



# 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

**Date:** Monday, February 23, 2015

**Time:** 7:30pm – 9:00pm

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

<b>Associations:</b>	Those Present shown in bold	
	Balboa Terrace <b>Roger Ritter</b>	Monterey Heights <b>Marco Magallon</b>
	Forest Hill     Dena Aslanian William <b>Gus Guibert</b>	Mount Sutro Homeowners
	Forest Knolls     Herbert Dunmeyer	Pine Lake Park <b>David Golden</b>
	Ingleside Terrace     Paul Conroy Carolyn + Bob Karis	Saint Francis Woods <b>Carolyn Squeri</b>
	Golden Gate Heights <b>Sally Stephens</b>	Sherwood Forest
	Greater West Portal <b>Avrum Shepard</b> <b>Matt Chamberlain</b>	Sunnyside <b>Lisa Spinali</b>
	Lakeshore Acres <b>Barbara Chionsini</b> <b>Bill Chionsini</b>	The Woods <b>Judy Clarke</b>
	Lakeside Property Owners     Joyce Richardson	Twin Peaks <b>Denise LaPoint</b>
	Merced Manor     Mike Garcia	Westwood Highlands     Bhushan Mudbhary
	Midtown Terrace <b>George Wooding</b>	
	Miraloma Park <b>Karen Breslin</b>	
<b>Officers Present:</b>	President – <b>Roger Ritter</b> Vice President- <b>Sally Stephens</b>	Treasurer- <b>Carolyn Squeri</b> Secretary – <b>David Golden</b> Parliamentarian - <b>Lee Hsu</b>
<b>Guests Present:</b>	<b>Matthais Mormino</b> <b>Victor Huang</b> <b>Lucinda Cox</b> <b>Ivy Lee</b> <b>Armand Domalewski</b> <b>Henry Bernstein</b>	<b>Mitch Bull</b> <b>Emily Murase</b> <b>Daniel Camp</b> <b>Chris Hanson</b> <b>Mike Martin</b>

### Roll Call and Minutes Review:

**Roll Call:** 13 Members Present

**Minutes:**

November Meeting Minutes: Karen moves, Avrum seconds, Motion carries. Minutes Approved.

January Meeting Minutes: Minutes were not distributed.

## Officer Reports:

President / Roger Ritter: Nothing

Vice President / Sally Stephens: Nothing

Secretary / David Golden: Nothing

Treasurer / Carolyn Squeri: No change in balance, 2015 dues statements are now due. "9-90n's" need to be registered with the IRS. Has to be done within 90 to 120 days (90 is safer). Additional State Forms are required. If an association is late repeatedly non-profit status will be revoked.

Parliamentarian / Lee Hsu: Nothing

## Committee Reports:

Planning and Land Use / Estelle Smith: Not present. Twin Peaks Association is concerned about a new permit application by Sutro Towers to add numerous new towers. The permit is working its way through the permit process. Twin Peaks will likely request a letter of opposition from the WoTPCC. Concern is raised by the landscaping, including the chopping down of trees that is already on going. It is scheduled to go to the Planning Commission on March 15<sup>th</sup>. The neighborhood has asked for a continuance. Concerns about process, construction traffic, and other neighborhood impacts that have not yet been answered.

Motion is made by Avrum that we write a general letter of support consistent with our past objections to the Tower. All in favor, no opposed. Motion passes.

Technology / Avrum Shepard: Requests that we provide Avrum copies of all letters that we write so that he can keep a complete archive on the website.

Public Health / George Wooding: Turf fields has come up as an issue which are made from recycle tires. Notes that we are tearing out the grass at the fields on grass fields at Golden Gate Park. Now research is coming out that it may be a health issue, particularly for women. There are no standards for what is in the rubber used in these fields.

Open Space & Parks / Sally Stephens: No updates

Transportation / Avrum Shepard: No Updates

Public Safety / Roger Ritter: No Updates

Presentation Supervisor Norman Yee: Just reviewed 44 proposals for of discretionary budget items. Supervisor Yee was very impressed with the quality of the proposals that made selecting the final 24 for voting a real challenge. Notes that we had over 1000 people voting on the proposals. Thanks the group for support on Proposition C which passed. It won by 73% of the vote. Forming "Our Children Our Families" Council chaired by the mayor. The focus is expected to be on children, child services, and families. The questions of housing, job opportunities, children services, etc. The impacts on children are broad. Open Space- Very happy with tomorrow's ground breaking for Ingleside Garden Area Pathway. The vision is to open it up and make a much larger garden, increasing the usable space by 300%. It opens up the area, and makes it much more inviting. Supervisor Yee is excited to see that we are creating new open space in District 7, something that hasn't happened in a long time. Looking forward to seeing the West Portal Playground renovated, there is approximately \$700K allocated already, and there is building momentum to getting the work underway. There is a new senior services center being provided at the West Portal Rec. Center. Question: Sunnyside Playground, rubber tires are being used as fall protection. Has anyone done a study to confirm these are safe. Discussion- Supervisor Yee doesn't know for sure, but believes the product used is safe. Avrum believes the Sunnyside Playground surface is ground up tires.

Presentation by Supervisor Jane Kim with Q & A:

Started working on the Land Use committee meetings. Asked to present her vision of the city, will focus on Land use issues. Represents District 6, south of market and mission areas. Many issues including secondary

units and CEQA issues are on her agenda. Developing a legislation to allow actions against landowners with buildings of 3 or more units, and that this is in violation of City Code. This issue was brought to the attention of the Building Department, who did not believe the units being uses as short-term rentals violated city law. She is proposing legislation that would clarify how private parties could take action against these sort of home-owners. Education- State has defunded city school funding by \$77million. The city has been making up for the short fall, finally bring these programs back. The "Public Enrichment Fund" is making a big difference at public school. District 6 has the highest incidents of vehicle pedestrian accidents in the city. Over \$13M was spent in Hospital Costs in District 6 alone. Equity Issue of how seniors and youth are more frequently involved in accidents. Looking to improve enforcement and engineering of public streets. 6% of the streets create the vast majority of accidents. Homelessness is a pressing issue for her office. District 6 has a high percentage of homeless residents, and is also the location of many of the City's Homeless shelters. Kim spent a night in a shelter and found the experience very meaningful. People in our shelters are very sick, and very old. There is a large public health issue related to homelessness. The shelters require people to stay inside for 12 hours. Looking to improve the access to medical services for the homelessness. Supervisor Kim introduces visitors from her staff. She is also very focused on the public safety. Looking to increase funding for Police Academies and improve the number of people on the streets.

Question: Low income families in the Tenderloin, there are questions about public health issues related to drug and public defecation? Answer: Tenderloin is the number one place for complaints for public defecation. Adding public restrooms that are fully staffed. Staff monitor use, and make sure after a few minutes that restrooms are being used for intended purpose. The new restrooms have reduced complaints by 60%. They have drop boxes for dog feces and needles. As a side effect, we are saving a great deal of water that was used for cleaning. Drug dealing in the tenderloin is a big concern. There is a large hidden population of children. They are first looking to convert liquor stores into general stores. There is the highest density of liquor stores in the city in the Tenderloin. Adding police action to focus on the liquor stores. Another program on Church Street, the neighborhood asked the city to reduce parking. The neighbors believed that many of the drug dealers were driving in from other areas. Once the parking was reduced, they are seeing positive improvements.

Question: Housing, increasing density, certainly in District 6, is a successful example of what good housing planning can do. There are often accusations that the west side of the city is not "pulling its weight". What is your feeling about adding density to district 7? District 6 is very different with transportation and close to jobs that allows for a higher density life style. District 7 is very different without the jobs or transportation infrastructure. District 7 is much more residential and provides a diversity of experiences throughout the city. In District 6 higher density is working and providing more affordable housing.

Question: How is it working out to add additional affordable housing? Its very expensive to city to develop housing units, with it costing \$600K per unit to add housing. District 6 is poorest district in the city. It also now has the richest zip code, so it has a wide diversity of income levels.

Question: City College is looking to close the Civic Center Campus ? City College is not under the jurisdiction of the city, and the board supervisors do not have a great deal of authority over the actions of City College. Concern is raised by the changes proposed by City College

Question: Notes that RH1 and RH1D exception was supported by Kim. Concern about how enforcement will be handed to neighbors, and how that can pit neighborhoods against each other. Sometimes neighbors are scared to raise objections. Houses are being sold with the specific purpose of being using as "hotels" Follow-up question about private right of actions against property owners with 3 or more units. Answer: Allows

individuals to take a private right of action- to sue the owner, a much faster and severe penalty. Concern about enforcement, as how will the planning department know when houses are being used as short term rentals. Believes that more funding is necessary for enforcement in the planning department. Doesn't believe the issue was well vetted by the board, in part because of the pending election and part because the airbnb lobby was so well organized. Supervisor Kim is concerned that its very hard to really know how many days a year the unit is being used. Believes that it may go to the voters through a vote if supervisors don't take up the issue.

Question- Why did we provide an exemption for the business to operate without needing a conditional use permit? Answer- Supervisor Kim's generally believes that business should be required to obtain both health safety inspections, and conditional use permits to keep the situation safe.

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

#### **Brief Presentation on Balboa Reservoir Plan:**

Discussion: Mayor's office is looking to develop lands run by agencies that operate with independent funding sources from the general fund, such as Muni, PUC or School District Land. We have held a series of workshops discussing the portfolio of properties which will could be developed. There are 4 sites that have come out of the public work projects-

4<sup>th</sup> & Folsom  
1950 Market Street  
Balboa Reservoir.  
Upper Yard

Looking to have community workshops to develop strategy before developers are brought in to the discussion. Creating affordable housing. Presents a chart of the shortfall of housing noting that there is a great deal of high income housing being created, some low income housing, but the greatest shortfall is in the moderate income housing, with incomes of 80-100% of AMI. This is not a market rate building program. Market rate housing will only be created to the extent it can fund additional lower income housing. With environmental review the process will take a good deal of time, nothing specific to be seen before 2017

Question: The chart shows housing focused in San Francisco, but housing needs are being generated by the large job growth on the peninsula. Has the chart been considered as a regional plan, not just a SF issue? The realization is that there is more demand then we can meet, and San Francisco can not make up the shortfall in demand.

Question: The presentation at the January meeting was very different than what we are hearing tonight. In January many alternatives were floated, including open space, but tonight it seems the conclusion is being predetermined that we will use the properties for housing. Answer: I would respectfully disagree, that my speech in January was the same as the one I gave tonight. We tried to explain that housing was presented as a key concept then, and my message is the same tonight. George recalls the meeting in January differently, that there wasn't a clear consensus that housing should be the primary use.

Question: Community housing organizations have a letter of support. The questioner believes that 100% of the housing will be "affordable." Is that right? Will the neighborhoods actually have input? What is the plan for managing real neighborhood input? Answer: There was a letter presented to the planning department about 100% low income, but that idea was opposed by the Mayor's office. They Mayor's office is supporting a mix of different economic levels in housing.

Question: Questioner remembers the January meeting similarly to George, that different options were presented. The questioner notes that reservoir is often used for parking. That situation will be made worse when City of College builds it's a performing arts center. Answer: The presenter agrees that parking and access are major concern about developing the Balboa property. Follow-up question: It really is a beautiful building planned for the Performing Art Center. Will the reservoir be used for sustainable purposes including water reuse, and solar panels. Answer: Yes, the PUC is very focused on making this a model project of sustainable and use non-potable water.

Question: What do you consider adequate parking? If there is overflow what will you do to prevent overflow? Answer: We understand that neighbors are very concerned. The number of parking spaces will be determined by the type of use and developed with the project.

Question: Are we envisioning adding actual home ownership opportunities? As more rental units are developed it further dilutes the power of the home owner vote. Answer: The PUC is currently considering this as a ground lease. Perhaps there is a hybrid model where partial home ownership would be allowed.

**Introduction of School Board Member Emily Murase:**

Discussion: We are one of the top performing school districts in the state. We have a high percentage of board certified teachers. Teaching 9 languages in the district. College and Career ready programs. Every high school has career pathways. Lincoln High School kids went to bio-tech Olympiad and did amazingly well. Lincoln and Balboa are getting more interest in attendance then Lowell. We had a good audit. The offer letters to lottery applicants will go out March 13<sup>th</sup>. Looking to raise higher the attendance priority of neighborhood assignments.

**9:00pm Adjourn + Social**

Motions to Adjourn Gus. We are adjourned.

Adjourned.

Minutes by David Golden, Secretary