



**NOTES FROM THE
JAPANTOWN TASK FORCE
LAND USE COMMITTEE MEETING**

1765 SUTTER STREET
TUESDAY, JUNE 9, 2015

BOARD MEMBERS PRESENT:

Paul Wermer, David Ishida, Glynis Nakahara, Jon Osaki, Alice Kawahatsu

STAFF PRESENT:

Bob Hamaguchi, Greg Marutani

OTHERS PRESENT:

Kathie Cheatham, Karen Kai, Robert Rusky, Rose Hillson, Marlayne Morgan, Reverend Arnold Townsend, Linda Corso, Gerald Green, Shelley Bradford Bell, Manuel Perez, Jason Overman, Jaime Rossi

Meeting began at 6:10 p.m.

1481 POST STREET:

Bob Hamaguchi opened the session that the JTF Board took a position and '*jumped the gun*' because it felt that there was not a conscientious and sincere outreach effort being made. Subsequent to your advising me that you were conducting listening groups, there was no one telling us they were being invited. It appeared very clear that those stakeholders closest to the project site were not being engaged. The board felt compelled to take a position so it could begin alerting the community of the project. It chose a position commensurate with the JCHES recommendations.

Linda Corso reviewed the PowerPoint presentation regarding the 1481 Post Street Project.

The "shadow impact" of the proposed building have a very limited and minimal impact on the various public spaces within the neighborhood.

There were 57 wind test sites were established to measure the potential impact of the proposed building. With the exception of two sites, there was no measurable increase in the wind.

- ✓ During the construction period ADCO would notify the neighbors.
- ✓ They will provide a hotline for people to call;
- ✓ Propose to use misters to minimize dust;

Community benefits:

- ✓ upgrade existing affordable housing;
- ✓ repair facilities that are not currently occupied due to physical conditions;
- ✓ expand resources such as senior transportation, legal services;
- ✓ job training for permanent jobs for the young people;
- ✓ support the arts;

Reverend Townsend urged reaching out to those who need jobs, in particular the African Americans.

The JTF position of desiring a code compliant project, not exceeding the height limits for the block, was made clear. Mr. Rosberg stated that they are not required to provide benefits for a code compliant project. When asked if that was their position, his response was that they are not proposing a code compliant project.

Ms. Corso explained that community benefits would be determined by the Mayor's Office and the Supervisor including community input and involvement. The benefits would be specifically defined in a development agreement before the project is approved.

The BMR housing requirement would be by a contribution to the Mayor's Housing Fund. The amount of the contribution could be as much as \$15 million. It was noted that the contribution would be significantly less if this was code compliant, say \$11 million.

The Land Use Committee would:

- ✓ Compile a list of organizations and contacts to be sent to ADCO;
- ✓ Find out organizations south of Geary that should be contacted;
- ✓ Add buildout of BMRs on the NPC parking lots;
- ✓ Funding for various CBO's, projects listed in our position paper could be funded to the Japantown Foundation.

Jon Osaki urged that JTF organize a community meeting in Japantown so ADCO can make a presentation.

It was recommended that JTF be sure to include information about the Sequoias alternative proposal that is code compliant in terms of height but does reduce the number of units available when compared to the current ADCO project.

UPDATE ON 1881 SUTTER (PINOT'S PALETTE)

Paul reported that he has not heard back from Eben Marsh regarding "community benefits." He will reach out to Mr. Marsh to him with this aspect of his application.

UPDATE ON 1801 BUCHANAN STREET (3D INVESTMENT)

Paul said he would recommend that JTF send a letter regarding the concrete wall appearance of 1801 Buchanan.

ANNOUNCEMENTS:

None at this time.

NEXT MEETING:

The next meeting will be Tuesday for July 7, 2015 at 1765 Sutter Street.

The meeting adjourned at 8:00 p.m.