



## Against a Proposed Wind Turbine at 400 Teresita Boulevard in Miraloma Park

The owners of 400 Teresita have applied to install a 35-foot tall wind turbine tower with 12-foot-diameter rotating blades in their front yard of their house, a few feet from the front wall, and at a point where the height of their home is about 25 ft (it is 29 ft at the roof peak). The Miraloma Park Improvement Club (MPIC) and most neighbors oppose the installation because of its inappropriate scale and potential nuisance effects of light and noise. Design review with either the Miraloma Park Residential Design Guidelines (MPRDG, adopted by the Planning Commission in 1999) or the San Francisco Residential Design Guidelines confirms that the windmill is inappropriate at this location due to its excessive height (which equals the de facto height limit in the neighborhood), width, and incompatibility with existing architecture.

Installation of the same model windmill in a Forest Hill Extension home (167 Hernandez Ave.) 0.57 miles from the currently proposed site and with similar topography to the proposed site resulted in complaints from neighbors about noise and light (strobe-like) effects, and produced far less power than expected, so that the owner of that property now wants to remove the windmill. Product literature for the proposed Skystream 3.7 windmill stipulate that for maximal efficiency clearance of at least 275 ft horizontally and 20 ft vertically from the nearest structure is required, making it likely the proposed project will yield much less than half of the optimal energy.

Todd Pelham, a wind turbine engineer whom MPIC consulted, feels that for the this model turbine, like other currently commercially available turbines, was designed for use in country, not city residential environments, and will be inefficient and inappropriate in the proposed site, where the wind is less than that optimal for this unit (23 mph average) and is gusty, rather than steady as would be preferable.

Approval of this permit would therefore represent minimal gain in energy in exchange for considerable impact on neighborhood character and quality of life, and would set a precedent whereby streets may be lined with such inappropriate devices, destroying the character of the neighborhood.

Therefore, the MPIC has submitted a motion requesting CSFN's support in opposing this windmill turbine application. In a second motion, because existing turbine windmills are designed for use on very large lots in the country and are neither

appropriate nor efficient for use in SF's residential neighborhoods, and more applications to install these windmills at other locations will surely be forthcoming, the MPIC requests the CSFN to urge the Planning Department to begin developing city-wide Code restrictions for such units, limiting height and blade size and requiring setbacks as, for example, in the draft Estes Valley Code Amendments, to be found on the internet at <http://www.estesnet.com/comdev/EVDCProposedChanges/EVDCWindTurbineSmallDraft6PC04-20-10.pdf>

### I. MOTION OPPOSING PERMIT FOR WIND TURBINE AT 400 TERESITA BOULEVARD IN MIRALOMA PARK

Whereas the owners of 400 Teresita have applied to install a 35-foot tall wind turbine tower with 12-foot-diameter rotating blades in their front yard of their 29-foot house, and this windmill will be set back "at least 9 feet" feet from the front of the property and will be within a few feet of the front wall of the home; and

Whereas the Miraloma Park Improvement Club as well as most neighbors around the site oppose the installation and plan to request Discretionary Review of the permit application because of its inappropriate scale and potential nuisance effects of light and noise; and

Whereas installation of such a structure would be inappropriate in scale for this site by both the Miraloma Park Residential Design Guidelines (MPRDG) and San Francisco's Residential Design Guidelines due to its excessive height (which equals the de facto height limit in the neighborhood) and width; and

Whereas installation of the same model windmill in a Forest Hill Extension home (167 Hernandez Ave.) 0.57 miles from the currently proposed site and with similar topography to the proposed site resulted in complaints from neighbors about noise and light (strobe) effects, and produced far less power than expected, so that the owner of that property now wants to remove the windmill; and

Whereas the product specifications for the proposed Skystream 3.7 windmill stipulate that for maximal efficiency clearance of at least 275 ft horizontally and 20 ft higher than the

# Land Use & Housing Committee Report

**August 9, 2010**

The Regular Meeting of the CSFN Land Use & Housing Committee was convened by Committee Member Rose Hillson on Monday, August 9, 2010 at 5:45 P.M. in the Community Room of the Northern Police Station at Turk and Fillmore Streets.

The Committee considered the following items:

1. Housing Element 2009: The deadline date on this was left open-ended. Please send in your comments on this to Kearstin Dischinger and Sarah Dennis Phillips. The DEIR on the 2004/2009 HE was extended for 60 days beyond the June 30 comment period start date so that means to the “end of August.” People should **comment by August 30** since the extension was for 60 days. Written comments should be addressed to: [bill.wycko@sfgov.org](mailto:bill.wycko@sfgov.org)  
Bill Wycko, Environmental Review Officer  
San Francisco Planning Department  
1650 Mission Street, Suite 200  
SF CA 94103
2. Code Cleanup Ordinance, 2010.0080T: The public found the wording of “access to 11x17...” disagreeable so Tara Sullivan arranged to have that changed so that the 311 Notifications will be mailed with the drawings. Commissioner Sugaya noticed that there were some policy changes in the ordinance which were not just for “clean-up” or “typos.” He had read off some of them. The other Commissioners, except for Commissioner Moore, passed the ordinance regardless. Further discussion will be made with Commissioner Sugaya and with the BOS-LUC where this ordinance is next headed.
3. CEQA Amendments at BOS-LUC: No discussion, focal person not present.
4. Japantown Better Neighborhood Area Plan: Japantown committees are working on a study of garage usage, outside-of-SF visitors vs. resident visitors of J-town, creative financing options. Committee members continue to work with Planner Paul Lord. He has some interns who may be able to assist with data gathering.
5. California Pacific Medical Center Draft Environmental Impact Report (DEIR) review period for this project was extended for a total of 90 days. The old deadline for comments was close of business on Friday, September 10, 2010. **Please contact Devyani** for **exact date** or any other questions: Devyani Jain, Senior Environmental Planner, at (415) 575-9051 or at [Devyani.Jain@sfgov.org](mailto:Devyani.Jain@sfgov.org).

The next regular meeting of the Committee will be held on Monday, September 13, 2010 at 5:30 p.m. in the Community Room of the Northern Police Station located at Turk and Fillmore Streets.

Meeting was adjourned at 6:50 PM.

...Rose Hillson (JPIA) Acting Chair

## Wind Turbines

(cont'd from p.1)

nearest obstruction is required, making it likely, according to a graph in the Product Specifications, that the proposed project will yield considerably less than half of the optimal energy; and

Whereas Todd Pelham, a wind turbine engineer whom MPIC consulted, feels that for the this model turbine (like other commercially available turbines) was designed for use in country, not city residential environments and will be inefficient and inappropriate in the proposed site, where the wind is less than that optimal for this unit (29 mph average) and is gusty, rather than steady as would be preferable; and

Whereas approval of this permit would therefore represent minimal gain in energy in exchange for considerable impact on neighborhood character and quality of life; and

Whereas approval of this proposal will set a precedent whereby streets may be lined with such inappropriate devices, destroying the character of the neighborhood; therefore, be it

Resolved that the Coalition for San Francisco Neighbors (CSFN) will support the MPIC and the neighbors in their opposition to this permit by writing to that effect to the Planner assigned the project: Mr. Adrian Putra, San Francisco Planning Department, 1650 Mission Street, Suite 400 San Francisco, CA 94103.

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## II. GENERAL MOTION REGARDING WINDMILL TURBINE INSTALLATION

Whereas existing turbine windmills were not designed for residential City use, and exceed in height and width the appropriate scale for a San Francisco residential neighborhood and delivering only a fraction of the promised power because sufficient vertical and horizontal clearance is impossible in nearly all residential neighborhoods in San Francisco; and

Whereas more permit applications to install such inappropriate windmills are likely; and

Whereas other cities are beginning to develop Code limits to apply to these units; therefore be it

Resolved that the CSFN write to the Director of the Planning Department (copying the Planning Commission) urging that all such applications be made Conditional Use Applications and be subject to design review using the appropriate Design Review Document, and urging development of appropriate size and setback limits on these units, as proposed in the draft Estes Valley Code Amendments to be found on the internet at <http://www.estesnet.com/comdev/EVDCProposedChanges/EVDCWindTurbineSmallIDraft6PC04-20-10.pdf> and also attached.

...Dan Liberthson (MPIC)

# Special Assembly Meeting

## Draft Minutes

**August 9, 2010**

The duly noticed Special Assembly meeting to hear presentations and review selected ballot measures was convened at 7:25PM with representatives from fourteen member organizations and seven guest presenters in attendance. A quorum was declared. Three ballot measures were presented:

**Prop M: Community Policing Policies, Foot Patrols & MTA Patrols (Ordinance):** Policy requiring the Chief of Police to create a foot patrol program in all police stations and a consistent police presence on Muni lines.

*Government & Elections Committee sent to the General Assembly with recommendation to oppose.*

Supervisor Ross Mirkarimi, one of the sponsors of the measure spoke on behalf of supporting the measure.

Judson True of Supervisor David Chiu's office attended, but did not speak. Gary Delagnes of the Police Officers' Assn spoke in opposition.

The motion to support the G&E Cmte recommendation to oppose the measure was passed 12-0

The assembly voted to write a ballot argument in opposition to the measure 12-0

**Prop A: Earthquake Safety Retrofit Deferred Loan and Grant Program (General Obligation Bond):** Seismic Retrofit for Selected Affordable Housing Multi-story Buildings.

*Government & Elections Committee sent to General Assembly without recommendation.*

Nick Panagopoulos from the Mayor's Office spoke on behalf of supporting the measure. There was no official presenter speaking to oppose the measure, but there was a lengthy discussion by the members. There were seven votes in favor of the motion to support G&E Cmte's no recommendation and five against — not enough to pass. The recommendation of "no recommendation" by the G&E Committee stands.

**Prop B: The Sustainable City Employee Benefits Reform Act (Charter Amendment):** This measure was about

requiring city employees to make some or additional contributions to pensions and health care to prevent an underfunded city financial liability.

*The Government & Elections Committee sent to the General Assembly with recommendation of "no position."*

Public Defender Jeff Adachi, sponsor of the measure spoke in favor of it. Floyd Rollins II of the Fire Fighters Local 798 spoke in opposition. After a spirited discussion, the motion to support the G&E Cmte's recommendation of "no position" on the measure drew seven votes in favor and six votes against — not enough to pass. A second motion to support the measure drew six votes in favor and five votes against with one abstention — again not enough to pass.

As a result, the recommendation of "no position" by the G&E Committee stood.

The meeting was adjourned by President Berkowitz at 9:23PM.

...Penelope Clark (RHN) Acting Recording Secretary

# Executive Committee Report

**July 28, 2010**

The meeting was called to order at 5:40PM by the committee chair, Penelope Clark. Those present were Judy Berkowitz, Penelope Clark, Angelique Mahan, Lorraine Lucas, Rae Doyle and Evelyn Wilson. Absent were Demian Quesnel, Dick Millet, Jim Lew and Sue Cauthen. There was a quorum.

## Officers' Reports:

**President Berkowitz** said that the approved written ballot arguments were ready for submittal for the voters' handbook. She said she received a request from Ground Floor Public Affairs to add the names of select groups to CSFN's ballot argument on the Civil Sidewalks (sit/lie) initiative. This was approved by the committee if the groups are CSFN members.

She reported that CSFN would request that the Planning Commission members ask for a ninety-day extension on public comment on the 2004–2009 Housing Element EIR, currently set for August 16. She reported that there were no hard copies available from the Planning Dept of the 2009 Housing Element itself.

The Excom unanimously recommended that the resolution by the Miraloma Park Improvement Club to oppose a permit for a wind turbine at 400 Teresita Blvd. be sent to the General Assembly for its approval.

**Vice President Clark** presented the Midtown Terrace Homeowners Association's application for membership to CSFN. MTHA members George Wooding and Mary Lu Christie made a presentation about the group to the committee, and the committee voted unanimously to recommend membership for the group to the General Assembly.

After discussion, the committee voted unanimously to recommend to the GA that CSFN act as fiscal agent for the neighborhood group for Liberty Hill.

There were no other reports.

The Excom approved the agenda for the Special General Assembly meeting on Monday August 9, for review of additional ballot measures: Ordinance requiring Community Policing Policies, Foot Patrols & MTA Patrols, General Obligation Bond for seismic retrofit for selected affordable multi-story housing, and a charter amendment on city employee additional contributions to pensions. The committee also approved the agenda for the August 17 General Assembly meeting.

**Parliamentarian Evelyn Wilson** announced that there will be a morning seminar on September 11, at the Mountain View Police Station, on "Making Meetings Matter (instead of wasting time)."

Please contact Evelyn Wilson at 566-7826 or evelynwilsregparl@earthlink.net by September 3rd.

The meeting adjourned at approximately 7:30PM.

...Penelope Clark (RHN) 1st VP, Chair

# CSFN Draft Minutes: General Assembly Meeting July 20, 2010

1. **Call to Order.** President Judith Berkowitz (EMIA) brought the meeting to order at 7:00 pm at Northern Police Station.
    - a) *Quorum declared.* Delegates and alternates represented 22 CSFN member organizations. 10 guests signed in.
  2. **Introductions.** Delegates and guests introduced themselves. Hosts Carola Shepard (PHRA) and Demian Quesnel (EVNA) described their organizations' objectives, history, and current issues.
  3. **Minutes.** The June 2010 General Assembly draft minutes were approved as amended as printed on p 3 of the July 2010 newsletter.
  4. **Officers' Reports.**
    - a) **President Berkowitz (EMIA)** reported and discussed:
      - i. Will write to Bill Wycko at MEA and Planning Commissioners requesting extension of DEIR for Housing Element deadline for public comments; currently set at August 16.
      - ii. *SaveMuni.com* voted to be neutral on *Fix Muni Now*
      - iii. CSFN will have a Special General Assembly meeting on Monday August 9 at 7:00PM to consider those ballot measures recommended by the Gov't & Elections Cmte and for submitting arguments in support/opposition of them to the Voter Information Pamphlet (VIP).
    - b) **1st VP Clark (RHN):**
      - i. ExComm Report is on page 2 of July newsletter
      - ii. Midtown Terrace Homeowners Assn has applied for membership
    - c) **2nd VP Mahan (EDIA):**
      - i. Parking summit
      - ii. Jerry Day – August 1<sup>st</sup>
      - iii. Letter of opposition re: 1601 Larkin St. was sent
    - d) **Recording Secretary Quesnel (EVPA):** Thanked 2nd VP Angelique Mahan for assuming recording secretary duties for month of June.
    - e) **Corresponding Secretary Millet (PBNA)**
    - f) **Treasurer Lew (NBN)**
  5. **Committee Reports**
    - a) **Land Use & Housing:** Chair Hiroshi Fukuda (RCA) discussed the following issues:
      - i. LU&H Committee Report is on page 2 of July newsletter
      - ii. Requested for 90-day extension for public comments of 2009 HE DEIR
      - iii. Requested continuance on "cleanup" legislation
      - iv. DR reform
    - b) **Open Space:** Kathy Howard (SPEAK)
    - c) **Water Task Force:** Chair Girardot (MCIPOA)
    - d) **Transportation:** Chair Noguera (MPIC)
    - e) **Bylaws:** Chair Wilson (SPEAK)
    - f) **Gov't & Elections:** Charles Head (SHARP)
      - i. Ballot Arguments for Fix Muni Now and Civil Sidewalks
      - ii. Emergency measure to authorize Gov't & Elections to write ballot arguments on above Ballot arguments
      - iii. Unanimous voice vote to put the issue before the assembly
      - iv. Roll call vote to declare emergency. Passed unanimously. 22-0
      - v. Roll call vote to write Ballot Argument for Fix Muni Now [not to exceed 150 words]. Passed 21-0-1
      - vi. Roll call vote to write Ballot Argument supporting Civil Sidewalks legislation [not to exceed 150 words]. Passed 18-0-4
      - vii. Next G&E meeting July 23.
  7. **New Business**
    - a.) Dan Liberthson (MPIC) presented the following issues to the general assembly regarding windmill turbine installation:
      - i. Be it resolved that the Coalition for San Francisco Neighbors (CSFN) will support the MPIC and the neighbors in their opposition to this permit (wind turbine at 400 Teresita Blvd in Miraloma Park) by writing to that effect to the Planner assigned the project: Mr. Adrian Putra
      - ii. Be it resolved that the CSFN write to the Director of the Planning Department (copying the Planning Commission) urging that all such applications (for wind turbines) be made Conditional Use Applications and be subject to design review using the appropriate Design Review Document, and urging development of appropriate size and setback limits on these units, as proposed in the draft Estes Valley Code Amendments to be found on the internet at <http://www.estesnet.com/comdev/EVDCProposedChanges/EVDCWindTurbineSmallDraft6PC04-20-10.pdf>
  8. **Program.** Presentation by the Sunshine Ordinance Task Force
  9. **Announcement:** Chris Miller of Students First regarding ballot measure to be placed on June 2011 Ballot. Students First, an organization supporting Neighborhood Schools presented to the assembly.
  10. **Adjournment.** The July 2010 CSFN General Assembly meeting was adjourned at 8:46 PM
- ...Demian Quesnel (EVNA) Recording Secretary

## How to Reach Us

**President:** Judith Berkowitz • sfjberk@mac.com • 824-0617  
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**Corresponding Secretary:** Dick Millet • milletdick@yahoo.com  
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**Member-at-Large:** Rae Doyle • raedoyle@sbcglobal.net  
**Member-at-Large:** Lorraine Lucas • wozopozo@pacbell.net  
**Parliamentarian:** Evelyn Wilson • evelynwilsregparl@earthlink.net

## Gov't & Elections Committee Report

On **Friday July 16** the CSFN Government & Elections Committee met as noticed to consider a potpourri of items from the mayor, supervisors and initiatives for the city November ballot. Present were 10 members; President Berkowitz presided. Melinda LaValle declined to continue to serve as chair, and Charles Head volunteered to do it. We decided to consider four first-tier proposals for recommendations and possible ballot arguments.

•• At the Tuesday July 20 General Assembly meeting it was announced that a Special G.A. meeting will be held on August 9 solely to consider ballot measures. The G.A. approved an emergency action item enabling the committee to write ballot arguments for the two ballot measures that the G.A. previously had voted to support: Fix Muni (at the June G.A. meeting) and Civil Sidewalks (at the May G.A. meeting). ••

At the second duly noticed Govt & Elections Committee meeting on **July 23** the committee met to hear pro and con arguments/consider actions on the following items:

**a. Employee Contributions to Retirement and Health Plans**

Jeff Adachi, Public Defender and Initiative Originator, spoke in favor of his plan. Gary Delagnes, President of the P.O.A., spoke against it. The committee voted 8-1-1 to recommend to the G.A. that no position be taken.

**b. Community Policing and Foot Beat Patrols**

We were unable to secure a speaker in support of it. Gary Delagnes spoke against it. The committee voted 10-0 to recommend opposition to the G.A. and to recommend a ballot argument if the General Assembly votes to oppose.

**c. Seismic Retrofits**

Sarah Karlinsky, deputy director of S.P.U.R., spoke in favor. We were unable to secure a speaker against it. The committee voted 9-1 to recommend to the G.A. that no position be taken.

**d. Affordable Housing**

We were unable to secure speakers and so made no recommendation.

At the end of the meeting ballot argument writing for the Civil Sidewalks and Fix Muni Now measures was assigned.

... *Charles Head (SHARP) Chair*

### Interested in a Seminar on Making Meetings Effective?

On Saturday, September 11<sup>th</sup> the California State Association of Parliamentarians will be presenting a seminar on conducting meetings according to proper parliamentary procedure in Mountain View from 9:00 a.m until 1:00 p.m. at the Mountain View Police Station for the affordable fee of \$25.00. If you are interested in attending, please contact Evelyn Wilson at (415)566-7826 or via e-mail at [evelynwilsregparl@earthlink.net](mailto:evelynwilsregparl@earthlink.net), by September 3<sup>rd</sup>.

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Rafael Mandelman  
Dick Millet  
Gary Noguera  
Joel Ventresca  
Jamie Whitaker  
George Wooding



Special thanks to Office Depot for photocopying services!

### COMMITTEE MEETINGS

**Land Use & Housing** • Monday 5:30PM Sept 13 • Northern Station • Chair Hiroshi Fukuda • [ninersam@aol.com](mailto:ninersam@aol.com) • 386-2632  
**Gov't & Elections** • Chair Charles Head • [charleshead@hotmail.com](mailto:charleshead@hotmail.com)  
**Bylaws** • Chair Evelyn Wilson • [evelynwilsregparl@earthlink.net](mailto:evelynwilsregparl@earthlink.net) • 566-7826  
**Open Space** • Chair Nancy Wuerfel • [nancenumber1@aol.com](mailto:nancenumber1@aol.com) • 731-6432, Co-chair Ramona Albright 621-9621  
**Water Task Force** • Chair Joan Girardot • 346-5525  
**Transportation** • Chair Gary Noguera • [garynoguera@earthlink.net](mailto:garynoguera@earthlink.net)

| <b>AGENDA</b>                   |   |
|---------------------------------|---|
| <b>General Assembly Meeting</b> |   |
| <b>August 17, 2010</b>          |   |
| 6:30                            | I. Sign In and Refreshments   |
| 7:00                            | II. Call to Order/Ascertain Quorum<br>A. Introduction of Delegates and Guests / Short Announcements<br>B. Hosts<br>1. Oceanview, Merced Hts, Ingleside Neighbors in Action — OMINIA<br>2. Outer Mission Merchants & Residents Assn — OMMIRA |
| 7:10                            | III. Approval of July 2010 Minutes  |
| 7:15                            | IV. Officers' Reports<br>A. President<br>B. Vice Presidents — ExComm recommends MTHA for CSFN membership<br>C. Secretaries<br>D. Treasurer  |
| 7:25                            | V. Committee Action Items — written reports in Newsletter<br>A. Land Use & Housing<br>B. Open Space<br>C. Water Task Force<br>D. Transportation<br>E. Government & Elections<br>F. Bylaws   |
| 7:35                            | VI. Unfinished Business: Miraloma Park wind turbine resolutions   |
| 7:40                            | VII. New Business: Liberty Hill fiscal agent recommendation   |
| 7:45                            | VIII. Program: Ballot initiatives: Part Deux  |
|                                 | IX. Adjournment   |

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

**Visitors: Please Sign the Guest Register**

**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 [sfiberk@mac.com](mailto:sfiberk@mac.com)  
Either inline text or an attached document can be used.  
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 may receive two copies of the newsletter without charge. Subscription: Members\$10, Nonmembers/\$15.

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

**Action Items:**  
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Reso concerning wind turbines in the City. Page 2.  
Measures on November Ballot.

**Next Meeting**  
Tuesday  
August 17

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