

Meeting Minutes with District 10 Supervisor Malia Cohen at City Hall
on January 10, 2012 - 3PM

Attending:

- o Jean Bogiages jean@woodwinds.net
- o Sue Jin Hwang suejinhwang@gmail.com
- o Dean Dinelli dean@deansgaragedoors.com
- o Dick Millet milletdick@yahoo.com
- o Mica Ringel supermica@gmail.com

Objective of the meeting was to seek her advice on how to best be effective in the planned development at 480 Potrero Ave.

We began by summarizing our group actions to date, reviewing the developers requested Exceptions to their Large Project Authorization, & photos of Potrero & Mariposa Streets were presented. See [Meeting with Sup Cohen.pdf](#)

Supervisor Cohen revealed she lives near 18th & Kansas and is familiar with the project.

She said that she has previously met with the developers at her office in November for an informational meeting.

She explained she cannot get involved in a "land use fight" & explained that she must maintain a quasi-judicial role in the matter - however there were multiple approaches for her to assist us in influencing this project.

She expressed initial concern that 480 Potrero Ave. is being leased by the developers to Sunny's Auto Body for parking -She said would contact DPW to inquire if that is a code violation.

Dean spoke to his concerns RE: such a dense residential development being built next to the Verdi Club, considering in other parts of the city (SoMa) noise complaints made by residents in newly built lofts have been effective in closing numerous well-established music venues. Malia took notes on the hours of the Verdi Club's operation & said she would further look in to the matter.

Dean described the sidewalks on Mariposa as being broken, uneven, & dangerous to walk on. Sup. Cohen said it is the responsibility of the

property owner to maintain their sidewalks & that she would initiate action with the city to have them repaired.

Sup. Cohen inquired if there was adequate street lighting in the neighborhood & showed her concern for everyone's safety at night, expressing that it is her goal to have street lighting improved in District 10's (darker) industrial areas.

Sue Jin spoke to her concerns RE: the mass of the building & resulting shadows on Potrero Ave., to which Malia said she would like to know more about the Shadow Fan Analysis: specifically who it was done by & what did it show. I told her that at the last Community Meeting with the developer, Tony Kim had said that the Shadow Fan Analysis was done by the city, & that he said it was overly broad. Tony Kim promised that at the next community meeting he would provide a more accurate Shadow Fan Analysis representing different times of day throughout various seasons. Malia said that when she met with the developer his leading questions was, "What do you think of shadows?" Her reply, "What do I think of shadows? I'm not afraid of mine". Malia wondered whether there was some other aspect RE: the Shadow Fan Analysis which has yet to be addressed. She asked what time of day the analysis was done. I told her that the only planning codes I could find with concern to the subject were that no new shadows were permitted on public parks or which encroached on established back yards/open space. Again, she seemed to think there was something more to the subject; an item for us to further research.

With regards to the question if it could be considered a conflict of interest that Asha Safai, a current SF Housing Authority Commissioner is also a consultant paid by the developer, considering 480 Potrero is directly across the street from Public Housing - Malia concluded that it was not. Mariposa Gardens is not a housing project.

She felt the best advice for our group was to conduct our own community meeting & invite the developer. She suggested two names from the Potrero Hill Democratic Club who she thought to be skilled facilitators: Janet Carpinelli & Monisha Mustapha. She advised that we should complement the developer on aspects of the project we do like & refrain from criticizing him on those which we do not. It was suggested that we could have the meeting at the Verdi Club or conference rooms can be reserved at the main branch of the SF General Library.

Sup. Cohen referred us to a knowledgeable resource on the subject, Potrero Hill resident Ron Miguel. Ron is recently retired from the SF Planning Dept.

In response to Jean asking if Malia thought it would be beneficial to meet with individual Planning Commissioners, Malia thought it wouldn't be inappropriate & that it could be worth the effort. She noted that some commissioners will speak with the public & some won't, & that it is really up to them. She added that when Ron Miguel was a commissioner he was always more than willing to.

I asked if it would be beneficial to contact the non-profit which manages Mariposa Gardens to inquire what they knew about the project & to investigate specifically their position on serpentine mitigation. Malia liked the idea.

She closed with the sentiment that San Francisco is starting to pay more attention to the areas it has previously neglected & that Potrero Ave. is quickly becoming a more desirable place to live.

Submitted by Mica Ringel