

Glen Park Association Board of Directors  
January 9, 2019  
2510 Diamond Street

**GPA Board Members Present:**

Scott Stevenson, president  
Heather World, recording secretary  
Bonnee Waldstein, corresponding secretary  
Mary Szczepanik, webmaster  
Michael Rice, historian  
Carolyn White, neighborhood improvement  
Stephany Wilkes, vice president  
Nicholas Dewar, Greenway  
Adrienne Lacau, membership-in-waiting  
Dennis Mullen, treasurer [late arrival]

**Guests**

Jeany Ng, Adventurous  
Brian Schulman, Adventurous  
Janet Tarlov, Canyon Market/GP Merchants Association

**GPA Board Members Absent or Not-Present:**

Sally Ross, neighborhood improvement committee  
Hilary Schiraldi, membership secretary  
Carolyn Deacy, program chair  
Tania Treis, zoning and planning

Establishment of Quorum  
Meeting called to order at 7:04 p.m.

**Action Items**

1. GPA Quarterly Meeting January 17, 2019

We need to establish a quorum of membership (10 percent). Voting members to get red notecard at sign-in. At least four board members to assist the sign-in process.

Confirmation of possible agenda:

- A. GPA Board Elections (5-10 Minutes)

B. GPA Bylaw Amendments (5-10 Minutes)

C. Supervisor Mandelman (30minutes)

D. Elk and Sussex

Gabe Ho, SFMTA project engineer

Casey Hildreth

Lolita Sweet, public information officer

E. Brainstorm future for BART lot, per Mandelman's suggestion? Goals

2. Approval of December Minutes

December Minutes

Adrienne moves the board approve its December 2018 meeting minutes

Stephany seconds

No Discussion

MSP as written

3. Draft Letter of Support for Planning Commission's Ruling on 49 Hopkins Avenue  
(Largent House)

Scott has drafted a letter. Edited version below.

Discussion

Glen Park has seen similar violations of Planning Code

Recognition that the building process in San Francisco is onerous, even if you are following both the letter and intent of the code.

Adrienne moves the board approve sending the letter in support of Commission's action on the Planning Code violations at 49 Hopkins Avenue

Carolyn (White) seconds

MSP as amended

**Discussions**

### 1. Adventurous Scavenge Project Presentation (Jeany Ngo, Brian)

- Company is beta testing scavenger hunt game that includes physical props and physical locations, augmented by virtual reality
- For now, they are providing free scavenger hunts and have worked with local farmers markets
- Won't work as a GPA-meeting lure for parents because parents must attend to their scavenger-hunting kids, but might work for Festival
- Referred Adventurous to Merchants Association and Glen Park Festival planners (GPA booth could be a location on the treasure map if Adventurous works the festival)

### 2. Greenway Update

- The Community Challenge Grant officially ended on 12/31/18 although the sign is still to be completed and we expect it to be erected during February.
- Next work party is Saturday January 26, 2019. Meet 9:00am at Chilton and the Greenway. Volunteers will focus on weeding, cutting, and pruning.
- Work to complete the sign will start late this month and take place on Fridays and Saturdays. The project needs volunteers for this task so let Nicholas know if you're interested in helping.
- Michael has managed the topographical survey. We should have it by end of the month
- SF Public Works found a second irrigation meter
- Committee is working with the Glen Park Garden Club as a partner to develop non-planted areas of the Greenway. A member of club, Kathy Keller, will join the Greenway Executive Group.
- Date of next CCG round is not yet announced, but we need to be prepared to write that in April. Grant will be for the first of two trail improvement projects, from Brompton to Chilton.

### 3. Arlington Open Space Project Update

- Carolyn is waiting for tentative work date of February 23, 2019, to be cleared by the Fix It Team.
- Goal is to maintain areas previously cleaned, remove damaged fence, clear weed-strewn boulders behind the 300-block of Arlington (required special training for city workers because of steep drop)

- Sandra Zuniga of Fix It had mentioned working with landscape architect students for site analysis and design.
- Scott would like us to be thinking of ways to get seed money for projects in this area
- There is a flat raised bed at the foot of the wall that could be planted without special equipment
- Look at what's going on the other side of the cut in regards to planting

#### 4. Updates from GPA meeting with Supervisor Mandelman

- In early December, Scott, Stephany and Michael were invited to the Supervisor's office to talk about issues, mostly about zoning and planning
- They helped him to understand the GP Community Plan, which anticipates infill in the village, including the possibility of raising commercial buildings to three stories as well as making garages south of the Thai restaurant on Diamond into ground-floor retail
- He encouraged GPA and the neighborhood to get in front of planning for the BART lot because BART could come in heavy handed and build whatever it wants there.

#### 5. Kern Alley Parking lot closure

- Despite our attempts to get Hayes family to keep us in the loop, lot was closed without notice last week.
- Scott emailed Patty Hayes. She confirmed that the Planning Department refused to waive the landscaping requirements even though the lot would be temporary and that the requirements make the lot untenable for public use.
- She did leave a hook in the letter that there may be possible "community" uses for the lot
- A neighbor pointed out there is a sidewalk along Kern that has been covered

### **Committee reports**

#### 1. Treasurer

- Cash balance is \$32,658.03 in our Bank of America general operating account
- For 2018 we netted \$654. In the black!
- We'll talk about budget in February

#### 2. Transportation

- Regarding SFMTA presentation at the January 17, 2019, meeting. We will ask only two questions concerning loss of parking because we want SFMTA to hear community feedback

3. Zoning and Planning
4. Neighborhood Improvement
5. Membership

Meeting adjourned at 9:10 p.m.

**Letter of Support for Planning Commission's Ruling on 49 Hopkins Dr.  
(Largent House)**

To: San Francisco Planning Commission:

Rich Hillis  
Myrna Melgar  
Rodney Fong  
Milicent Johnson  
Joel Koppel  
Katherin Moore  
Dennis Richards

Cc: Supervisor Raphael Mandelman District 8  
John Rahaim - Director of Planning, San Francisco

Dear San Francisco Planning Commissioners,

The Glen Park Association Board wanted to extend the Commission comment on their recent decision regarding the illegal demolition and planning violations at 49 Hopkins Ave. The GPA Board strongly endorses that San Francisco Planning codes be enforced. Over the recent years, our neighborhood has and continues to be beset by various development projects that either violate or ignore Planning Code. When issues of wrongdoing are found, it seems most penalties are too weak to offer a disincentive, and the developers and LLCs consider the violations a simple cost of doing business. It is easy for developers and LLCs to pass these costs on to the community at the end of the project.

The GPA Board acknowledges and supports your decision on the 49 Hopkins Avenue violations and urges that future violations are met with stringent penalties that protect communities, the historical heritage of our neighborhoods, and drives developers (as well as residents) to follow SF Planning codes.

Thank you for your work.

Sincerely,  
The Glen Park Association Board  
1/9/19