

Notes from Meeting with Ben Fu

November 20, 2012 10:30 at 1650 Mission Street

Attending: Ben Fu, Jean Bogiages, Juan Jayo, Mica Ringel, Dean Dinelli

Ben Fu is the planner assigned to the 480 Potrero case. He will be responding to the request for Large Project Authorization.

Don Lewis will be responding to the appeal to the Neg Dec which MUNA and Verdi Club submitted on behalf of the neighbors. He should have a written response by January 10 and will present to the Planning commission on January 17. It is possible that both the Neg Dec and the Large Project Authorization will be in front of the planning commission at the same time (January 17).

Juan, Mica and Dean told Ben of concerns they had regarding the Neg Dec:

- Verdi Club has a music school and that was not considered in the Neg Dec
- Ahsha Safai is a Board Member of the SF Housing Authority and is acting as a consultant to the developer. Isn't that a conflict of interest?
- Serpentine mitigation is not properly addressed
- Open Space is not sufficient. Opening the roof for open space is not a good solution for children.

Ben suggested that we meet with Don Lewis to discuss these additional concerns. Don Lewis is out of the office until December 12.

Regarding the design concerns that the group had, we told Ben that:

- The building should be no more than 3 stories in order to harmonize with the other buildings in the neighborhood.
- There should be 1 parking space per unit and adequate parking for bikes
- Reasonable open space should be provided for residents as outlined in the Eastern Neighborhoods Plan
- Aesthetics- the apartment complex should integrate with the design of homes and apartments on Potrero Avenue.

Ben explained that there were opportunities to appeal. He also said that we could send letters to the planners and the commission in order to express our concerns.

- Ben Fu advised that for the appeal we focus our arguments to environmental concerns only.
 - SF Environmental Planning Process = <http://www.sf-planning.org/index.aspx?page=1570>
- Ben Fu explained that if the Large Project Application is approved we can appeal the decision with the Board of Appeals
 - SF Board of Appeals = <http://www.sfgov3.org/index.aspx?page=763>
- Ben Fu suggested we email the Planning Department Commissioners directly with future concerns.
 - SF Planning Department Commissioners bio + email = <http://www.sf-planning.org/index.aspx?page=7>

Submitted by,

Jean Bogiages