

## CORBETT HEIGHTS NEIGHBORS - Meeting Notes - July 22, 2010

Hello Neighbors,

We had a pretty full room for last night's meeting - 36 people attended.

I'd like to thank the people who distributed the fliers that announced the meeting: Ted Teipel, Sarah Linker-Sobel, Janice Low, Kevin Dunn, Rich Johnson, Nathan Hall, Philip Bylund, Michaeline Kiss, Kathleen and Hank Flanders and John Koelsch.

Your help is *greatly* appreciated!

Jim Chien from CleanPowerSF spoke first. This program is being run by the SFPUC. As of this coming winter our electricity will be provided by CleanPowerSF. Meter boxes will remain the same and the bills will continue to come from PG&E. Currently the electricity that PG&E provides comes from only 15% renewable sources. The California requirement is 20%. CleanPowerSF will start at 20% and go up to 30% in a few years. Some of the energy they will be providing will be from their own sources and the rest will come from other companies that they will partner with to provide renewable electricity. After 60 days, I believe, we will have the opportunity to opt out of this service and return to PG&E. The rates will be comparable to what you're currently paying. Also, the rate will be established every January and will not change thru December. Clean energy is still a bit more expensive, but this shouldn't be reflected in your bill - PG&E spends hundreds of millions on marketing, advertising and for political reasons.

Owen Kennerly of Kennerly Architecture designed the proposed building expansion at 75 Mars. The design is very modern. The height of the roofline will increase by 8 - 9'. It is currently a small single residence - the original garage has been used as a living room for years. The plan is to add one level, and for a 2nd unit to be built on the laundry level. It will have a bay that goes out beyond the current rear of the house. The entrance to the lower unit will be on an easement created on the side of the building.

Corbett currently dead-ends behind this house with no access to anything without turning back. There is a 2nd, totally separate plan to create a stairway that would connect the continued sidewalk on Corbett to Mars. There would be landscaping (no larger trees will be eliminated), lighting and irrigation installed.

Many years ago an owner of this house appropriated a large section of the park and built a fence around it. This area would be opened up to the public.

Bill Hemenger, who is a candidate for Supervisor in District 8 attended and spoke about himself and his beliefs and intentions, if elected. His stance is very pro-business. He supports "sit/lie", "Fix Muni" and more parking. I asked him which politicians he admires and/or he would try and emulate. He chose Sean Elsbernd as his favorite, but also admires Bevan Dufty. Both are moderates or to the right.

Supervisorial Debate: There will be a debate sponsored by DTNA (Duboce Triangle Neighborhood Ass'n) and EVNA (Eureka Valley Neighborhood Ass'n) on Monday, October 18 at Davies Hospital. More info to follow.

17th St Traffic Calming: Antonio Piccagli, who spoke to our group a year or so ago has been transferred to the bicycle division. He had been our contact at SFMTA. Prior to his transfer he initiated the legislative approval process required to install the median island on 17th St. at the Corbin Steps. There will be a public hearing on Friday, August 13 to approve the red zones. All are welcome to attend. Letters or emails of support are welcomed. Notices will go up on telephone poles on or around August 2.) If the red zones are approved, the proposal will then be heard by the SFMTA board on the 3rd Tuesday of either September or October. After something passes the public hearing, it is highly unlikely for it not to be approved by the SFMTA board. While the legislative process is following its course, MTA will be working with DPW on the detailed design of the island and on scheduling the anticipated construction this fall.

Speed Radar Sign - approved. Installation anticipated for fall 2010. Location: either between 4341 and 4343, or between 4353 and 4367. I'm not certain which site was selected.

1395/1397 Clayton: After initially taking out permits in 2002, the project sponsor discussed the plans with neighbors and the Dept. of Building Inspection for several years, eventually reaching consensus. Then, when the economy turned sour, the original owner sold the property. The new owner retained the same architect and the same plans. DBI gave the final go-ahead just 3 months ago.

Bill Bonacker, the architect, is a preservationist and has served on several preservation boards. The design is not an imitation of a historic building, but it promises to be a more superior design because of Mr. Bonacker's sensitivities to surrounding older properties.

The plan is for one home per lot. Apparently each of the 2 lots is zoned for 3 units. There will be 3 living levels over garage. They will be set back, with the upper floors set back farther. The remaining open space will be the right of way adjacent to Pemberton Steps. We received a copy of the plans yesterday and the

design is good - a giant step up from most things that have been built in the neighborhood for some time.

136 Ord: After about 2 years of battling the new owner - John Moroney - we lost in that the Planning Commission voted to not discuss and possibly alter the plans during a Discretionary Review hearing on July 8. Earlier in the year, the Commission requested that he move the house back. So, in the end, the house is about 7' shorter and about 10' farther back on the lot, allowing for more green, open space in front.

CHN Parks: There recently was a cleanup - organized by Leslie Koelsch - at the Ord Triangle Park on Ord/17th St/Corbett. A great improvement! Many thanks to Leslie and John Koelsch, Rob Rynski, Rick Johnson, Kevin Dunn, Ben Frombgen and Jessie Eicher.

Many of our other parks have seen better days. PLEASE volunteer for cleanups. If you are interested in helping during future cleanups, please let me know.

Trader Joe's: There are still several hurdles that Trader Joe's needs to get beyond before getting the go-ahead. First is a traffic study. It is probably more likely that this study will pass if no parking at all is provided. If the small lot on the roof is used for customers there will be a continuous line of cars around the block all day. Second is Radio Shack, which has still not committed to moving out. The most likely location would be the Plant It Earth store directly across the street. If they agreed to this move they would still need to apply for an "conditional use" permit, since a "formula retail" (chain store) would be occupying a locally owned store. The third hurdle is that the estate of the owner of the Kard Zone has not been settled yet. Until it is, nothing can happen on the ground floor.

2299 Market (The Church Pit): The project sponsors resisted making some desired changes to their plan until 2 neighborhood organizations requested a discretionary review. At the eleventh hour they agreed to make a few changes that will improve the plan sufficiently, and promises to satisfy just about everyone. Groundbreaking can happen as soon as financing is arranged - possibly as early as this fall.

Gold's Gym: The intent of the owners of the gym is to construct a 3rd floor of gym and 2 floors of rental housing above. The latest has the owners giving a substantial amount back to the neighborhood, and thru some interesting manipulations their will likely be approved.

Medical Cannabis Clubs: 2 sets of partners have applied to open up cannabis

dispensories in the Castro; one would be at the existing FineDecor store just down from La Mediterranee on Noe St. Their lease would not be renewed. The ground floor would sell cannabis as well as herbs and potions. The 2nd floor would be used for offices and storage.

The other would be at the soon-to-depart Earthtones store on Market St.

Jane Warner: In case you hadn't heard, Jane Warner, formerly of the SF Patrol Special Police passed away a couple of months ago after a long battle with cancer. She had attended CHN meetings in the past, and even patrolled our neighborhood for a short time a couple of years ago. She was a wonderful woman who seemed to know every person in the Castro - from merchants to homeless. She is greatly missed.

- Gary