

## Notes from Meeting with Ron Miguel on Thursday, January 24, 2013

In attendance were Jean Bogiages, Dean Dinelli, & Mica Ringel

- Due to scheduling the hearing RE: 480 Potrero has been delayed from January 17th. When the hearing does occur, the first issue before the Commissioners will be our appeal of the Preliminary EIR. If our appeal is granted then the then the Large Project Authorization is not heard, & if our appeal is denied then vote to approve the Negative Declaration will move forward at that time.
- Hearings occur on Thursdays. The process is as follows when an agenda item is called:
  - The Developer introduces the scope of the project [SIA]
  - The Planning Department Staff report their recommendations [Ben Fu & Don Lewis]
  - The item is open to public comment for a period of 2-3 minutes per citizen [everyone]
  - The Commissioners discuss the matter amongst themselves & ask questions
  - The item is voted on.
- Ron Miguel suggests we prepare a packet for the Commissioners detailing our position & deliver it to their secretary at least 10 days in advance of the hearing [NOTE: Include pictures of "view corridor" from Carol's corner]. Updated documents, i.e. Large Project Authorization & list of exemptions should be requested from Ben Fu &/or the developer .
- It was suggested that when addressing the Commissioners we be as specific as possible & include what we do & do not like about the project without being overly negative.
  - Example: "It's too high" vs. "We would rather it be 10 feet lower"
- Dean inquired about the possibility of requesting that the developer include a handicap accessible ingress/egress to the Verdi Club via easement at 480.
  - While reviewing the updated design plans it appears the proposed open space rear yard can only be accessed through the few apartments which it backs up to & that there is no entry or exit from the backyard at all. QUESTIONS: Is this correct & is this code compliant?
- It was suggested that the Verdi Club request the developer install sound proofing per the specifications of an acoustical engineer. Also, the Verdi Club should require the developer file CC&R's [Condo Covenants & Regulations] with the deed to 480 Potrero which states that the Verdi Club is an established live music venue & will not be held liable for noise complaints made by the future neighboring residents, & that the developer/owner of 480 Potrero bares all responsibility for sound-proofing their building.
  - We should investigate the benefits of Sunny's Auto Body (or that buildings owner) also requesting CC&R's to protect them from possible litigation by future residents living adjacent to an established Auto Body Shop.
- ADA accessibility requirements were discussed & should be further researched
- It was confirmed that code does allow for roof decks to be used to meet code requirements, however it could be beneficial to push the open space issue. It can still be argued that the roof deck proposed at that elevation is "virtually unusable".

- It is Ron Miguel's opinion that the "rock formations" [serpentine] found at 480 are common in SF & that the standards in place are sufficient to effectively mitigate the problem. He is unaware of any other environmental concerns impacting the site which would necessitate the full EIR which we are requesting via appeal. He feels this project is allowed under Eastern neighborhood Zoning & therefore the Negative Declaration will be approved at the hearing.
- The following are design concerns Ron Miguel has RE: 480 Potrero:
  - The building entrance should be moved to the center of the building on Potrero Ave or at the corner of Potrero & Mariposa Streets. He does not approve that currently the entrance is planned along the south side of the building adjacent to the driveway on Potrero to Sunny's Auto Body. If at this location some tenants will have to walk up to 150 feet from the elevator to their residences which in his opinion "is ridiculous".
  - He believes ground floor commercial is appropriate & should be mandated at this site. He is against the current plan for apartments at street-level sighting 1. Noise, 2. Safety, as bars on windows would be required.
  - Insufficient bicycle parking
  - He would like to see the upper floors set back a few feet from the rest of the building to prevent it appearing as a large box.
  - Landcape design is insufficient & would like to know how the developer proposes to comply with the Green Streets Plan.

Submitted by Mica Ringel