

## West of Twin Peaks Central Council Minutes—May 24, 2004

### **11 Organizations Present:**

Forest Hill, Walt Farrell  
Greater West Portal, Bud Wilson  
Ingleside Terrace, Paul Conroy  
Lakeshore Acres, Bill Chionsini  
Merced Manor, Karen Niglio  
Midtown Terrace, George Linn  
Miraloma Park Improvement Club, Kathy Rawlins  
Monterey Heights, Barbara Gullion  
St. Francis Woods, Margaret Diedrich  
Twin Peaks Improvement Assn, George Zaback  
Westwood Park, Margaret Reed

**7 Organizations Absent:** Balboa Terrace Galewood Circle, Lakeside Homes, Lakeside Property Owners, Pine Park Neighborhood Assn., Sherwood Forest, Westwood Highlands

### **Officers Present:**

Bill Chionsini, Acting President  
Rae Doyle, Recording Secretary  
Margaret Reed, Treasurer

### **Guests:**

Doris Dawdy, Merced Manor  
David Dawdy, Merced Manor  
Christophe Niglio, Merced Manor  
Mike Garcia, Merced Manor  
Dorcas Maureen Bender, Merced Manor  
Marilyn Amini, Greater West Portal  
Avrum Shepard, Greater West Portal  
Mary Burns, Greater West Portal  
Herbert W. Dunmeyer, Forest Knolls  
Alene Meyers, Lakeshore Acres  
Charlie Meyers, Lakeshore Acres  
Jackie Pelavin, Twin Peaks Improvement Assn.  
Annemarie Conroy  
Barbara Chionsini, Lakeshore Acres  
Dorothy Johansen, Parkside District Improvement Club  
Anita Theoharis, Westwood Park  
D. J. Canepa, Supervisor Tony Hall's Office  
Christina Kerby, Assemblyman Leland Yee's Office  
Ann Mannix, Taraval Station

## **Featured Speaker: Planning Commissioner Michael Antonini**

**Meeting came to order:** 7:45 pm

**Minutes:** The April 26, 2004 minutes were approved

**Treasurer's Report:** Margaret Reed reported that there is \$3191.40 in the Treasury

**Police Report:** Sergeant Randy Young reported

### **Committee Reports:**

**Zoning:** Bud Wilson reported that on 5/13/04 the Planning Commission approved the Housing Element (with amendments) and denied the appeal of the neg dec. Save Our Neighborhoods (SON) may go forward with an appeal before the Board of Supervisors. The HE now requires approval by the Board of Supervisors. On 5/20/04 the Planning Commission increased the Discretionary Review (DR) cost to \$300. They also changed procedures for DR's. Projects will be given status of simple or complex. The simple projects will be given a case report and will not take DR. Complex projects will be referred to the Planning Department & Commission and the sponsor will pay a fee (\$50 - \$75). Marilyn Amini went to Sacramento and contacted all assemblypersons asking them to reject Steinberg's Calif. Bill AB 2702 which permits secondary units in homes regardless of local zoning. It will be before the Assembly this week. If passed, it will repeal San Francisco exemption to state law regarding prohibiting secondary units in RH1 areas. Tony Hall has scheduled a public hearing about AB 2702 on 6/7/04.

**Ocean Avenue Revitalization and Stonestown Village:** No reports

**Lakeshore Plaza:** Bill Chionsini reported that the neighbors are very pleased with the newly constructed sound wall.

**Website:** The website is averaging 18 hits a day. Putting the WTPCC minutes on the website before approval was considered. Anita Theoharis said on the Westwood website, before their minutes are placed on web, they are accessible only to board members who could approve in order to post on web. Avrum said he could arrange that for WTPCC website.

**Nominating Committee:** Bud reported the following for 2004-2005: President, Dave Bisho; Vice President, Barbara Chionsini; Treasurer, Margaret Reed; Secretary, Rae Doyle.

**New Business:** Bud Wilson moved that WTPCC support Greater West Portal, on AB 2702. They have sent a letter to Assemblyman Yee asking that he oppose AB 2702. *Motion seconded and passed to send an e-mail to Assemblyman Yee.*

**Delegate News & Announcements:** Paul Conroy reported that on 5/12/04 the Junipero Serra house project sponsor appealed the DBI determination that the demolition work on this house was illegal. The neighborhood was granted a continuance because the project sponsor's response to negotiation attempts by the neighbors was tardy. Hearing continued to 6/9/04.

**Featured Speakers:** Planning Commissioner Michael Antonini reported that the Housing Element (HE) was passed on 5/13/04. The objectionable features of the present process will be softened when the HE, due in January 2007, is prepared. He said that the process would begin with neighborhoods. Stakeholders will meet with the Planning Department staff. The plans will be based on new statistics. Raising the bar on requirements for appeals of planning decisions is being considered. At present the request for appeal of 50% of nearby property owners and the vote of 5 members of the Board of Supervisors is required. In conclusion he said that the neighborhoods do a great job in stopping inappropriate, though compliant, projects through the DR process. Many developers stay on the straight and narrow because of the fear of a DR. Michael Antonini invited questions. His cell phone # is 533-2829; e-mail is [wordweaver21@aol.com](mailto:wordweaver21@aol.com).

**Meeting adjourned at 9:10 pm**