

# South Beach / Rincon / Mission Bay Neighborhood Association Meeting

Monday March 9, 2026

MINUTES

6:00PM-7:00PM

HYBRID MEETING

ATTENDEES	6 Officers, 2 Presenters, 31 residents (Zoom + In-Person)
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NEXT MEETING: MONDAY 4/13, 6 PM - TOPIC TBD

TOPIC	SB423 New Housing Legislation
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- **Welcome and Introductions** (Alice Rogers)
- **SB|RMB NA Board 2026 Elections** Incumbent board members Bruce Agid (MB), Mike Linksvayer (SB) and Gary Pegueros (SB) were elected by acclamation (given no opposition), each for another two-year term. Director Michael Adams (MB) was appreciated for his service as he stepped away from the board, having moved out of the NA boundaries. Sarah Davis and Sarah Bertram, both of Mission Bay, were appointed to serve (respectively) the remaining year of Director Adams' term and Founder Emerita Katy Liddell's term. Sarah and Sarah have been collaborating with NA board members on projects in Mission Bay and were warmly welcomed.
- **A presentation on new state housing legislation SB423**  
Kate Conner, Deputy Director of Housing in the SF Planning Department, reviewed some of the state laws and programs that are shaping the current housing development climate, including two newer ministerial programs – [SB423](#) and AB 2011. Both incentivize building affordable housing by offering density bonuses and paring back the public and departmental review process, providing certain baseline requirements are met. Ministerial projects are not subject to review under CEQA (California Environmental Quality Act), and they don't require discretionary approvals from City departments (like the Planning Commission). These programs come with guaranteed review timelines, typically 90-180 days depending on the size of the project. In short, less process, no discretion, and faster approvals. Kate advised that SB423 and AB 2011, while separate laws, do share many similarities. Kate went on to discuss the two programs and their requirements. Kate's presentation slides are available on request (they are too large to transfer through Google Group); contact [sbrmbna@gmail.com](mailto:sbrmbna@gmail.com) to request PDF.
- Board member Sarah Bertram highlighted the tragic recent crash incident that left a toddler dead and her mother injured as they were in the crosswalk at 4<sup>th</sup>/Channel Streets. She started this discussion by 1) acknowledging the death, 2) stating the need to hear results from the SFPD investigation, 3) giving a brief overview of the improvements that are being contemplated and in some instances planned related to increasing safety around the new school, and 4) inviting neighbors' input and comments. For anyone who wishes to speak out about street safety, please consider writing a letter to the editor of the Chronicle. For instructions and a sample letter for inspiration, click [here](#)
- **Supervisor Dorsey will hold a Town Hall on street safety on Thursday April 9<sup>th</sup> from 6pm – 7:30pm at 1251 3<sup>rd</sup> Street (Southern Station Community Room). RSVP [here](#)**

Zoom recording of tonight's meeting: [Here](#)  
Passcode: **QN%w1z2C**

**Our next meeting is scheduled for Monday April 13<sup>th</sup>. Topic: TBD**