

## **LAND USE/TRANSPORTATION COMMITTEE MEETING MINUTES**

THURSDAY, MAR 10, 2022@ 6:00 PM  
ZOOM MEETING (see below for info)

Committee Members: **Glynis Nakahara**, Co-Chair; **Jeremy Chan**, Co-Chair; **Alice Kawahatsu**, **Lori Yamauchi**, Karen Kai, **Steven Santa Maria**, **Scott Hamaguchi**, **Rosalyn Tonai**

**Board Members: Jackie Funasaki, Daryl Higashi, Emily Nichols**

Staff: Susie Kagami, Emily Murase

Other: Yasuyo Sato

### I. WELCOME

Co-Chair Glynis Nakahara called the meeting to order at 6:01 pm.

### II. APPROVAL OF AGENDA

Lori Yamauchi moved, Rosalyn Tonai seconded a motion to approve the agenda. The motion passed unanimously.

### III. APPROVAL OF MINUTES\*

A. Lori offered the following corrections to the February 10, 2022 minutes.

1. Jeremy Chan

2. P. 2: Discussion of Housing Element. The Planning Department is not the implementation agency, MOHCD.

Steven moved, Rosalyn seconded a motion to approve the minutes as amended. The motion passed unanimously.

### IV. STAFF / COMMITTEE UPDATES

A. Cultural District/CHHESS

Susie Kagami stated that there is no update on the CHHESS. Regarding the Cultural District, she announced that KOHO will be partnering with Brenda Aoki-Wong and Mark Izu on an April 23 event at the Presidio Theater. The performance is focused on Mark's experience growing up in and around San Francisco Japantown. Another KOHO partnership is with the Asian American Women Artists which is hosting a Slide Slam focused on Japantown artists Eryn Kimura and Tashi Weiss on Saturday, March 26.

Karen Kai asked about a community rollout of the CHHESS. Susie reported that there are incomplete sections that the Mayor's Office of Housing and Community Development staff members are responsible for. JTF staff will be meeting with MOHCD staff next week to follow-up on these incomplete sections.

Susie stated that there will be a town hall scheduled before the CHHESS goes to the Board of Supervisors. Lori urged that staff reach out to MOHCD to urge timely

completion of the CHHESS. Karen emphasized the importance of a town hall to reengage the community about the CHHESS.

B. Ad Hoc Japan Center Malls – No report.

C. Ad Hoc Peace Plaza Committee

The Peace Plaza Committee met on February 22. Glynis and Rosalyn reported that the meeting focused on reviewing progress to date. Marien Coss of the Recreation & Parks Department explained some of the challenges including weight limitations, and the need to rethink a popular water feature due to these weight limitations. A series of town hall meetings will be conducted this summer to re-engage community members about changes based on extensive structural and cost analyses.

## V. UNFINISHED BUSINESS/UPDATES

A. [Housing Element Update, Draft 2\\*](#)

Jeremy explained that the goal is to agree upon an outline of a letter as JTF's submission to the Planning Department on the Housing Element draft. Committee members should have received an analysis by Lori Yamauchi. Daryl Higashi asked the committee to prioritize issues. For example, Certificates of Preference should be a key concern, as should the enforcement of a non-discrimination policy in housing.

Rosalyn commented on the Certificates of Preference. She noted the current debate at the California African American Reparations Task Force about the proposed a focus on direct descendants of enslaved individuals and holders of Certificates of Preference. She urged a broad analysis of the non-discrimination in housing policy.

Glynis stated that at the state and local levels, there has been several efforts to minimize the lengthy entitlement process. However, these efforts can also significantly reduce and, in some cases, eliminate opportunities for community engagement. For example, in San Francisco, if there is a commitment to 40% affordable housing units, developers have no obligation to engage with the surrounding community.

Glynis urged work on an Area Plan. Susie reported that Julian Banales who is in charge of special projects to Planning Director Rich Hillis has been assigned to work with Japantown leaders. Susie would like to schedule a meeting with Planning Department staff and the leadership of the Land Use and Transportation Committee.

Jeremy volunteered to update the draft talking points based on tonight's discussion. Lori stated that Policy 25, "Reducing development constraints" will support the establishment and development of small businesses in Japantown. But also, community engagement is a crucial check and balance to protect vulnerable neighborhoods like Japantown. Helping neighborhoods create an Area Plan could promote community engagement without increasing developer constraints.

Discussion focused on whether pre-design engagement from developers can also help to mitigate limits to community engagement. Members stated that to produce more middle and moderate income housing, barriers to development must be overcome. It would be important to significantly streamline administrative processes.

Daryl expressed concerns about seeking an Area Plan for every cultural district. He would like greater discussion about what it means. Glynis responded that Chinatown and the Mission District have Area Plans. Lori explained that Area Plans become part of the General Plan for San Francisco. In contrast, the JCHES and CHHES are not legally enforceable.

Steven expressed his preference to prioritize Policy 20 and Policy 22 to secure funding sources for lower income families. Policy 20 supports increased density and mid rise multi family buildings. Policy 22 supports local funding for permanently affordable housing bonds.

Karen Kai stated her concerns about relaxing height limitations and increasing housing density. She urged coordination with the African American community on the Certificates of Preference issue. Daryl explained that Certificates of Preference were awarded to families legally determined to have been harmed by City actions. He cautioned that certificate holders were not limited to Japanese American and African American families. Karen emphasized that due to non-discrimination housing policies, there is not a way to prioritize housing for families based on race.

Rosalyn suggested amending Policy 22 to remove “very low income” and prioritize housing resources for low- and middle-income

Glynis moved Rosalyn seconded a motion that the committee recommend to the JTF Board that a letter identifying points of appreciation and of critique to the Housing Element draft be addressed to the Planning Commission and sent to the Planning Department staff by March 24. The motion passed unanimously.

B. Osaka Way Improvements - Postponed.

C. [SF Redistricting](#)\*

Glynis reported the initial map of the Redistricting Task Force divides Japantown from the Western Addition. There will be a series of public meetings to determine new supervisorial districts by an April 14 deadline.

D. Muni 2 and 3 Lines\* - Postponed.

VI. NEW BUSINESS (15)

A. 2022 Goals – Postponed.

VII. GENERAL PUBLIC COMMENT\*\* - None.

## VII. ANNOUNCEMENTS – None.

\* Indicates potential recommendation to JTF Board of Directors

\*\* Members of the public may address the Board for up to two minutes with respect to each item on the agenda, and may speak for up to two minutes regarding matters not on the agenda during general public comment.

### **NEXT MEETING: Thursday, April 14**

Join Zoom Meeting

<https://us02web.zoom.us/j/82799216089?pwd=aVo5Mk9tTlF2b0dzY1hzNHRmeTNnQT09>

Meeting ID: 827 9921 6089

Passcode: 630585

One tap mobile

+16699009128,,82799216089#,,,,\*630585# US (San Jose)

### **NEW FOR COMMITTEE MEMBERS:**

**Doodle Poll** to indicate your attendance at future meetings.

<https://doodle.com/meeting/participate/id/7axxE4Pa>