

78 years!

Serving the Community since 1926

the Potrero Community Voice

Published Monthly by the Potrero Boosters Neighborhood Association

November 2004

Next Meeting – November 30 Potrero Hill Neighborhood House 953 DeHaro Street (at Southern Heights)

- 6:45 pm Social
- 7:00 pm Business Meeting
Introductions / Welcome to New Members
Police Report
Neighborhood Concerns
- 7:40 pm Year-End Updates on Neighborhood Issues
Interim Zoning Controls for Potrero Hill
New and Old Power Plants
Library Renovation
Enola Maxwell Middle School
- 8:10 pm Break
- 8:20 pm Setting Up a Neighborhood Watch
with San Francisco S.A.F.E.

President's Message

Updates from all over, in this newsletter and at our final membership meeting for 2004, next Tuesday at the Potrero Hill Neighborhood House

Interim Zoning Controls for Potrero Hill

As we discussed last month, Supervisor Sophie Maxwell has introduced a new ordinance establishing interim zoning controls for Showplace Square and lower Potrero Hill, designed to **stop the land speculation currently going on, force completion of the community-based planning process, and protect the businesses in our mixed-use area** while the neighborhood planning process is completed. Rachel Brahinsky picks up the story from there in this week's *Bay Guardian*:

A proposal to stem development on the north side of Potrero Hill drew an overflow crowd at City Hall Nov. 22 as supporters and opponents passionately debated the measure before the San Francisco Board of Supervisors' Land Use Committee. With the majority of speakers representing the development industry, the scene was reminiscent of Planning Commission hearings in the late 1990s, when the Residential Builders Association would face off against slow-growth activists over the industrial zones of the Mission District and South of Market.

These days Joe O'Donoghue's RBA is still angling to build housing in industrial neighborhoods – and the north Potrero flatlands, dubbed Showplace Square because of its large number of design industry companies, is one of the prime battlegrounds.

It just might be that the area is ideal for more housing, as a cadre of developers and real estate brokers testified. But neighbors said they want the city to finish its years-long planning process first – so that any development that occurs will follow planning logic and not just the logic of profit.

That's the sentiment behind the legislation under consideration, written by Sup. Sophie Maxwell, which would halt development while mandating that the Planning Department finish its Showplace Square design within one year (see "The Potrero Land Rush," 11/17/04).

It's not an anti-housing measure, which is part of why Kate White, director of the Housing Action Coalition, a staunchly pro-housing group, spoke in favor of it. "I think there should be a lot more housing in the eastern neighborhoods, but the plan needs to be

Coming Up on Sunday, December 12:

The Potrero Boosters Holiday Party

at the Metronome Ballroom's Block Party
300 DeHaro St. between 16th & 17th St.
from 7 to 9 pm

Dance Lessons, Wine Tasting,
Snacks from Neighborhood Restaurants
Open to everyone! Bring a neighbor!

definitive," White told the *Bay Guardian*.

The RBA builders whose projects would be stopped are painting matters in somewhat different colors. They say they're being targeted while downtown-financed housing developers who also have projects in the area have been exempted from the plan.

Was Maxwell's plan designed to address the city blocks where homes and industry are most likely to clash? **[YES. – ed.]** Or did she cave to downtown developers who pressured her to cut them out of the controls? **[NO. – ed.]** Did the RBA developers buy Potrero property knowing the city's indecision would leave a loophole for them to build without controls? **[YES! – ed.]** Or do they just want to help the city with its housing crisis? **[NO! – ed.]** There's more to come in the next few weeks.

The Land Use Committee is slated to vote on the controls Dec. 6.

Supervisor Maxwell's legislation protecting our neighborhood planning process is getting intense, well-funded, and misleading opposition from real estate speculators. **Tell the Supervisors we support the interim controls!** Contact information for the entire Board of Supervisors is on the back of this newsletter.

Neighborhood Watch Information

Earlier this month, there was an ad hoc meeting of a group of Potrero Hill neighbors concerned about petty thefts and a growing amount of street crime on the Hill. These things seem to come in cycles, and so we're going to make Neighborhood Watch information a regular part of Boosters meetings every November. Next Tuesday, we'll hear once again from San Francisco SAFE, the city's leading crime-prevention education organization, and give our members what they need to know to start Neighborhood Watches on their blocks right away. Bring your questions!

Renew Your Boosters Membership!

The Potrero Boosters now have annual membership, meaning that **now is the time to pay your dues and renew your membership!** Just fill out the form on the back and send it in . . . or better yet, bring it to the **Potrero Boosters Holiday Party, Sunday evening, December 12** at the Metronome Ballroom's Block Party, 300 DeHaro Street. There's more information at the top of this column. Come socialize with your fellow Boosters, bring a neighbor, and celebrate the holidays!

Be Sure to Pick Up the Latest

Potrero Hill Neighborhood Directory

published by the
Potrero Hill Association of Merchants and Businesses

Now Available at Merchants All Over the Hill

CITY PLANNING

BLDG PERMIT APPLICATION #2004.06116191: **1919 22nd/Carolina Sts.** Propose partial demolitions, additions, alterations of non-conforming existing buildings to create a 2 unit, 2 parking space complex that will have 100% lot coverage and be 31 feet high in an RH-2, 40-X zone. Contact: Mat Snyder, Planner, ph: 575-6891. IT'S HUGE!!!

BLDG PERMIT APPLICATION#2003.12313257: **1453 RHODE ISLAND/25th Sts.** Propose to build a 4 foot addition under the existing front deck of a single family house, plus interior remodeling in an RH-2, 40-X zone. Contact: Jon Purvis, Planner, ph: 558-6354.

BLDG PERMIT APPLICATION #2004.09204585: **1219 SAN BRUNO/23rd Sts.** Propose to raise the existing dwelling approx. 2 feet and convert basement to additional living space. Construction raises building height to 17 feet. Contact: Julian Banales, Planner, ph: 558-6339.

INTERIM ZONING CONTROLS FOR POTRERO HILL WILL BE VOTED ON BY THE BOARD OF SUPERVISORS ON DECEMBER 7. Let our City know that the community supports the interim controls! Don't give away our neighborhood planning process to speculators!

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COMMUNITY RESOURCES

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Web site: www.sfgov.org

Mayor Gavin Newsom ph: 554-6141 fax 554-6160
gavin.newsom@sfgov.org

Supervisor Sophie Maxwell / District 10 (which includes Potrero Hill):
ph: 554-7670 fax 554-7674
Sophie.Maxwell@sfgov.org

Bayview Police Station 201 Williams St, SF 94124
SFPD Web site: www.sfgov.org/police/
Capt. Rick Bruce ph: 671-2300 fax 671-2345
Rick_Bruce@ci.sf.ca.us
Abandoned autos 254-7185 (Officer Maurice Edwards)
Encampments, trash 254-7120 (Office Tim Buelow)
Drug dealing, etc. 254-7107 (Sgt. Carl Fabbri, Lt. Charlie Orkes)

Potrero Boosters Executive Committee

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Please visit our Web Site and Neighborhood Forum at POTREROBOOSTERS.ORG

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

Meetings are the last Tuesday of the month (7:00 p.m. at the Potrero Hill Neighborhood House) and are open to everyone, members and non-members.

Dues: Individual \$25, Household (couple) \$30, Senior \$20. (Make checks out to: "Potrero Boosters.")

Mail check to Potrero Boosters, 1459 18th St., #133, San Francisco, CA 94107, or sign up online (coming soon).

Enclosed is \$_____ for ___ membership(s). New ___ Renewal ___ Prefer e-mail newsltr (Y/N)? _____

Name _____

Address _____

Home Phone, Daytime Phone _____

Email _____

Interests/Concerns _____

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

Does your mailing label say 'DEC 04'?
Renew your membership now!!
Fill out the form above and send it in!

First Class