

MINUTES

Corbett Heights Neighbors Board of Directors

Tuesday, July 16, 2024 at Chase Bank

Present: Maryann Dresner, Joey Accordino, Leslie Koelsch, Mark Ryser, Jess dal Santo, Becca McCann (on phone).

Guest: Bill Holtzman

Corona Heights Special Use District.

David Winslow and Josh Switsky from the SF Planning Department joined the meeting to discuss the differences between the Corona Heights Special Use District (CHSUD) and the Central Neighborhood Special Use District (CNSUD). Winslow represents the Design Review for City Planning (CP) and Switsky represents long-range planning. The question at issue was, how will the newer legislation (CNSUD) proposed by Rafael Mandelman compare to CHSUD, particularly regarding square footage and set-backs. While the Winslow and Switsky had not been involved in drafting the legislation, they offered an overview of how the two SUDs compare. In a broad overview, CP indicated that the goal of Mandelman's legislation appears to unify the CHSUD and CNSUD into one cohesive SUD for the central neighborhoods, which includes most of Mandelman's district. The legislation would kill the CHSUD and replace it with the CNSUD. The CNSUD would be applicable to the entire district, including Corona Heights.

The purpose of the legislation is to limit single family homes, but not the size of the buildings proposed in the CNSUD. Under the CNSUD, there would be a 4,000 square foot cap with a potential to expand 15% without a Conditional Use Permit (CUP). Under the CHSUD, there are no hard limits on square footage. The CHSUD does not speak to the size of the unit. Also under the CHSUD, the rear yard must be 45% of the lot size with the option to decrease the size of the rear yard with a CUP. The current citywide rear yard requirement currently stands at 30% with no CUP requirement. The CNSUD would keep the 30% rear yard requirement. The conclusion was that the CNSUD would be somewhat more stringent because of the hard caps on square footage of the building.

The Board members discussed the matter and determined that there was not a significant advantage to the newer legislation. There was some discussion to get back to Mandelman's office regarding the position of the Board.

Financial Report.

CHN income from dues was \$485 since the latest meeting. There are currently 142 members. There was an expenditure of \$240 for each of the parks—Ord and Merritt. \$150 was spent of to reorder 10 context statement books, and \$21 was paid on 3 months of G-Suite gmail account.

Parks Update.

- Charles Liao, a CHN volunteer, provided estimates for landscaping maintenance support for Al's Park. He canvassed 6-7 landscaping companies to get quotes for an initial park clean-up and then for monthly maintenance. Based on this research, the Board elected to hire Franco

Rodriguez for \$2175 for the initial parks clean-up. The Board then elected to approach For your Garden's Needs to do monthly maintenance for \$370 per month. Of these figures, Davida's share would be 38%. The motion was introduced to approve these expenditures and was passed by the Board.

- Al's Park balance in the account is approximately \$1,100. There was some discussion among Board members regarding the transfer of the park to SF Rec and Park. Leslie to continue to investigate.
- Merritt Park— no update
- Ord Park—bark to be purchased by the bag to reapply to the park areas. Leslie will get an estimate.
- Corbett Slope—no updates

General Membership Meeting.

The CHN General Membership Meeting will be held in person on Monday, September 30, 2024 at 7:00 p.m. at the Castro Community at 501 Castro. A couple of potential speakers are to be contacted.

Meeting with Mark Farrell.

The Board of CHN is planning on meeting with mayoral candidate, Mark Farrell, who wanted to hear from neighborhood groups about concerns for the future of neighborhood. The meeting will be held on August 15th. The Board will gather relevant questions and concerns for Mr. Farrell.

Mayoral Debate.

The mayoral debate, co-hosted by CHN, will be on September 5th at the Randall Museum at 7:00 p.m. The need for a moderator was discussed.

Newsletter.

Ideas for the newsletter are to be submitted to Leslie.

Letter to Members regarding garden donations.

A letter of explanation of expenditures related to garden upkeep will be drafted and sent to members by the end of the year.

Changes in By-laws.

Discussion regarding changing the by-laws regarding the number of mandatory meetings occurred. The members need to vote on these changes in September. Further discussion to follow.

Meeting adjourned at 9:05 p.m.