



### 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

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# 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)..
- Planning department has submitted it’s reply to the Appeal.
- Members of the steering committee will present additional information related either to the appeal of the Neg Dec or to the Large Project Application.

# 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 accommodate dense residential development.
- The project is a tall residential construction that is out of character with the neighborhood.
- The project borders the Verdi Club, identified as a Historic Resource and impact was not considered.
- Phase 1 ESA and Geotechnical Report were conducted based on a different, smaller development project, bringing into question the safeguards provided by the law.

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# 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.

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# 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	

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1 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.



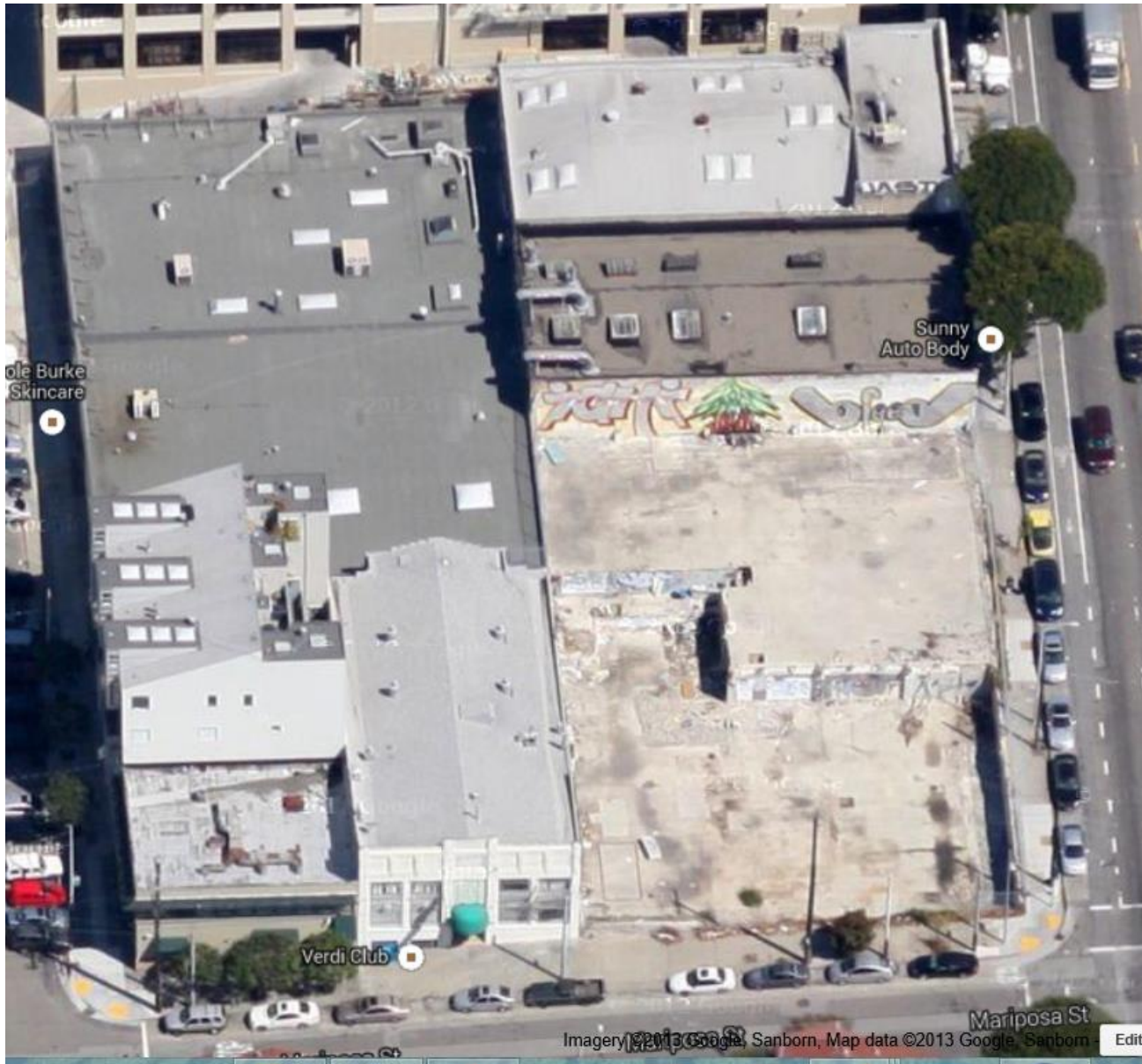
# Neighborhood Character - Pattern

Mariposa Gardens sets back front of homes from the sidewalk and provides ample open space. Compare this to the proposed “open space at 480 Potrero”.



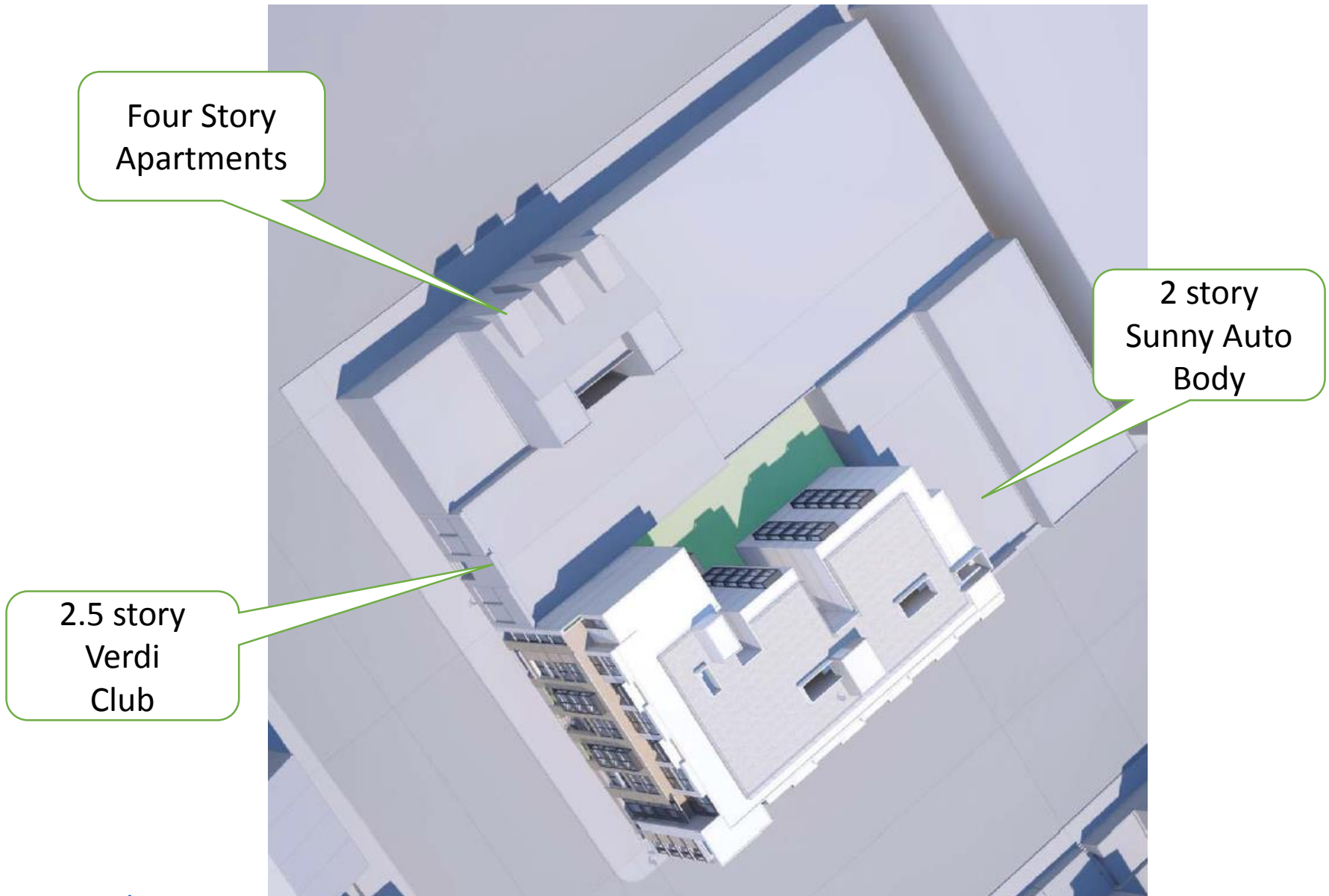


Verdi Club is 2.5 stories. Sunny Auto body is 2 stories. 6 stories plus an additional elevator shaft, stair wells, fencing for “open space” is out of the neighborhood scale.



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The height of the proposed building is substantially taller than it's neighbors.



Four Story  
Apartments

2 story  
Sunny Auto  
Body

2.5 story  
Verdi  
Club

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# 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.

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.



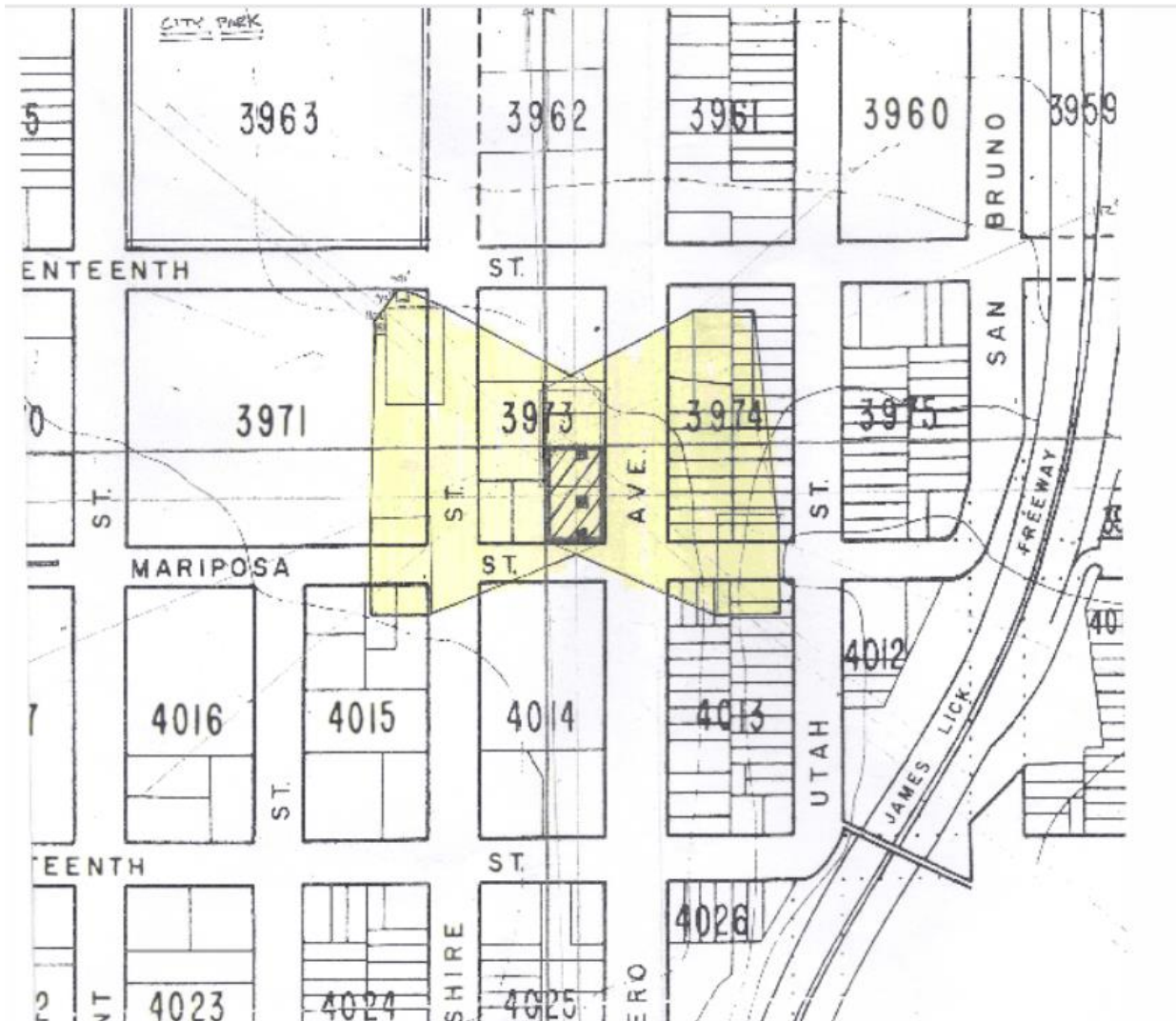
Title: 480 Potrero  
Comments: Height Modeled at 68 Feet  
Slopes Taken into Account  
Printed: 6 September, 2012



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Shadow Study presented to the planning department for the 2002 Project which was a 5 story project proposed 50 ft with 10 ft elevator shaft. Gardens on Potrero and Utah are in the shadow.



# 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

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## **REQUIREMENT:**

Rear Yard – 3750 sq ft contiguous depth

Open Space – 6160 of private open space or 4158 of public.

There is no way that the public can access this open space so it must be considered private. In order to reach 6160, SIA included the roof which is not quality usable open space.

### **P4 Motion No. XXXXX Case 2011.0430X**

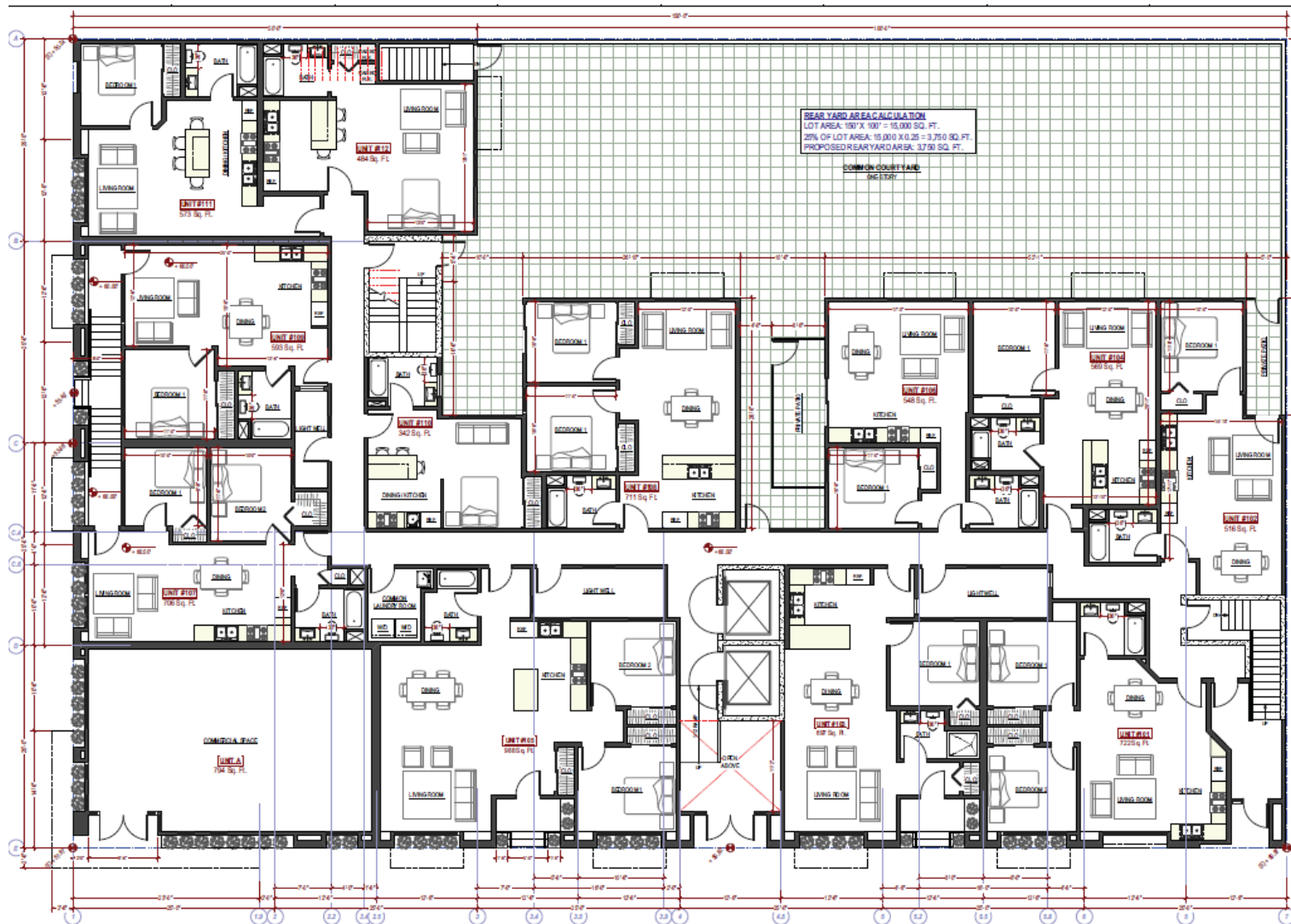
- C. **Rear Yard.** Planning Code Section 134 requires a minimum rear yard equal to 25 percent of the total lot depth beginning at the lowest story containing a dwelling unit.

*The Project does not comply with the rear yard requirement as it does not provide a contiguous 25 percent depth for the full width of lot and is seeking an exception as part of the Large Project Authorization (See discussion under Finding No. 8).*

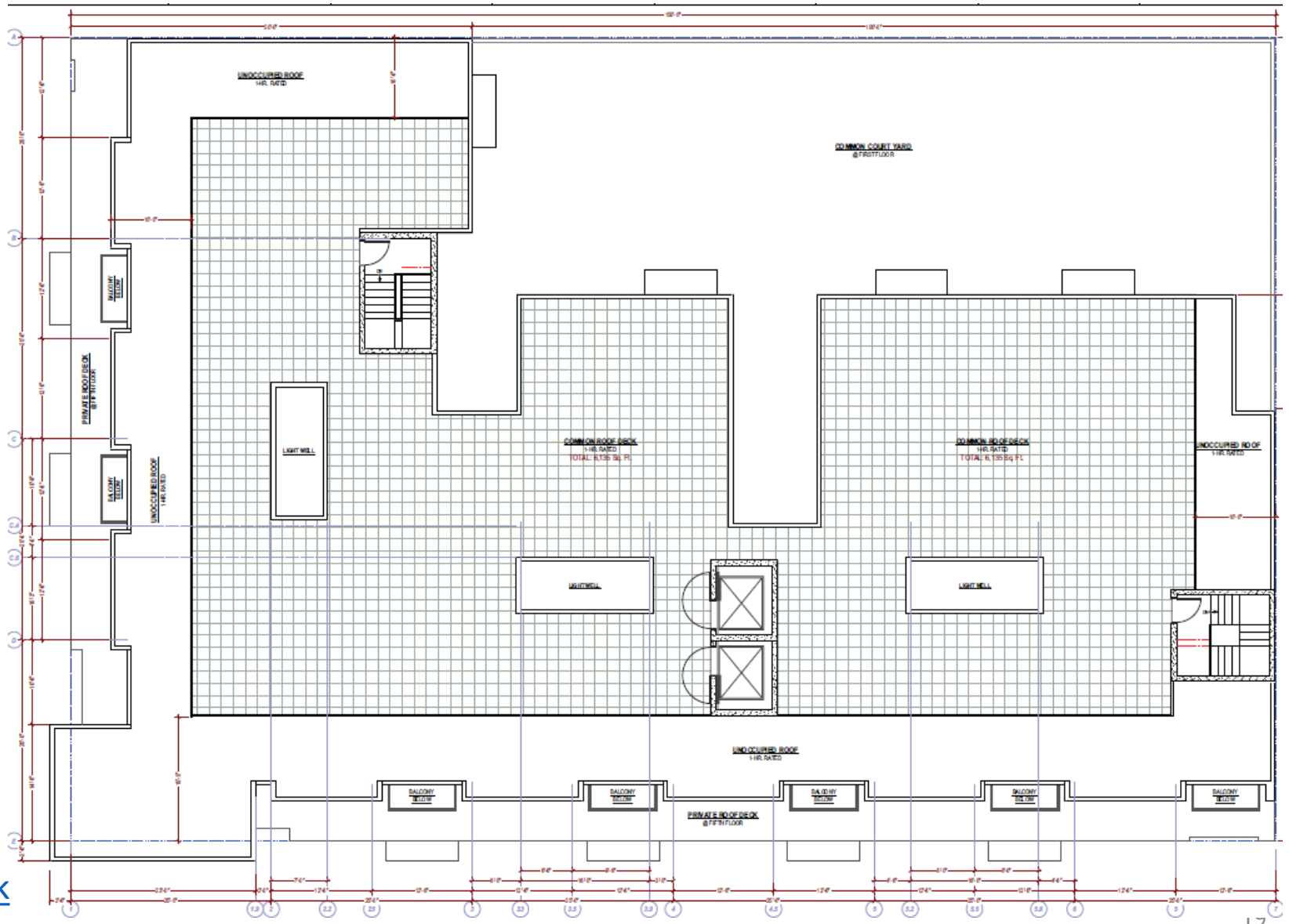
- D. **Residential Open Space.** Planning Code Section 135 requires that usable open space be located on the same lot as the dwelling units it serves. At least 80 square feet of usable open space per dwelling unit, or 54 square feet per dwelling unit of publicly accessible open space, is required. Up to 50 percent of the publicly accessible open space may be provided off-site. The Project has a residential open space requirement of up to 6,160 square feet of usable open space if private, or 4,158 square feet of publically accessible open space.

*The Project complies with the open space requirement by providing a total of approximately 6,400 square feet of qualifying open space in the form of roof decks and balconies, in addition to over 4,300 square feet of non-qualifying open space in the form of balconies and common courtyard.*

Open Space is on the first floor, above the garage. This is not a place for gardens or trees. The large rectangle is  $100 \times 32 = 3200$  feet and less than the required 3750 feet. In order to get to 3750 SIA has added small rectangles which include private balconies



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# Verdi Club Issues - General



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.



# Pre Project Description and Parking Issues



May 1, 2013 occupied lot at 480 Potrero. This was for a about 2 years.

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# Pre Project Description and Parking Issues

- The project inaccurately describes the proposed site as a vacant lot, but for the last two years the site has been 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 77 new units, the project provides for only 46 parking spaces. It is clear that there will be 77 or more cars brought to the neighborhood by the project.
- The Verdi Club relies on street parking for its events. Reduction of on-street parking will negatively effect the Club.
- The City has not required any review of this cumulative impact and required no mitigation.

# Verdi Club – Historic Resource

## *Residential, Commercial, and Civic Development: 1929-1945*

During the Depression and World War II virtually no non-industrial buildings were erected within the Showplace Square survey area. One important exception is the Verdi Club – an Italian-American men's social club – built in 1935 at 2424 Mariposa Street. Built of reinforced-concrete, the one-story, Art Deco-style commercial building is a rare example of a commercial building erected in the survey area during the period of significance. With its molded concrete “Mayan Deco” frieze, spandrel panels, and other ornament, it is an excellent example of the Art Deco style as well (Figure 45).



Figure 45. Verdi Club, 2424 Mariposa St.  
Source: KVP Consulting

Based on the 3CS Status Verdi Club should have been considered in the PMD

### **3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.



**SHOWPLACE SQUARE SURVEY**  
**SAN FRANCISCO, CALIFORNIA**  
**FINAL**

PREPARED BY  
 KELLEY & VERPLANCK  
 FOR THE  
 SAN FRANCISCO PLANNING DEPARTMENT

OCTOBER 22, 2009

Table 2. List of Properties within the snowplace square survey Area with Completed DPR 523 B Forms

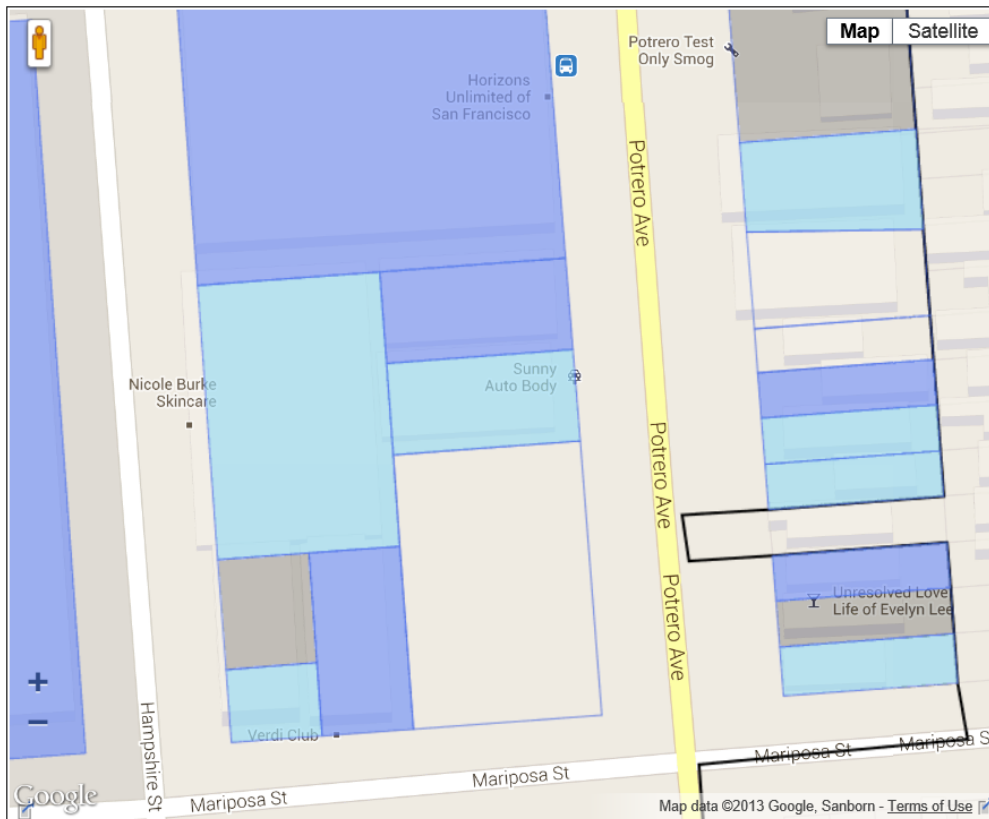
No.	APN	Address	Structural Type	Year Built	Historic Association (If Any)	Architect	Existing Status Code	KVP Status Code
1	3526013	1000 Brannan St.	Concrete	1924	Standard Sanitary Mfg. Co.	Weeks & Day	None	3CS
2	3526016	290 Division St.	Concrete	1924	Richmond Sanitary Mfg. Co.	Powers and Ahnden	None	3CS
3	3527001	1001 Brannan St.	Concrete	1917	J.E. Knowles Warehouse	J. E. Knowles	None	3CS
4	3528001	530 10 <sup>th</sup> St./1201 Bryant St.	Concrete	1927	Pacific States Electric Co.	PSECo engineering dept.	None	3CS
5	3572019	2011 Folsom St.	Wood	1907	Wagner Hotel	Unknown	None	3CS
6	3573008	3057 17 <sup>th</sup> St.	Concrete	1903	Mission (Southern) Police Station	Shea & Shea	None	3CB
7	3780007A	545 8 <sup>th</sup> St./888 Brannan St.	Concrete	1916	National Carbon Company Building	Maurice Couchot	1S	1S
8	3781001A	1045 Bryant St.	Brick	1916	Western Union Company	F.H. Barnes (contractor)	None	6Z
9	3781008	934 Brannan St	Wood and Steel	1906	Union Machine Co.	Western Pacific Engineering Office	None	3CS
10	3783001	800 Brannan Street	Wood and Steel	1909	Western Pacific Freight Depot	Western Pacific Engineering Office	None	6Z
11	3783007	650-674 7 <sup>th</sup> St.	Brick	1908	Charles Harley & Co. building	Albert Pissis	6Y	3S
12	3904002	1401 Bryant St.	Brick	1893	Market Street Railway Power House	Market St. Railway Engineering Dept.	None	3S
13	3927004	2500 16 <sup>th</sup> St.	Concrete	1925	SFPCA	C. Heller	None	3CS
14	3952014	2450 17 <sup>th</sup> St.	Concrete	1913	Lux School of Industrial Training	William C. Hays	None	3S
15	3954005	1602 17 <sup>th</sup> St.	Wood	1907	Thee Parkside	Unknown	None	6Z
16	3955001	2401 16 <sup>th</sup> St.	Wood	1909	Double Play	Unknown	None	3CS
17	3958001G	398 Kansas St.	Brick	1912	General Electric	Herbert Maggs	None	3CS
18	3963001	Franklin Square	Park		Franklin Square	Unknown	None	6Z
19	3971001	2501-2699 17 <sup>th</sup> St.	Concrete	c. 1920	Municipal Railway Barn	Michael M. O'Shaughnessy	None	3CB
20	3973002B	2424 Mariposa St.	Concrete	1936	Verdi Club	Unknown	None	3CS
21	3979001	444 De Haro Street	Concrete	1927	Western Can Co.	Leo Rosener	None	3CS
22	3981001	Jackson Playground	Park	1911	Jackson Playground	A.L. Coffey, City Architect	None	3CS



# Planning Department Website identifies Verdi Club as Historic Resource

Showplace Square / Northeast Mission Historic Resource Survey

ASSESSOR'S ADDRESS	Assessor Parcel Number	Build DATE	PROPERTY TYPE	Status Code	Cal. Register Criteria	Architecture	Integrity	District or area	Building Notes	Architect	Style
2424 MARIPOSA ST	3973002 B	1936	Community Center/Social Hall	3CS	1, 3	4	6	0	Verdi club, adorned with master crafted plaster ornamentation.	unknown	Art Deco



## Map Legend

- Historic Resource
- Potential Historic Resource (requires further research)
- Not a Historic Resource
- Not Evaluated (less than 50 years old)
- Historic District Boundary
- Survey Area

[http://www.sf-planning.org/ftp/files/Preservation/showplace\\_survey/Showplace\\_Sq\\_survey\\_data.pdf](http://www.sf-planning.org/ftp/files/Preservation/showplace_survey/Showplace_Sq_survey_data.pdf)

# 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 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.

## Construction Analyses based on a different, smaller Project

### Geotechnical Report from Don Lewis Files: Treadwell & Rollo December 17 2004

- This report was done for a previous project – a 5 story retirement home.
- The report discusses excavation depth based on the 5 story retirement home.
- The report discusses 11 feet of excavation expected.
- Expected damage to other buildings from vibrations, was extremely concerned for the Verdi Club.
- Need to underpin Verdi Club
- Project was not planning to drill below water level, currently is.
- 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.

### MEA Preliminary Archeological Review Checklist, August 11, 2011

- Brief Project description says: The maximum depth of excavation would be approximately 16 feet. 16 ft depth is mentioned throughout the report.
- **No analysis was done in the 2004 Geotechnical Report related to 16 ft excavation supporting a 6 story building and its effect on the Verdi Club**

# Construction Analyses based on a different, smaller Project

From the 2004 Treadwell & Rollo Geo Technical Report:

## 9.0 LIMITATIONS

The conclusions and recommendations presented in this report result from limited subsurface investigation. Actual subsurface conditions may vary. If any variations or undesirable conditions are encountered during construction, or if the proposed construction will differ from that described in this report, Treadwell & Rollo, Inc. should be notified so that supplemental recommendations can be made.

Since the site plan is different, was Treadwell & Rollo notified in order to give an updated response?

New construction plan is higher and goes deeper.



# Construction Analyses based on a different, smaller Project

Phase 1 ESA from 13 years ago

New Phase 1 ESA written in January 2013 was available to us July 8, 2013

Only the old Phase 1 was included in the preparation of the Environmental Analysis that resulted in the Neg Dec.

From the new Phase 1 ESA:

## **1.2 SIGNIFICANT ASSUMPTIONS**

The following assumptions are made by AEI Consultants in this report. AEI Consultants relied on information derived from secondary sources including governmental agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, and personal interviews. AEI Consultants has reviewed and evaluated the thoroughness and reliability of the information derived from secondary sources including government agencies, the client, designated representatives of the client, property contact, property owner, property owner representatives, computer databases, or personal interviews. It appears that all information obtained from outside sources and reviewed for this assessment is thorough and reliable. However, AEI cannot guarantee the thoroughness or reliability of this information.