



75 Howard Street – The Next Brick in The Waterfront Wall

Twenty-two years after the removal of the Embarcadero Freeway, developers, politicians and planners still cannot resist building barriers between the city and the bay. There will certainly be a wall of high-rises all along the Embarcadero if we don't demand sound planning practices on our waterfront.

The latest brick in the wall is a luxury condo high-rise planned for 75 Howard Street. This would tower over neighboring buildings and be only 15 feet shorter than one of the twin monstrosities at One Market.

Facing the Embarcadero it would be an undistinguished 31-story building standing 350 feet high. It would exceed the existing height limit by 75%. (It's easy to remember: 75 Howard = 75% over the height limit.) A mixed-use variant would allow 82 hotel rooms and 109 market-rate residential units. The draft Environmental Impact Report (EIR) is tentatively scheduled to be released this summer.

Although the New York developer stated they wanted to be "in line with the other buildings in the area," 75 Howard would actually tower over its neighbors and stick out towards the Bay like a sore thumb.

Height:

According to numbers provided by the Planning Dept and neighboring landlords, this building would be:

- 47% higher than its closest neighbor to the west, 201 Spear. (Only a narrow pedestrian alley separates the two.)
- 50% higher than Rincon Center across the street (excluding Rincon's mechanical and decorative dome).
- 20% higher than the Gap Building immediately to the south.

In fact, a survey of all 23 nearby buildings (two blocks west and one block north and south) shows 75 Howard would exceed every one of them in height. For sources and more views see our web site at <http://www.RinconNeighbors.com/howard75.html>

Setbacks:

The waterfront buildings in this area follow a pattern that this developer is ignoring. The others are either less than seven stories high or have deep setbacks at the seventh floor. They also continue to taper as they get higher. Hills Plaza, for example, has a setback at the seventh floor level that we estimate to be about 160 feet. The Gap building is set back about 75 feet.

This proposal only sets 23 feet back at the seventh floor and then continues straight up from there. It does not taper. It would not "fit in" as the developer pledged.

Requirement that buildings step down:

This project is within the Transit Center District Plan (TCDP), which requires buildings to step down as they get closer to the Bay. All independent planners seem to support this basic design requirement. It's Planning 101. The developer claims (with a straight face) that 75 Howard would meet this requirement. In fact, this building at 31 floors is higher than all the buildings around it for one block in every direction and two blocks to the west.

Many waterfront developers (including the Warriors) are playing the same game — they point to some far-flung building off in the distance and claim their building also steps down. They ignore most of the neighboring buildings. (By using that logic, almost any downtown building shorter than the Transamerica Tower could claim to step down.) The step-down rule clearly refers to the majority of buildings inland and in close proximity to a waterfront project. Planners need to stand by this fundamental requirement.

Other Issues:

- 75 Howard would demolish an existing garage with 550 public parking spaces.
- It would also create substantial shadows on public spaces including Rincon Park.
- Its close proximity to other buildings would create "fishbowl" views into and from neighboring homes and offices.
- It appears to be a now-unimaginative design the architectural firm first came up with 60 years ago.

Images:

The developer has produced the obligatory aerial telephoto shot that makes tall buildings in the distance appear closer to this project. It also hides some shorter buildings behind (west of) 75 Howard. Below is an image of the project showing its relationship to its three closest neighbors:



...Dave Osgood (RHNA)

Executive Committee Report

May 29

Chair George Wooding called the meeting to order at 5:45 pm. Present were Judy Berkowitz, Wooding, Rose Hillson, Dick Millet, Evelyn Wilson, Melinda LaValle. Excused absences: Charles Head, Penelope Clark, and Paul Webber. There was a quorum.

Officers' Reports

President Judy Berkowitz. Attended celebration of the life of Babette Drefke, former delegate from PBNA and EMIA. • Welcomed new Excomm member Melinda LaValle. • Berkowitz noted that since the GA had passed the reso regarding the formation of the San Francisco Committee to Underground Utilities (SFCUU), members of the CSFN member orgs now must be made aware of its presence and urged to join it. (See May NL p. 3) Contact Ian Maddison <ian@maddison.tv> • CSFN committees are "reconstituted" at June GA meetings. In so doing, Berkowitz will distribute the sign-up for these committees both electronically before and by hand during the June GA meeting. ExComm members are strongly urged to participate in at least one committee. • She offered tools and contact info for protesting the proposed installation of AT&T aboveground utility boxes throughout the city. • She also reminded us that the GA will vote on the CEQAworks reso at the June GA meeting (See ExComm Report May NL p.2). Prior to the June GA meeting we must visit CEQAworks.org and discuss this with our individual groups' Boards. • Berkowitz reminded us that officer reports should be about what we have done in the name of CSFN rather than simply interesting items. • She pointed out the NL's Agenda and noted how it is drawn up, how it is used during the GA meeting, and later how it directs the writing up of the Minutes. • She distributed the duties of the Excomm offices to those who hold those positions so that they understand exactly what is required of them in their respective positions.

1st Vice President George Wooding spoke briefly about the Housing Action Committee (HAC) and how this pro-development group wants to build 5,000 units of housing per year for the next 10 years in San Francisco to supposedly reduce the cost of housing.

2nd Vice President Rose Hillson Talked about the loss of tree canopy in SF. She also spoke of the new versions of CEQA that are being developed. Hillson was certain that Supervisor Jane Kim's last approval legislation and project notification policies were far superior to Scott Wiener's first approval and limited (30 day) project notification.

Treasurer Dick Millet The SF credit union is being set up as of today. The B of A account will be closed.

Program. We decided that the Program for the June 18th GA meeting will be pro and con speakers for the Warriors proposed new stadium on Piers 30-32.

Possible future meeting topics that were discussed: 1) Mental Health Patients being transferred out of SFGH and to Laguna Honda Hospital, 2) Taxes vs Fees, 3) The Double Billing Public taxes, 4) Tenancies in Common, 5) CEQA Reform, 6) The Central Subway, 7) Tree Maintenance, 8) The Superbowl. If you have items you'd like to see as a Program subject, please contact me. George Wooding <mother_ed@bigeds.com> Having no further business, the meeting was adjourned at 7pm

...George Wooding (MTHA) Chair

Land Use & Housing Committee Report

June 10

Hiroshi Fukuda convened the Regular Meeting of the CSFN Land Use & Housing Committee on Monday, June 10, 2013 at 5:15 P.M. in the Community Room of the Northern Police Station.

The Committee considered the following items

1. CEQA (http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/committees/materials/lu051313_121019.pdf) CSFN organizations need to send messages to Supervisor David Chiu in the next few days that we insist on an enforceable ability to challenge MODIFICATIONS to projects which take place after the initial CEQA approval appeal window is closed. It is much more important than supporting Kim's position is to support the ability for us to appeal modified projects after the first environmental review window closes. Supervisor Wiener's CEQA amendments to be heard at BOS Land Use tentatively June 17. Please email asap.
2. ONE BAY AREA PLAN
The One Bay Area Plan has big problems:
 - a. Muni broken; big problems with deferred maintenance, on-time problems
 - b. Gentrification comes with major development
 - c. Few people can afford new units, certainly not ordinary workforce people
 - d. Infrastructure issues, emergency evacuation plans, water, sewer. Open space.
(E. Brooks) Both in the Bay Area (through Plan Bay Area aka 'The One Bay Area Plan') and through Darrell Steinberg's SB 731 (which just passed the California Senate 39-0 and is likely to reach and be signed into law by the Governor) specific provisions are being made to establish overarching area plans as mechanisms to exempt projects within those plans from CEQA review. So we will need to refocus our energies to this state/regional area-plan-exemption struggle. These area plan maneuvers present an even more serious threat to us than did the Wiener legislation.
To see how Steinberg's bill uses this mechanism to attack CEQA review, see point 2 of the commentary at: <http://www.cp-dr.com/node/3361>
3. CPMC: unresolved issues include 30" gas line on Franklin St. and its mitigation; need for guarantee/underwriting that Sutter Health will not default for any reason.
4. 1601 Larkin neighborhood agreement appears to be a \$60K payoff.
5. 1111 California St., Masonic Auditorium renovation project FEIR hearing will be coming up. Project will have a severe impact on Nob Hill, unfortunately the residents have not been informed. The neighborhood organization has been duped into a settlement.
6. The Botanical Garden's Nursery issue referred to Open Space Committee.
7. Warriors new arena
The billionaire owners of the Warriors are doing everything possible to fast track the development of the massive 12-storey high arena and 90,000 square-foot shopping mall on our Bay. Their lobbyists are in the halls of the Legislature to pass a bill that will give them a shortcut in the normal regulatory process.

(cont'd on p.4)

CSFN Draft Minutes: General Assembly Meeting April 16, 2013

1. **Call to Order.** President Judith Berkowitz brought the May 21 meeting to order at 7:02PM at Northern Police Station.
 - a. *Quorum declared.* 25 delegates and alternates represented 20 CSFN member organizations. 5 guests signed in.
 - b. *Agenda approved.*
 - c. *Introductions.* Delegates and guests introduced themselves. Hosts Rae Doyle and Avrum Shepard (GWPNA) and Lee Ann Prifti (DHCA) described their organizations' objectives, history, and current issues. Attendees enjoyed the refreshments provided by the two groups.
2. **Minutes.** The April 16 General Assembly draft minutes were approved as printed on page 3 of the May newsletter.
3. **Officers' Reports.**
 - a. *President Berkowitz* (EMIA) attended a tribute to the life of Babette Drefke, former PHBoosters and EMIA delegate. • Berkowitz will provide you with ATT and City contacts with whom to register a protest regarding proposed installation of ATT's sidewalk boxes. You may also contact Kearstin Kreibehl of SFBeautiful. • The CEQAworks resolution found on page 2 of the May Newsletter will be voted on at the June 18 General Assembly.
 - b. *1st VP Wooding* (MTHA) reported on the meeting of the Coastal Commission. • He also noted that the Housing Action Coalition (HAC) announced that the San Francisco housing shortage would be solved by building 5,000 new market rate units a year with subsequent developers' contributions to the Mayor's Affordable Housing Fund solving the shortage issue — sort of "Trickle Down Housing."
 - c. *2nd VP Hillson* (JPIA) announced that there would be a DPW Street Tree Presentation by Carla Short, DPW's Urban Forester, on May 22 at 6:00PM at 1455 Market St., 22nd floor. For more information go to www.sfcta.org and look under Meetings for "Citizens Advisory Committee (CAC). Public comment on the local CEQA measure may be taken on June 10 at the Supervisors Land Use Committee.
 - d. *Recording Secretary Clark* (RHIA) reported that the draft minutes of the previous general assembly are on page 3 of the newsletter.
4. **Committee Reports:**
 - a. *Bylaws.* Chair **Evelyn Wilson** (SPEAK)
 - b. *Government & Elections.* Chair **Charles Head** (SHARP)
 - c. *Land Use & Housing.* Chair **Hiroshi Fukuda** (RCA)
The General Assembly unanimously passed the following resolution:
Resolved that the CSFN continue to *not* support Supervisor Wiener's proposed CEQA procedures legislation (BoS File No. 121019); instead since Supervisor Kim's proposed CEQA procedures legislation is more aligned with the direction of the neighborhoods' concerns, the Executive Committee recommends to the General Assembly to further study her legislation (BoS File No. 130248).
5. **Open Space Committee.** **Kathy Howard** reported on the very disappointing action of the Coastal Commission which disregarded both its staff recommendation and the vigorous response of the public by voting to approve the City's plan for new soccer fields in Golden Gate Park.
 - e. *Transportation.*
 - f. *Water Task Force.* Chair **Joan Girardot** reported that MTA and DPW had presented a plan to put bike lanes on either side of the sidewalk at the Marina Green.
5. **Special Order of Business.** Election of Officers. See page 4 of May NL for Candidate Statements. Running unopposed, candidates were unanimously elected to office by acclamation:
Executive Committee 2013–14:
President: Judith Berkowitz (EMIA),
First Vice President: George Wooding (MTHA),
Second Vice President: Rose Hillson (JPIA),
Recording Secretary: Charles Head (SHARP),
Corresponding Secretary/Treasurer: Dick Millet (PBNA),
ExComm Members-at-Large: Penelope Clark (RHN),
Melinda LaValle (CHNA), Paul Webber (PHRA)
6. **Unfinished Business.**
Resolved that the Coalition of San Francisco Neighborhoods supports the undergrounding of all remaining overhead utility lines within the city limits of San Francisco and that the Coalition urges the Board of Supervisors to immediately follow the recommendations of the 2007 Utility Undergrounding Task Force, most importantly to develop a citywide, fully-funded undergrounding program.
Full text page 3 May NL. **Motion carried: 19 – 1.**
7. **New Business.** SPEAK introduced a motion which recommends that all utilities should be required to underground their respective mains should any major street excavation occur, and that each utility should provide feeds from the property to the curb rather than shifting this expense to the property owner.
8. **Program.** **Paul Giusti** of Recology led a presentation and discussion of the proposed new residential garbage collection and recycle rates. An average increase in rates would be about 19.8%. Nancy Wuerfel was instrumental in translating the arcane process into English for the assembled delegates.
9. **Adjournment.** The meeting was adjourned at 9:43.
...Penny Clark (RHIA)

Save Marina Green

Please sign this petition urging that the BoS prevent commercialization of Marina Green!

<http://signon.org/sign/stop-commercial-use-on>

Details here:

http://savemarinagreen.org/Detailed_Notice.html

(cont'd from p.2)

LU & H Cmte Report

CSFN Land Use & Housing Cmte passed the following resolution and unanimously referred it to the General Assembly for consideration at the June General Assembly meeting:

Whereas an arena being proposed at Pier 30-32 will also include additional retail, a hotel, and other uses,

Whereas the proposed project is inconsistent with the waterfront protection and land use plan passed by San Francisco voters, Proposition H, in 1990.

Whereas AB 1273 would upend 48 years of waterfront planning overseen by the Bay Conservation Development Commission (BCDC).

Whereas AB 1273 if passed will circumvent the regulatory process of BCDC and the State Lands Commission by giving one of the main proponents of the development, the Port of San Francisco, sole authority to determine if public trust benefits are met on Pier 30-32 in order for development approval.

Therefore be it

Resolved that CSFN opposes the proposed project at the current location, and be it further

Resolved that CSFN urges our State Legislators to vote to oppose AB1273.

The next Regular meeting of the Committee will be held on Monday, July 8, 2013 at 5:00 p.m. in the Community Room of the Northern Police Station located at Turk and Fillmore.

Adjourned: 7:05 PM

...Hiroshi Fukuda (RCA) Chair



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Judith Berkowitz Rafael Mandelman
Penny Clark Bert Polacci
Sheryl Connell Jeanne & Winchell Quock
Steve Williams, Attorney

COMMITTEE MEETINGS

Land Use & Housing • Monday 5:00PM July 8 • Northern Police Station • Chair Hiroshi Fukuda • ninersam@aol.com • 386-2212
Gov't & Elections • Friday 5:00PM July 5 • Northern Police Station • Chair Charles Head • charleshead@hotmail.com
Open Space • Ongoing Meetings • Chair Nancy Wuerfel • nancenumber1@aol.com • 731-6432, Co-chair Ramona Albright • 621-9621
Transportation • Chair Gary Noguera • garynoguera@earthlink.net
Water Task Force • Chair Joan Girardot • 346-5525
Bylaws • Chair Evelyn Wilson • evelynwilsregparl@earthlink.net • 566-7826

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Parliamentarian: Evelyn Wilson • evelynwilsregparl@earthlink.net

AGENDA	
General Assembly Meeting	
June 18, 2013	
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. Forest Knolls Neighborhood Organization — FKNO 2. Golden Gate Heights Neighborhood Association — GGHNA
7:05	III. Approval of May 2013 Minutes
7:10	IV. Officers' Reports A. President B. Vice Presidents C. Secretaries D. Treasurer
7:25	V. Committee Action Items — written reports in Newsletter A. Bylaws B. Government & Elections C. Land Use & Housing — Reso regarding Warriors arena. p. 4. D. Nominating E. Open Space F. Transportation G. Water Task Force
7:40	VI. Unfinished Business: Resolution Regarding CEQAworks (See May NL p. 2)
7:45	VII. New Business
7:50	VIII. Program: Proposed development of the Warriors basketball & entertainment arena on Pier 30-32 Presenters: John Gavin for Warriors on the Waterfront Art Agnos for San Francisco Waterfront Alliance
	IX. Adjournment

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

Action Items:
Reso regarding CEQAworks. May ExComm Report p. 2.
Reso regarding Warriors arena. L&H Report p. 4.

**Next Meeting
Tuesday
June 18**

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

Visitors: Please Sign the Register

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To Submit Articles: Email articles by the 5th of the month to sjberk@mac.com
Either inline text or an attached document can be used.
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