

japantown task force, inc.

a planning, preservation, and development organization

JTF Board Meeting September 22, 2008 @ 6:00 p.m. Japantown Better Neighborhood Plan Planning Room Meeting Minutes

Attendees: Seiko Fujimoto, Caryl Ito, Sandy Mori (President), Mark Moriguchi, Benh Nakajo, Rosalyn Tonai
Staff: Darryl Abantao, Bob Hamaguchi
Guests: Gus Hernandez, Water Kaye, Shirley Lampkins, Paula Likens Jeffrey Nelson, Matt Richter, Francis Wong
Absent: Doug Dawkins, Stephen Engblom, Tak Matsuba, Lisa Watada

Recognition of Quorum established by 6 members.
Meeting called to order: 6:06 p.m. by Sandy Mori, President

A. Approval of Minutes: Meeting of August 4, 2008

B. CPMC – Cathedral Hill (Gus Hernandez – Marchese Co.)

Gus Hernandez, Marchese Co. was invited to give an update on the CPMC Cathedral Hill Project. He was joined by Jeffrey Nelson, Planning Director of Enterprise Development, Matt Richter, Architect with Smith Group and Paula Likens, CPMC Community Relations.

After the Northridge earthquake in the 1980's, Senate Bill 53 was passed stating that hospital facilities need to either replace or retrofit facilities by 2008. If you have alerted the state, you can receive an extension to 2015. CPMC intends to replace facilities while remaining open through January 1, 2015.

Of the CPMC Campuses – California, Davies, Pacific Campuses in addition to St. Luke's recently joining CPMC, the only feasible Campus to retrofit was Davies. Davies was completed in 2007, but are continuing to finish heating and installing equipment. The process was very difficult and extremely expensive. For the remaining campuses, they will be replacing the facilities.

All CPMC hospitals needed to provide excellent service and make services convenient with a total 600 acute beds operating at about 80% which is the industry standard. CPMC was able to purchase five additional lots that will be converted into a medical campus. St. Lukes will transition to outpatient ambulatory care (same day surgery taking less than 24 hours).

Cathedral Hill would replace existing capacity of California and Pacific Campuses with 1.3 million per square feet with 620 beds. In late 2006, there was a focus group conducted that resulted in concerns about height and bulk of the hospital. In addition to the cost of copper, plumbing, and steel has escalated causing CPMC to reevaluate the project in addition to the requirements of the project requiring a variance to allow more parking.

The new proposal includes:

- Reducing the project approximately 400,000 square feet with parking.
- Reducing the building scale
- Put massing of building closer to gear
- Ground floor level not impacting Van Ness
- Putting loading on Franklin and Post Streets.

japantown task force, inc.

a planning, preservation, and development organization

The massing of the building is impacted by the extension of the urban core, narrow profile of lot, maintaining Van Ness character and minimize off-site sun and view impacts. The new project includes five levels of parking with 500 parking spaces, outpatient has higher parking, there is a tunnel proposed to link under Van Ness avenue to the office building and entitlement for convenience to move between facilities. The design of the building includes increasing the real and apparent amounts of glass on facade, change color and materials to accentuate the inherent variant of building massing, develop doorway expression scaled to the street and institution, and create more transparent facade on Van Ness Ave with additional layering to respond to human scale.

The office building on the opposite corner of Van Ness Avenue would be 140 feet tall and five lots deep. There would be midblock passenger entrance from Geary Blvd. to Cedar Street to increase maximum flexibility. The old design was too bulky in people's opinions and the podium is a full floor shorter. This would also create a corridor to the women's and children's services.

Reduction in building size was achievable by implementing a similar system like UCLA med center. There would be different intensity's all on one floor with private patient rooms that are perimeter driven. Lounges are on corners for family respite and shared services in the center of the floor. Nursing and support center are on the ends allowing about 60 rooms where previous designs had two, three or four beds per room. Bed floors are larger by 30% and filled with health providers and nutritionists.

Bob Hamaguchi commented that there are several project developments in the community and wanted to comment on the parking spaces leased in the Japan Center Garage. With the expansion of the projects, the parking leases could be terminated and wanted to know if CPMC was including this in the parking count. Hernandez responded that in addition to on site parking, there is parking leases with the 855 Geary parking lot and other parking facilities on Van Ness Avenue. In addition, CPMC has implemented strategies that were successful at the Davies Campus to reduce staff driving to work including 1.) lease enough parking to park employees onto offsite parking spaces, 2.) not to provide enough parking forcing staff to carpool, not drive or take public transportation, and 3.) pay them to move on other forms of transit subsidy and 4.) utilize campus to campus shuttles.

Sandy Mori commented that with the certified EIR in 2010 that will be in the middle of the three projects in Japantown. There is no current development plan on the table for the future, but we hope CPMC will be in communication with the City Planning Staff as we continue with the Japantown BNP. We request that you analyze overlapping construction impacts to minimize construction time in Japantown and its neighboring communities.

C. Asian Improv Arts Projects (Francis Wong)

Several months ago, JTF collaborated with the Asian Improv Arts Project as part of the Asian Art Museum RFP for neighborhoods to look at planning phases. They are proceeding to apply for the implementation of this program. In the first part of the project, Francis Wong, Asian Improv Arts attended the meeting to give an update of his project. Wong has been talking to community members and researching how Japantown is currently involved in the arts and what organizations are currently doing. Wong also developed recommendations to improve and increase arts in Japantown.

From the Francis Wong's research, he identified the following needs:

japantown task force, inc.

a planning, preservation, and development organization

- Japantown needs to improve connections with City wide art efforts.
- Build the capacity to seek more professional opportunities.
- Artists and organizations are not aware of the grant and performer options
- There is a higher need for marketing current programs and arts
- Since the change in ownership of Kabuki Theatre, there needs to be an agreement worked out with Sundance Kabuki for use of performing arts space
- Identify future revenues supporting Japantown Better Neighborhood Plan process and recommendations.

The following were identified as the next steps and to pursuit potential ideas:

- More comprehensive inclusion of arts activities in Japantown Task Force website and Community Bulletin Board
- Provide expert arts/grant writing assistance. There is a high priority for traditional arts and preservation as arts and community buildings.
- Facilitate collaboration for different businesses to present artwork/performances.
- Develop a set of recommendations for the Better Neighborhood Plan and how arts might benefit from potential development agreements.

Sandy Mori asked for a breakdown of the \$35,000 grant proposal. Mori also requested that Francis Wong work with Bob Hamaguchi to clarify the duties and responsibilities of JTF.

Caryl Ito moved and Tak Matsuba seconded a motion to support the draft of the summary report presented by the Asian Improv Arts Project.

D. Report from Bob Hamaguchi, Executive Director

Financials/Funding Sources– The financial statement was distributed as a handout to the Board of Directors showing the application of the last \$10,000 with the SF Planning Department.

Based on the information from June, we have \$27,000 available with new grants from the SF Foundation (\$21,700), MOWED (\$25,000), and SFRA (\$50,000).

We have also applied for the Department of Public Health for a \$50,000 grant. Having worked with DPH on the Pedestrian Traffic and Safety Plan, we will receive extra points to boost our chances of being selected to implement identified strategies in the Pedestrian Safety Plan and to begin a Sidewalk Improvement Campaign. We propose to take as much as half of the DPH funds to match property owners contributions to repair problematic sidewalk cracks and raised sidewalks.

Better Neighborhood Plan Update – At

American Institute of Architects Tour – Tuesday, September 9 – Sandy, Bob, Rosalyn – Bob Hamaguchi, Sandy Mori and Rosalyn Tonai conducted a tour with Nancy Gribler. While AIA was here, Japantown was selected to display the redesign of Sundance Kabuki. Rosalyn Tonai led a tour including information on history with support of Tak Matsuba, Japantown Merchants Association.

japantown task force, inc.

a planning, preservation, and development organization

SF Japantown Foundation Grant Applications due Sept. 30 –Applications for the SF Japantown Foundation is Tuesday, September 30. JTF will not apply for this grant in support of funding other community organizations.

Department of Public Health Grant Application – Tab two in the Board of Directors packet includes the application for the Department of Public Health \$50,000 Sidewalk Campaign.

Planning Department Public Relations and Outreach Consultant Application – Tab six in the Board of Directors packet includes the \$10,000 application for the Planning Department as the Public Relations and Outreach Consultant.

Urban Solutions – Last year, JTF nominated Uoki Sakai but they did not receive an award. We nominated Uoki Sakai again this year and they received second place for the San Francisco Neighborhood Business Award. This is another sign that Japantown is still thriving and JTF is happy that a small business in the community is recognized within the City.

E. President of the Board Report from Sandy Mori

WACAC – Nihonmachi Terrace, Certificates of Preference Program – The WACAC and Commission approved to increase the bond from \$18,000,000 to \$28,000,000 with the support of Barney Frank as part of the Section 8 vouchers. Section 8 residents have the opportunity to decrease their rent because the maximum of 30% of their social security monthly checks would be used toward rent. Bilingual distribution of information continues to be an ongoing problem with the necessity that information be translated into Chinese, Japanese, Korean, and Russian.

Seiko Fujimoto commented that in addition to translation, there is also the need of having eligibility counselors to assist with the process.

F. Other Business and Announcements

1. Community Calendar
2. Press Clippings
3. Annual Silver Spur Luncheon on November 17, 2008 at Moscone North honoring Dr. Sandra Hernandez, Oz Erickson, Paul and Lynn Segway and Rev. Fong.

The meeting adjourned at 8:18 p.m.