

WEST OF TWIN PEAKS CENTRAL COUNCIL MINUTES
February 25, 2013 – DRAFT

14 Associations Present:

Balboa Terrace, Roger Ritter
Forest Hill, Walt Farrell
Golden Gate Heights, Sally Stephens
Greater West Portal, Avrum Shepard
Ingleside Terrace, Paul Conroy
Lakeshore Acres, Bill Chionsini
Lakeside Property Owners, Joyce Richardson
Miraloma Park, Karen Breslin
Monterey Heights, Copley Crosby
Mount Sutro Homeowners, Jeffrey Eade
Pine Lake Park, Don Dutil
Saint Francis Homes, Carolyn Squeri
Sunnyside, Estelle Smith
Westwood Highlands, Dave Bisho

5 Associations Absent:

Forest Knolls, Merced Manor, Midtown Terrace,
Sherwood Forest, Twin Peaks Improvement, The
Woods

Officers Present:

Matt Chamberlain, President
Roger Ritter, Vice President
Carolyn Squeri, Treasurer
Sally Stephens, Secretary
Avrum Shepard, Parliamentarian

Guests Present:

Herbert Weiner, SEIU
Claire Zvanski, SEIU
Denise D'Anne, SEIU
Gus Guibert, Forest Hill
Mitch Bull, Westside Observer
Bob David, Lakeside
John Farrell, Forest Hill
Charlotte Masson
Timothy Armour, Miraloma Park
Matthias Mormino, Sup. Yee's Office
F.X. Crowley
Mike Garcia, Merced Manor
Andrew Bley
Loretta Wasacz
Jess Montejano, Sup. Farrell's Office
Kathy Montague, Pine Lake Park
Andrew Fraknoi
Lee Hsu, Greater West Portal
Herbert Dunmeyer, Forest Knolls
Annie Chou, Sen. Leland Yee's Office
Pat Collum, La Boulange
Caitlin Welch, La Boulange

Meeting called to order: 7:35 pm, there was a quorum (14 of 20)

Minutes: The draft of the January 28, 2013 minutes were approved – Dave Bisho moved, Walt Farrell seconded.

Officers' Reports: There was no President, Vice-President, Secretary, or Parliamentarian report.

Treasurer's Report: Carolyn Squeri reported that WTPCC has \$3126.56 currently in the bank. She has prepared dues statements for member organizations. Delegates can take them home from the meeting, or she will mail them. She reminded delegates that the IRS Form 990 e-file postcards (returns for exempt organizations) are due at the end of March if your fiscal year ended in December 2012. She cautioned members to stay on top of IRS paperwork.

Committee Reports:

Tech Committee: Avrum Shepard reported that NextDoor is expanding. If people have not joined yet, they should. He gets a lot of information on NextDoor that he doesn't get anywhere else. He noted that they are making adjustments to their services. He has started looking at the accomplishments of WTPCC over the years, to

see what can be put on the website, and he found it is amazing what we've done. He will put our accomplishments up on the website soon, under History. Dave Bisho noted that he has copies of minutes from years and years ago that he can contribute.

Transportation Committee: Avrum Shepard mentioned the 19th Ave Transit Study, which he said is mostly about moving the M trains from the center of 19th Ave to the western side. He thought it would be a good idea to put the M underground. He said that SF State officials have noted that students who take public transit to the school will run across the street even if there are no crosswalks or if there is an underpass or overpass because they are in a hurry to get to class. The Ocean Ave stop on the M line may be dropped. Bob David noted that Parkmerced wants MUNI to go through their neighborhood, and that's what prompted the Transit Study. Don Dutil noted that WTPCC took a position in 2006 on transit after MUNI said that if the population at Parkmerced increased, MUNI cannot provide enough service for the increased population, largely because there is only one track each way in the tunnel. A member of the audience complained about MUNI removing bus stops, noting that people then have to walk farther to get to a bus stop. It seems MUNI is increasing its speed by decreasing the number of stops a bus has to make. Avrum Shepard noted that San Francisco is a Transit First city, but planners view it as a transit only city. Matthias Mormino, from Supervisor Yee's office, noted that the MTA will take comments on the Transit Effectiveness Project, (TEP), which discussed removing bus stops, and will rework it in the future. So people will still be able to comment on the TEP in the future. Avrum Shepard noted that State Sen. Leland Yee has introduced legislation that would continue the double fine zone on 19th Avenue. Annie Chou, an aide to Sen. Yee, said that the double fine zone has enhanced public safety, with fewer pedestrian fatalities, and fewer red light running. It is set to expire, however, and Sen. Yee would like to renew the double fine zone. Yee would like people to write letters supporting the renewal. Matt Chamberlain suggested that delegates circulate this information to their boards, and perhaps we could put it on the agenda for next month.

Planning/Land Use Committee: Matt Chamberlain noted that there is a lot of information available online from the Planning Dept. It would only take one person to read and go through it for information of interest to our neighborhoods. Matt suggested we create a Planning/Land Use Committee to deal with Planning and Land Use issues. Estelle Smith offered to Chair the new Committee, Paul Conroy, Roger Ritter, and Matt Chamberlain also involved. As an example of the type of issues this new Committee could look into, Paul Conroy noted that Ingelside Terrace has an on-going problem with serial permitting, where contractors get a series of permits for relatively small jobs that are all part of a larger project at the site, rather than obtain a permit for the entire larger project. Small projects often do not require that public notice be posted, whereas, if the contractors had been honest about the scope of the entire project in the first place, public notice would have been required. He suggested that the Planning Dept and the Dept of Building Inspections need to work better together.

There was no report from the Public Health Committee, and the Open Space Committee report was deferred to the later agenda item.

New Business:

1) La Boulange: Pat Collum and Caitlin Welch, from La Boulange Café and Bakery, made a short presentation about their plans to move to 16 West Portal, into the space now occupied by the St. Francis Market. Pat Collum said that La Boulange was founded in 1966 in San Francisco as a bakery and has now expanded to 13 locations. They will be open from 7 am to 7 pm, with a full breakfast and lunch menu, plus a large selection of pastry items. They want to sell beer and wine for consumption on the site with food. They hope to open in Fall 2013. They must get a conditional use permit from the Planning Dept because they are a chain. When asked if they would give discounts to seniors in the neighborhood, Collum said that they offer a variety of discount days, and they try to tailor them to the demographics of each neighborhood. In response to other questions, Collum said they would not do any baking on West Portal, but bring bread and pastries to West Portal from another location, and that they are not unionized.

2) Supervisor Mark Farrell: Sup. Farrell spoke on three specific topics:

A) The SF City Budget: Farrell is the Chair of the Budget Committee of the Board of Supervisors. He noted that they are just starting the process for the 2013-2014 budget now. Two years ago, they had to close an initial budget deficit of \$570 million. Last year, the initial projected budget deficit was \$300 million. This year, they will have to find ways to close a projected deficit of \$180 million, a higher figure than previously thought because of recently identified additional expenses associated with the rebuild of SF General Hospital. The city is doing better than in past years, but they still have to make cuts to balance the budget. When asked if the SF budget would ever go down, Farrell said that he doubted the budget would ever go down in a meaningful way because SF has an airport, a PUC, and massive city departments. He noted that there will be meetings about the budget in each Supervisorial district in the weeks/months to come. He offered to return to WTPCC and give a 15-minute presentation about the budget.

B) Long-Term Health Care (LTHC) Liabilities from City Employees: Farrell said that San Francisco has \$4.4 billion in unfunded long-term health care liabilities on the books, with no method to pay for it. Most of the obligation is for already retired employees. In the past, if you worked for SF for 5 years, you would get full health care coverage for life, and your spouse would get 50% for life. Newer city employees do not get that generous a benefit. "We pay for ourselves," he said. The current budget includes \$150 million for employee health care. That will increase to \$500 million in the budget in 20 years, and likely will continue to increase. Farrell noted that the total budget does not grow as much as health care costs grow, so the proportion of the budget for health care will not remain the same, but will increase over time. The \$4.4 billion is the employer cost of the LTHC, that is, what the city has to pay for it, whether or not city employees pay premiums or not. The Employee Health Trust Fund does not come close to funding the costs in part because it assumes growth of investments at 7% interest, while interest rates are actually closer to 2%. The current system of LTHC liabilities is not sustainable. Prop C helped with pension reform, but now we need to deal with LTHC liabilities. Farrell said it is likely that there will be a ballot issue in November to pre-fund the long-term health care liability so that in a certain number of years, it will be funded.

C) Tenancy In Common (TIC) Legislation: Farrell noted his legislation is an effort to allow current TIC owners to convert to condos. Currently, TIC owners must enter a lottery if they want to convert to condos. There are currently 2400 TIC owners wanting to convert, but only 200 conversions are allowed every year. If you own a condo, you own your unit and you can refinance your mortgage to take advantage of the current low interest rates. TIC owners do not own their unit outright, and so refinancing is more difficult. Many current TIC owners are paying double the interest rates of condo owners, and, as a result, are in bad financial straits. Many are middle class, who thought of TIC as an entry level to home ownership. Some TIC owners have been waiting 18 years to "win" the lottery and be one of the 200 allowed to convert each year. Farrell said that his legislation would be a one-time bypass of the lottery for current TIC owners. Conversion would require a \$20,000 fee, which is expected to raise \$20 million that would go to affordable housing. Farrell noted that 85% of TIC units are owner-occupied, so conversion to condos will not impact many renters. Even so, his legislation will give lifetime rent control for any renters in TIC units converted as a result of the legislation. He said this is not an assault on rent control. He is negotiating with tenant advocates, the primary opponents to the legislation, to see if they can resolve their differences. When asked if people would have to bring their TIC unit up to current code as part of the conversion, Farrell said that some upgrades would be needed, but not everything would have to be up to the codes for new buildings. He noted that his legislation would only apply to the current group of TIC owners, to help those who are in serious financial trouble because they cannot refinance their loans and take advantage of current lower interest rates. In future years, the lottery will continue. There are fewer TICs being created each year now than the 200 that could be converted via the lottery, so there is likely to be no need for legislation like this at any time in the future. This is a one-time conversion opportunity for current TIC owners only.

3) Mount Sutro DEIR: Sally Stephens reported that UCSF has released a Draft Environmental Impact Report (DEIR) for a proposed Mount Sutro Management Project. In a letter announcing the DEIR, UCSF described the

project as: “The proposed project would involve implementation of a number of management activities, including thinning of the forest, native plant restoration and enhancement, conversion planting (removal of non-native trees and plants and conversion to native species) in select areas, and construction of new trails.” They will start with four small demonstration projects, in which they will thin the forest so that trees are between 30 and 60 feet apart, and remove 90% of the existing understory. Ultimately the plan is to expand the management activities from the demonstration areas to the rest of the forest on Mount Sutro. UCSF says a full implementation of the proposed plan would result in the removal of 60% of the 45,000 trees, primarily eucalyptus, on Mount Sutro. The primary justification for the plan is to reduce fire hazard, with UCSF arguing that eucalyptus trees present a fire danger to the campus and surrounding neighborhoods. Opponents of the plan argue that the grasslands proposed to replace the trees in some places are more flammable than the eucalyptus, and that the loss of the windbreak provided by the existing trees will enable wind-whipped grass fires to spread more quickly. UCSF claims the forest is unhealthy, but opponents quote arborists who say it is healthy. To read the DEIR, you can google “UCSF Mount Sutro DEIR.” To read opponents arguments, google “Save Sutro” or “Death of a Million Trees.” Public comment on the DEIR are due on March 19, 2013. After analyzing the comments, UCSF will present a Final EIR, at which point the UC Regents will decide whether to implement the plan or not.

Old Business: Bill Chionsini reported that money to improve pedestrian safety on Sloat Blvd is winding its way through City Hall. He said he could speak about it next month. Matt Chamberlain noted that there will be a hearing on the Overlook development near Forest Knolls on Mount Sutro on March 7 before the Planning Commission. WTPCC has opposed that project in the past (when it was called Crestmont) and he offered to give a copy of the letter opposing it to Forest Knolls.

Meeting Adjourned at 9:11pm

Minutes submitted by Sally Stephens, Secretary

2013 SCHEDULE OF MEETINGS:

Fourth Monday of every month – January 28, February 25 (location TBD), March 25, April 22, May 20 (note the date change for May due to the Memorial Day holiday), June 24 (annual meeting), September 23, October 28, November 25. No meetings in July, August, and December. *All meetings are at 7:30 pm. Location at Miraloma Park Clubhouse, 350 O’Shaughnessy Blvd at least through the summer, as the Forest Hill Clubhouse is renovated.*

MEMBER ORGANIZATIONS: Balboa Terrace – Forest Hill – Forest Knolls – Golden Gate Heights – Greater West Portal – Ingleside Terraces – Lakeshore Acres – Lakeside Property Owners – Merced Manor – Midtown Terrace – Miraloma Park Improvement Club – Monterey Heights – Mount Sutro Homeowners – Pine Lake Park – St. Francis Homes – Sherwood Forest – Sunnyside – Twin Peaks Improvement Association – Westwood Highlands – The Woods