

Corbett Heights Neighbors
Board of Directors Meeting, Wednesday February 10, 2021
Minutes

A regularly scheduled (virtual) meeting of the Board of Directors of Corbett Heights Neighbors was called to order by President Bill Holtzman at 7:00 p.m. on Wednesday February 10, 2021. The following directors were present: Paul Allen, Josh Baskin, Maryann Dresner, Bill Holtzman, Maria Chambers Hutchins, Leslie Koelsch, Casey Rando, and Mark Ryser. Scott Pluta was absent.

1. Minutes. The minutes from the January 13 meeting were approved as distributed.
2. Treasurer's Report. Leslie offered the Treasurer's Report. From SFPA, the second quarter (Oct.-Dec.) report has been received and is correct. The General and Slope funds have \$14,504 and \$1370 respectively.
3. Livable California. The Board received a presentation from Mr. Rick Hall, a representative of Livable California, <https://www.livablecalifornia.org>. Rick described the general terms of Senate Bill 9 (Atkins-Wiener) and Senate Bill 10 (Weiner). The former is essentially a reintroduction of last year's SB 1120 while the latter is identical to last year's SB 902. SB 9 provides for substantial up zoning on single family streets notwithstanding local ordinances. SB 10 permits municipalities to nullify citizen initiated, voter approved laws protecting hills, open spaces, and such; and it permits city councils to approve 10 unit market rate apartment buildings with few constraints. Legislative bills can be introduced through February 21.
4. Planning and Zoning. In advance of the meeting, Bill provided a copy to the Board of Supervisor Mandelman's February 2, 2021 press release that described the Supervisor's intention to introduce (i) a new Sec. 319 of the Planning Code that would impose new Conditional Use Authorization requirements for residential construction in excess of 2500 square feet; (ii) a code provision to permit four story construction on corner lots city wide in residential districts; and (iii) a code provision that would do the same within a half mile of a major rail station, city wide within residential districts. The Board had the text of the new proposed Sec. 319 before it but nothing more than the press release regarding items (ii) and (iii).
 - a. Proposed New Sec. 319. Bill reported on previous discussions with Supervisor Mandelman's staff during which Bill received assurance that nothing in the proposal was intended to override the provisions of the Corona Heights Large Residence Special Use District code provision. Following board discussion, upon motion duly made, seconded, and unanimously carried it was:

RESOLVED that regarding Supervisor Mandelman's proposed new Sec. 319 of the Planning Code, the Board authorizes the President to write Supervisor Mandelman stating CHN's position that the proposed code section should be amended to clarify that no provision thereof shall be construed to abrogate Sec. 249.77 of the Planning Code, Corona Heights

Large Residence Special Use District, including but not limited to its Conditional Use Authorization Requirements.

- b. Corner Lot Proposals. The Board next discussed Supervisor Mandelman's corner lot proposals, both of which have only been generally described and neither reduced to statutory language. The consensus of the Board was that Paul would circulate for Board review a draft memorandum to Supervisor Mandelman; thereafter a determination would be made on the memorandum's signatories.

6. Safe Sleeping Sites Program and Ordinance. Maria described Supervisor Mandelman's proposal, The Place for All Ordinance, that would require the city to create a network of safe sleeping sites with sufficient capacity to ensure that unhoused persons for whom the city cannot provide a supportive housing unit can, nonetheless, be offered a safe sleeping site. The ordinance would call for the preparation of an implementation plan, to be phased in over time. The consensus of the Board was that (i) the entire CHN membership should be advised of the proposal; (ii) the membership's opinion on the program/ordinance should be solicited; and (iii) the Board would thereafter determine whether to take a position on the matter.

7. Neighborhood Street Parks. Leslie had previously distributed responses to proposals for signage at five of the neighborhood street parks. No action was taken. Bill will set another clean up date for sometime in March.

8. March 8 Quarterly Meeting. Bill will contact Supervisor Mandelman to see if he wishes to make a presentation on his planning and zoning proposals described in number 4, above. It is expected that, regardless, part of the meeting will offer CHN members the opportunity to participate by making comments or posing questions.

There being no further business, the meeting adjourned at 9:05 pm.