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# the Potrero Community Voice

Published Monthly by the Potrero Boosters Neighborhood Association

## Meeting Information for April 24

Potrero Hill Library Upper Meeting Room

1616 20<sup>th</sup> Street at Connecticut Street

6:30 PM Refreshments and Social

7:00 PM Booster Business Meeting

8:00 PM Program: Panel discussion of Potrero Power Plant status.

## President's Message

May 2001

It is becoming more apparent to me every day that all of us in District 10 must work together. Many of the same problems that we have experienced with commercial development next to homes are beginning to impact our neighbors to the south.

The pollution problems we all face from various forms of industrial pollution are manifest throughout the southern waterfront area. When it comes to the power plant expansion we need to demand with one voice that the overall pollution of the Potrero, Bayview, Portola, Visitation Valley and Hunters Point communities **MUST BE REDUCED**. Too high a percentage of the District 10 population suffers from asthma, cancer and other pollution related diseases.

I have been asked by members to bring forward a resolution opposing the power plant expansion at our next Booster Meeting on April 24th. Consider the following:

1. Mirant (the owner of the Potrero power plant) has not responded to the Potrero Boosters Data Requests as required by law. We granted a ten-day extension, but they still have not met those agreements.
2. The Californian Energy Commission (CEC) and Mirant have not taken into account the overall pollution impacts of ALL power plants in the Southeast San Francisco Area.
3. There is no guarantee that we will get the benefit of the energy produced at Potrero Plant only the pollution. San Francisco needs on an average day about 600 Megawatts(MW) and 900 MW on a hot day. This plant by itself will produce over 900 MW!
4. Without a public hearing or notice to the City or the neighborhood, Mirant was granted permission (by the Bay Area Air Quality Mgt. District) to operate the THREE filthy diesel turbine peaker plants **FULL TIME** (a **TEN TIMES** increase in allowed hours of operation) for a one time fine of \$400,000.
5. With the bankruptcy of PG&E there is no guarantee that Hunter's Point will get shut down as promised. Result: even more pollution for all of District 10. The energy crisis is a short-term problem, but this power plant will be licensed for 40 years!

– John deCastro, President

## New Live/Work Rules Proposed

The Potrero Boosters and Dogpatch Neighborhood Associations are working with District 10 Supervisor Sophie Maxwell and other groups to redefine legislation pertaining to Live/Work and “loft” style construction. In February the Board of Supervisors imposed a six-month moratorium on the issuance of Live/Work construction permits to allow for neighborhood input regarding the future of this type of construction and use. By the end of the moratorium we need to have a new proposal on the table.

On March 19th, 2001, Supervisor Tony Hall and the Mayor's Office of Housing presented proposed legislation to the Board of Supervisors which actually expands the venue of loft housing into residential neighborhoods, allowing height and density bonus for projects over 9 units that include 10% affordable units. Rear yards as small as 15 feet would be allowed. The only positive addition to the code is the requirement that the developer pay the full residential School Fee. Our Associations are proposing sweeping amendments to the Tony Hall ordinance to allow loft style housing in residential zones only if it fully complies with existing residential requirements for front setback, rear yard, height and density. The residential guidelines and preservation of neighborhood character mandated by Proposition M must also be respected.

There is no reason to include a bonus for “affordable” loft housing, since by nature loft housing is not affordable, taking up more volume per unit than standard or traditional housing, and resulting in a net loss of units per buildable area. We do propose to allow conversion of existing vacant warehouses to true artist Live/Work in buffer zones between industrial and residential zones.

In August 1999 the Boosters and Dogpatch met with then live/work specialist planner Larry Badiner (now Zoning Administrator) to develop design guidelines for Live/Work construction in the M Industrial zones affecting our neighborhood. **NONE** of these guidelines were included in the so-called interim Live/Work rules. The hodgepodge construction of housing in the midst of industrial areas has not worked and has made future planning more difficult.

Call and write all of the Supervisors, the Mayor, Planning Director Gerald Green and the Planning Commission to say once and for all, “No special treatment for loft construction.” Keep San Francisco livable through thoughtful planning. Insist that the Hall legislation be amended to reflect true planning, which includes re-zoning more areas for housing. Respect existing neighborhoods, uphold Proposition M, and establish the vehicle for creation of affordable artist live/work housing!

– Janet Carpinelli

## Party Time!!!

On Tuesday May 29th, celebrate the Boosters' 75th “Diamond” Anniversary at Potrero Hill's own Anchor Brewing Company. There will be plenty of beer (and non-alcoholic drinks), good food, music, door prizes and camaraderie for all.

The party officially starts at 6:30 pm, but get there by 6 p.m. for a brewery tour. Beer and beer tasting is provided by Anchor. A buffet – including a special dessert buffet – will be catered by a local chef. Music will be by a Booster member whose ensemble plays at several city venues. The Potrero Archives and photos of the brewery will be available for viewing. “Party Portraits” by a Hill photographer will be available.

Tickets are a \$30 donation in advance (before May 24), \$35 donation after May 24 or at the door. Send your check now to Potrero Boosters c/o Diamond Anniversary Party, 1459 18th Street #133, SF CA 94107. Note on the check that it's for the party. Tickets will be held at the door.

Volunteers are needed to help with the party. If you're a vendor (or know someone who is), you can do some local promotion, and get your name in the program by donating goods or services for door prizes. Contact Audrey Cole at 648-1926. See you on May 29th!



*City Planning - April 2001*

CONDITIONAL USE AUTHORIZATION and Staff-initiated DISCRETIONARY REVIEW, Case #2000264CD: 1087 MISSISSIPPI/23 STS. DEMOLISH existing industrial building to build 2 dwelling units plus 4,075 sq ft of office space, 40 ft. high w/2 parking spaces in an M-1 (IPZ Buffer) zone. PUBLIC HEARING, 1:30 pm, Thurs, 19 April at Rm 400, City Hall. Contact: Judy Martin, Planner, ph: 558-6616.

RECEIVE ENVIRONMENTAL REVIEW Case # 2001.0217E: 624 MISSOURI/20th STS: Propose to build 11-2-unit bldgs, 40 ft. high (height from street is approx. 65 ft.), 25 ft rear yards and 2 parking spaces each on west side of Missouri St. for a total 22 condo units in RH-2 district. Contact: Tim Blomgren, Reviewer, ph: 558.5979.

PRELIM. NEGATIVE DECLARATION Case # 2000.828E: 98 PENNSYLVANIA AVE/17th/7th STS. Propose to build 58,800 sq ft Commercial/Office bldg 45 ft high, 45 parking spaces (71 spaces required) in an M-2 zone. Contact: Joan Kugler, Planner, ph: 558-5983.

BLDG PERMIT APPLICATION Case # 200101180063: 807 KANSAS/20th STS. Propose to build 40 ft high duplex with 2 parking spaces, 27 ft rear yard on vacant RH-2 lot. Contact: Dan Sider, Planner, ph: 558-6697.

DISCRETIONARY REVIEW Case # 200010052384: 740 VERMONT/20th STS. Proposed vert. addition, interior and facade alterations. Hearing after 3:30pm Thurs, 12 April, Rm 400 City Hall. Contact: Dan Sider, Planner, ph: 558-6697.

DISCRETIONARY REVIEW Case # 2000.360D: 2311 19th ST/Utah St. and Case # 2000.375D: 705 UTAH/19th STS: DEMOLISH existing single family home and build 2 condo duplexes (4 total) with 4 (tandem) parking spaces, 40 ft high. Access to Utah St. address (land-locked lot) is thru 1~h St. Hearing after 3:30pm Thurs, 12 April, Rm 400 City Hall. Contact: Mathew Snyder, Planner, ph: 575-6891.

DISCRETIONARY REVIEW Case # 20001193D: 1250 MISSOURI/Cesar Chavez. Propose to build 37 units, with partial removeable walls, and 41 parking spaces (short) for light industrial use on a vacant M-1 (Industrial Protection) zoned lot. Hearing after 3:30pm Thurs, 12 April, Rm 400 City Hall. Contact: Mathew Snyder, Planner, ph: 575-6891.

RECEIVE ENVIRONMENTAL REVIEW Case # 2001.0268E: Resolution imposing Interim Zoning Controls that requires a Conditional Use Authorization for Internet Service Exchanges Contact: Tim Blomgren, Planner, ph: 558-5979.

*Neighborhood Meetings & Events*

- ▶ Neighborhood Meeting about R.A.M. Development project at Missouri-Sierra-Texas. Wednesday, April 25th at 7:00 p.m. at the Thick House Theater, 1695 18th Street
- ▶ R.O.S.E.S. Thursday, May 3 at 7:00 p.m. SE Community College 1800 Oakdale and Phelps

*Community Resources*

MAYOR Willie Brown ph: 554-6141 fax 554-6160 damayor@ci.sf.ca.us  
 City Hall 1 Goodlett Place Rm 200 SF Ca 94102  
 Web site: http://www.ci.sf.ca.us

S.F. BOARD OF SUPERVISORS:		City Hall Room 244		
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Ammiano, Tom	9	5144	6255	Tom_Ammiano@ci.sf.ca.us
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Hall, Tony	7	6516	6546	Tony_Hall@ci.sf.ca.us
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Yee, Leland	4	7752	7751	Leland_Yee@ci.sf.ca.us

\* Supervisor for District 10 which includes Potrero Hill.

DEPT of CITY PLANNING Gerald Green, Director  
 1660 Mission Street, 5th fir, SF, CA 94103  
 ph: 558-6409 fax 558-6409  
 email: gerald\_green@ci.sf.ca.us

BAYVIEW POLICE STATION 201 Williams St, SF 94124  
 ph: 671-2300 fax 671-2345  
 ph: 671-2300 fax: 671-2345  
 SFPD Web site: http://www.ci.sf.ca.us/police

POTHoles ph: 695-2100 FAX 695-2097  
 PARKING AND TRAFFIC : 553-1200 (General); 553-1200 (Blocked Driveways); 553-9817 (Abandoned Cars)

GRAFFITTI OR DAMAGED BUS SHELTER: 882-4949

*Potrero Boosters Executive Board*

President	John De Castro	864-6789
Vice President	Sarah Ames	552-4636
Recording Secretary	Dick Millet	861-0345
Corresponding Secretary	Paul Minton	648-6700
Treasurer	Denis Moore	824-0922
Sergeant at Arms	Joe Boss	647-1727
Auditors	Ellen Kernaghan	824-5065
	Jean Neblett	550-2613

The Potrero Boosters Neighborhood Association is devoted to issues of particular importance to the Potrero Hill neighborhood. Our goals are to act as a forum for concerned Potrero residents and to participate actively in policy and development decisions that affect the quality of life here on the Hill. Change happens! Influence it!

Meetings are the last Tuesday of the month (7:00 p.m. at the Potrero Branch Library upstairs meeting room) and are open to everyone. Please come to the meetings and please become a Booster member!

Dues: Individual \$25, Household (couple) \$30, Senior \$20, Business \$30. Mail check to Potrero Boosters, 1459 18th St., #133, San Francisco, CA 94107.

Enclosed is \$ \_\_\_\_\_ for \_\_\_\_\_ membership(s). Contributions \$ \_\_\_\_\_ New \_\_\_\_\_ Renewal \_\_\_\_\_

Name(s) \_\_\_\_\_

(Business) \_\_\_\_\_

Address \_\_\_\_\_

e-mail \_\_\_\_\_ Prefer e-mail newsletter (Y/N)? \_\_\_\_\_

Home phone \_\_\_\_\_ Business phone \_\_\_\_\_

The Potrero Community Voice  
 Potrero Boosters Neighborhood Association  
 1459 18th St. PMB 133  
 San Francisco, CA 94107

Please check the expiration date on your mailing label - Your dues are due by that date!

**First Class**