

WEST OF TWIN PEAKS 19 ASSOCIATIONS CENTRAL COUNCIL MINUTES -

MAY 23, 2011

**12 Associations Present:**

Balboa Terrace, Roger Ritter  
Forest Hill, Walt Farrell  
Forest Knolls, Walter Caplan  
Greater West Portal, Avrum Shepard  
Ingleside Terraces, Paul Conroy  
Midtown Terrace, George Wooding  
Miraloma Park, Karen Breslin  
Mount Sutro Woods Homeowners, Sam Sobol  
Neighbors of Arden Wood, Matt Chamberlain  
Pine Lake Park, Don Dutil  
St. Francis Woods, Carolyn Squeri  
Westwood Highlands, Dave Bisho  
The Woods, Judith Clarke

**7 Associations Absent**

Lakeshore Acres Improvement Club, Lakeside  
Property Owners Association, Merced Manor,  
Monterey Heights, Sherwood Forest, Twin Peaks

**Officers Present:**

George Wooding, President  
Matt Chamberlain, Vice President  
Blue Mudbhary, Secretary  
Carolyn Squeri, Treasurer  
Avrum Shepard, Parliamentarian

**Meeting called to order:** 7:30 pm

**Minutes:** April 25, 2011 minutes approved -Don Dutil moved and Avrum Shepard seconded.

**Treasurer's Report:** Carolyn Squeri reported that here is \$3,495.83 in the treasury.

**Committee Reports:** Open Space: George Wooding reported that there are 2 bidders for Stow Lake and the Ortega family was awarded the concession, but there will be a lawsuit because of lobbying mismanagement, also the \$7 nonresident fee for the Arboretum is to stay in place; Transportation: Avrum Shepard discussed Muni's safety record and need for improvement; Public Health: George Wooding reported that Laguna Honda Hospital has a nice café setting in the middle but it is underutilized because of the extra work for the nursing staff, and that the air conditioning units at the top of LHH have caused many noise complaints in the neighborhood; Land Use & Planning: Matt Chamberlain stated that the policy on wind power will be discussed at our next meeting, and

**Guests Present:**

Dave Bisho, Westwood Highlands  
Emily Tam, Balboa Terrace  
Mitch Bull, Westside Observer  
John Gavin, Parkmerced  
Mary Ritter, Balboa Terrace  
Cathy Lentz, Parkmerced Coalition  
F.X. Crowley, Lakeshore  
Quentin Kopp, Lakeshore Acres  
Don Enochson, Greater West Portal  
Gus Guibert, Forest Hill  
Brigitte Churnin, Balboa Terrace  
Jack Quinlan, Fiona Ma's Office  
Elliot Wagner, West Portal Merchants  
Karen Wood, Miraloma Park  
Gary Noguera, CSFN  
Hanna Fleck, Balboa Terrace  
Terence Faulkner, Parkmerced Coalition  
Mas Kawaguchi, Parkside  
Ashley Summers, Fiona Ma's Office  
Kathe Farrell, Forest Hill  
Rae Doyle, West Portal  
Diana Goodman  
Nancy Werner

he also asked for volunteers to draft a statement against the proposed cable boxes, further he reported on the Parkmerced special use district and the timing for the 2009 Housing Element draft being moved forward for a final approval vote (*Note: Dave Bisho mentioned that the San Franciscans for Livable Neighborhoods Coalition is suing to overturn this draft of the housing element, based on the inadequacy of the EIR, and other organizations are welcome to join them*). Nominating Committee: Dave Bisho reported that the same officers for WOTPCC are planning to run at next month's election meeting, except that Matt Chamberlain will be running for President and George Wooding for VP.

**New Business:** Walter Caplan of Forest Knolls reported about the Crestmont development - he informed us that the developer has been holding neighborhood meetings and some changes about the pedestrian access and the 2-1/2 parking spaces per unit should be made.

**Guest Speakers: John Rahaim**, the Director of Planning for the City, discussed the Housing Element, which is one of the ten elements that serve as a guiding policy document for the City, and which is required by state law for each city to show how and where growth is projected and planned. He said that zoning changes can only be done through legislation, not through this draft. He also said that these last changes for the third draft were minor and done in response to community feedback as well as the planning commission. When asked about the neighborhood support for the Housing Element process, he stated that the wider community should have a voice in the process but that neighborhood groups should be given more weight. He also answered questions about CC&Rs, and said that while the city cannot defend them legally (since they are private agreements), that nothing in the Housing Element draft that changes existing CC&Rs in the city. He also discussed the ABAG allocations of population and said that the planning department's view is that we should accommodate our share of regional growth, especially where transportation hubs and corridors exist.

**John Avalos**, District 11 Supervisor, discussed his background and achievements while in office and his goals if he is elected Mayor - such as more affordable housing, better police staffing and better auditing and open competition with City contracts. He then answered questions from the audience.

**Meeting Adjourned** at 9:45 pm.

#### **2011 SCHEDULE OF MEETINGS:**

Fourth Monday of every month -- January 24, February 28, March 28, April 25, May 23, June 27 (annual meeting), September 26, October 24, November 28. No meetings July, August & December.

**MEMBER ORGANIZATIONS:** Balboa Terrace - Forest Hill - Forest Knolls - Greater West Portal - Ingleside Terraces - Lakeshore Acres - Lakeside Property Owners - Neighbors of Arden Wood - Merced Manor - Midtown Terrace - Miraloma Park Improvement Club - Monterey Heights - Mount Sutro Homeowners - Pine Lake Park - St Francis Homes - Sherwood Forest - Twin Peaks Improvement Association - Westwood Highlands - The Woods