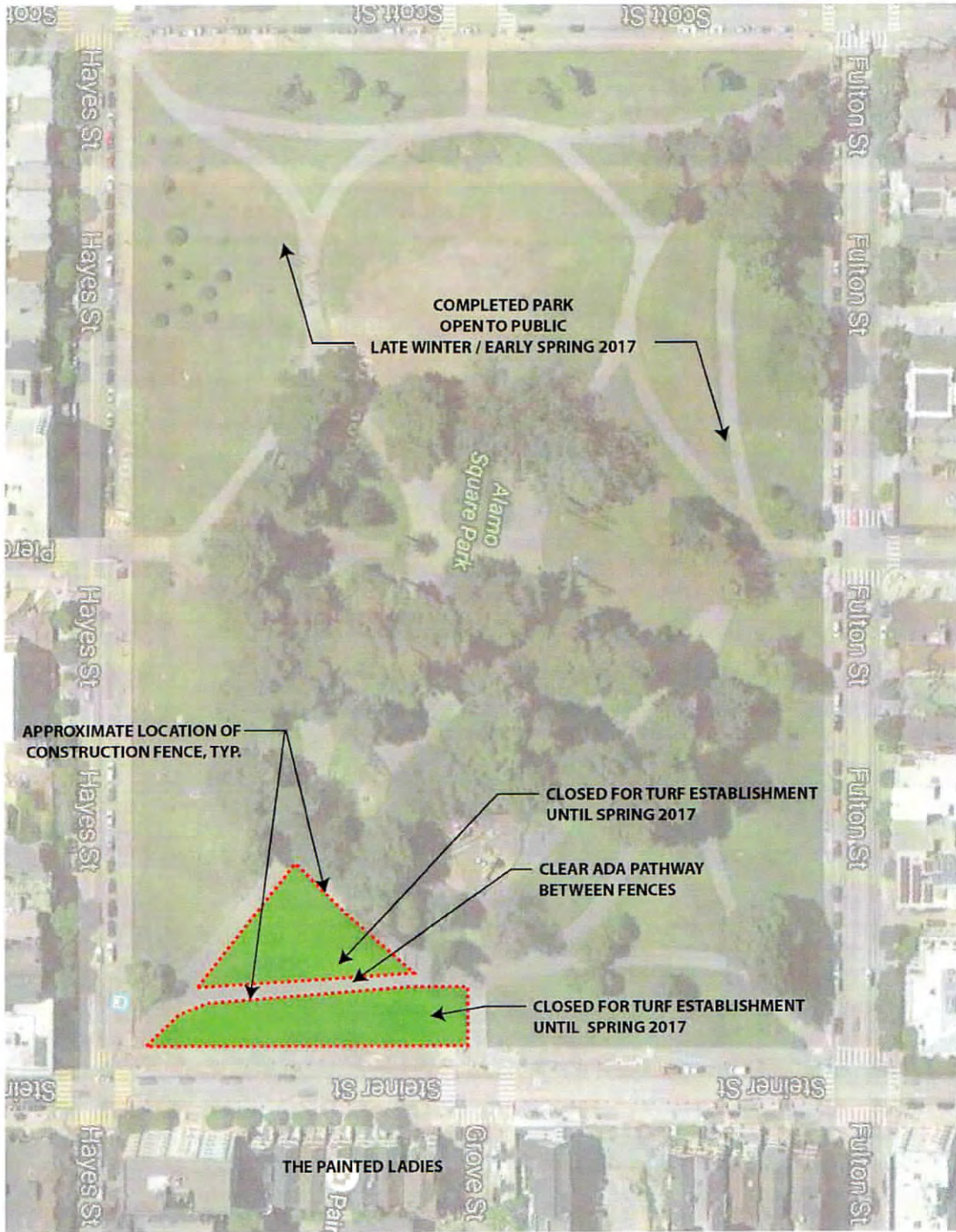


New restroom building and picnic area



ALAMO SQUARE PROPOSED PHASING PLAN

01/03/2017 THROUGH LATE WINTER / EARLY SPRING



ALAMO SQUARE PROPOSED PHASING PLAN

THROUGH SPRING 2017



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, January 26, 2017**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Conditional Use & Variance**
Hearing Body: **Planning Commission & Zoning Administrator**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 650 Divisadero Street	Case No.: 2013.1037CV
Cross Street: Grove Street	Building Permit: n/a
Block /Lot No.: 1202 / 002B	Applicant: Warner Schmalz, Ankrom Moisan Architects
Zoning District: Divisadero Street NCT , Fringe Financial Services RUD / 65-A	Telephone: (415) 252.7063
	E-Mail: w.schmalz@forumdesign.com

PROJECT DESCRIPTION

The proposal is for Conditional Use authorization pursuant to Planning Code Sections 121.1, 271, 303, 746.10 and 746.11 to permit the development of a 6-story mixed-use building containing 66 residential dwelling units above ground floor parking and commercial uses within the Divisadero Street Neighborhood Commercial Transit (NCT) District, the Fringe Financial Services Restricted Use District and a 65-A Height and Bulk District. The project is also requesting a modification to the rear yard requirements pursuant to Planning Code Section 134.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Christopher May** Telephone: **(415) 575-9087** E-Mail: **christopher.may@sfgov.org**

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 312 notification requirements.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision to exempt the proposed project from CEQA may be made to the **Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.