

japantown task force, inc.

a planning, preservation, and development organization

JTF Board Meeting June 2, 2008 @ 6:00 p.m. Japantown Better Neighborhood Plan Planning Room Meeting minutes

Attendees: Seiko Fujimoto, Denis Henmi, Sandy Mori (President), Mark Moriguchi, Benh Nakajo, Rosalyn Tonai, Lisa Watada
Staff: Darryl Abantao, Bob Hamaguchi
Guests: Marlayne Morgan, JK Yamamoto
Absent: Doug Dawkins, Stephen Engblom, Caryl Ito, Tak Matsuba,

**Recognition of Quorum established by 7 members.
Meeting called to order: 6:20 p.m. by Sandy Mori, President**

A. Approval of Minutes: Meeting of April 28, 2008

B. Cathedral Hill Homeowners Association (Marlayne Morgan)

Maylayne Morgan, Cathedral Hill Homeowners Association gave an update on the various projects on the border of Japantown. The old Galaxy Theater, on Sutter Street at Polk Street, is proposed to have 17,000 square feet and 13 stories of housing above. The old Bell Market, on Post Street at Franklin Street, has had difficulties finding a tenant because the retail space was either too large or too small. It was too big for Trader Joes or Molly Stones. TESCO an American subsidiary of a British company backed out because of the poor US economy. Currently Beverages & More, Whole Foods Market are still looking into the feasibility of opening a location there.

At the Martin Luther King Tower at O'Farrell and Franklin, the site received special approval for senior housing, but recently sold the building to a developer of luxury condominiums from Saudi Arabia. Morgan is closely watching that project and will notify JTF on any updates.

CPMC bought a building at Franklin and Sutter across the street from Walgreens. It is an eight-story building. The original proposal from CPMC in 2005 for Cathedral Hill was to close the Pacific Campus for acute care and transition to outpatient only. They would expand their Stroke Center at the Davies Campus and shut down St. Lukes. They wanted to build at 13-story office building and tunnel under Franklin to the proposed hospital site with 620 beds. CPMC was unsuccessful to get this approved. Last week, an EIR was released reducing the original count of 620 beds to 550 pending the outcome of St. Lukes Blue Ribbon Committee. The EIR includes expanding the Pacific Campus by 140,000 square feet on Webster for an Alzheimer's center.

The CPMC projects will have an enormous impact on the community. The proposals include 900 parking spaces for the Franklin/Sutter and Cathedral Hill projects but the facilities will have more than 4,000 employees daily, 5,000 car trips daily and 1,000 doctors. CPMC is proposing that all patients can take buses, but every doctor will have access to a parking space. The emergency vehicles, unloading/loading of supplies and hazardous waste will all impact the community. The Cathedral Hill Homeowners Association feel that it out of scope for one small location. Emergency patients cannot be safely transported down Van Ness Avenue.

japantown task force, inc.

a planning, preservation, and development organization

The proposed schedule is five to seven years with extended construction times from 7 a.m. to 11 p.m. Morgan expressed concern for small businesses that would be impacted by the lengthy construction period and traffic disruption. Morgan asked JTF to consider taking a position soon on the various CPMC projects.

Mark Moriguchi asked what was the original incentive for the location. Morgan responded that they got a good deal. They paid \$40 million for the Van Ness location and have been offered \$140 by Marriot since then. CPMC tried to acquire the old hospital on Lake Street and Arguello, but those are proposed to be turned into apartments. CPMC needs a center with a helipad, but UCSF is first in line to be approved for a helipad. SF is one of the only places you can't medivac patients into the facilities. There is no space for a helipad at the proposed sites.

Bob Hamaguchi asked who composes the Cathedral Hill Homeowners Association. Morgan is an area that includes 250 members within a four square block radius of Laguna to Van Ness to Eddy to Pine Streets.

C. Report from Bob Hamaguchi, Executive Director

Financials/Funding Sources— Bob and Sandy met with the Gerbode Foundation about the application for \$25,000, but Gerbode would like to see other community foundations supporting the efforts of JTF.

PG&E – We have tentatively heard that we will be receiving the \$8,000 grant that we applied for. Our next step is to make sure we have the proper documents filled out.

RDA – We are unsure what JTF is eligible to apply for with the Redevelopment Agency. We hold a commitment for \$13,000 for the formation of a Community Benefit District that expires December 31, 2008. It will need to be extended.

MOWED, MOCD, - If we cannot get other funding, we will ask Rich Hillis, MOWED to confirm his commitment last year of a minimum of \$10,000 for the formation of the Community Benefit District. This will be pending further notice until the budgets are set in June.

JCG Marketing Job – Considering the recent decision by the Development of Parking and Traffic not to allow funding for JTF for 2008-09, the Japan Center Garage Corporation is considering hiring a Director of Marketing and Community Relations. Hamaguchi is considering applying for the position with the understanding it is a part-time position that would allow him to continue as Executive Director of JTF. Hamaguchi distributed a proposed job description discussed with Richard Hashimoto, Japan Center Garage. Hamaguchi wanted the Board to review and make any revisions to the job description that would not conflict with his JTF position.

Sandy Mori asked Hamaguchi to elaborate on the goals and objectives of events and festivals. Hamaguchi responded that there is a budget within the garage of approximately \$50,000. This position would manage this money for festivals and marketing of the festivals/events.

japantown task force, inc.

a planning, preservation, and development organization

Sandy Mori asked for clarification on item #10 that states manage one new cultural festival. The Board agreed that the description should be reworded to "assist in the promotion of new and existing festivals."

Sandy Mori questioned why the Marketing Director would report directly to the Board of Directors? Normally, a position like this would report directly to the General Manager and not to the Board of Directors. Hamaguchi agreed and will make the revision.

Better Neighborhood Plan Update – On the revised schedule, we were supposed to have a Town Hall Community Meeting sometime between April and May. We are now in early June and should have reached a preliminary plan. So far, there has been subcommittee meetings for the cultural preservation, land use and transportation and circulation topics. The working groups are representatives of the Steering Committee with a couple invited subject matter experts such as Paul Okamoto and Daryl Higashi.

Hamaguchi reported that 3D has hired Reuben and Junius as their land use attorney and Rutherford Sequin as their structural engineers.

Summer Safety Community Meeting (Darryl) – On May 30, JTF held a summer safety workshop at the JCCCNC and had representatives from SF SAFE, SFPD and Command Security. Oona Gilles-Weil, SAFE gave a brief introduction followed by safety topics including dangers while listening to your iPod, theft prevention, and what to do when you feel threatened by someone following you. Gilles-Weil handed out brochures and whistles. Officer Kiyoko Kanemori gave an update of current crime statistics and gave tips on how to reduce your risk of car vandalism and break-ins. Alex Hernyukhin, Executive VP of Command Security talked about the history of Command Security and the role of Command Security in Japantown.

Convention & Visitor Bureau/Merchants Meeting – May 6 at 3 p.m. – Hamaguchi was disappointed at the number of merchants who attended this meeting. Those who did attend participated well. Caryl Ito attended the annual luncheon and was pleased to see that Japantown was well represented. They are looking forward to the PowerPoint presentation that Selly Ngaiwan is working on. The Visitor's Bureau realizes there is a lot going on in Japantown and are waiting for new developments. They encourage us to think about things to promote to visitors. Hamaguchi will be the main contact with the SFCVB.

Sequoia's Graffiti Supplies (Darryl)– Darryl Abantao has worked with Bette Landis, Sequoia's Graffiti Group to purchase supplies at Soko Hardware and Sherwin Williams. The supplies are a token of appreciation for the continued hard work that the Sequoia's Graffiti Group contributes every Saturday to remove graffiti. The tools purchased at Soko Hardware are supplemental to the supplies provided by Graffiti Watch. A special graffiti removal chemical was purchased at Sherwin Williams and is different than the chemical provided by Graffiti Watch.

Sensu Lighting Update – Pro Solar has been hired as part of the Bid proposal. Hamaguchi will email the diagram to the Board members. The trees will impact the project and staff will look into tree maintenance or removal.

japantown task force, inc.

a planning, preservation, and development organization

D. President of the Board Report from Sandy Mori

Planning Director John Rahaim –On May 21, Sandy Mori, Bob Hamaguchi, Rosie Dudley, and Matt Weintraub gave John Rahaim a tour of Japantown showing him the parameters of the district and the efforts of the Better Neighborhood Plan.

RDA Director Stephen Maduli-Williams – On June 10, RDA Director, Stephen Maduli-Williams will be visiting Japantown. Mori invited interested Board Members to attend.

Certificate of Preference Update –The Commission Meeting is Tuesday, June 3 and is considering recommendations from the Department and JTF about the certificates of preference. JTF supports the idea to extend the certificates for the certificate holders but to also extend it to the grandchildren of certificate holders.

A-2 Exit Plan Update – Sandy met with Stephen Maduli-Williams to discuss possible funding of JTF as A2 sunset in 2009. There are no further updates on the exit plan.

E. Other Business and Announcements

1. Community Calendar
2. Press Clippings
3. The next Board meeting is scheduled for June 23, but the Board agreed to meet on June 30 due to the holiday in May.
4. Benkyodo was honored on May 28 as one of the California Small Businesses of the Year. There are 80 districts under assembly and senate. Each district had one honoree. Out of 3.7 million small businesses in California, Benkyodo was honored under Mark Leno, Area 13.

The meeting adjourned at 8:13 p.m.