

Land Use/Transportation Committee Meeting

Minutes

6-8 pm Thursday, December 7, 2023

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

Committee Members Present: Glynis Nakahara, Co-Chair, Jeremy Chan Co-Chair, Karen Kai, Scott Hamaguchi, Rosalyn Tonai, Lori Yamauchi.

Excused: Rich Hashimoto, Daryl Higashi, Alice Kawahatsu, Steven Santa Maria, Linda Walsh.

JTF Staff: Emily Murase, Karson Little.

Others: Tomo Hirai, Nichi Bei News; Sheridan Tatsuno; Yasuyo, The Sequoias.

I. Welcome

Co-Chair Jeremy Chan welcomed everyone. No action could be taken due to lack of quorum. This was an informational meeting only.

II. Approval of Agenda* - postponed.

III. Approval of [November 9, 2023 Minutes](#)* - postponed.

IV. Staff / Committee Updates

A. Update from Dr. Emily Murase, JTF Executive Director

Emily reported that the JTF board meeting is scheduled for next Wed, 12/13/23, in-person and hybrid, at 1765 Sutter Street. The JTF office will be closed from December 25 - January 2. JTF is working on leasing the space above U.S. Bank for KOHO.

B. Update from Peace Plaza Committee

On behalf of the Peace Plaza Committee, Emily provided a recap of the 11/28/23 Peace Plaza Committee meeting. Project Manager Marien Coss reported that, while Plant Construction was the apparent low bidder, two protests have been filed. Despite the extra time required to fully respond to the protests, Marien assured everyone that the schedule should be unaffected since the protest period was built into the overall schedule. Emily added that the Cultural Heritage Sustainability Committee will review the content of the cultural elements interpretive panel.

Glynis shared Brandon Quan's concern about large delivery trucks loading/unloading wares on Post Street. This is already a hazard to pedestrians, especially seniors, and Peace Plaza construction will likely make this issue even worse. This discussion of construction mitigation measures provides an opportunity to explore possible solutions to this longtime problem. Peace Plaza Committee Co-Chairs Jon Osaki and Rich Hashimoto asked that all construction mitigation issues be brought to the Peace Plaza Committee meetings. The next meeting is scheduled for Tuesday, 12/19, 5 pm.

C. Update from Japan Center Malls Committee

V. New Business* - N/A

VI. Old Business*

A. Conditional Use Authorization for Japan Based Formula Retail

Jeremy introduced the [memo](#) authored by Lori Yamauchi with feedback from Scott Hamaguchi. Scott advised that JTF should be neutral on the issue and seek feedback from Japantown merchants. Glynis thanked Lori and Scott for this work. Discussion focused on the best way to present the costs and benefits of relaxing the requirement that formula retail/chain stores secure a Conditional Use Permit. Emily outlined the challenges of getting merchant feedback. It will require a door-to-door strategy. JTF will be hosting an intern who can undertake this effort in January and February. She said that it will be necessary to create a survey tool that will be easy to complete and to offer to take responses in person, in writing, online. Emily also reported on her meeting with Kinokuniya executives. They reported direct experience with potential tenants who decided not to pursue space in the Kinokuniya Mall due to the Conditional Use Permit requirement. Lori offered additional considerations that could be impacting the attractiveness of mall space, including square footage and foot traffic.

Next steps:

1. Develop a survey based on the memo (Lori, Scott, Jeremy, Glynis, Emily).
2. Set up meetings with executives from Kinokuniya, Japan Center West/3D, and JCBD leadership (Emily).

C. [Active Communities Plan](#)

Discussion focused on the SFMTA proposal to introduce dedicated bike lanes in Japantown. Committee members offered many reasons to oppose bike lanes through Japantown, including concern for seniors, access to childcare facilities, schools, and the already problematic delivery truck patterns. Given the impending construction at the Peace Plaza and Osaka Way, new bike lanes should not be considered until after construction is completed. E-bikes and scooters present new safety concerns.

Karen Kai moved, Rosalyn seconded a motion to recommend that the JTF board oppose proposals to introduce permanent, dedicated bike lanes on Post and Sutter Streets through Japantown. However, quorum was not present, so a formal vote could not be taken. Therefore, Jeremy asked for a “sense of the committee” on this motion. The “sense of the committee” was unanimous in support of the motion.

B. Reimagine Japantown Committee Update

Glynis announced that, on behalf of the Reimagine Japantown Committee, JTF has released an RFP seeking consultants in a development vision for Japantown. Details can be found at the JTF website [here](#). A pre-proposal conference is scheduled for 12/13. Details available [here](#).

C. [SF Cultural Resources Survey](#)

Jeremy provided a recap of the SF Survey discussion at the 12/4 Cultural Heritage Sustainability Committee. The SF Survey team provided an overview of the outreach activities and revised findings based on community input.

D. Buchanan Mall / Osaka Way - 12/6/23 Osaka Way Design Charette

VII. General Public Comment - none.**

VIII. Announcement - 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.

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

Meeting ID: 827 9921 6089 Passcode: 630585

One tap mobile: +16699009128,,82799216089#,,,,*630585# US (San Jose)

Next Meetings: All Meetings are on the 2nd Thursday of each month and start from 6 pm: January 11, February 8, March 14, 2024.