



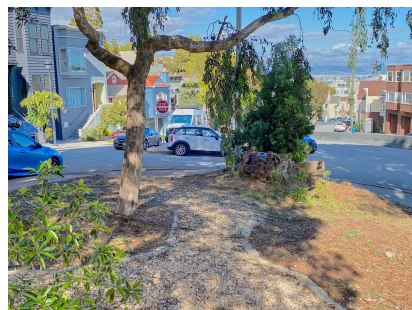
April 2023 Neighborhood News

April 8 Al's Park Clean-up

There will another work day at Al's Park this Saturday, April 8, from 10:00 a.m. to noon. All are welcome to join Andrea and Margaret in touching up the park after all the heavy rains. We thank last month's hearty souls who braved rain and cold and what felt like snow: Andrea, Margaret, Brian, Jake, Maryann, and Paul. (Did we miss someone?)

Merritt/Danvers Park

The most recent storm delivered the coup de grace to the beautiful acacia tree at the northeast corner of the park. The tree suffered damage earlier this year in a prior storm. Leslie played the role of eulogist by calling 311 to report the matter; a DPW team did the rest. This is a significant loss to the park, among the hundreds of trees that have fallen due to the winter storms. The adjacent sidewalk is in need of repair and that, too, has been reported.



Acacia gone; now, little more than a stump.



And speaking of Merritt/Danvers, again we want to thank in particular one of our members and friends, Francisco, who has burned more calories than anyone restoring the park. As we noted a few months ago, it was Francisco who spread about 10 tons of gravel on the now-beautified paths in the park, a task that took him days to complete. And then he spread some of the excess gravel at Ord. In addition, along with one of our contractors, he continues to assist in maintaining the park including its pathways. We thank Francisco again for all of his work! And, of course we thank Leslie for spearheading the re-design and re-planting of the park.

Volunteerism

Which brings us to a larger issue. As you all know, none of the neighborhood parks is maintained by the City. True, we call upon DPW for assistance from time to time, most recently to provide a tree to replace the one at Ord Triangle that was vandalized. But the condition of these parks is largely the fruits of volunteer labor and

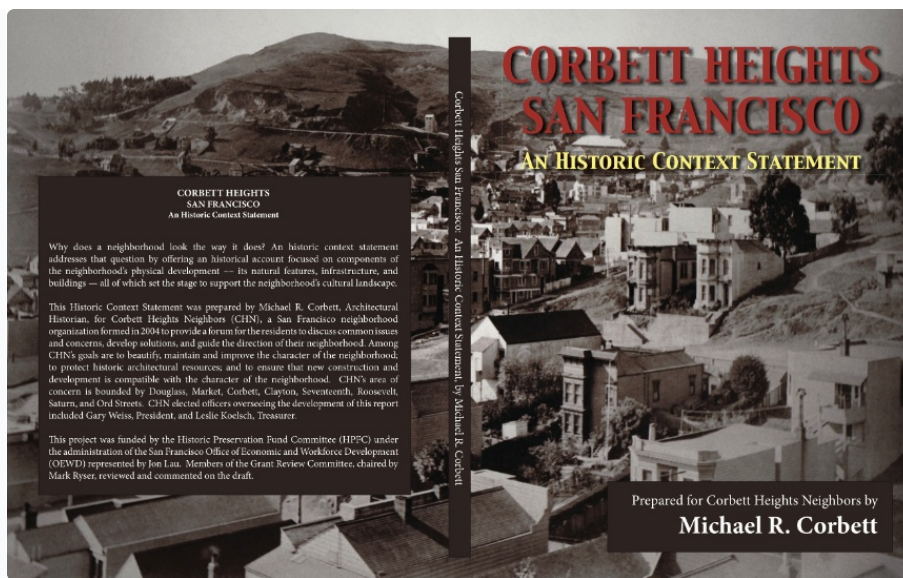
money. And we could particularly use more of the former — volunteers for the parks; volunteers to track issues of concern, such as proposed developments or MTA plans for bus stops; volunteers to dog crime or homelessness issues. Maybe a volunteer to help arrange a neighborhood wine sipping event at one of the parks? None of the CHN Newsletter scribes is a pessimist yet we fear that City services to our neighborhood will decline in the future because of the \$780 million-and-counting projected two year budget deficit. In short, we, the neighborhood's residents, might have to do more to maintain what we have. Please email us if this strikes your civic-minded nerve.

MTA's Red Zone Plan for Bus Stops

Recall that MTA proposed to eliminate parking from all “red flag” bus stops; that is, those that are not currently marked with red paint on the curb, hence “no parking.” Here is some additional information obtained by our chief of research, which reflects our understanding of several MTA emails responsive to our questions: (1) Corbett Avenue is part of phase I but will not be implemented until later this year. (2) MTA has yet to do an analysis of Corbett to determine parking impacts; we hope to be informed of, if not involved in, their analysis. (3) City-wide, the stops affected are those “that come right before an intersection” and are labelled “near side” bus stops; all must be analyzed. (4) We calculate there are 7 “near side” stops of the 14 on Corbett. Separately, for those in the vicinity of Mars and Corbett, a stop sign is planned for Mars, to be accompanied by the elimination of a number of parking spots in that vicinity.

Neighborhood History

Several years ago CHN encouraged research into the history of the neighborhood by a qualified urban researcher. This was, and is, part of a City-wide program termed “Historic Context Statements” that are “...summary documents that help identify, record, and evaluate historic and cultural resources by grouping information around a common theme, area, and time period. They are established evaluative tools that provide information needed to make informed planning decisions, prioritize preservation goals, evaluate potential historic resources, and provide a narrative of a community's history.” The Corbett Heights Historic Context Statement “documents the history, patterns of development, and physical fabric of the district from the 1840s to 1974.” Even better, the book has some neat photos! The book is available for \$25 to CHN members, \$35 for non members. To order, go to this page on our website, <https://secure.sfparksalliance.org/give/303994/#!/donation/checkout> and follow the instructions at the bottom, in the fine print, by making the \$25 or \$35 donation, and then emailing our Treasurer at info@corbettneighbors.com. If you are in the neighborhood, we will hand deliver the book!



Castro Theatre

Another Planet Entertainment's plan for the Castro Theatre remains in flux and continues to be a bit complicated. As you might recall, the Historic Preservation Commission recommended protection for previously unprotected aspects of the Theatre but not the current "fixed seating," only the "presence of seating." (The circa 1922 balcony seats would be protected.) This proposal goes to the Board of Supervisors for approval; the first step in that process is a hearing before the Land Use Committee on April 3. In the ordinary course, the Land Use Committee's recommendation would be forwarded to the full BOS for its April 11 agenda. Separately, on April 13 the Planning Commission and the Historic Preservation Commission will hear applications, respectively, for a Conditional Use Permit and a Certificate of Appropriateness for elements of the proposed project.

The CUA seeks permission for exterior and interior renovations and the construction of a one story rear addition. More importantly, the Certificate from the Historic Preservation Commission would be for "...interior alterations including the removal of ground floor level seats, installation of tiered levels with chair lifts on the ground floor over raked concrete..." and a number of other changes, repairs, and improvements. As we reported in a prior newsletter, APE's original plan called for removal of all the seats, to be replaced by three horizontal platforms on three different levels. The new plan as reflected in these applications is different; it would remove the seats and install "a state-of-the-art motorized raked floor" to accommodate seats; accordingly, it may be consistent with the recommendation of the Historic Preservation Commission. You can see and learn about APE's revised plan here:

<https://www.castrotheatre.com/castro-theatre-preservation/> But we'll have to wait until at least April 11 to learn if the BOS adopts the recommendation of the Historic Preservation Commission.

As always, thank you for your support!

In the meantime, you can contact us at:
info@corbettneighbors.com

Paul Allen, Secretary
April 2, 2023

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