



## Mission Dolores Neighborhood Association

DEDICATED TO PRESERVING & ENHANCING OUR HISTORIC NEIGHBORHOOD

PO Box 460184 • SF, CA 94114 • 415-663-3953 • info@missiondna.org • www.missiondna.org

### February 8, 2017 Board Meeting

#### Agenda

1. Minutes (Jeff) 5 minutes
2. 3620 Cesar Chavez, David Sternberg, AIA (Lucia) 25 minutes
3. 198 Valencia Street, David Sternberg, AIA (Lucia) 25 minutes
4. 647 Valencia Street Project Update, Toby Morris, AIA and Dennis Ring, project sponsor (Peter) 10-15 minutes
5. 235 Valencia, DDG Partners – 235 Valencia LLC , Craig Hambrecht, principal: Proposed Demolition of Historic Garage that housed Hap Jones Indian Motorcycles (built in 1924) Re: <http://www.socketsite.com/archives/2016/02/the-race-to-landmark-or-raze-haps-old-mission-district-haunt.html> Project Sponsor will meet with us later. (Peter will report on preliminary discussion.)
6. Policy Review on MDNA's Future Scope of Activities (Peter and Donna) 15 minutes
7. Historic District Nomination Update (Peter) 5-10 minutes
8. Adjournment

#### Board Member Attendees

- Lucia Bogatay
- Reuben Smith
- Siamak Akhavan
- Jeff Pekrul
- Peter Lewis
- Donna Shibata
- Alex Sayde (neighborhood attendee)

#### Meeting Notes

- Previous meeting minutes from last meeting were accepted by the board without changes
- 3620 Cesar Chavez Street



## Mission Dolores Neighborhood Association

DEDICATED TO PRESERVING & ENHANCING OUR HISTORIC NEIGHBORHOOD

PO Box 460184 • SF, CA 94114 • 415-663-3953 • info@missiondna.org • www.missiondna.org

- This will be a 24 unit building next door to the Salvation Army store, and across the street from St. Luke's Hospital.
  - 24 units, commercial space on the ground floor, bike parking, 50% car parking.
  - It's already approved and required no variances.
  - They are paying in lieu for BMR, none on site.
- 198 Valencia Street
    - This will be on the site of the auto oil change business on the corner of Duboce and Valencia.
    - 28 units, meets density requirements.
    - Retail on the ground floor, garden in rear; 4 floors of apartments, some 1 bedroom, others 2 bedroom.
    - The Zeitgeist Bar across the street has filed a DR objecting to shadows that it says will be cast onto its rear garden.
    - The building is 55' tall. Valencia Street is 82' wide.
    - They would like a letter of recommendation.
    - The board approved of this project.
  - 647 Valencia Street - update
    - This project presented at the 11-9-16 MDNA meeting.
    - The developer, Dennis Ring returned to discuss his attempts to address concerns raised by the 80 Sycamore HOA. Board member Donna Shibata is a member of this HOA.
    - The project is in the 312 Notification stage.
    - The HOA is considering requesting a DR (discretionary review); they are not satisfied with the changes proposed, especially the reduction in light to their garden.
    - Dennis will attend our next meeting in April.
  - 235 Valencia Street
    - The garage on this site was built in 1924 and has historic and architectural value. However, it will be torn down.
    - The developer is interested in meeting with our group to get input on design for the building that will replace it.
  - 1298 Valencia Street
    - This building will replace a gas station on the corner of 23rd Street and Valencia Street.
    - It will have 35 units, mostly 2 bedroom/2 bath.



## Mission Dolores Neighborhood Association

DEDICATED TO PRESERVING & ENHANCING OUR HISTORIC NEIGHBORHOOD

PO Box 460184 • SF, CA 94114 • 415-663-3953 • info@missiondna.org • www.missiondna.org

- There is a DR on the property because they aren't doing any onsite BMR.
  - They are exempt from the current BMR requirements because of when they originally filed their project.
  - The developer would like a letter of support from us in the next two weeks.
  - The board was unanimous in liking the design of the building.
- 2060 Folsom
    - This project presented at our 9-14-16 meeting.
    - We never wrote a letter to recommend or suggest changes.
    - It's coming up soon for approval before the planning commission.
    - People at tonight's meeting had different views on the appearance, height, size of units and 100% BMR, but generally were not very positive on it.
    - Peter will draft a letter to the developer stating our opinion that the appearance should be improved with setbacks or other enhancements. After he drafts it, he will circulate for us to vote on sending.
  - Other Discussion
    - Board member attendance at this meeting was very low.
    - People who don't attend many times in a row may need to consider whether they want to continue. Each of us should find candidates who want to join the board
    - Lucia discussed a plan to restore Victorian architectural details such as Queen Anne style turrets to a building on Capp Street at 20th. We should add items like this to the News blog feature on the web site.
    - We are interested in building a relationship with the Inner Mission Neighborhood Association.