

### Planning for Change

San Francisco is a special place because of the way in which it has always balanced preservation with change. Our neighborhoods have changed with the times, but they have always kept something of their unique character — an essence of San Francisco that doesn't look or feel like anywhere else.

Showplace Square/Potrero Hill Area Plan December 2008

## MUNA – Verdi Club Issues with 480 Potrero Development Plan

# Contents

[Introduction](#)

[Pre Project Description and Parking Issues](#)

[Neighborhood Character](#)

[Green Space Requirements](#)

[Verdi Club Issues](#)

[Environment and Health Issues](#)

[Project responses to the PPA](#)

# Introduction

- 4-2-2013 480 Potrero Project Plan: Six Story, 58 ft, UMU, 77 residential units, (29-1Bd, 40-2Bd, 8-3Bd), 974 ft Retail space, 46 parking, 31 bike parking
- Planning Department submitted a “Mitigated Negative Declaration” essentially saying that the project satisfied the Community Plan requirements for CEQA and with the exception of mitigation of potential asbestos, does not have to do a full EIR and can use the Eastern Neighborhoods EIR.
- MUNA and Verdi Club appealed the Mitigated Negative Declaration based on Community Plan issues of Land Use and Land Use Planning, Aesthetics, Population and Housing, Transportation and Circulation, Recreation. Hazards and Hazardous materials, Greenhouse Gas Emission, Additional Considerations (Shadows)..
- The steering committee has tried to learn about the planning process and has met with the developer, SIA, with D10 Supervisor, with former planning commissioner Ron Miguel, with Ben Fu, planning department expressing our concerns.

# Introduction

In general Neighbors are concerned about:

- Planning policy on restricting number of parking spaces in order to get people to use public transportation.
- Public transportation on Potrero is crowded, especially during commute time, and is not good for everyone. We see no plans to remedy this, only potential for more traffic.
- Potrero Avenue and 16<sup>th</sup> Street are not going to get wider. Dense residential development will only add to congestion that already exists.
- Planning Department is relaxing green open space requirements in order to get dense residential development.
- The project is a tall residential construction that is out of character with the neighborhood.

# Pre Project Description and Parking Issues



Currently occupied lot at 480 Potrero

# Pre Project Description and Parking Issues

- The project inaccurately describes the proposed site as a vacant lot.
- The site is actually a leased parking lot at which a local garage regularly stores up to 40 vehicles.
- There has been no review of the adverse impact on the surrounding community of the loss this parking which will result in 40 or more additional vehicles being parked on neighborhood streets.
- This is cumulative to the fact that despite over 80 new units, the project provides for only 40 parking spaces. It is clear that there will be 80 or more cars brought to the neighborhood by the project.
- The cumulative impact of the loss of the existing parking and the new vehicles will result in 120 or more cars parked in the surrounding neighborhood.
- The City has not required any review of this cumulative impact and required no mitigation.



# Pre Project Description and Parking Issues

From 11.0430 X Large Project Authorization 10/4/12

Present or Previous Use: previously a warehouse, **present use - vacant**

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	0	0	84	84
Hotel Rooms	0	0	0	0
Parking Spaces	<b>0</b>	<b>0</b>	38	38
Loading Spaces	0	0	0	0
Number of Buildings	vacant	n/a	1	1
Height of Building(s)	n/a	n/a	58'	58'
Number of Stories	n/a	n/a	6	6
Bicycle Spaces	n/a	n/a	12	12 tbd
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	n/a		85,490 sq. ft.	85,490 sq ft
Retail	n/a		0	0
Office	n/a		0	0
Industrial/PDR <small>Production, Distribution, &amp; Repair</small>	n/a		0	0
Parking	<b>n/a</b>		0	0
Other (Specify Use)			0	0
TOTAL GSF	0		85,490 sq. ft.	85,490 sq. ft.

From Environmental Assessment Application:

<b>PART 4 – PROJECT SUMMARY TABLE</b>		
If you are not sure of the eventual size of the project, provide the maximum		
Gross Square Footage (GSF)	<b>Existing Uses</b>	<b>Existing Uses to be Retained</b>
Residential	0	N/A
Retail	0	N.A.
Office	N/A	N.A.
Industrial	N/A	N.A.
<b>Parking</b>	<b>0</b>	<b>N/A</b>
Other (specify use)	N.A.	N.A.
Total GSF	0	0
Dwelling units	0	0
Hotel rooms	0	0
<b>Parking spaces</b>	<b>0</b>	<b>0</b>

# Pre Project Description and Parking Issues

## 📖 SEC. 102.28. USE.

The purpose for which land or a structure, or both, are designed, constructed, arranged or intended, or for which they are occupied or maintained, let or leased.

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## 📖 SEC. 150. OFF-STREET PARKING AND LOADING REQUIREMENTS.

(d) **Spaces to be Retained.** Once any off-street parking or loading space has been provided which wholly or partially meets the requirements of this Code, such off-street parking or loading space shall not thereafter be reduced, eliminated or made unusable in any manner

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## 📖 SEC. 156. PARKING LOTS.

(a) A "parking lot" is hereby defined as an off-street open area or portion thereof solely for the parking of passenger automobiles. Such an area or portion shall be considered a parking lot whether or not on the same lot as another use, whether or not required by this Code for any structure or use, and whether classified as an accessory, principal or conditional use.

## 📖 SEC. 890.9. MIXED USE DISTRICTS, AUTOMOBILE PARKING LOT, COMMUNITY COMMERCIAL.

A use which provides temporary parking accommodations on an open lot or lot surrounded by a fence or wall for automobiles, vans, trucks, bicycles and/or motorcycles for operators, employees, clients and/or visitors of a permitted, or approved conditional, nonresidential use in the vicinity, without parking of recreational vehicles, mobile homes, boats or other vehicles or storage of vehicles, goods or equipment.



# Neighborhood Character - Height



## **POLICY 1.2.1**

*Ensure that in-fill housing development is compatible with its surroundings.*

- A walk from 24<sup>th</sup> to 16<sup>th</sup> street west side counts approximately:

Type	1 story	2 stories	3 stories	4 stories
commercial	9	9	1	0
residential	23	50	14	0

Note: bottom floor garage not counted as a story

- A six story apartment building is completely out of character with the existing residential and commercial buildings.



# Neighborhood Character-Height



Planning Department has the building listed as a 2 story building<sup>1</sup>.

We can see that there is an additional story and a little more from the pictures taken around 2005 before the building was demolished.



San Francisco Planning Department  
Office of Analysis and Information Systems  
**PROPERTY INFORMATION REPORT**

Block 3973      Lot 002C      Census Tract 228.02      Census Block 1003

Site Address: 480      - 0      POTRERO      AV

Site Zip Code: 94110

**OWNER**

SST INVESTMENTS LLC  
1256 HOWARD ST  
SAN FRANCISCO CA

94103

**PHYSICAL CHARACTERISTICS**

Lot Frontage  
Lot Depth      0  
Lot Area      15000  
  
Lot Shape  
  
Building Sq.Ft.      15000  
Basement Sq.Ft.      0

Year Built	1924
Stories	2
Assessor Units	1
Bedrooms	0
Rooms	18
Assessor Use	

<sup>1</sup> Don Lewis File on 480 Potrero reviewed by Mica Ringel

# Neighborhood Character - Pattern

## ***POLICY 3.1.1***

***Adopt heights that are appropriate for the Mission's location in the city, the prevailing street and block pattern, and the anticipated land uses, while preserving the character of its neighborhood enclaves.***



Directly across from 480 Potrero are 3 story residential buildings. The character of this neighborhood enclave would be changed radically with the addition of a 6 story building.

# Neighborhood Character-Shadows

From P24 of **Attachment A: Amended Certificate of Determination  
EXEMPTION FROM ENVIRONMENTAL REVIEW**

The proposed building would add new shade to portions of adjacent properties, sidewalks and streets. However, because the height of the proposed building would not be substantially taller than surrounding buildings, and because of the existing configuration of surrounding buildings, the net new shadow would not be considered substantial and would not increase the total amount of shading in the neighborhood above levels that are common and generally accepted in urban areas. Due to the dense urban fabric of the city, the loss of sunlight on private residences or property is rarely considered to be a significant environmental impact and the limited increase in shading as a result of the proposed project would not be considered a significant impact under CEQA.

Requested analysis 4 seasons at sunset has not been made available.

6 stories is significantly higher than the surrounding buildings and will cast a significant shadow on the gardens of homes on the east side of Potrero.



# Neighborhood Character- Shadows

Shadow Analysis from SF Planning shows gardens in shade.



Title: 480 Potrero  
Comments: Height Modeled at 68 Feet  
Slopes Taken into Account  
Printed: 6 September, 2012

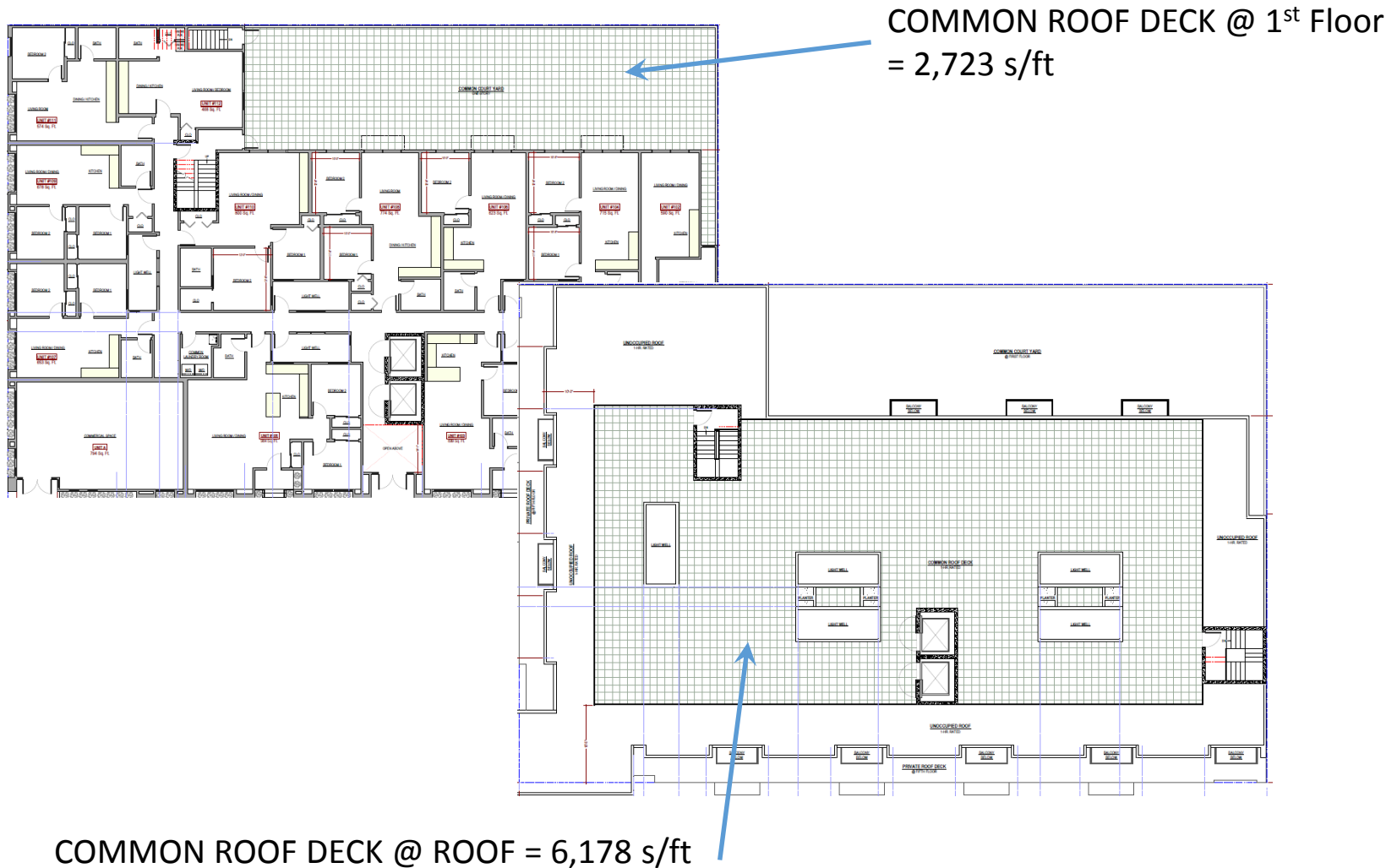


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0 110 220 330 440 Feet



# Green Space Requirements



# Green Space Requirements

Open Space: In many areas, the amount of open space required as part of new development would be increased. Additionally these open spaces will be required to be greener and more usable<sup>1</sup>

SIA's Plan:

Total Open Space 8,901 s/ft

COMMON ROOF DECK @ 1<sup>st</sup> Floor = 2,723 s/ft

COMMON ROOF DECK @ ROOF = 6,178 s/ft

Approximately 8,901 square feet of common open space would be provided by an open courtyard and a roof deck. The project would provide more open space than the required amount.

**This is not GREEN USABLE OPEN SPACE.**

1 Eastern Neighborhoods Community Planning, 2008, p 3

# Verdi Club Issues



Verdi Club 2424 Mariposa Street

*The Verdi Club is an Italian American social club that was established in 1916 and moved to its present location at 2424 Mariposa Street in 1935. For nearly a century, its members have been dancing, dining, and socializing in this storied hall. Verdi Club is home to Rock Band Land, a music school for children 4-8 which operated M-F after school and on Saturdays.*

- Noise from parties is a potential problem for residents of units near the club.
- Exhaust from Cooking is a potential problem for windows that border the club.
- Verdi Club relies on on-street parking. Additional cars in the neighborhood will present a problem for Verdi Club Guests
- Children ages 4-8 are on site daily attending the music school. This was not considered when the Mitigated Neg Dec was written.

# Environment and Health Issues

- The project description admits that the site is contaminated with naturally occurring asbestos that can be released by the construction.
- There are has at risk populations including small children and senior citizens.
- The Planning Department has not required the project to perform even a preliminary review of what at risk populations may exist in the area of potential effect for the project.
- At a minimum Title 17, Section 93105 of the California Code of Regulations requires such a review and the requires that a mitigation plan be developed to protect these vulnerable populations from the increased cancer risk posed by the proposed development.

# Project responses to the PPA

- The Phase I Environmental Site Assessment is 13 years old, does not comply with ASTM standards, and we believe by law is no longer valid. It is insufficient to suggest as has the DPH that it will require a Phase I after entitlement is granted, as protection from CEQA.
- Even that report contained concerns that have not been properly addressed for this new, different and significantly larger project, including:
  - Expected damage to other buildings from vibrations
  - Was extremely concerned for the Verdi Club
  - Project was not planning to drill below water level
  - Project was 5 stories tall
  - Insisted on monitoring all throughout the various stages of excavation so recalculations could be made based on actual conditions
  - Questioned whether the bedrock could be drilled into at the SW corner of the site
- The Verdi Club, parcel 3073/002B has a CHRSC rating of 3CS which is a Mandatory Finding of Significance. The 2004 Geotechnical report indicates that the current plans could structurally harm the Verdi Club.