

North Beach: Planning Brouhaha on the Bay



Neighborhood opposition resurfaces to the project planned for Piers 31(left) 29 (center) and 27 (partially obscured far right)

SIX PRINCIPLES FOR PIERS 27-31

It has come down to this. Six principles. That is what separates our City from a decent project at Piers 27-31.

As many will recall, Mills was awarded exclusive negotiating rights by the Port in 2001 for a recreation project at Piers 27-31. The award was surrounded in controversy, as Mills was awarded the project over its competitor Chelsea Piers, despite the fact that Chelsea's proposal was supported by the North East Waterfront Advisory Group, the Fisherman's Wharf Advisory Group, Bay Area Economics (an economic consultant to the Port), and Port staff.

The principal reason for the community and staff support in favor of Chelsea was that it proposed an almost exclusively recreation-oriented project, with all forms of badly needed sport and recreational facilities, while Mills proposed a retail/office project with only about one quarter of the indoor space devoted to recreation.

In apparent recognition of the questions concerning the award of the project to Mills, the Port Commission conditioned its award at the time on a significant decrease in the retail, restaurant, and office components of the project and a significant increase in the indoor recreation component. As of today, however, Mills has still not satisfied the Port's conditions on award of negotiating rights. Indeed, the retail component of the project has actually increased, and indoor recreation has not materially changed.

In this context, numerous local businesses and residential organizations have been seeking changes in the project to ensure that it better serves everyone in our City. At the forefront of that effort have been the Citizens to Save the Waterfront -- a coalition of neighborhood, local business, transit and environmental organizations -- along with the Telegraph Hill Dwellers, whose boundaries encompass San Francisco's Piers 27-31. Also very active in the effort have been the two largest private commercial property holders along the Northeast Waterfront -- Ron Kaufman Companies and Blue Jeans Equities West (Levi's Plaza) - on behalf of themselves and numerous of their commercial tenants.

In response to a request by the Mayor's office, the broad coalition described above has developed a list of six basic

(Cont. Pg. 6)

PUC Board Holds the Line on Sewer Increases—for Now



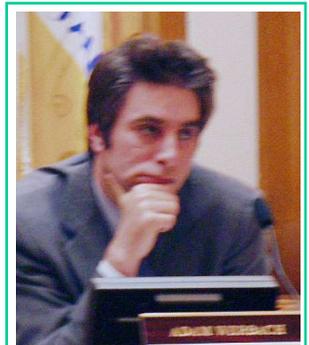
Pres. Dennis Normandy

The San Francisco Utilities Commission again postponed the decision to accept the sewer rate increases recommended by the Rate Fairness Board.

President Dennis Normandy, a survivor since the Feinstein days, argued, in his sleepy, measured tones, that there were too many unanswered questions, and that opponents had not been at the table for preliminary discussions.

Newest member, Adam Werbach, who's unconventional appointment by Acting Mayor Chris Daly, during Mayor Willie Brown's absence, raised hopes for a new and more empathetic voice on the board, disappointed activists by accepting the conventional staff-driven approach, voting against postponing the increase, while seeming to accept and agree with all the arguments of opponents.

After a press conference June 10, President Normandy began his plan to bring everyone to the table, Joan Girardot, Chair of CSFN's Water Task Force attended.



Comm. Adam Werbach

!!CALL TO ACTION!!



AB2702 Board Hearing

Mon. June 14 - Supervisor Hall's resolution in opposition to AB2702 (secondary units) at Land Use Committee. We need a lot of people to speak in support.

Housing Element Neg Dec Hearing

June 29-Supervisors will hear the Appeal of the Neg Dec

Local land use decisions made in Sacramento?

This could be closer than you think.

Citizens actively engaged in neighborhood decision-making know how much time and effort it takes to track land-use issues at City Hall. You attend meetings with the Planners, Planning Commissioners, Supervisors, developers, and neighbors; gather information, make presentations. Some of the decisions made are in your favor — and sometimes you go home disappointed.

How would you feel if local land-use decisions were made in Sacramento and you had virtually no say in the process? Think this can't happen? Think again.

Imagine this scenario — A developer presents a plan to the Planning Commission/Board of Supervisors to build a high-rise apartment building in your neighborhood of single-family homes. The Commission/Board denies the application for a variety of reasons, one being the lack of support services for the new residents. The developer appeals the Commission/Board's decision to the State's Housing and Community Development Department (HCD). HCD overrides the Commission/Board's decision and allows the developer to move forward with the project. This could be a reality if SB 744 (Dunn) becomes law.

Or this: your neighbors construct a three-bedroom, two-bath "secondary" or "granny" unit on the lot behind their home. They didn't ask for neighborhood input, nor require Planning Department approval. In fact, your neighbor was only required to follow minimum building standards and the Planning Commission is prohibited from exercising any discretionary review over the unit. This too could become a reality if AB 2702 (Steinberg) passes this year.

Last year AB 1866 was approved. This new law allows construction of second units and granny flats without calling for public hearings. AB 1866 allows local governments to apply only narrowly defined health and safety standards and prohibits the application of local development standards that could stop or scale back the scope of a proposed development. It also gives developers a big edge in lawsuits. AB 1866 clearly places the private interests of developers ahead of all other public interests.

I hope by now you have an idea of how legislation, either passed or currently winding its way through the State Capitol can or could affect your neighborhood and your quality of life. Your Planning Commission, Board of Appeals, and Board of Supervisors will be powerless to respond to your concerns because they will be bound by a State mandate.

Don't despair! It isn't too late to get involved. The League of California Cities invites you to be our partner and work to protect local control by joining the recently formed Citizens for Local Control (CLC). If you want your voice to be heard — if you want to stop Sacramento from usurping local zoning and planning control then Citizens for Local Control is definitely for you.

The League is working to keep residents in the "information loop" on issues affecting local control. Our goal is to provide timely facts on bills before the Assembly and/or Senate that will impact zoning and planning in our cities.

CLC will provide you with updates on significant legislation introduced on the State level and on issues that should be decided at the local level. You will receive the date, time and location of public hearings in the Capitol on pending State legislative proposals, budget issues, or other matters affecting cities and their residents' abilities to address land use issues and provide services at the local level. League action on important legislation will be featured on the CLC webpage, along with basic information such as which legislator is sponsoring the bill, and who represents you in Sacramento.

Members of the Coalition for San Francisco Neighborhoods are already active and concerned citizens. Now you can enhance your ability to make a difference by joining the CLC. Sign up today by sending your name, email address, city and phone number to me at: relliot@cacities.org, or join the CLC at the Coalition meeting on June 15th.

...by Rebecca Elliot, Regional Representative, League of California Cities, Submitted by the Editor.

Water and Sewer Rates Increases Stink

San Franciscans surrendered a very powerful right—the right to vote—with the election of Proposition E of November 2002. As citizens of California we have had the right to petition the government for redress of grievances for over 90 years—but no longer. The right of Initiative and Referendum, the landmark legislation that was the centerpiece of the Progressive Movement, that ended the half-century dominance of the railroad barons, was reversed, and ironically, by a gaggle of politicians who call themselves "progressive."

Recent actions of the San Francisco Public Utilities Commission have made it clear, Proposition E, innocuously entitled "Water and Sewer Rates, Surplus Funds" had more to do with raising rates than it did with surplus funds. This deceptive title caught the City's watchdogs off guard. No official opponent's argument was submitted against the measure in the City's ballot handbook. Proponents, on the other hand, argued that it would "avoid millions in unnecessary costs." So far, not a cent has been saved. And the trade-off, our right to vote—a right that cannot be valued, has not been compensated.

(Cont. next page.)

COALITION FOR SAN FRANCISCO NEIGHBORHOODS

Acting Editor: Doug Comstock

Neighborhood Views is published monthly, the official voice of the Coalition for San Francisco Neighborhoods, Inc., a 501(c)4 Organization

To Submit Articles: email articles by the first of the month (as text) to: dougcoms@aol.com or call 386-4934.

Articles reflect the opinions of the submitter, not necessarily the opinion of the CSFN. We invite material from member organizations as well as rebuttal to articles already printed. Articles are written by the editor unless otherwise designated. We reserve the right to edit where necessary. Member organizations receive the newsletter without charge. Copies: Members/\$10 Non-members/\$15

The voters effectively ended the PUC's practice of profiteering with the passage of Proposition H of 1996, freezing the rates. Now the SF PUC wants to return to the "good ol' days." They want their slush fund back.

We disagree.

The Small Print? The Real Purpose of Proposition E.

The voters were promised big savings but that was all appetizer—the meat of Prop E was to allow unlimited rate increases and:

Prop E denied voters the right to weigh-in on bonds: "Notwithstanding, and in addition to, the authority granted under Charter Section 9.107, the Public Utilities Commission, is hereby authorized to issue revenue bonds..." *City Charter §Sec. B.124 Water and Clean Water Revenue Bonds*

And Prop E denied the right to vote on rate increases: "Notwithstanding Charter sections 2.109, [Submission by the Mayor, approval of the Board of Supervisors by ordinance] 3.100 [veto by the Mayor] and 4.102 [powers and duties of Commissions] or any ordinance (including without limitation, Administrative Code Appendix 39) [Prop H] the Public Utilities Commission shall set rates, fees and other charges in connection with providing the utility services under its jurisdiction..." *City Charter §Sec. B.125 Rates*

The Real Impact of Prop E: Unlimited Rate Increases

Now the PUC funds studies (paid for by our rates increases) that are skewed to prove that they cannot survive without enormous rate hikes that will severely impact residents on fixed incomes, small businesses, homeowners and tenants. We already have the highest rates in the country of any utility owned by its residents. WE Got SHAFTEd! Prop E was a Trojan Horse. But the PUC does not own this utility, we do. Our only recourse is obvious: REPEAL PROPOSITION E

SWEAP SF, (Sewer and Water Efficiency and Affordability Plan) is considering the repeal of Proposition E, along with several other courses of action that would assure retention of the Hetch Hetchy Project as a San Francisco owned entity, and measures that would prevent the SF PUC from borrowing money from the Regional Finance Authority or Joining the Bay Area Water Supply and Conservation Agency (BAWSCA) or Bay Area Water Users Association (BAWUA) any of which would limit SF's authority to control Hetch Hetchy. Call Ed Jew at SWEAP SF at 982-2206 or fairsewerrates@yahoo.org

...Submitted by Doug Comstock. PRO/SF

Executive Committee Meeting Minutes of May 26, 2004

Attending: Meskunas, Berkowitz, Comstock, Gruel, Millet, Zaback, B. Wilson, E. Wilson. Excused: Boken, Eberhardt. Guests: Babette Drefke, Emeric Kalman, Joan Girardot. Acting Chair Comstock called the meeting to order at 7:05

Officer Reports. Recording Secretary Gruel reported that he had mailed a letter to the Steering Committee of the Housing Element Appeal memorializing the decision of the Coalition to withdraw as an appellant. The letter was returned for a signature.

Program and orders. **June:** Installation, following presentations by host organizations, President Meskunas will invite an appropriate official. Program, due to a scheduling

problem, Angela Alioto will be unable to attend the June meeting, we will invite her for July. Due to the last minute nature of the invitation suggestions were made for any available from a list of guests: Leland Yee, Heather Fong, Bob Starzel and Ed Harrington. **July:** Invite Angela Alioto to discuss the Homeless Plan. Begin the process of early endorsements for measures on the November ballot, through the Government and Elections Committee.

A resolution in opposition to Sewer and Water rate increases recommended to the SF PUC was included on the schedule for June because of its timeliness and its reflection of long standing positions of the Coalition of oppositions to egregious rate increases. Motion to accept the resolution: Meskunas, 2nd Millet, Unanimous. **Resolution Opposing Water and Sewer Rate Increases** **Whereas:** San Francisco is already one of the most expensive cities in the nation to live in and to do business in, and: **Whereas:** spikes in water and sewer rates will increase the cost of goods and services throughout the city and unfairly burden small businesses such as restaurants, grocers, gardening centers, laundromats and would significantly damage small manufacturers' ability to be competitive, and; **Whereas:** the SF PUC has consistently failed to effect cost-cutting measures within its own bureaucratic organization with over 15% of its workforce making over \$100,000 as well as out-of- control consultant fees, and;

Whereas: the Rate Fairness Board, created by Proposition E of November 2002, has not implemented rate-based conservation incentives nor lifeline rate reductions for San Francisco's most vulnerable residents including low income seniors and disabled ratepayers on fixed incomes, and; **Whereas:** unprecedented new costs shifted from the Department of Public Works would further burden users with the expense of cleaning street pollution caused in large part by commuters, and;

Whereas: a stealth clause in Proposition E of November 2002 surrendered to the SF PUC the power to dictate sewer rates, relinquishing the rights of voters to redress their grievance through the ballot, a 90 year-old Constitutional right, and; **Whereas:** the Coalition for San Francisco Neighborhoods opposed Proposition E because it allowed the SF PUC to "increase utility spending in order to enable more development in the City and growth in the suburbs," because low-income ratepayers cannot afford to subsidize new development through their monthly water bills, and; rates to the Consumer Price Index, preventing inordinate spikes to ratepayers, therefore;

BE IT RESOLVED: that the Coalition for San Francisco Neighborhoods opposes the increase to sewer rates proposed by the Rate Fairness Board and any future increases to water rates that would exceed the annual Cost of Living Index.

Consideration of New Member Application. Stop 55, Preserve Our Waterfront, a neighborhood organization on the northeastern corner of the City was recommended for approval at the next meeting of the General Assembly, contingent on submission of their bylaws, geographical boundaries and a newsletter, if they have one. Motion: Meskunas, 2nd Millet, Unanimous.

Names were suggested for recommendation to the Board and the Mayor for Planning Commission and Board of Appeals nominations.

Adjournment: 8:24.

...Submitted by Doug Comstock, Acting Chair

Minutes of the May 12, 2004 Special Meeting of the CSFN Assembly

1. **Call to order.** President Barbara Meskunas brought the meeting to order at 7:12 pm at the Northern Police Station.

- a. Quorum declared. Delegates and alternates represented 21 CSFN member organizations.
- b. Introductions.

2. **Agenda.** The CSFN Executive Committee had duly noticed a Special Meeting of the CSFN, to be held on May 12, 2004, at 7:00 PM at Northern Station. The meeting had one agenda item:

Consider the Planning Department's proposed amendments to the Housing Element and determine whether they are substantial enough to warrant CSFN's withdrawal from the appeal of the Negative Declaration.

After discussion, Kathy DeVincenzi / LHIA submitted the following friendly amendment, which was accepted by the CSFN, to the motion regarding CSFN's withdrawal from the appeal of the Housing Element's Negative Declaration:

"But CSFN's withdrawal from the appeal shall not constitute a withdrawal from the appeal by any neighborhood organization that is a named appellant in the appeal and is also a member of the CSFN."

After discussion, the CSFN voted to accept the Planning Commission's amendments as significant enough to withdraw from the Negative Declaration appeal, along with the above friendly amendment, by a vote of 11-5-4.

3. **Announcements.** Mayor Newsom's liaison Sean Elsbernd was thanked for his work on the Housing Element matter.

4. **Adjournment.** The meeting was adjourned at 9:13 p.m. ...Submitted by Steven Gruel, Recording Secretary, GGHNA

Minutes of the May 18, 2004 Regular Meeting of the CSFN Assembly

1. **Call to order.** President Barbara Meskunas brought the meeting to order at 7:08 pm at the Northern Police Station.

- a. Quorum declared. Delegates and alternates represented 21 CSFN member organizations.
- b. Agenda Approved.
- c. Introductions.

2. **Presentation by Host Organizations.** Delegates Ramona Albright / Twin Peaks Council & Open Space Conservancy and Joel Ventresca / SPEAK described their organizations, their objectives, history and issues.

3. **Approval of the Minutes from the April 20, 2004 meeting.** The minutes as reported on page three in the May, 2004 newsletter were approved with one correction: The Committee Report from the Water Task Force should be changed to read that Joan Girardot / MCIPOA was contacted by a reporter regarding the "sewer" rate increase, not the "water" rate increase.

4. Officers' Reports:

A. President: Barbara Meskunas / BANG directed delegates to page 2 of the May, 2004 newsletter for her report entitled "Housing Element Passes the First Test."

B. Vice President: Doug Comstock / PRO SF directed delegates to page 5 of the May 2004 newsletter for his Excom report. One correction to the report was noted in that there

are three new members recommended to the CSFN, not two as mentioned in the report. The three members recommended by the Excom to the CSFN General Assembly are Stanyan Fell Neighborhood Association, India Basin, and Ewing Terrace. After a duly seconded motion, all three neighborhood associations were unanimously accepted into the CSFN. After a duly seconded motion, the Excom minutes and action were accepted.

C. Second Vice President: No report.

D. Recording Secretary: No Report.

E. Treasurer: The treasurer, Babette Drefke / EMIA reported a CSFN balance of \$4,724.90.

F. Corresponding Secretary: Dick Millet / Potrero Boosters reported that binders of CSFN mail and delegates' newsletters are available at the general meetings.

5. Committee Reports:

A. Open Space Task Force: Ramona Albright TPC / OSC introduced Kathy Howard who discussed the Golden Gate Concourse Authority construction project.

B. Land Use & Housing: Chairperson Judith Berkowitz / EMIA directed delegates to page 6 of the CSFN May, 2004 newsletter for the report from the committee. Ms. Berkowitz also discussed AB 2702 and how this state legislation could impact San Francisco. She suggested telephone calls to assemblymen Yee and Leno to stop this proposed bill.

The following three committee motions were duly noticed in the CSFN May, 2004 newsletter and presented to and discussed by the General Assembly:

Motion #1. Therefore be it resolved, that the Coalition for San Francisco Neighborhoods (CSFN) opposes AB 2702 and supports retention of section 65852.2. Passes (18-0-1).

Motion #2. Therefore be it resolved, that the Coalition for San Francisco Neighborhoods (CSFN) requests that the appropriate City officials, policy bodies and departments take action to the accomplish the following:

- Impose a moratorium on any new liquor license in the Tenderloin District and take the necessary steps to reduce the concentration/number of liquor licenses already present in the Tenderloin;

- Create a clean and safe environment in Boeddeker Park so that families, children and senior citizens, neighborhood residents and visitors can safely enjoy the park;

- Review and change any land use policies and controls that have fostered the proliferation and over-concentration of adult entertainment venues in the Tenderloin neighborhoods and, further, develop a plan or a strategy to relieve Tenderloin community and residents of this undue burden and resulting adverse impact;

- Remove the JCDDeaux toilet situated at the corner of Eddy and Jones Streets. Passes (9-0-9).

Motion #3. Therefore be it resolved, that the Coalition for San Francisco Neighborhoods (CSFN) recommends to the Board of Supervisors that they support and uphold any legislation that allows these two parcels of land — the Scenic Overlook and Clipper Street Community Garden — to remain as open space. Passes (16-0-2).

C. Nominations Committee: Mary Helen Brisco / PRO - SF directed delegates to page 4 of the CSFN May, 2004 newsletter for the committee's list of candidates. By an unanimous vote the following delegates were elected to

office: Barbara Meskunas, President; Judith Berkowitz, 1st Vice President; Eileen Boken, 2nd Vice President; Doug Comstock, Treasurer; Dick Millet, Corresponding Secretary; Steven Gruel, Recording Secretary; Sharon Eberhardt, Bud Wilson and George Zaback, Members at Large. Congratulations to the new officers!

D. Water Task Force: Chairperson Joan Girardot / MCIPOA introduced Matt Adams, Chair, Rate Fairness Board who discussed the rate increase for sewer service.

E. Bylaws: Chairperson Evelyn Wilson / SPEAK directed delegates to page 5 of the May, 2004 CSFN newsletter for the committee report. She also presented bylaw amendments duly noticed in the CSFN May, 2004 newsletter.

Bylaw Amendments: Committee Chair presented three bylaw motions from the committee as seen in the May, 2004 newsletter. These three motions concerned Article V, Section A and Article VI, Section B. After discussion, all three proposed amendments to the bylaws were passed without objection.

Of special interest was the amendment to Article VI, Section B wherein the delegates had three options to consider regarding the term an officer may serve. After discussion, without objection, option two, wherein an officer may hold a given office for no more than three years passed.

6. Unfinished Business:

A. Eileen Boken / SPEAK withdrew the resolution that was presented last month regarding the installation of Cingular Wireless antennas at 1250 Quintara.

7. New Business:

A. Ramona Albright / TPC / OSC brought a motion from the floor, which was duly seconded, to reimburse Doug Comstock \$60.00 for a coffee maker and \$10.00 per month for coffee that he brings to the CSFN meetings. The motion was unanimously passed.

B. Marilyn Amini / GWPNA announced that the appeal of the Planning Commission's Negative Declaration of the need for an EIR is proceeding.

8. Announcements: Delegates were reminded to pay their membership dues.

9. Adjournment: The meeting adjourned at 9:48 p.m.
...Steven F. Gruel, Recording Secretary, GGHNA

JUNE LAND USE & HOUSING COMMITTEE REPORT

The CSFN Land Use & Housing Committee held its regular meeting in the Community Room of the Northern Police Station on Monday June 7.

Our guests were Richard Mlynarak and Norman Rolfe from SF Tomorrow and the TransBay CAC speaking to 80 Natoma; and Joe Alioto, Vedica Puri and Ron Kaufman (THN) speaking to Piers 27-31.

The Agenda included (1.) 80 Natoma (2.) Piers 27-31 (3.) While checking the BOS agenda for June 8, Eileen Boken found some items on Redevelopment Agency bonds for fiscal year 04/05. The proposal is for \$68 million. She requests we ask Mayor Newsom to use these in large part for supportive housing and ask for a very small amount to be placed on the ballot. (4.) Eileen would like to present a resolution at the LU&H meeting. It has to do with a pre-1906 Victorian house at 1234-19th Ave. The owner let it deteriorate in the hope of

getting a demolition permit. There were also two suspicious fires. She spoke against it at the Planning Commission and won. Edgar Boyd led the charge against demolition. (6.) Eileen would like to submit a resolution asking the CSFN to support acquisition of the property by the city for a neighborhood arts center (4.) Report on AB2702 (Judy)

80 Natoma. After hearing Norman Rolfe and Richard Mlynarak speak to the TransBay terminal and 80 Natoma, the committee concluded that it could take no action on the issue because we needed more information and have not seen the EIR. Hiroshi Fukuda noted however that the City was negligent in granting permits and that the City needs protection from its own stupidity.

Piers 27-31. After hearing Joe Alioto, Vedica Puri and Ron Kaufman speak, the committee recommends a resolution to the CSFN General Assembly (see p.6).

AB 2702 passed the Assembly on May 27 and has moved on to the Senate. This is a measure which will make null and void SF's Secondary Unit exemption. AB 2702:

- It will affect every neighborhood in the State:
- It usurps local zoning authority and mandates numerous standards for local second unit ordinances.
- It limits local ability to prohibit absentee-landlord duplexes be built in single-family home neighborhoods.
- It reduces parking standards.
- It dictates minimum lot and unit sizes regardless of lot dimensions, mandates densities for housing on school sites.
- It represents irresponsible planning. There is no appreciation for understanding of location, traffic, site conditions, etc.

SB744:

- This bill would give the California Department of Housing and Community Development (HCD) the authority to overturn local land use decisions after hearing appeals from housing development applicants who were previously denied approval or granted approval with conditions by a local agency.
- Another major concern is that this legislation empowers HCD staff members to decide these issues rather than go through the traditional local land use process accessible to citizens.
- The League of Cal Cities strongly believes it is essential that local governments retain the authority to strike an appropriate, reasonable balance between the growing demand for housing and the need for environmental protection and agricultural land preservation.

4.) Supe Hall's resolution opposing AB2702 has been scheduled in the BoS Land Use Cmte for either June 14 or 21. We need to be there to speak in support.

We must rally to support **Commissioner Antonini's** retention at the Planning Commission. (There are a total of 6 seats for re-appointment or termination on the PC and the Board of Appeals.)

The Housing Element will not come up before the BoS before August.

Joan Girardot brought to the committee's attention the issue of **690 Market**. The committee voted to write a letter to the BoS Finance Committee opposing conditional approval of the conditional Mills Act contract for the Chronicle Building at 690 Market Street.

...Submitted by Judith Berkowitz,
Chair Land Use & Housing Committee

Waterfront (Cnt. from p. 1)

criteria that it believes any proposed development at Piers 27-31 should be required to satisfy in order to proceed. With Mills running a citywide campaign in support of their project (including full page newspaper advertisements and the like), we believe it is critical for these key issues to be understood by the members of CSFN to get the best project possible for our City's waterfront. Here they are:

1. **At least 51% of the interior space in the project should be dedicated to active recreational uses.** Presently, less than 1/3 of the interior space in the project is proposed to be used for recreation. (Even less if parking space is included). The SF Waterfront Plan called for a development oriented around active recreational pursuits. The Port's RFP included the same requirement. When the Port awarded the exclusive right to negotiate to Mills, on the specific condition that Mills significantly reduce the amount of office, retail, and eating and drinking space and expand the interior space devoted to Recreational Enterprises. The only reasonable interpretation of this language is that at least a majority of the project's interior space should be dedicated to recreational uses. Mills competitor proposed a project with over 90% of its interior space (excluding parking) dedicated to recreational uses. Mills should be required to provide at least 51%.
2. **Any project approved for Piers 27-31 should satisfy the standard parking, traffic and transit requirements that would be applied to any similar project proposed for the Northeast Waterfront.** Until recently, the plans only included about 200 valet style parking spaces for a project that would normally require well over 1,000 self-park spaces. Mills increased the proposed number of parking spaces very recently to about 600 spaces, still not enough, and no adequate answers regarding predictions by traffic experts of gridlock along the Embarcadero.
3. **Public access to the site should be enhanced, particularly to the water basin.** Visitors seeking to use the water basin between Piers 29 and 31 must walk through 25-foot wide, 180-foot long corridors lined with retail to access the water basin. Recreation users must walk over 400 feet from the YMCA to the water basin through such corridors. The Port Conditions required that uses be re organized so that the entire open space network is activated. It isn't.
4. **Any plan approved at the site should not cause stacking or cueing of cars along the Embarcadero, nor inhibit pedestrians or other users of Herb Caen Way.** The present plan proposed by Mills calls for curb cut-outs along the Eastern side of the Embarcadero. These should not be permitted.
5. **The project should comply with the Secretary of the Interiors Standards for historic preservation.** Serious questions have been raised about whether Mills plans for building renovations, new construction and site design are consistent with efforts at historic preservation on the waterfront. Compliance should be mandated.
6. **The project should comply with the Waterfront Plan, the Ports Amended RFPs for Piers 27-31, and the Port Commission's 13 conditions of April 18, 2001 as prerequisites to Mills proceeding with the development.** Mills should have to comply with the rules of the game, like everyone else. These are our principles - simple enough,

but critical to any development at Piers 27-31 constituting an improvement to our waterfront and not simply a bad decision that the City and its residents will regret for generations to come. We hope you will agree.
.. Submitted by Judith Berkowitz, written by Paul Scott, President, Telegraph Hill Dwellers

Resolution recommended to the CSFN Assembly Concerning Piers 27-31

Whereas, the San Francisco Waterfront Plan calls for a project "oriented around active recreational pursuits" at Piers 27-31; and **Whereas**, the Port's Request for Proposals and Amended Request for Proposals for Piers 27-31 repeated the requirement that any project at Piers 27-31 be oriented around active recreation; and

Whereas, Chelsea Piers and the Mills Corporation bid on the project in or around 2000. Chelsea proposed a project whose interior uses were dedicated almost exclusively to active recreation. Mills proposed a project whose interior uses were dominated by retail and office, with only about 25% of the interior space dedicated to recreation; and

Whereas, the Chelsea proposal was supported by the North East Waterfront Advisory Group, the Fisherman's Wharf Advisory Group, Bay Area Economics (a consultant to the Port), and Port staff; and

Whereas, despite the foregoing facts, Mills was awarded exclusive negotiating rights by the Port Commission in April 2001; and

Whereas, when the Port awarded the exclusive right to negotiate to Mills, it did so on the specific condition that Mills "[s]ignificantly reduce the amount of office, retail, and eating and drinking space" and "expand the interior space devoted to Recreational Enterprises; and

Whereas, as of today, Mills has still not satisfied the Port's conditions on award of negotiating rights. Indeed, the retail component of the project has actually increased, and indoor recreation has not materially changed; and

Whereas, as presently planned, visitors seeking to use the water basin between Piers 29 and 31 must walk through 25-foot wide, 180-foot long corridors lined with retail to access the water basin. Recreation users must walk over 400 feet from the YMCA to the water basin through such corridors. The Port Conditions required that the location of uses be "reorganized so that the entire open space network is activated." This has yet to be accomplished; and

Whereas, serious concerns have been expressed about the parking and traffic implications of the proposed project as currently planned; and

Whereas, numerous local businesses and residential organizations have been seeking changes in the project to ensure that it better serves the residents of San Francisco. Groups at the forefront of the effort have included the Citizens to Save the Waterfront — a coalition of neighborhood, local business, transit and environmental organizations — along with the Telegraph Hill Dwellers, whose boundaries encompass San Francisco's Piers 27-31. Also very active in the effort have been the two largest private commercial property holders along the Northeast Waterfront — Ron Kaufman Companies and Blue Jeans Equities West (owner

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THANK YOU!

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Waterfront Resolution (Cont. from Previous page)
of Levi's Plaza) — on behalf of themselves and their numerous
of their commercial tenants; and

Whereas, the foregoing organizations wrote a May 5, 2004
letter to the Mayor's office specifying six specific criteria the
Piers 27-31 project should be required to meet before the
project is permitted to proceed by either the Port Commission
or the City of San Francisco.

Whereas, the Coalition for San Francisco Neighborhoods has
reviewed these criteria and agrees with them,

Therefore, be it resolved that the Coalition for San Francisco
Neighborhoods is opposed to the current plan proposed by the
Mills Corporation for Piers 27-31, and

Be it further resolved that the Coalition for San Francisco
Neighborhoods believes the following six criteria should be
satisfied by the Mills Corporation before any project is permitted
to proceed at Piers 27-31.

The proposed project at Piers 27-31 should comply with
the relevant provisions of the San Francisco Waterfront Plan,
the Port's Amended Request for Proposals for Piers 27-31,
and the thirteen conditions articulated by the Port Commission
on April 18, 2001 as prerequisites to Mills proceeding with
development of Piers 27-31.

At least 51% of the interior space of Piers 27-31 should be
dedicated to active recreational uses.

Any project approved for Piers 27-31 should satisfy the
standard parking, traffic and transit requirements that would
be applied to any similar project proposed for the Northeast
Waterfront.

Public access to Piers 27-31 should be enhanced, particularly
to the water basin.

Any project approved at Piers 27-31 should not cause
stacking or queuing of cars along the Embarcadero, nor should
it inhibit pedestrians or other users of Herb Caen Way.

Any project approved at Piers 27-31 should comply with
the Secretary of the Interior's Standards for historic preservation.



Committee Meetings

Land Use & Housing • Monday, 7:00, July 5 at Northern
Police Stn. • Judith Berkowitz 824-0617 • sfjberk@mac.com

Bylaws Committee

Chair: Evelyn Wilson: evelynwilsregparl@earthlink.net
566-7826

Government and Elections Committee

Chair: Rebecca Silverberg: srebecca@aol.com 584-0535

Land Use and Housing Committee

Chair: Judith Berkowitz: sfberk@mac.com 824-0617

Newsletter Committee

Chair: Ramona Albright 621-9621

Open Space Task Force

Chair: Tys Sniffen: tys@ideamountain.com 929-7746

Transportation Committee

Chair: John Barry: jackbarry99@earthlink.net 564-0225

Water Task Force

Chair: Joan Girardot: 346-5525

Next Meeting

TUESDAY
June
15th

Agenda

General Assembly Meeting
• June 15, 2004 •

- 6:30 Sign In and Refreshments
- 7:00 Call to Order/Ascertain Quorum
 - A. Introduction of Delegates and Guests
 - B. Presentation by Host Organizations:
 - 1. Russian Hill Neighbors
 - 2. Sunset Heights Assn. of Responsible People (SHARP)
- 7:15 **Special Order: Installation of Officers**
Speaker Pro Tem, Leland Yee, California Assembly
- 7:30 **Program: AB 2702 and SB 744**
Assemblyman Yee: State Housing Legislative Update:
Rebecca Elliot, Regional Rep. League of California Cities
- 8:30 C. Approval of Minutes
 - 1. Special Meeting of May 12, 2004
 - 2. General Assembly Meeting May 18, 2004
- 8:45 **D. Officers Reports**
 - A. President (Barbara Meskunas)
 - B. First Vice President (Judith Berkowitz)
 - 1. Motion re Water & Sewer Rates PRO/SF
 - C. Second Vice President (Aileen Boken)
 - D. Recording Secretary (Steve Gruel)
 - E. Corresponding Secretary (Dick Millet)
 - F. Treasurer (Doug Comstock)
- 9:00 **Committee Reports**
 - A. Land Use and Housing
 - 1. Motion re Mills Project THD
 - B. Open Space Task Force
- 9:30 **Unfinished Business**
New Business
Announcements
Adjournment

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Action Items:

- Resolution Opposing Sewer & Water Rate Increases (PRO/SF) Page 3**
- Resolution Opposing Mills Waterfront Proposed Development (THD) Page 6**