

**WEST OF TWIN PEAKS CENTRAL COUNCIL MINUTES**  
**June 24, 2013 – DRAFT**

**12 Associations Present:**

Balboa Terrace, Roger Ritter  
Forest Hill, Walt Farrell  
Golden Gate Heights, Sally Stephens  
Greater West Portal, Avrum Shepard  
Ingleside Terraces, Paul Conroy  
Lakeshore Acres, Bill Chionsini  
Midtown Terrace, George Wooding  
Miraloma Park, Karen Breslin  
Pine Lake, David Golden  
Saint Francis Homes, Carolyn Squeri  
Sunnyside, Estelle Smith  
Westwood Highlands, Dave Bisho

**8 Associations Absent:**

Forest Knolls, Lakeside Property Owners, Merced  
Manor, Monterey Heights, Mount Sutro  
Homeowners, 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:**

Mitch Bull, Westside Observer  
John Farrell, Forest Hill  
Gus Guibert, Forest Hill  
Dorothy Dana, SOMA  
Diane Hathcoat, SOMA  
Barbara Chionsini, Lakeshore Acres  
Matthias Mormino, Sup. Norman Yee's Office  
Lee Hsu, Greater West Portal  
Lisa Spinali, Sunnyside  
B. Bagot-Lopez, UCSF  
Damon Lew, UCSF  
Kathleen Montague, Pine Lake  
Ron Sherman, Recology  
F.X. Crowley  
Nancy Crowley  
Michael Breyer  
A. Glickstern  
Marco Magallon, MHHOIA  
Jesse Blout, Warriors Development Inc  
Jennifer Matz, Office of Economic and  
Workforce Development  
Peter Abbott, SFMTA

**Meeting called to order:** 7:30 pm, there was a quorum (13 of 20)

**Minutes:** The draft of the May 20, 2013 minutes were approved with two corrections – an “s” added to make the word “slate” at the top of page 2, and the meeting ended at 9:25 pm – Dave Bisho moved, David Golden seconded.

**President's Report:** Matt Chamberlain noted that the next meeting will be in September at the Miraloma Park Clubhouse. The October meeting is also likely to be at the Miraloma Park Clubhouse.

**Treasurer's Report:** Carolyn Squeri reported WOTPCC has \$4617.76 in the bank. Most associations have paid their dues. She will follow up with those that have not.

**Parliamentarian's Report:** Avrum Shepard reported that the WOTPCC roster is up to date. He noted that the police had decided to revoke a permit for a new Gold Buyer company at 162 West Portal after the West Portal Merchants Association appealed the permit. He said Squat and Gobble had applied for a conditional use permit to

expand one of their floors as they rebuild, and that the West Portal Merchants Association supports La Boulange moving onto the street. Shepard added that Supervisor Norman Yee is trying to get a beat cop on West Portal.

There was no Vice-President's or Secretary's Report

#### **Committee Reports:**

**Planning and Land Use Committee:** Estelle Smith reported that the Committee had sent letters to Supervisors Kim and Wiener noting WOTPCC support for Kim's proposal on changes to the CEQA process. She reported on a SFMTA Sustainable Street Program meeting about remodel of Safeway on Monterey Blvd. There were concerns about removal of a few parking spots for delivery vehicles. SFPD objected to trucks crossing median double lines to back into the store. They hope to revisit this at the end of June and to the Planning Commission in the fall. Smith added that Supervisor Chiu's version of legislation about TICs was approved. This legislation would allow 2200 TIC owners to pay a \$20,000 conversion fee, which would go to affordable housing. The legislation would also prevent a condo conversion lottery from resuming until 2024, a 10 year ban. Matthias Mormino, from Sup. Yee's office, added that 2200 is the number of TIC units currently on a waiting list for condo conversion. Chiu's legislation would allow any TIC formed before April 15, 2013 to convert, which is closer to 3000-3250 units. He said Sup. Yee wanted to provide help for people in TICs now, but also wanted to give future TICs a clear idea of what to expect.. Yee wants people to buy into TICs to live there, not just for speculation.

**Public Health Committee:** George Wooding reported that officials are sending more behavioral psychiatric patients from SF General Hospital to Laguna Honda Hospital, and mixing them with dementia patients at Laguna Honda, putting those patients and staff at risk.

#### **New Business:**

**1) Election of Officers:** There were no nominations of additional candidates from the floor. The slate of Matt Chamberlain for President, Roger Ritter for Vice-President, Carolyn Squeri for Treasurer, Sally Stephens for Secretary was approved by unanimous voice vote.

**2) Proposed Warriors Stadium at Piers 30-32 on the Embarcadero, south of the Bay Bridge:** Former Mayor Art Agnos and Judge Quentin Kopp spoke against the proposed Warriors Stadium. Judge Kopp noted that the stadium was supposed to be privately financed, but in reality it will cost the city money. The Port Authority will be responsible for rebuilding the piers at a cost of \$120 million. To finance this rebuild, the Port will borrow the money from the Warriors, to be repaid at 13% interest, costing San Francisco at least \$13 million a year in interest payments. To repay the loan, SF will "sell" the lot at Seawall 330 to the Warriors for \$30.4 million, less than the lot may be worth. SF will not collect rent from the Warriors until the balance of the \$120 million loan is repaid. Kopp said it will take 30-35 years for SF to repay the loan and its interest. He also noted that there will be no vote of the people on whether to incur this debt or not; it will be voted on by the Board of Supervisors. Mayor Agnos noted that the waterfront belongs to every neighborhood, that there should be unfiltered access from AT&T Ballpark to Fisherman's Wharf. He said the arena will be 12.5 stories tall on the waterfront, taller than the old Embarcadero Freeway. He added that the Warriors project will bring 2.2 million people to the area, for basketball games, concerts, and other events, at up to 235 events/year. The Giants attract 3.5 million people each year. Traffic will be a problem. San Francisco doesn't have the capacity to create more public transit to handle 6 million people coming to the area every year. He said he wants the Warriors in San Francisco, just not here. He suggested Candlestick Park as a possible alternate site.

Jennifer Matz, from the SF Office of Economic and Workforce Development, Jesse Blout from the Warriors Development Inc, and Peter Abbott, from the SFMTA spoke in support of the Warriors Arena. Matz said that Mayor Lee sees this as an opportunity to activate this part of the waterfront and to bring a world-class event space to SF (only other space is Moscone Center). She noted that the people of San Francisco will be the ones going to events at this facility. She claimed that no interest will be paid by SF taxpayers; any interest will be paid from money associated with the project, such as rent and property tax credits. She added that they expect \$10-20

million in revenue from sales tax once the facility is open, money that will help people in the neighborhood. Abbott noted that there is a lot of development planned for the area, including Pier 70, the Giants' Mission Rock development, etc. and MTA is investing in infrastructure now to handle the increased transit needs of all that development. MTA wants to be sure that everyone who might be involved in development in the area also knows what others are planning. He added that MUNI can handle the increased demand from the Warriors arena, as they proved last year when they had to handle transit demand for the America's Cup, Fleet Week, Hardly Strictly Bluegrass, the Castro St Fair, a Giants game, and a 49ers game, all of which happened on the same weekend. Blout said that the Warriors consider this to be an iconic waterfront development rather like the Sydney Opera House. Of the 13 acre site, 53% will be permanent, publicly accessible space, delivering the next great waterfront park for SF. The Warriors placed the arena as far away from the Embarcadero roadway as possible. As a result of this setback, from the street, it will look as if it is 55 feet tall, even though it will actually be about 100 feet tall. He said that this project is indeed 100% privately financed, with no impact on the SF General Fund and no new taxes needed. He added the project will create 2500 jobs.

Matt Chamberlain noted that this is the beginning of a long process before the project is approved or built. There will be more chances for discussion of this in the future.

**3) Mount Sutro Forest:** Damon Lew, from UCSF, explained their plans to manage the forest on Mount Sutro to prevent fire danger. Currently the forest is very dense, with a lot of trees, undergrowth, and dry leaves on the ground. UCSF has to protect the hospital buildings, their housing units, and neighbors from a potential forest fire, fueled by the dry understory and eucalyptus trees. Lew said they have to remove the understory and dead trees. UCSF plans to create four demonstration plots to test different management techniques for the forest. Some will include herbicides to control regrowth (UCSF currently uses no herbicides). Others will have different densities of trees left after some are cut down. They completed a Draft Environmental Impact Review for the proposed project in March 2013. They are currently responding to the over 200 public comments received. Lew said they expect a Final EIR in a few months, with the project beginning next year in late spring/early summer; the project will start outside of the birdnesting season.

Rupa Bose, from Save Mount Sutro Forest, spoke against UCSF's proposed plan. She said that 30,000 trees will be felled as part of the project. She said that the forest currently has 740 trees/acre. In two of the demonstration projects, the tree density will be reduced to 50 trees/acre. In another, it will be 12-15 trees/acre. She said this will result in the removal of 90% of the trees on Mount Sutro as the management techniques in the demonstration projects are expanded to ¾ of the entire forest. She added that, because of fog drip, the forest remains wet, not dry. If the trees are cut down, the fog drip will be reduced and the remaining forest will dry out, creating a higher fire danger than exists today. Removing trees will remove the existing windbreak, causing the wind velocity throughout the forest to increase, further drying the forest, and ironically further increasing the fire danger in the forest. She noted that of the 189 comments on the DEIR, only 20 supported UCSF's plan. At a public meeting, comments ran 8:1 against the plan. She added that UCSF already has a functional, beautiful forest. They should keep it as it is, doing routine maintenance as needed.

**Meeting Adjourned** at 9:45 pm  
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