



# West of Twin Peaks Central Council

A Resource for Neighborhood Organizations West of Twin Peaks in San Francisco since 1936

PO Box 27112  
San Francisco, CA 94127

<http://www.westoftwinpeaks.org/>

## Meeting Minutes

**Draft**

**Date:** Monday, October 27, 2014

**Time:** 7:30pm – 9:00pm

**Location:** **Forest Hill Clubhouse**  
**381 Magellan Avenue**  
**San Francisco, CA 94127**

<b>Associations:</b>	Those Present shown in <b>bold</b>			
	<b>Balboa Terrace</b>	<b>Brigitte Churnin</b>	<b>Monterey Heights</b>	<b>Marco Magallon</b>
	<b>Forest Hills</b>		Mount Sutro Homeowners	
	Forest Knolls	Herbert Dunmeyer	<b>Pine Lake Park</b>	<b>David Golden</b>
	Ingleside Terrace	Robert and Carol Karis	Saint Francis Woods	Carolyn Squeri
	<b>Golden Gate Heights</b>	<b>Sally Stephens</b>	Sherwood Forest	
	<b>Greater West Portal</b>	<b>Avrum Shepard</b>	<b>Sunnyside</b>	<b>Estelle Smith &amp; ??</b>
	<b>Lakeshore Acres</b>	<b>Bill Chionsini</b>	<b>The Woods</b>	<b>Judy Clarke</b>
	<b>Lakeside Property Owners</b>	<b>Joyce Richardson</b>	Twin Peaks	
	<b>Merced Manor</b>	<b>Mike Garcia</b>	<b>Westwood Highlands</b>	<b>Bhushan Mudbhary</b>
	<b>Midtown Terrace</b>	<b>George Wooding</b>		
	<b>Miraloma Park</b>	<b>Karen Breslin</b>		
<b>Officers Present:</b>	President – Roger Ritter Vice President- Sally Stephens		Treasurer- Carolyn Squeri Secretary – David Golden Parliamentarian - Lee Hsu	
<b>Guests Present:</b>				

### Roll Call and Minutes Review:

Avrum Moves to approves, Karen Breslin 2<sup>nd</sup>. All in favor.

### Officer Reports:

President / Roger Ritter: (not here).

Vice President / Sally Stephens: **Go Giants!**

Secretary / David Golden: Nothing to report.

Treasurer / Carolyn Squeri: (not here).

Parliamentarian / Lee Hsu: (not here).

### Committee Reports:

#### Planning and Land Use / Estelle Smith:

How many permits issues for in-laws? There was one permit issued. There are 7 that are in process. Out of the 10's of thousands of illegal units, there is just one presently. George Wooding Notes that planning is reviewing "Article 2"- the revisions are presented as having minimal impact, but the reality might be very different. Helping the Academy of Arts to create "dormitories", changing heights of required setup backs and heights. They are changing the definitions from specific terms like "residential" to "residential character" which will give the planning department much more latitude in making discretionary determinations, staff level decisions about projects.

#### Technology / Avrum Shepard:

Google Analytics review. Sept we had 519 hits. Average stay was over 5 min. Seems like we are getting good traffic.

#### Public Health / George Wooding:

August- there was a person who had an infectious disease that was initially believed to be Ebola. Kaiser has setup an infectious disease center. San Francisco is preparing for "worse case scenario." Proposal 45 creates an elected insurance commission to pick policies that conform to state requirements.

#### Open Space & Parks / Sally Stephens

#### Transportation / Avrum Shepard

Proposition L is on the November Ballet- concern raised about bond funds diverted from primary purpose. Avrum discusses proposed apartment complex at 5<sup>th</sup> and Kirkim- It is currently 89 units, but they want to increase to over 400 units. It would be helpful if MTA provides more support and transportation. This is a private developer, not clear if it's for UCSF staff. More information is probably available at the planning department's website.

#### Public Safety / Roger Ritter:

### Legalization of Short-Term Rentals

- Presentation by Doug Engmann of San Franciscans for Neighborhoods, Affordable Housing & Jobs, followed by general discussion of legislation passed by the Board of Supervisors.
  - There will be a ballot initiative in opposition to the legislation. May or not be the same language as was signed. We have until November 23 to file the existing. We have until June if we change the language. Existing language would repeal the law as currently written. The key aspect was broadening the definition of "residential" to include "short term rental." This allowed the law to pass everywhere. The law as passed did not include- did not require hosting platforms to list registrations. The only way to enforce was to include the forced registration in the law. Doug believes this should have been allowed only on a much more limited basis. Would have liked something more than the 90 day restriction. Will need \$300K to \$400K to fight campaign. Believes "we can win" with support of the majority of voters. Discuss the option of requiring conditional use permits. Per Doug, this was discussed during the supervisor's review and did not receive enough support to make it into the law. Discuss if the Tenant Union would also oppose the AirBnB legislation- Doug believes there was early discussion that limited landlords, but allowed tenants to partake in running short term rentals in your home. Hands out editorial written by Dianne Feinstein in Chronicle who came Doug and asked how they could oppose. After some discussion there are legitimate benefits to real people supplementing their income and providing a reasonable use. **Question-** Why isn't this being handled as a business license? **Answer-** This would be an illegal activity under existing zoning. Insurance requirement was strengthened by opposition and amended to the law that eventually passed. **Question-** What would it be like if we did it by neighborhoods. **Answer-** simplest thing would be to require CUP. A better solution that allowed neighborhoods to decide individually would require more thought. **Question-** Why wasn't this opposing legislation put on the ballot? **Answer-** Some of the people providing funding for the campaign reviewed a poll which gave them second thought. **Question-** AirBnB was very well presented in the early times of the discussion, the thinking that it was just a couple young guys arranging matches. The thinking now has changed. Doug asks for our continued input. Notes that the AirBnB is very well organized.
- Update by Matthias Mormino from Supervisor Norman Yee's Office. **(Not here)** .

General Discussion: No-one here to discuss exactly what was passed into law. Mayor signed the legislation today, so it is now the law of the City. There are still forces looking to oppose, perhaps through a ballot initiative. Opposition has until November 24 to submit signatures. There was a great deal of money flowing to our representatives from the forces in favor of the legislation, to the Mayor and Supervisors who backed the legislation.

### **Old Business & New Business (15 min)**

- **Proposition G:** Short discussion and call for a motion whether to endorse or to oppose Proposition G (Transfer Tax on Residential Property Re-Sold within five years). Sally introduces the subject regarding Prop. G, asking Dina to provide a summary of the issues from a real-estate agent's perspective. Window signs can be made available if you want to show support for the opposition. This seems like an unfair tax, that can be imposed on people who have been forced into hardship through no fault of their own. The tax would apply to people who inherit property. The law will be challenged by lawsuits and likely to create many problems for the city. Others speak against the proposed legislation. Another person comments that the tax would not apply if the property is sold for a loss. Another person notes that a contractor buying a property, improving it, and then selling it for a profit has done a service to the community. Avrum makes a motion that WoTPCC opposes G, Bhushan seconds. **Discussion:** Will it make a difference this "late in the game." Endorsement would mean a lot to the campaign against the passage of G. Campaign would publicize WoTPCC endorsement on their website. Proposition G does not impact "illegal" units. Several question if this legislation would directly address the issues of eviction that motivated the legislation in the 1<sup>st</sup> place. Any other comments?  
Vote on Motion: 11 in favor, 1 abstention. Motion Carries. WoTPCC is opposed to Proposition G.
- Other Old & New Business TBD

### **9:00pm Adjourn + Social**

Diane Motions to Adjourn, Seconded. We are adjourned.

Adjourned.

Minutes by David Golden, Secretary