

Meeting Minutes - Save Potrero Street Neighborhood
Friday October 5, 2012
Verdi Club

Attending: Diane Ringer, Robin Talmadge, Carol and Dan Fager-Higgins, Denny Palmer, Dick Millet, Terry Cronin, SueJin Hwang. Dean Dinelli, Robert Watts, Olga Kist, Dennis Davison, Jean Bogiages

The meeting was called to order at 6:10.

It was agreed that we would share information and then list the issues that the group has with the project. Once listed, we would decide whether or not to send a letter to the Planning Department appealing the Preliminary Negative Declaration for 480 Potrero. Information shared were the attached documents:

1. Preliminary Project Assessment: 2011.0430U - 480 Potrero Avenue.pdf
2. Preliminary Mitigated Negative Declaration - 480 Potrero CEQA Documents.pdf
3. Shadow Fan - 480 Potrero Ht 68 Ft.pdf
4. Application for Large Project Authorization - LargeProjectApp.pdf
5. Height and Zoning Maps from SF Planning Site - HeightandZoning.pdf

The issues listed by the group were:

1. Building Height

a. Height is not comparable to other buildings in the neighborhood which are mostly two and occasionally 3 stories. The automotive shop next door is two stories and the large Mariposa Gardens housing development across Mariposa on Potrero starts below street level and ends up with 3 stories. Mariposa Gardens would be a development to mimic in size and design, as it has open space fronting all the front apartments. The buildings across the street from 480 Potrero, on the east side of Potrero are homes that are 2 stories.

b. A building greater than 4 stories sheds a shadow on the homes across the street which will result in the occupants needing to turn on lights and heat that previously was not needed because of the sun.

c. The population density of a building containing 84 apartments is completely out of character with the residential units and buildings within a 300 foot radius.

2, Parking

a. The Traffic Analysis quotes 53 cars being added during the peak traffic times. Those cars cannot be accommodated in 38 parking spaces that the building provides.

b. Bike parking is not sufficient

c. MUNI employees use the street to park as their own parking has been reduced.

d. The Pre-Natal Building at the corner of Potrero & 18th, Planned Parenthood, UPS use the area around the lot for employee and patient parking.

e. The city's new policy of adding meters has made it harder for people to find un-metered parking

f. The Body Shop next door used the lot for parking currently. Those approximately 30 cars/day will be added to the public parking spaces once the space they are using is removed.

3. Open Space

a. Section 135 of the planning code requires 80 square feet of open space or 54 square feet of common open space per dwelling unit or some combination. The 8/17/2012 drawing proposes 84 units. This would require 4536 square feet of open space. The plan proposes a common courtyard of 25x100 ft on the first story. This courtyard would be above the garage and not suitable for greening. In order to satisfy the requirement, the plan proposes open space on the roof. The intent of the regulation is to provide an area suitable for gardening, trees and greenery. These two solutions do not meet the intent of the regulation.

b. The community plan exemption checklist considers RECREATION and is concerned about overuse of existing parks. Franklin Square Park is the closest park to the project. District 10 has been identified by the SF Parks Alliance and SPUR as a district that is deficient in the number of parks. Franklin Square is already heavily used. Adding the occupants of 84 housing units to the number of park users would degrade the park through overuse.

4. Neighborhood Institution

a. The Verdi Club is a neighborhood institution that has existed since 1926 and provides a space for community activities. It serves senior citizens as well as youth with its programs. The project intends to supple 38 parking spaces for 84 units. This will result in removing the available parking from the users of the Verdi Club.

5. Hazardous Materials at Body Shop

a. Bondo, a Spray Booth, Toxic Paint, petroleum and metal are either used or in the air because of the body shop. This is hazardous for the folks living near the body shop

6. Living conditions for Building Occupants

- a. Insufficient Open Space
- b. No 3 or more bedroom apartments. Within the UMU the planning department encourages family-sized units. To be consistent with this neighborhood, family sized units should be part of the development.
- c. Building elevator is too far from the south-west apartments.
- d. First Floor apartments are too near the sidewalk. This is a neighborhood that has a relatively high crime rate and it is not good for people to be living on the first floor.

After listing the issues the group discussed whether or not to send a letter to the Planning Commission appealing the Mitigated Negative Declaration.

The following actions were agreed to:

1. Jean will create a first pass of the letter to the Planning Commission appealing the Mitigated Negative Declaration and send it to the group, and to the experts we have found to help us, for review as soon as possible.
2. Denny Palmer will send a message to Verdi Club members asking if anyone has the expertise regarding Planning regulations and environmental reviews to review our proposed letter and help edit it.
3. Olga Kist will speak to someone she knows that might have expertise regarding Planning regulations and environmental reviews and see if she would review our proposed letter and help edit it.
4. This group will meet again next Wednesday to review the proposed letter and decide if we should submit it.
5. Everyone will come to the next meeting with cash to chip into the \$512 required for the letter.
6. Dean Dinelli will make sure we have a place to meet.
7. Diane Ringel's son will forward Jean (jean@woodwinds.net) the address to ask for 2 week delay on submissions and notification for each submission.

Minutes Respectfully Submitted by,
Jean Bogiages