

WEST OF TWIN PEAKS CENTRAL COUNCIL MINUTES
June 2, 2014 (May 2014 Meeting) – DRAFT

11 Associations Present:

Balboa Terrace, Roger Ritter
Forest Hill, Gus Guibert
Golden Gate Heights, Sally Stephens
Greater West Portal, Avrum Shepard
Lakeshore Acres, Bill Chionsini
Lakeside Property Owners, Joyce Richardson
Midtown Terrace, George Wooding
Miraloma Park, Karen Breslin
Monterey Heights, Marco Magellon
Pine Lake, David Golden
The Woods, Judy Clarke

Guests Present:

Doug Engmann, SF Neighbors
Mitch Bull, Westside Observer
Barbara Chionsini, Lakeshore Acres
Christine Kerns, Monterey Heights
Kathy Montague, Pine Lake
Mike Montague, Pine Lake
John Farrell, Forest Hill
Lee Hsu, GWPNA
Tim White, GWPNA
Rae Doyle, GWPNA
F.X. Crowley
Dena Aslanian Williams, Forest Hill

9 Associations Absent:

Forest Knolls, Ingleside Terraces, Merced Manor,
Mount Sutro Homeowners, Saint Francis, Sherwood
Forest, Sunnyside, Twin Peaks, Westwood Highlands

Officers Present:

Matt Chamberlain, President
Roger Ritter, Vice President
Sally Stephens, Secretary

Meeting called to order: 7:32 pm, there was initially not a quorum (10 of 20), but one more delegate arrived once the meeting had started, and a quorum was present before any voting took place.

Minutes: The draft minutes for the April 28, 2014 meeting were approved.

President's Report: Matt Chamberlain asked delegates to go back to their associations and see if they are willing to pay for a lawsuit if WPTCC sued over the secondary unit legislation. WTPCC can take a stand on issues but cannot endorse candidates. If member organizations are 501(c)(3), they should check if they can legally support WTPCC if it hires an attorney. We will discuss this at the June 23, 2014 meeting.

There was no Vice President's, Treasurer's, Secretary's or Parliamentarian's Report.

Committee Reports:

Planning and Land Use Committee: Matt Chamberlain noted that Estelle Smith has been trying to coordinate a meeting of the Committee. She will continue to do so.

Technology Committee: Avrum Shepard reported that Matt Chamberlain, Lee Hsu and he have been talking about changes to the WTPCC website. We can now host an unlimited number of websites, which may be a way to help member organizations to have websites through WTPCC and not have to pay webhosting fees. Organizations would still have to pay for their domain name, however. They will continue to work on this during the summer. Marco Magellon will help with this.

Public Health Committee: George Wooding noted that Supervisor Mark Farrell wants a ballot measure to implement Laura's Law that compels psychological treatment after a certain amount of hospitalization. Laura's Law is a way for the City to force people into mental health treatment. San Francisco has gotten rid of 80% of the psych beds in hospitals, so there is no place for people who can't take medication on their own to go.

Public Safety Committee: Roger Ritter reported that the May 22, 2014 Planning Commission meeting considered the third Medical Cannabis Dispensary (MCD) on Ocean Ave. Supervisor Norman Yee's aide Jen Low appeared and said that the Supervisor had just learned that the Health Department had approved a change of ownership on a second MCD on Ocean Ave. Yee asked the Commission for a continuation of the discussion of the third MCD, until July, which was granted. By that time, Yee's anti-clustering legislation (no MCD within 500 feet of another one) will be in effect. Since the third MCD proposed for Ocean Ave is 423 feet from another MCD, it will not be allowed by Yee's anti-clustering legislation. So the issue of a third MCD on Ocean Ave will become moot.

Transportation Committee: Avrum Shepard noted that SFMTA wants a \$500 million General Obligation Bond on the November ballot, part of which will go for bike lanes.

Nominating Committee: Dave Bisho noted that the next meeting is the annual election of officers. The Nominating Committee composed of former Presidents Don Dutil, Denise LaPointe, George Wooding, Paul Conroy, and himself, has nominated the following slate of officers: Roger Ritter for President, Sally Stephens for Vice-President, David Golden as Secretary, and Carolyn Squeri as Treasurer. Matt Chamberlain noted that anyone interested in running for any of those positions should email Matt and your name will go into the mix at the next meeting.

Short-Term Rentals: Matt Chamberlain noted that WTPCC first heard about Airbnb when we heard about a large house in Twin Peaks that was too expensive to sell, so the owners put in lots of beds and rented it out through Airbnb. There were many horror stories, of tenants holding concerts, having parties, and using up all the parking. Doug Engmann said there are 14,000 listings for short-term rentals in San Francisco on Airbnb, VRBO, and other sites, mostly downtown. The West of Twin Peaks area has about 700 -800 listings. 60% of people rent out the entire unit or house; less than 10% just rent couches. There are many horror stories – people making money on short-term rentals after evicting tenants, people conducting illegal activities in them. In San Francisco, it is illegal to rent for less than 30 days, but the City's not doing anything about Airbnb short-term rentals. The question is how to get more enforcement. Supervisor David Chiu has proposed legislation to legalize short-term rentals citywide by redefining residential use. Chiu's legislation will go to the Planning Commission on July 10.

Engmann has proposed a ballot initiative that does not legalize short-term rentals citywide. If people want Airbnb in their neighborhood, they can go to Planning and get the neighborhood rezoned for it. Rezoning should be done on a neighborhood-by-neighborhood basis. Engmann's initiative would mandate a registration system for short-term rentals, where, e.g., you would have to carry appropriate insurance and have to show permission of a landlord to allow short-term rentals. He would then require Airbnb, VRBO, and similar sites to check the public registry of people who have registered to confirm that people are legally able to rent short-term before the companies put the listing up on their sites. Chiu's legislation also requires registration, but it redacts the name so neighbors don't know who has registered. Chiu's legislation also restricts complaints to tenant neighbors and affordable housing groups, leaving non-tenant neighbors no right to complain. When asked if Airbnb will restrict neighborhoods, e.g., not show listings in West of Twin Peaks neighborhoods, Engmann said they are not interested in doing that. He noted that Portland has made a deal with Airbnb that would allow registration for single-family homes only after a neighborhood notification process. Engmann needs 13,750 signatures on his initiative petitions before July 7 to get it on the ballot. He will come to member organization meetings with the petition to get signatures. He is not asking for an endorsement from WTPCC at this time; if it gets on the ballot, he may come back and ask for an endorsement then.

SFMTA Ballot Measure—Restore Transportation Balance: Jason Clark and Chris Bowman discussed a proposed ballot measure to give people a chance to tell the MTA that they do not like some of their policies that

favor non-drivers. Clark noted that no one on the SFMTA is a driver; all are MUNI riders. No SFMTA member is disabled. Bowman added that SF has been Transit First since 1973. The SFMTA has exclusive authority to set transportation policy. There is no accountability. The Mayor appoints the SFMTA Board and they cannot be removed until their term is up. The Board of Supervisors cannot vote on MTA Budget line items; they can only vote Yes or No on the entire budget. SFMTA has given us a Transit First policy that is becoming bike only. It has given us no parking built for new housing units. For the disabled, it's worse. The disabled now have to cross a bike lane when they get out of a car. The Transit Effectiveness Project has cut bus stops, making it difficult for the disabled who have to walk further to a bus stop. Bowman said that in Houston, traffic calming actions have increased police and fire response times. When merchants objected to proposed bike lanes on Polk St, the Bike Coalition told members to boycott those merchants who complained. Bowman added that meters were not meant to be punitive against motorists. He said he likes traffic calming measures in neighborhoods, but not on major streets.

Bowman is working for a ballot initiative that would call on SFMTA to institute: 1) Free Sunday, holiday, and after hour parking; 2) Freeze parking rates for five years, then increase as the cost of living; 3) A portion of new bond money would have to go toward off-street parking garages; and 4) equal enforcement of traffic laws, for cars, bikes, and pedestrians. They are gathering signatures, needed before July 7, to get this on the ballot for November. Matt Chamberlain noted that this ballot measure would not force SFMTA to make the changes contained in it. However, it lets the people have their voice heard on these issues. Bowman added that the ballot measure would need only 50% plus one vote to win. But if it gets 2/3 of the vote, it could convince SFMTA that it needs to change some of their policies. **Karen Breslin moved that WTPCC endorse the ballot measure; Avrum Shepard seconded the motion. The motion passed with 9 votes yes, 0 votes no, and 2 abstentions.** Matt Chamberlain noted that SFMTA has offered to come to the June 23 meeting to talk about the Transportation Bond and other issues.

New Business: Marco Magellon asked for advice on dealing with problems with a dilapidated house that has a band of people living in it. He was told to call the City Attorney's Office Code Enforcement Hotline. Magellon also asked if the secondary unit legislation passed by the Board of Supervisors includes any protection if you have CC&Rs, as Monterey Heights has. Roger Ritter said nothing in the legislation is intended to effect private enforcement of CC&Rs. He noted that Balboa Terrace intends to enforce their CC&Rs about secondary units. Balboa Terrace has had a fine in place if you violate the CC&Rs, but they want to increase that fine to \$2000/month. Magellon noted an increase in car break-ins in his neighborhood. Matt Chamberlain said he will invite the Police Captain for Taraval to send a representative to discuss what they're doing about crime in the area.

Meeting adjourned at 9:12 pm.

Minutes submitted by Sally Stephens, Secretary

2014 SCHEDULE OF MEETINGS:

Fourth Monday of every month – January 27, February 24, March 24, April 28, May (TBD because the normal meeting day falls on Memorial Day), June 23 (annual meeting), September 22, October 27, November 24. No meetings in July, August, and December. *All meetings are at 7:30 pm. Location is the Forest Hill Clubhouse.*

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