



## AFFORDABLE HOUSING What does it cost?

SFT's Affordable Housing Cost Forum met at Jane Morrison's house on March 10, 2007. Organized by SFTomorrow Board member, Bernie Choden and moderated by SFT President Jennifer Clary, the Forum welcomed John Elberling, TODCO, Gloria Ramos Greenwald, Habitat for Humanity, Whitney Jones, Chinatown Development Center, Steven Taber, bond counsel, and Howard Wong, former deputy City Architect.

Small and moderate scale contractors were the principal concern of the forum since the high cost of housing is more likely to impact these contractors. Comments below refer to these smaller scale contractors.

**Construction Costs** were roughly half of the costs of the final product nationally but were much higher in San Francisco primarily due to the initial processing costs and costs of materials.

**The High Cost of Regulation.** The regulatory systems are a major high cost sector. City-imposed regulations exceed those of other comparable cities going beyond what's needed for public safety and convenience. Such regulations are often arbitrary, imposed without objective criteria, carried out to favor politically powerful, larger entities or to raise government revenues rather than to protect the public's needs. City regulators are inclined to prolong the process resulting in increased costs both in terms of down time and irrelevant revisions of their proposals. Large-scale developers were largely able to by-pass the onerous processes.

**Project Review.** The appeals process involving project design added to contractor's costs. The Planning Department has not provided adequate performance criteria or specific local plans. Lack of experienced and trained staff added to this insufficiency and it is believed that the Planning staff works in a highly politicized environment. Excess cost due to this sector is about 10%.

**The Cost of materials** unique to San Francisco's seismic situation — wood and concrete — are less in areas outside of this region. For example, many of the area's gravel works have been closed. There is also a lack of large-scale purchasing power since much new housing is for small sites preventing bids for lower material costs.

**Land.** The city's land costs are twice as high as the national

average which is 25% of construction costs. Land cost is "inelastic" because of the city's high density and geographic constraints. Public policy has not been attentive to speculation and hasn't reserved land specifically for affordable housing. It appears that city policy favors an inappropriate market approach allowing large-scale developers to exploit publicly controlled sites.

**Rent Controls.** While no one advocates the abolition of rent controls, such controls, especially on owner-occupied small scale housing, are often unfair. Rent controls make maintenance more costly for such small-scale owners causing possible removal of affordable housing from the market. In addition, long-term ability of households to pay for housing in this high-priced city prevents them from entering the housing market in the first place.

**Financing.** Affordable housing requires subsidies. Housing can be made affordable either by direct public financing assistance or a combination of lower construction costs and lower financing costs. Interest rates available for construction are much lower for owner-occupied housing than rental housing. Insurance costs are higher for smaller scale contractors. The city lacks risk underpinning for affordable housing development and financing. Public subsidy is almost impossible today. City policy has favored fee-simple sale of public land.

### What can be done?

1. The City should support in-lieu sale of land development rights. The sale of development rights would create future revenue in the form of ground rents that could be used for subsidy of affordable housing.
2. Sometimes, General Obligation bonds are available for direct public subsidies. If they are not available, it is possible to lower interest rates by underwriting financing risks. Bringing together small scale housing contractors could lower costs for financing, insurance, and the purchase of materials.

Outside of the forum's immediate purview, is federal tax policy that encourages speculation in the rapid turnover of capital investments in housing and land. This is a subject for our Congressional delegation.

...Bernie Choden (CHNA) edited from SFT NL

## PRESIDENT'S MESSAGE

It's been a busy month and promises to become even more hectic: the SF PUC's Tiered Rate Billing System is now in limbo, having been effectively argued by **Joan Giardot**, **Nancy Wuerfel** and quite a few of our dedicated delegates and members at the SF PUC hearings and the BOS Gov't Audit & Oversight Committee. Calling it a "Family Tax" is quite accurate labeling.

The proposed "Parking for Neighborhoods" ballot measure is gathering signatures. I meet late on this week with the campaign manager for an update.

Back for a vote at the CSFN General Assembly meeting this month is the SFGH helipad resolution. As we learned last month, it's planned not as an emergency tool, but to be a taxi service; basically to ferry those with medical insurance from out of town hospitals at the expense (both figuratively and literally) of SF residents. (Please see May newsletter for comprehensive article.)

Should a helipad be built, the result is that locals — both San Francisco's "medically indigent" (those without health insurance) and SF's emergency patients — will lose out on health care that they have come to rely on.

SFGH is already "on diversion" and "over capacity," meaning it's full-up, and incoming patients are sent elsewhere, so SF residents would have even less of a chance of being treated at SFGH than is the case now.

This would basically change the mission of SFGH from a county to a regional hospital, because no one in SF would be able to use the helicopter service. The helicopters are based in Concord, too far away to serve SF emergencies.

What is the shame is that SFGH is using scare tactics to push for the helipad, saying that if they do not get it, they will lose their Trauma 1 designation, which is not true. SFGH as a Trauma 1 Center will be there for the citizens of San Francisco without a helipad, just as it has always been. (And the irony is that should the helipad be built, SFGH may *not* be there for the citizens of SF!)

Just as the Market-Octavia Area Plan introduced new zoning classifications, the Draft Mission Area Plan is now employing them. The major difference is that in the Mission there is no neighborhood group supporting the Draft Plan. It is a Plan imposed from the outside. We will hear about it from Planners and from Fred Snyder, a resident of the North Mission.

It's time to sign up for committees again; we are a stronger organization when we have active committees, so I encourage you all to participate in these activities of CSFN. Sign-up pages for the Coalition's seven committees will be available at the June meeting. Yes, it's great that everyone participates at the monthly meetings, but in the committees is where we really get to know our issues.

CSFN Committees are:

- **Bylaws,**
- **Gov't & Elections,**
- **Land Use & Housing,**
- **Newsletter**
- **Open Space,**
- **Transportation,** and the
- **Water Task Force.**

In the coming two months the CSFN Gov't & Elections Committee will meet twice to review ballot measures available so far to present to the July General Assembly for Early Endorsement.

See you at the Tuesday June 19 meeting!

...*Judith Berkowitz (EMIA)*

## Parliamentary Pointers Point of Order/Appeal

The chair has the duty of making sure that the rules are followed. Any member may call the attention of the chair to a violation of the rules.

To do so, you stand up, interrupt the chair or a speaker if necessary, and without waiting to be recognized, call out, "Point of Order!" Anyone speaking takes a seat, and the chair says, "The member will state the point of order." You then tell how you think the rules are being broken, and sit down.

No second is necessary, and no vote is taken. Instead, the chair stands and rules on the point of order, saying, "The Chair rules that the point of order is well taken" or "The Chair rules that the point of order is not well taken," briefly giving reasons (which are recorded in the minutes).

The group as a whole, not the chair, is the final authority in judging whether the rules have been violated. If you disagree with a ruling by the chair, you may *Appeal* it to the group as a whole.

Without waiting to be recognized, you stand and say, "I appeal from the decision of the chair." An appeal requires a second.

An appeal may generally be debated by members, but unlike debate on other motions, each member may speak only once. The chair may speak in debate twice, the first time in preference over other members and the second time to close debate. However the vote must be taken on the appeal without debate if the appeal:

- a) relates to indecorum or a transgression of the rules of speaking;
- b) relates to the propriety of business; or
- c) is made while the immediately pending motion is undebatable.

An *Appeal* is stated and put to vote as "Shall the decision of the chair be sustained?" It requires a majority vote in the negative to overturn the chair's ruling. A tie sustains the decision of the chair, and loses the appeal.

...*Evelyn L. Wilson (PRP)*

## Parking for Neighborhoods Initiative

**Background:** Caltrans says that San Francisco has lost 10,000 parking spaces in the last seven years, some as a result of the Bay Bridge retrofit and others as a result of development. The Bay Bridge retrofit and South of Market development alone have eliminated thousands of surface parking stalls.

Developers will be building new condo and office buildings on vacant lots in South of Market that are currently used for parking. The Planning Department is forcing these developers to limit the number of parking spaces in these new projects.

At the same time, many homeowners have a hard time installing garages in their own homes because city planning policies discourage residential garage construction on transit preferential streets and on streets with bicycle lanes.

Finally, neighborhood merchants are clamoring for more parking in neighborhood commercial corridors. The last neighborhood commercial district garage built was the North Beach Garage, which was completed in 2001 and took 13 years to permit.

A coalition of neighborhood merchants, members of the Small Business Commission, neighborhood groups and neighbors has come together to do something about the looming parking crisis.

**“Parking For Neighborhoods” Initiative** will create:

- Parking for homes — The initiative allows owners of homes and small buildings of up to four units to add at least one parking stall, provided it meets applicable development standards for the neighborhood;
- Parking for neighborhoods — The initiative requires the building of a minimum of one parking space for each housing unit they build in San Francisco neighborhoods outside of Downtown;
- Parking for apartments — The initiative allows for the building of a minimum of three parking spaces for every four housing units they build in Downtown San Francisco, where most of the City’s transit is concentrated;
- Parking for workers and shoppers — The initiative allows for the building of a minimum number of parking stalls in new retail and commercial projects they build in the Downtown area or secure a minimum amount of parking for their customers and tenants at nearby public garages;
- Parking for hybrid cars and car share — The initiative encourages the use of hybrid automobiles and car-sharing services, such as City CarShare, Flexcar, and Zipcar, by requiring developers to set aside spaces for alternative fuel and shared vehicles in garages.

...Submitted by Judith Berkowitz (EMIA)

## Assisted Living for the Elderly and Infirm

On Wednesday, May 30 Laguna Honda Hospital and Rehab Center had a meeting to discuss the feasibility of adding Assisted Living quarters to their hospital campus.

After opening remarks by CEO John Kanaley, he turned the meeting over to Larry Funk, Associate Administrator of the Hospital Replacement Project. He, in turn introduced Benji Larance, project director for the architects, who showed diagrams of the room configurations and the areas on campus where these could be put.

The rooms were configured for studios, two to three beds, each room having a private bath and kitchenette. Other rooms were configured in clusters up to 8 to 10 beds, each with a private bath, but with shared eating and recreational facilities. Services would include laundry, housekeeping, transportation, staff present at all times, and security.

Depending on where this assisted living facility would be placed, the number of beds would be from 152 to 252. The four options for siting, although it seemed like more, were for new buildings or renovation of existing buildings.

The majority of people accepted into assisted living would be over 60 years old, would have no disorders affecting others, and would be assessed before acceptance as to physical, social and mental function. It would be a licensed facility and tenants would not have rights of ownership.

Most in the audience were confused about the site options, so had no questions about that. Some of the questions were about funding (not set), cost per person (not yet known), lack of documents to study, admission of people outside of SF.

There will be access to reports on the website; [www.dph.sf.ca.us/LLHReplace/](http://www.dph.sf.ca.us/LLHReplace/). Also there will be more public outreach throughout the summer. The next community meeting will be July 19, Simon Auditorium, 375 Laguna Honda Boulevard, main building at 7 pm.

...Mary Helen Briscoe (PROSF)

### COMMITTEE MEETINGS

**Land Use & Housing** • Monday 5:30PM July 9 • Northern Station • Chair Hiroshi Fukuda • ninersam@aol.com • 386-2632 • J. Bardis • jbardis@xdm.com • 776-2014

**Gov’t & Elections** • Chair Karen Crommie • kcrommie@aol.com  
**Bylaws** • Chair Evelyn Wilson • evelynwilsregparl@earthlink.net • 566-7826

**Open Space** • Chair Nancy Wuerfel • nancenumber1@aol.com • 731-6432, R. Albright • 621-9621

**Water Task Force** • Chair Joan Girardot • 346-5525

**Transportation** • Gary Noguera • garynoguera@earthlink.net

## Land Use and Housing Reports

## Executive Committee Report

### May 14, 2007 Meeting

The regular Meeting of the CSFN Land Use & Housing Committee was convened by Chair Hiroshi Fukuda on Monday, May 14, 2007 at 5:46 p.m. in the Community Room of the Northern Police Station at Turk and Fillmore Streets.

The Committee voted to recommend to the General Assembly to support the Appeal of the Planning Department's Certification of Market Octavia FEIR at BOS meeting May 22, 2007. The FEIR is inadequate, as it does not consider the citywide impact of the newly created zoning categories RTO, NCT, and NCT3.

The next Regular Meeting of the Committee will be held on Monday, June 11, 2007 at 5:30 p.m. in the Community Room of the Northern Police Station located at Turk and Fillmore Streets.

The meeting was adjourned at 7:18 P.M.

### June 4, 2007 Meeting

The Special Meeting of the CSFN Land Use & Housing Committee was convened by Chair Hiroshi Fukuda on Monday, June 4, 2007 at 5:39 p.m. in the Community Room of the Northern Police Station at Turk and Fillmore Streets.

The Committee was provided a brief overview of the Draft Mission Area Plan by Judy Berkowitz. Many of the elements of the Market Octavia Area Plan are incorporated into the Mission Area Plan i.e. required parking removed, and use of the new RTO, NCT, and NCT3 zoning categories. Committee members need to read the new Draft Mission Area Plan and prepare for presentation by Planning Department staff on the Draft Mission Area Plan on June 19, 2007.

The next Regular Meeting of the Committee will be held on Monday, June 11, 2007 at 5:30 p.m. in the Community Room of the Northern Police Station located at Turk and Fillmore Streets.

The meeting was adjourned at 7:24 P.M.

### June 11, 2007 Meeting

The Regular Meeting of the CSFN Land Use & Housing Committee was convened by Chair Hiroshi Fukuda on Monday, June 11, 2007 at 5:39 p.m. in the Community Room of the Northern Police Station at Turk and Fillmore Streets.

The Committee considered the following items:

1. Request by DBI for CSFN participation in DBI's Business Process Reengineering (BPR) Program.
2. Appeal of Planning Department's Certification of FEIR of the Market Octavia Area Plan at BOS June 12, 2007
3. CSFN request to Board Of Appeals to take Jurisdiction on the Zoning Administrator's letter of Determination of February 27, 2007, matter is to be hear July 11, 2007.
4. Committee approved for Judy Berkowitz to present a letter of concern to the General Assembly about the Draft Mission Area Plan. Basis of the letter to will incorporate past CSFN position and Policy to the Draft Mission Area Plan

The next regular meeting of the Committee will be held on Monday, July 9, 2007 at 5:30 p.m. in the Community Room of the Northern Police Station located at Turk and Fillmore Streets.

The meeting was adjourned at 7:21 P.M.

...Hiroshi Fukuda (RCA) Chairman

### May 23, 2007

The CSFN ExCom was called to order at 17:40 at Northern Police Station by Chair Gary Noguera. Present were all ExCom members [Berkowitz, Noguera, Clark, Millet, Lew, Mahan, Girardot, Cauthen, and Wilson] with no absentees of current members. The Recording Secretary position is unfilled. Guest: Mary Helen Briscoe.

**Reports:** President Berkowitz attended a number of meetings and events, including the Neighborhood Parks Council luncheon. She mentioned that two groups are interested in joining/renewing with CSFN, namely Forest Hill Assn and North of Panhandle Neighborhood Assn. She also reminded us that the Potrero Boosters is having their 81<sup>st</sup> anniversary celebration dinner. She will be doing an outreach before the next General Assembly meeting prior to her appointing a temporary Recording Secretary [in the event the NomCom can not locate a candidate].

1<sup>st</sup> VP Noguera will be looking for additional delegates to fill open slots on various committees. The sign up sheets will be circulated again at the June general assembly meeting. The Newsletter Steering Committee is especially in need of new members. A targeted outreach campaign will be started in the August timeframe, to try to expand our membership and to request better attendance from those organizations who have been regularly absent from our monthly general meetings. 2<sup>nd</sup> VP Clark reviewed responsibilities of the office. Treasurer Lew reported that there was no new income, but that likewise there were no new expenses. Corresponding Secretary Millet had no report, as this was his first meeting in his new role. Welcome aboard to all the new ExCom members!

**Program for June:** Draft Mission Area Plan.

**Program for July:** Suggestions include Early Ballot Endorsements, Graffiti Watch, Central Muni Subway, Home Depot, Ballot Measures, and TEP [SFMTA transit effectiveness program]

**New Business:** Joan Girardot announced the upcoming meeting of the BOS Government Audit and Oversight Committee about the PUC inclining water rate structure. She urged rejection by the Board of the rates adopted by the PUC. File #070668

A motion was passed in support of placing Supervisor Alioto-Pier's 1:1 parking ordinance on the November ballot.

**Unfinished Business:** SFGH Helipad to be voted on at the General Assembly meeting.

Recording Secretary slot remains unfilled.

The next ExCom meeting will be on June 20<sup>th</sup> at 17:30 at Northern Station.

The May meeting adjourned at 19:00

...Gary Noguera (MPIC) Chair

## Helipad Opposition

The debate over whether to construct a helipad at San Francisco General Hospital (SFGH) escalated to new heights last month when the San Francisco Planning Commission opened the floor to public comment at one of its weekly meetings. At 11 p.m. on a Thursday night, 10 hours after the meeting started and following a SFGH briefing on its plans to rebuild the hospital, close to 20 individuals rose to speak on the sensitive topic. Most of the speakers were Bernal Heights, Potrero Hill and Mission District residents, who voiced their opposition to the helipad. The display of public resistance to the project prompted the planning commissioners to reevaluate existing requirements for its approval.

Helipad critics cited noise pollution, helicopter safety, overcrowded emergency rooms, and the University of California, San Francisco's (UCSF) proposed helipad landing at its new children's hospital in Mission Bay as reasons to reject the \$5.7 million project. The planning commissioners responded to the speakers' concerns by insisting that SFGH produce better information about potential helicopter-related noise pollution and develop a thorough analysis of how existing helipads located in other dense urban areas — including in Baltimore, Boston and New York City — have impacted nearby residents as part of the project's environmental impact report, which is due out this summer.

"Where on earth is this helicopter going to land in the City?" one commissioner ventured, after asking how many of the alleged three flights per day might be used for non-trauma cases or organ transfers inside San Francisco. "It's not gonna land in North Beach and Chinatown, that's for sure," he added.

Tom Casey, a homeowner who would be directly under the flight pattern of the proposed helipad, spoke on behalf of many of his neighbors when he said that he believed some of the hospital's arguments in favor of the project have been "disingenuous" to "increase revenue stream at San Francisco General by transporting patients in." This would be an affront to the hospital's current mission statement, he said, which is "to serve the residents in San Francisco."

...Kerry Fleisher, *The Potrero View* June 2007  
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## Resolution: SFGH Helipad

**Whereas**, SFGH has proposed building a helipad on the roof of the only county/public hospital in SF, and

**Whereas**, The mission of SFGH is to provide trauma services to all San Franciscans and to meet the health care needs of indigent San Franciscans, and

**Whereas**, SFGH is already so overwhelmed that 30% of the time they must send ambulances away and their

emergency department is full to overflowing, and

**Whereas**, Hospital acute-care beds are full, leaving San Franciscans to wait hours for emergency care, and

**Whereas**, The hospital's proposal to fly in, from other counties, 700+ patients per year, primarily for non-acute care, will further decrease their ability to provide health care to poor San Franciscans and trauma care to all San Franciscans, and

**Whereas**, The SFGH helipad is not needed for disasters because the SF Emergency Services Plan already identifies 29 other emergency landing sites and

**Whereas**, A helipad on the top of a non-earthquake-safe building would most likely not be able to be used in the event of an earthquake and

Whereas, The operation of the helipad will decrease the quality of life and increase safety risks in the surrounding neighborhoods, therefore be it

**RESOLVED**, That the Coalition for San Francisco Neighborhoods opposes the construction and operation of a helipad at the Potrero campus of SFGH.

...EMIA, PBNA

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## Transportation Committee Report

The Transportation Committee convened its initial meeting at 9:00AM Saturday June 9, 2007 at the Tennessee Grill on Taraval Avenue. Committee rules will be considered at the succeeding meeting. Considered but not acted upon were items concerning traffic engineering flaws on eastbound Market Street at Valencia Street, and considerations of a SFGH Institutional Master Plan Rebuild.

Also discussed were the MTA, SFCTA, Transit Effectiveness Project's (TEP) need to plan for the North Mission influx of several thousand new residents in the coming years. Although most of the rest of the Mission has fairly good transit, the North Mission does not, and it must be in place prior to the development of the industrial lands there.

Before the GA meeting a conference call will be initiated by the Chair to consider action on items considered at the meeting.

The next Regular Meeting of the Transportation Committee will be July 14.

...Gary Noguera (MPIA), Chair

### How to Reach Us

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Member-at-Large: Angeliqum Mahan • angelmahan@hotmail.com  
Member-at-Large: Joan Girardot • 346-5525  
Parliamentarian: Evelyn Wilson • evelynwilsregparl@earthlink.net

# CSFN Draft Minutes

## Gen. Meeting May 15, 2007

**MEETING CALLED TO ORDER** by Pres. Judith Berkowitz at 7:02 pm at Northern Police Station, Tuesday, 15 MAY 2007

**QUORUM ASCERTAINED:** 20 organizations and 4 guests attending.

**INTRODUCTION of Delegates and Guests.** Eileen Boken (SPEAK) presented Judy Berkowitz (EMIA) CSFN President with congratulatory brownies for "job well done!"

**PRESENTATION by HOST ORGANIZATIONS:** Potrero Boosters Neighborhood Assn., Dick Millet (PBNA) and Panhandle Residents Org. Stanyan/Fulton, Mary Helen Briscoe (PROSF) providing the refreshments.

### **OFFICERS' REPORTS:**

• **PRESIDENT, J. Berkowitz:** see President's Message page 2 of May '07 Newsletter. All Star Baseball Week will be in San Francisco in July; the CSFN has been invited to participate. Will be FUN! It's time to reconstitute next year's Committees, sign up sheets will be circulated.

• **1st VICE PREZ, Mary Helen Briscoe:** see X-Com Report, page 4 of May 07 Newsletter. **HOSTING SCHEDULE** not available at printing deadline: **JUNE HOSTS:** Russian Hill Neighbors (RHI) and Twin Peaks Improvement Ass'n (TPIA). **JULY HOSTS:** Sunset Heights Ass'n of Responsible People (SHARP) and Twin Peaks Council & Open Space Conservancy (TPC&OSC).

• **2nd VICE PREZ, Hiroshi Fukuda:** NONE

• **RECORDING SEC'Y, Babette Drefke.** Acting Secy: 17 April '07 Minutes, page 6 of May '07 Newsletter, "APPROVED" verbal vote.

• **TREASURER's Report, Jim Lew:** NONE

### **COMMITTEE REPORTS:**

• **EXECUTIVE COMMITTEE, Mary Helen Briscoe (PROSF)** 1st VP, page 4, May 07 Newsletter.

• **BYLAWS COMMITTEE, Evelyn Wilson (SPEAK)** chair NONE

• **LAND USE/HOUSING COMMITTEE, H. Fukuda (RCA)** chair, p 4 of May 07 Newsletter.

• **GOVERNMENT & ELECTIONS COMMITTEE:** Karen Crommie (CVIA) chair, p 7 of May 07 Newsletter. "Economist Presents Plans for City's Growth".

• **OPEN SPACE COMMITTEE:** Nancy Wuerfel (SPEAK) chair. NONE

• **WATER TASK FORCE, Joan Girardot (MCIPOA)** chair: Reported on various percentage rate raises and proposed **TIERED RATE STRUCTURE** (unfair to single family homes) by PUC, Water Department. Joan urges CSFN membership to call Supervisors as groups or individuals to protest the passage of Tiered Rates. See Joan's article on p 7 of May '07 Newsletter.

• **NOMINATING COMMITTEE, Gary Noguera (MPIC)** chair. See page 8 of May 07 Newsletter for **CANDIDATE BIOS, NO CHANGES**, still no Recording Sec'y.

<b>President</b>	<b>Judith Berkowitz (EMIA)</b>
<b>1st Vice President</b>	<b>Gary Noguera (MPIC)</b>
<b>2nd Vice President</b>	<b>Penelope Clark (RHN)</b>
<b>Recording Secretary</b>	<b>Open</b>
<b>Corresponding Secretary</b>	<b>Dick Millet (PBNA)</b>
<b>Treasurer</b>	<b>Jim Lew (NBN)</b>
<b>Members-at-Large</b>	<b>Sue Cauthen (NBN), Joan Girardot (MCIPOA), Angelique Mahan, (EDIA).</b>

**ELECTION: All candidates were elected by acclamation.**

### **ACTION ITEMS:**

**LAND USE and HOUSING COMMITTEE:** at 14 May '07 meeting the Committee voted to recommend two resolutions for General Assembly's adoption at the 15 May '07 General meeting.

1) **BE IT RESOLVED** that the CSFN respectfully urges the Planning Commission to postpone for thirty (30) days any action to adopt the legislation, Zoning Controls on the Removal of Dwelling Units, proposed by the planning staff so that citizens and civic organization of SF will have the opportunity to review the proposed legislation, prepare and present carefully developed comments and recommendations to guide the Planning Commission to take the most appropriate action in keeping with the best interest of the people of SF. Moved, 2<sup>nd</sup>, PASSED (17-0-0). By roll call vote.

2) **BE IT RESOLVED** that the CSFN strongly urges the Board of Supes to vote to support the appeal of the decision of the Planning Commission to recommend the Board of Supervisors adopt the Final Environmental Impact Report (FEIR) prepared for the Market & Octavia Neighborhood Area Plan and to return said FEIR to the Planning Commission because said FEIR is insufficient, inadequate, incomplete, inaccurate and misleading. The CSFN requests correction and revision of same, so it complies completely with the provisions of the CEQA. As amended by Marilyn Amini: Moved, 2<sup>nd</sup>, PASSED (14-1-2) by roll call vote.

### **UNFINISHED BUSINESS:**

3) **RESOLUTION** reintroduced by Sunset-Parkside Education & Action Committee, Eileen Boken: "BE IT RESOLVED that the CSFN supports a long term **PHARMACEUTICAL WASTE DISPOSAL** solution for the City and County of San Francisco which covers residents, hospitals, veterinary offices, doctors' offices and long term care facilities. Moved, 2<sup>nd</sup>, PASSED (14-4-0) by roll call vote.

4) **RESOLUTION** by Sunset-Parkside Education & Action Committee, Eileen Boken: **BE IT RESOLVED** that the CSFN urges the Mayor's Deputy Chief of Staff for Transit and the Director of the Metropolitan Transportation Agency to explore making the transition to a B20 mixture of petroleum diesel and biodiesel to fuel Muni's fleet of diesel buses. Moved, 2<sup>nd</sup>, PASSED (9-8-1) by roll call vote.

5) **SFGH (against) HELIPAD RESOLUTION** by Judy Berkowitz (EMIA) & Dick Millet (BNA): **BE IT RESOLVED** that the CSFN opposes the construction and operation of a **HELIPAD** at the Potrero Campus of SFGH. Loretta Lynch, Neighbors of SF General spoke **AGAINST** Helipad. No one from SFGH present. **CONTINUE** to June meeting, have SFGH representative to provide their side. Moved (Lorraine Lucas, HAIA) 2<sup>nd</sup> PASSED verbal vote.

### **PROGRAM: PARKING FOR NEIGHBORHOODS, Supervisor Michela Alioto-Pier**

Proposes legislation that specifies neighborhood parking protections. It seems planning policies and actions are reducing parking requirements, parking is being eliminated. Q & A.

**ADJOURNMENT:** 9:37pm

...Dick Millet (PBNA) Recording Secretary

## Public Notice to Neighbors

At a May meeting of the Recreation and Park Commission which discussed the installation of a temporary bandshell to be built of recycled materials in the Panhandle of Golden Gate Park, commissioners voted unanimously to approve.

Those testifying against the project live directly adjacent to the project or in close proximity and were concerned with noise and after-hours misuse. More serious, however, were their concerns about lack of notification or consultation with residents who will be closely affected by the project.

What was notably and shamefully missing in the commissioners' evaluation was any consideration of the fact that proper notice of this project was not given to the community most affected. Their very quick and unanimous decision even suggested that they had made their decision before the hearing.

It is the responsibility of City agencies to make sure that all projects planned for residential areas involve residents in planning stages and include proper notification.

The following resolution brought by the Panhandle Residents Organization Stanyan Fulton holds City agencies responsible for seeing that City projects are not imposed on residents impacted by projects without timely notice and opportunity for citizen involvement.

...*Mary Helen Briscoe (PROSF)*

## Resolution — Public Notice

**Whereas,** All City projects impact local stakeholders, either favorably or adversely, and

**Whereas,** City projects that are approved without proper notification of local stakeholders, thus denying them input in the approval process, are usually strongly opposed, with consequent delay and expense, and

**Whereas,** The City and its departments are servants of the public, and neighborhoods are not only the public but are the life blood of San Francisco, and

**Whereas,** The Recreation and Park Commission recently approved a project that was not duly noticed and did not solicit wide public input although possible impact on residents could be great, therefore be it

**RESOLVED,** That the Coalition for San Francisco Neighborhoods urges that the supervisors and the mayor require all City departments to notify and involve in public discussion all projects that affect all local stakeholders and residents, and be it further

**RESOLVED,** That notices be posted and discussions be held in a timely manner and at convenient times for the public, and be it further

**RESOLVED,** That approval be contingent upon certification that appropriate and timely notification of stakeholders has occurred.

...*Brought by PROSF*

## THANK YOU TO OUR SPONSORS!

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San Francisco Fire Fighters Local 798  
David Allen Family Trust  
San Francisco Police Officers' Assn

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Ewing Terrace Neighborhood Assn  
Excelsior District Improvement Assn  
Fair Oaks Community Coalition  
Forest Knolls Neighborhood Org  
Friends of the Music Concourse  
Golden Gate Heights Neighborhood Assn  
Greater Geary Blvd Merchants & Property Owners Assn  
Inner Sunset Action Committee  
Laurel Heights Improvement Assn  
Miraloma Park Improvement Club  
Neighborhood Parks Council  
New Mission Terrace Improvement Assn  
North Beach Neighbors  
OMI Neighbors in Action  
Pacific Heights Residents Assn  
Potrero Boosters Neighborhood Assn  
Panhandle Residents Org Stanyan Fulton (PROSF)  
Richmond Community Assn  
Russian Hill Community Assn  
Russian Hill Improvement Assn  
Russian Hill Neighbors  
Sunset Parkside Education & Action Cmte (SPEAK)  
Twin Peaks Improvement Assn  
Hon. Mike Antonini  
Barbara Austin  
Judith Berkowitz  
Sue Cauthen  
Sheryl Connell  
Karen & David Crommie  
Al & Mary Harris  
Hon. Ed Jew  
Hon. Quentin & Mara Kopp  
Henry & Carlene Laughlin  
Hon. Bill Lee  
Hon. Fiona Ma  
Charlotte Maeck  
Dick Millet  
Maureen & Victor Thomas

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: Special thanks to Office Depot :  
: for photocopying services! :  
.....

### Hosting Schedule

<b>June</b>	• Russian Hill Neighbors — RHN • Twin Peaks Improv. Assn — TPIA
<b>July</b>	• Twin Peaks Council/Op Sp Cons — TPC & OSC • Sunset Hts Assn of Respon People — SHARP
<b>August</b>	• Cathedral Hill Neighborhood Assn — CHNA • Richmond Community Assn — RCA

**AGENDA**  
**General Assembly Meeting**  
**June 19 2007**

- 6:30 I. Sign In and Refreshments
- 7:00 II. Call to Order/Ascertain Quorum
  - A. Introduction of Delegates and Guests/Short Announcements
  - B. Hosts
    - 1. Russian Hill Neighbors — RHN
    - 2. Twin Peaks Improvement Assn — TPIA
- 7:15 III. Installation of Officers
- 7:30 IV. Approval of May Minutes
- 7:35 V. Officers' Reports
  - A. President
  - B. Vice-Presidents
  - C. Secretaries
  - D. Treasurer
- 7:50 VI. Committee Action Items — written reports in NL
  - A. Land Use & Housing
  - B. Open Space
  - C. Water Task Force
  - D. Nominating
- 8:00 VII. Unfinished Business
  - A. SFGH Helipad Resolution
  - B. PROSF Notification Resolution
- 8:15 VIII. Program — Draft Mission Area Plan
  - Ken Rich and Claudia Flores
  - Fred Snyder
- 9:15 XI. New Business
- 9:20 X. Adjournment

CSFN meets the *third Tuesday of the each month except for December at Northern Police Station, Turk & Fillmore Streets (Parking in rear offTurk) Public Transit: MUNI #22 Fillmore, 31 Balboa & 38 Geary Lines*

**Visitors Please Sign the Visitors Roster**

*Neighborhood Views* is published monthly, the official voice of the Coalition for SF Neighborhoods, Inc., a 501(c)4 organization.  
 To Submit Articles: email articles by the 5th of the month to mhbriscoe@pacbell.net. 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.  
 We reserve the right to edit where necessary. Member organizations receive the newsletter without charge. Subscription: Members/\$10, Nonmembers/\$15.

*Coalition for SF Neighborhoods*  
 P.O. Box 320098 San Francisco 94132

**ACTION ITEMS**

Helipad Resolution — p 5  
 Public Notice Resolution — p 7

**NEXT MEETING**  
 Tuesday  
 June 19

**Contents**

- 1 Affordable Housing .....
- 2 President's Message .....
- 2 Parliamentary Pointers .....
- 3 Neighborhood Parking .....
- 3 Assisted Living .....
- 4 LU&H Reports .....
- 4 ExCom Report .....
- 5 SFGH Helipad .....
- 5 Transportation Report .....
- 6 May Draft Minutes .....
- 7 Public Notice .....