

# MUNA Meeting

Slovenian Hall

November 18, 1013

7:30-9:00pm

# Agenda

7:30 Welcome

7:40 Are you interested in joining the MUNA steering committee?

7:45 480 Potrero Committee Report - Juan Jayo

- What has happened?
- Why you should come to the Board of Appeals Meeting November 20 at 5pm !!

8:10 Fallen Bridge Park

- Report Finances: CCG Grant, SFPA Action Grant, D10 support, Fundraising
- When will the activity court happen?

8:15 Potrero Gateway Park / The LOOP

- Final Concept Design
- Next Steps in Fundraising

8:20 Green Benefit District - Hannah Smith, Michael Yarne, Tony Kelly

- How would it benefit NW Potrero Green Spaces (Potrero Gateway Park, Fallen Bridge Park, Benches Park and Garden)?
- How would each property owner support it? What is the process for creating it?

8:40 Discussion

# 480 Community Action

- October 15, 2012 – MUNA appealed the Mitigated Negative Declaration
- November 20, 2012 – Met with Ben Fu SF Planning Dept Planner assigned to case
- January 10, 2013 – Met with Malia Cohen asking for advice
- January 24, 2013 – Met with Ron Miguel at Malia Cohen's suggestion
- January 27, 2013 – Ron Miguel letter to Cohen, SIA and us.
- February 13, 2013 - Invited SIA to Verdi Club – presented issues – no resolution
- May 1 – Community Meeting at Slovenian Hall – 60 neighbors, Malia Cohen, Adam Varat – listed our issues
- June 20, 2013 – Planning Commission Meeting moved to July 18
- July 18, 2013 – Planning Commission - MUNA appealed the Mitigated Neg Dec and spoke in opposition to LPA
- August 8, 2013 – Planning Commission approved Mitigated Neg Dec and LPA
- October 8, 2013 – Board of Supervisors – MUNA appealed Mitigated Neg Dec
- October 22, 2013 – Board of Supervisors approved Mitigated Neg Dec and LPA
- October 23, 2013 – Board of Appeals – moved to Nov 20 –SIA did not get us brief
- November 20 – MUNA will appeal Large Project Application

# Planning Commission Motion 18954 –with Exceptions

ADOPTING FINDINGS RELATING TO LARGE PROJECT AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 329 TO ALLOW THE CONSTRUCTION OF A NEW SIX-STORY, 58-FOOT BUILDING WITH UP TO 75 DWELLING UNITS, APPROXIMATELY 970 SQUARE FEET OF RETAIL AND UP TO 47 OFF-STREET PARKING SPACES, AND TO ALLOW EXCEPTIONS INCLUDING (1) REAR YARD PURSUANT TO PLANNING CODE SECTION 134, (2) DWELLING UNIT EXPOSURE PER PLANNING CODE SECTION 140, AND (3) STREET FRONTAGE PER PLANNING CODE SECTION 145.1. THE SUBJECT PROPERTY IS LOCATED WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND A 58-X HEIGHT AND BULK DESIGNATION, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

**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).*

**Dwelling Unit Exposure.** Planning Code Section 140 requires dwelling units to have at least one window facing a street or alley, a Code-complying rear yard.

*Although all proposed dwelling units enjoy ample light and air with the proposed open spaces, setbacks and balconies, 36 of the proposed units facing the rear yard do not meet the dimensional requirements (see discussion under Finding No. 8).*

*The project does not meet the floor-to-floor ground floor height of 17 feet for the commercial frontage for the proposed commercial space at the corner of Mariposa and Potrero. The project proposes a floor-to-floor ground floor height of 12 feet. Therefore, an exception is required and has been requested.*



Moving a 58+ ft building next to much smaller buildings changes the character of the neighborhood.

58'



34'



$58+15=73'$



14'



24'

SF Planning says:

Overall building massing and scale;

*The Project conforms to the applicable height and bulk requirements. The neighborhood in the vicinity of the Project is continue to evolve with development in the Potrero Hill and the Mission areas, utilizing the Eastern Neighborhoods controls, and contains a range of building masses. The project, with residential and retail, will be consistent with the existing and evolving character of the area. The Project massing will improve the character of the neighborhood and general pedestrian circulation.*

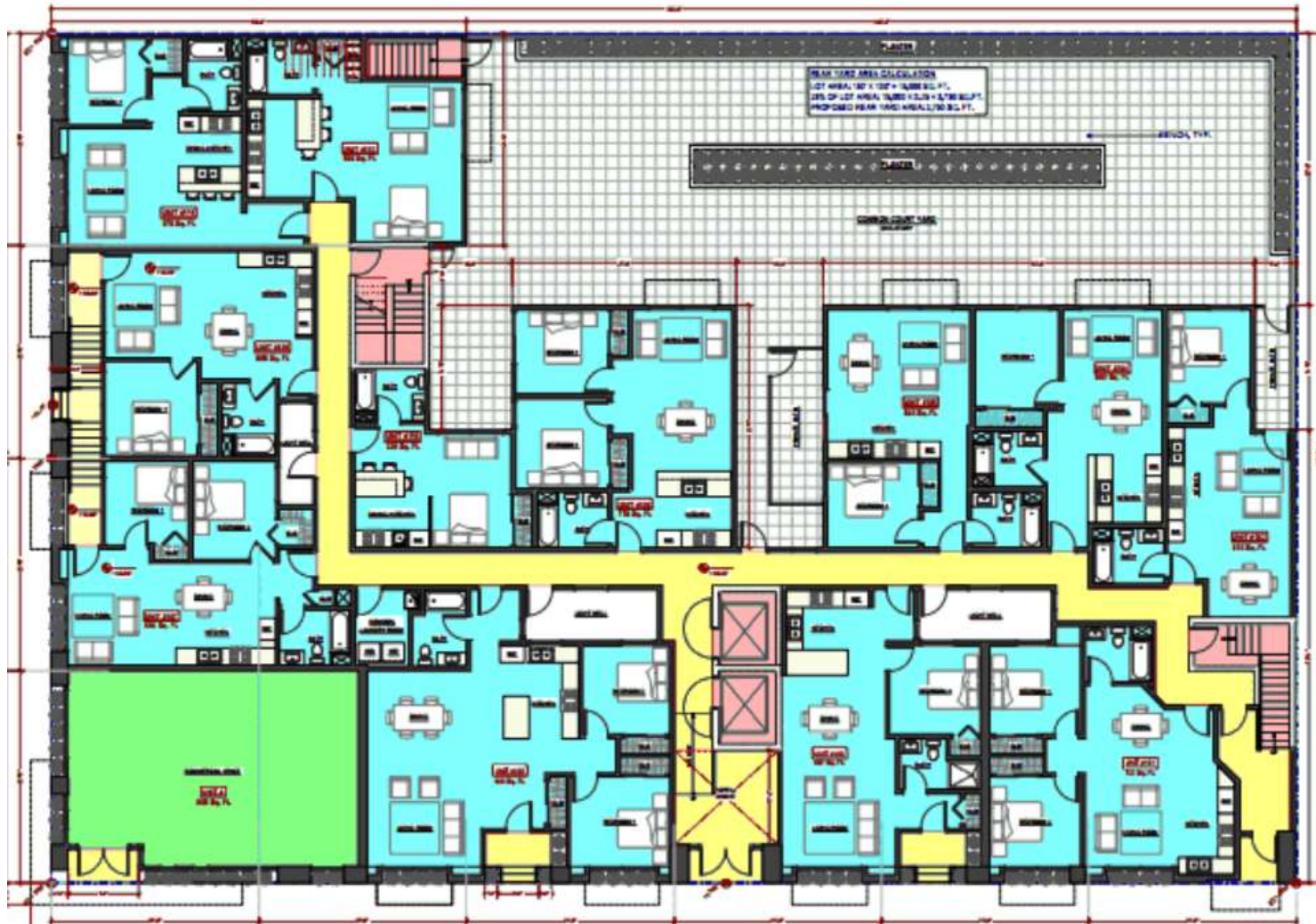
But we don't agree.



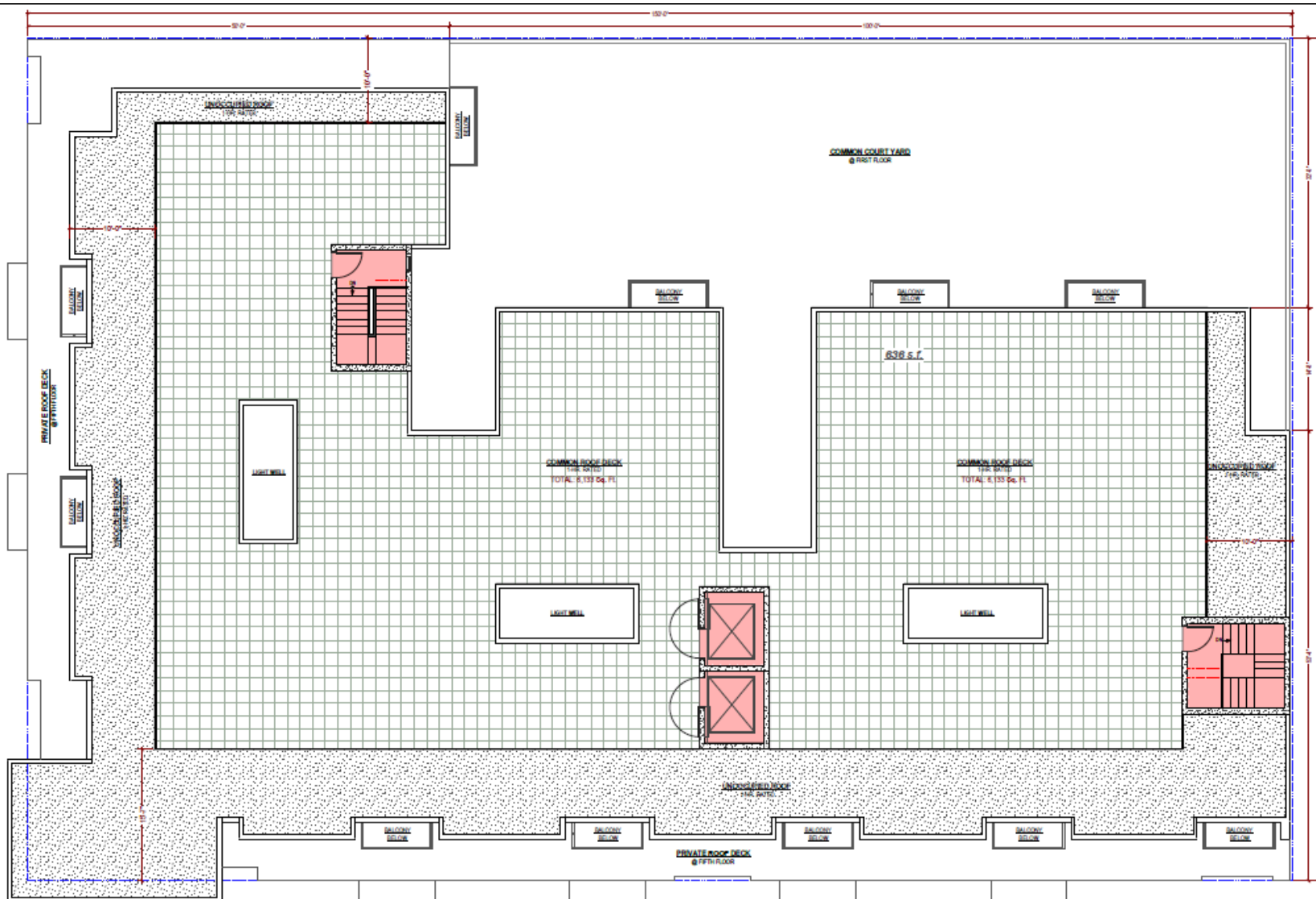
**Mariposa Gardens is a 64 Unit project. 480 Potrero proposes 75 units in a third of the land.**



# Rear Yard – Top of Parking



# Open Space – Roof Top





# Fallen Bridge Park CCG Application Design from Miller Company



## FALLEN BRIDGE MINI PARK SAN FRANCISCO, CA

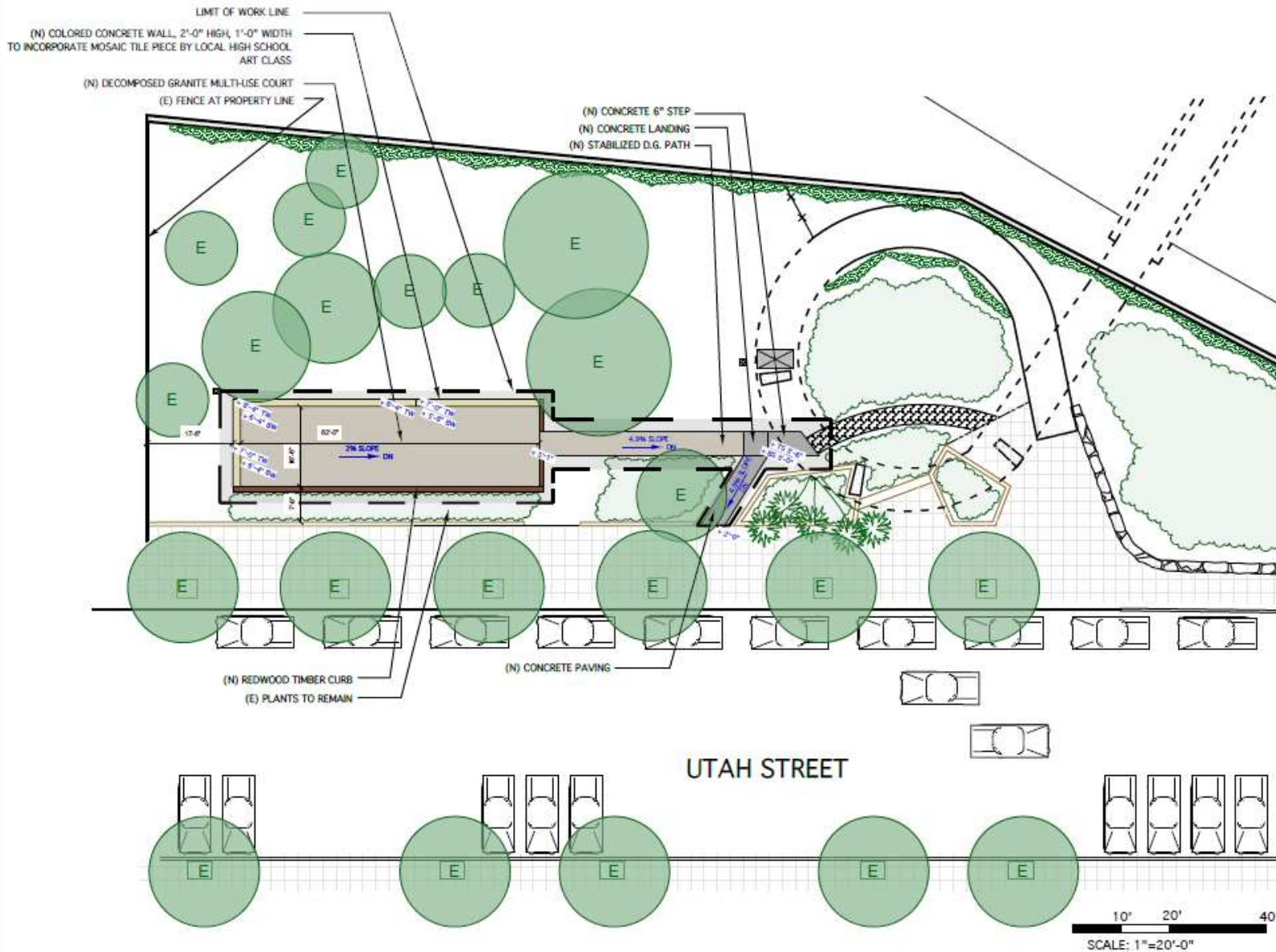
CONCEPT PLAN

| REVISION |
|----------|
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|          |
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|          |
|          |
|          |

DATE 3/19/13

SCALE 1" = 20'-0"

PROJECT L 3.0



# Project Budget without Stone Wall

Community labor

| Expenses<br>(describe items)               | CCG<br>Request | Community/Neighborhood Match |  |               | Total<br>Budget<br>(B + C = D) | Other<br>Sources<br>not<br>Counted<br>as Match |
|--|----------------|------------------------------|--|---------------|--------------------------------|--|
|  |                | Volunteer<br>Match           | In-Kind<br>Match<br>(Donated<br>supplies,<br>services or<br>other non-cash<br>donations) | Cash<br>Match |                                |  |
| <b>SITE PREPARATION:</b>                   |                |                              |  |               |                                |  |
| Remove (E) Planting Material               |                | 825                          |  |               | 825                            |  |
| Layout                                     | 1,350          |                              |  |               | 1,350                          |  |
| Grading                                    | 9,050          | 2000                         |  | 1,450         | 12,500                         |  |
| <b>CONCRETE:</b>                           |                |                              |  |               |                                |  |
| Colored Concrete Wall<br>2' high – 1' wide | 10,000         |                              |  | 5,600         | 15,600                         |  |
| <b>TIMBER CURB:</b>                        |                |                              |  |               |                                |  |
| Redwood Timber Curb                        | 3,900          |                              |  |               | 3,900                          |  |
| <b>PAVING:</b>                             |                |                              |  |               |                                |  |
| Concrete Flatwork                          | 2,400          |                              |  |               | 2,400                          |  |
| Decomposed Granite                         |                |                              | 1,000  |               | 1,000                          |  |
| Stabilized Decomposed<br>Granite           | 2,500          |                              | 2,000  |               | 4,500                          |  |
| Steel Edge                                 | 800            |                              |  |               | 800                            |  |
| <b>Grand Total</b>                         | <b>30,000</b>  | <b>2,825</b>                 | <b>3,000</b>   | <b>7,050</b>  | <b>42,875</b>                  |  |

D10  
Sup.

# Fallen Bridge Mini-Park

## **2013 Community Challenge Grant for Activity Court**

Plan is to construct the court in March or April 2014.

### Income:

|   |                 |
|---|-----------------|
| CCG Grant                                       | \$30,000        |
| SF Parks Alliance Action Grant                  | \$2,000         |
| Contribution from D10 Sup. Cohen's Office       | \$7,000         |
| Donations and Fundraising (White Elephant Sale) | \$3,511         |
| <b>Total:</b>                                   | <b>\$42,511</b> |

Additional Income Needed to Add Stone Wall in front of  
Activity Court: \$10,000

# Potrero Gateway Park – The Loop

- Park Committee Formed
- Money Raised – Neighborhood donations + Trumark
- Interviewed and hired landscape architect
- Four community meetings held in 2013
- Final Design Vision presented at October 22 Meeting
- Fundraising Plan in progress

# Potrero Gateway Park – The Loop





# San Bruno Avenue



# Vermont Street



# 17<sup>th</sup> Street

Beneath Freeway / 17th Street



bionic

THE LOOP