



CSFN Newsletter Volume XLIV No. 11, November 2017

PLEASE NOTE

TUESDAY, NOVEMBER 14
CSFN GENERAL ASSEMBLY
ST. MARY'S CATHEDRAL
1111 GOUGH STREET CONFERENCE LEVEL

President's Report

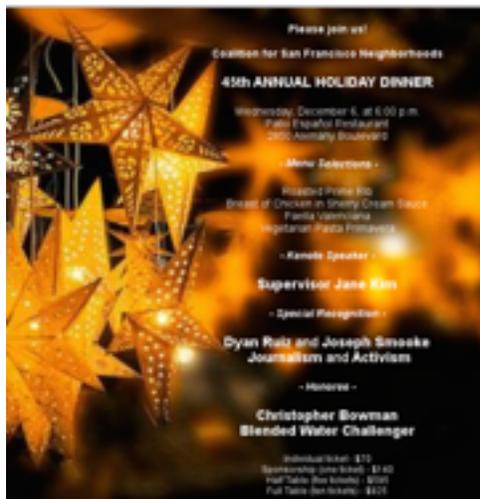
FAR, FAR Away, in the Shadows War on Residential Housing

On December 7, the San Francisco Planning Department will try to destroy all of the residential housing codes throughout the City that pertain to housing demolition.

Read the full article on the csfn.net website.

CLOSE, CLOSE, and Almost Here CSFN Annual Holiday Dinner on December 6 Dinner Selections are Due November 22!

Submitted by George Wooding (MTHA)



As Earthquake Threat To Seawall Looms, Can SF Find Billions To Fix It?



2015 King tide flooding at Pier 14. | **PHOTO: DAVE R./FLICKR**

As the executive director of the Port of San Francisco, you might assume Elaine Forbes dreads the annual appearance of naturally occurring king tides, which flooded portions of the Embarcadero back in mid-December.

But Forbes said she actually looks forward to the biannual tides, which are set to return to San Francisco tomorrow.

"I get excited when people think about them," Forbes said. "They really show us what our future with sea level rise is going to look like."

According to the National Research Council, that future could be perilous for San Francisco's coastline. Given the current rate of sea level rise, average tides in San Francisco are set to rise by between three and five feet by 2100, imperiling shorelines and waterfront property.

There's a failsafe: a hundred years ago, a seven-and-a-half mile wall was built to protect San Francisco from the waves, tides, and floods of the sea. The seawall allowed the city's developers to fill in and build out the waterfront, paving the way for the vibrant commercial and cultural district that stands there today.

But as Forbes explains, the aging seawall has serious seismic vulnerability in the event of a big earthquake. The Port is one of a gaggle of city agencies working to plan and fund a seismic retrofit of the seawall—but with an estimated price tag in the billions of dollars, it won't be an easy task.

Quake, Not Sea Level, Is Biggest Threat To Seawall

Forbes told us that a major earthquake is her biggest concern for the waterfront.

Under conditions similar to those of the 1906 quake, the seawall would move three to five feet bayward, causing significant damage to the waterfront's utilities, transit hubs, and historic bulkhead buildings.

In the worst-case scenario, a seawall breach could cause over \$3 billion per year in repair costs, damaged buildings, lost tourism revenue, and other factors.

"We found that the seawall is not a very resilient piece of infrastructure, and it's susceptible to pretty major damage in a big earthquake," Forbes said. "It's much more vulnerable than we guessed, because of the way that it was constructed on unreinforced soils." And a big quake likely isn't far away. Scientists estimate that there's a 72 percent likelihood of San Francisco having an earthquake similar in strength to that of 1906 within the next 30 years.

"We're overdue for an earthquake," said Forbes.

But while improving the seawall's seismic resilience is "urgent" compared to the "patient problem" of sea level rise, Forbes would like to see both issues addressed simultaneously.

"As we tackle this earthquake problem, we need to wrap in what's coming for the waterfront," she said. "Sea level rise is something that we need to begin to grapple with, because if we don't make it a now issue, it will be too difficult for our children to respond." But Laura Tam, the sustainable development policy director at the San Francisco Bay Area Planning and Urban Research Association (SPUR), said that the city will need to make an effort to increase public support if it wants the seawall retrofit to succeed.

"This project will likely to be disruptive to people," said Tam, "and it's likely to be very expensive. You can imagine putting that money into other projects that are considered urgent, such as housing or streets."

"But because [the seawall] is such a critical piece of infrastructure in the city, it's high time we devise a solution."

Voter Support May Be Needed To Fund Project

Brian Strong, the city's newest chief resilience officer, has been working on the city's capital plan since 2006.

He's currently trying to figure out how the city can pay for the cost of the seawall's seismic retrofit, which is estimated at \$2 to \$3 billion. If the wall includes modifications to help mitigate the impact of rising sea levels, the price tag could rise to around \$5 billion. Even for emergency repairs that only address the most vulnerable sections of the infrastructure, the estimated cost will still be about \$500 million.

Strong told us that a \$350 million request for the seawall's seismic retrofit has been included in the draft capital plan that will go to the city's Capital Planning Committee tomorrow. The request will then go to the Board of Supervisors in early March before going to Mayor Ed Lee, who will have until May 1st to approve it.

If the Supervisors and Mayor Lee approve the request, it's likely that the \$350 million general obligation bond will go to voters as a potential ballot measure the next time we go to the polls in November 2018. It would require a two-thirds majority of voter support to pass.

Making Up The Difference: The Challenge Of Federal Funding

According to Strong, \$8 million has already been set aside to study what the entire seawall retrofit project will eventually cost.

"We're committed to understanding what we're going to put before voters before it gets on the ballot," he said. "That means being confident that we have the right schedule, the right numbers, and the right plan to make sure that the costs don't go up later on."

But even if the \$350 million bond was approved by voters next year, it would be well below the \$2-3 billion needed to reinforce the entirety of San Francisco's seawall—let alone the \$500 million needed to fix the most susceptible sections of the infrastructure.

"We're looking at other [funding] sources as well," Strong said. But he notes that the federal government usually doesn't dish out money until after disasters happen—as was the case with Hurricane Katrina and Superstorm Sandy.

"We would love for the federal government to have a seismic or sea-level-rise program," the Port's Forbes said. "But they're just interested in current-day flooding."

According to Strong, a finance working group (made up of city officials and members of the private sector) is currently vetting possible alternative sources of funding, including the Army Corps of Engineers, which helps to administer funds set aside by the Water Resources Development Act for projects that relate to flood protection.

The Port's Forbes also touted the Army Corps of Engineers as a potential partner to help retrofit the seawall.

"The magnitude of the seawall project is that it's going to need funding locally, at the state level, and at the federal level to be successful," she said. "There's a federal interest in this [seawall] project because, with the king tides, they see the potential for flooding at the Embarcadero Muni station."

Even though there is no seismic component to the Corps' work, Forbes hopes that they'll partner with the city to rebuild the seawall and protect San Francisco from flooding.

“When it comes to funding, we may be lucky that our seawall is susceptible to flooding—the only time I’d say lucky.”

From Hoodline, May 2017

HISTORIC WATERFRONT BUILDING BECOMES AN “AWKWARD” ONE

The Commonwealth Club’s new headquarters building is open and John King labeled it “[awkward](#).” They destroyed one of the most historic buildings on the waterfront. It was built in 1910, was designed by an accomplished local architect, and served as Harry Bridges’ union headquarters during the historic 1934 waterfront strike. The police fired tear gas through its windows as wounded strikers were being treated inside. CSFN expressed concerns about the club’s plans, but city leaders did not listen. Specifically:

- The club did not restore the Steuart Street side as they repeatedly claim.
- The new modern glass façade facing the Embarcadero is unappealing and clashes terribly with the historic pre-1906 Audiffred Building immediately next door.
- This modern new façade makes it impossible to create an historic district and save the rest of the buildings on the block, most of which are from the post-1906 era and need restoration.

CSFN members may want to speak up and correct the record when they read false claims about the building. John King buried his criticism in an [article](#) about the architectural firm. That’s probably to be expected because of the *Chronicle*’s “partnership” with the Commonwealth Club. Read the full story on [csfn.net](#).

Submitted by Dave Osgood (RHNA)

Draft Minutes for the General Assembly Meeting Oct. 17, 2017

1. **Call to Order.** President Wooding (MTHA) brought the meeting to order at 6:03 PM in the Northern Police Station Community Room.
 - a. *Quorum declared.* 18 delegates and alternates represented 18 CSFN member organizations. 6 guests signed in.
 - b. *Agenda approved.*
 - c. Introduction of delegates and guests/Short announcements.
 - d. Host: Mathew Mansfield (RHN) talked about the geography of his group and was thanked for the refreshments.
2. **Officers’ Reports.**

- a. *President Wooding (MTHA) – talked about his items in the NL*
- b. 1st VP Morgan (CHNA) – stressed the change in venue for the meeting next month.**
- c. *2VP Boken (SPEAK) – mentioned housing and underutilized parking*
- d. *Recording Secretary Head (SHARP) said the draft minutes were in the NL. He noted police command changes and the BOS approving the recommendations of the GAO for the CGI reports.*
- e. *Corresponding Secretary Rogers (PMAC) – noted there was an article of his in the current Westside Observer.*
- f. **Treasurer Scott (PHRA) – No report; not present.**

3. **Committee Action Items**

- a. *Executive – Questions about the website were answered.*
- b. *Bylaws – No report.*
- c. *Government & Elections. Chair Charles Head (SHARP) Our committee met to consider filing complaints to the Ethics Commission on Planning Commissioner Christine Johnson and Mayor Ed Lee for her continuing on the Commission despite being SF President of SPUR. He read a resolution to be sent to all members and printed in the NL to be voted on next month; if approved by the GA, he will fill out the form to file the complaint.*
- d. *Land Use. Rose Hillson (JPIA) said the Planning Commission is skipping the informational meeting about UDGs and going for implementation consideration at the Dec. 7 hearing. (Plat changes will result in mandatory staff initiated DRs).*
- e. *Open Space. Charles Head (SHARP) said there will be a meeting at Taraval Station on Friday Oct. 27 at 6 pm. Glenn Rogers (PMAC) spoke about five national monuments in California no longer being in peril and noted 600 species had been deposited on our shores by the tsunami.*
- f. *Transportation. Mari Eliza (EMIA) in NL.*

4. **Approval of the Sept. 19, 2017 GA minutes – they were approved unanimously.**

5. **Unfinished Business – None.**

6. **New Business**

- a. **Glenn Rogers (PMAC)** withdrew his Resolution concerning abridgement of the Clean Water Rule that now is law.
- b. **Moe Jamil (MPNA)** presented the first reading of a Resolution concerning Amazon/Whole Foods that will be printed in the NL and voted on next month.

7. **Program : The 2016-2017 Civil Grand Jury members presented three of their reports;**

Accelerating Government Performance

The SF City Retirement System “

Planning to Make our Parks Even Better

They then answered questions from the audience.

8. **Adjournment.** The meeting was adjourned at 8:30 pm.

Submitted by Charles Head (SHARP), Recording Secretary

RESOLUTION ON FILING A COMPLAINT WITH THE ETHICS COMMISSION

Whereas Christine Johnson was appointed to the Planning Commission by Mayor Ed Lee, and;

Whereas she accepted employment at San Francisco Planning & Urban Research Association (SPUR) as SF President, and;

Whereas she has not resigned her position as Planning Commissioner nor has she consistently recused herself from votes there on issues where SPUR has taken a position, and;

Whereas she says that the Mayor has asked her to stay on for “ a while longer “ , and;

Whereas she still voted on the Mission Rock Project and will conceivably do so on the *Lucky Penny* one, and;

Whereas there is a perceived conflict of interest involved in her holding these two mutually exclusive positions further, no matter what the City Attorney may have told her;

Therefore Be It Resolved that the ***Coalition For San Francisco Neighborhoods*** shall file a complaint with the Ethics Commission against Christine Johnson for not resigning from the Planning Commission and against Mayor Ed Lee for not enforcing the law by replacing her forthwith.

Submitted by Charles Head (SPEAK)

RESOLUTION ON WHOLE FOODS POLK STREET PROPOSAL

Whereas, Amazon/Whole Foods has proposed a 365 grocery store at the intersection of Jackson Street and Polk Street requiring conditional use authorization for a 20,000+ foot formula retail grocery use along with 77 off street parking spaces and a variance request for off-street loading of deliveries;

Whereas, the Polk Street corridor and the adjacent Van Ness Avenue corridor are experiencing unprecedented levels of traffic congestion resulting in slower transit trip times for the corridors 10+ Muni Routes including on Polk Street which is major North-South Pedestrian and Bicycle corridor;

Whereas, the 94109 zip code which include the Polk Street corridor is ranked number 2 in the City and County of San Francisco for no-fault evictions including evictions of seniors and disabled tenants via the Ellis Act;

Whereas; the Polk Street corridor continues to experience a strong demand for housing far exceeding the supply of new housing being built which in turn increases evictions of tenants as rents surge;

Whereas, Amazon/Whole Foods has refused to entertain a mixed-use project at this location which has no existing residential tenants or neighborhood servicing businesses;

Whereas, Amazon/Whole Foods operates another Whole Foods grocery store, 6 blocks away from the proposed project site and the intersection of California St. and Franklin Street that also provides off- street parking, less than a 10 minute walk, or 5 minute drive;

Whereas, the proposed 365 store will contain many of the same identical products of the already existing Whole Foods grocery store;

Whereas, Amazon/Whole Foods has the ability to operate stores at a loss for long periods of time by undercutting prices offered by local merchants such as Real Foods Company, the Jug Shop, Le Beau Market, and others thereby resulting in a substantial economic threat to viable independent retail in the neighborhoods;

Whereas, Amazon/Whole Foods has not partnered with organized labor to allow their workers the right of collective bargaining and unionization;

Therefore, be it resolved that the Coalition of San Francisco Neighborhoods opposes Amazon/Whole Foods request for Conditional Use Authorization for a 365 grocery store at 1600 Jackson Street and supports housing with ground-floor *retail at the site to curb pressure on no-fault evictions in the neighborhood and to complement and support the corridor's many long-standing independent businesses.*

Submitted by Moe Jamil (MPNA)

October Executive Committee Report

The CSFN ExCom met on Wednesday, October 25 at the Northern Station. Chair Morgan called the meeting to order at 4:35 and established a quorum, with Wooding, Boken, Rogers, Scott, Clark and Zvanski present. Harris was excused. Delegate Matt McCabe also attended.

VP Boken reported on CTC meetings she had attended.

Secretary Head reported that the G&E Committee will meet on November 10 at Taraval Station to discuss an Ethics violation. He also reported that the Open Space Committee was scheduling a meeting on October 27.

He also requested that the November GA Agenda include reports from the Dinner Committee and the Water Task Force.

The ExCom confirmed that the program for the November GA will be Seawall Resiliency with a speaker from the SF Port and the January GA program will be a speaker from the SFCTA on Regional Measure 3.

Dinner Chair Head reported on the status of the December 6 Dinner. Invitations have been published in the last two CSFN Newsletters, and are now being directly sent to invitees. President Wooding has been writing organizations and city agencies to purchase tickets, and invitations have been sent to all CSFN delegates to present to their Boards.

Matt McCabe has offered to set up a database for the Committee to record attendees, organizations, table assignments and dinner orders. He will work with Member Zvanski on the registration desk. Treasurer Scott will be in charge of selling lottery tickets. VP Morgan and Chair Rogers will work on table assignments and decorations.

All ExCom members were asked to actively recruit attendees for the Dinner.

The meeting was adjourned at 6:15 pm.

Submitted by Marlayne Morgan (CHNA)

Land Use Committee Report

The CSFN-LUC met at Northern Station on Wed., October 18, 2017. Chair Hillson called the meeting to order at 4:06pm.

The LUC discussed Planning's demolition/expansion proposals through the use of floor-area-ratios (FARs), elimination of "Tantamount to Demolition" (TTD) definition, increase of non-complying units sizes and ADUs.

CSFN-LUC learned on October 17, 2017 that the "informational" presentation on these proposals would be cancelled. This informational session would have at least given neighbors some idea of what would be adopted; instead, the proposals package will be "initiated" on December 7, 2017 which means they will be fast-tracked to the Board of Supervisors.

Recently, CSFN acquired some Sunshined documents that included data for the RH parcels that will be affected by the demolition/expansion/TTD/FAR proposals. It is unclear why Planning is using exaggerated ratios compared to what exists on the ground today.

Urge your supervisor to postpone adoption of these demo/expansion proposals especially in light of the fact that the other major proposal – the Urban Design Guidelines (UDGs) will inform much of the future development layout which includes waivers and exceptions to get around the Planning Code for rear yards, setbacks, etc. CSFN asked these exceptions, waivers and vague language including redefinition of words like “adjacent” to be corrected / removed. CSFN has not received any response to date, including those to our two letters of September 1, 2017 on demo/expansion nor to our September 25, 2017 UDG letter.

CSFN-LUC members and others will continue to work on the proposals including the UDGs which are also set to be adopted by the Planning Commission on the same date - December 7, 2017. These UDGs are the “one-size-fits-all” for the entire City. Since at least one district has carved itself out from being affected by the UDGs, the ones that are not will get the brunt of the consequences. It could be a big impact to many of the historical and culturally sensitive areas of the city.

Neighborhood representative in your organizations should each email their supervisor to urge them to postpone adoption of the UDGs as well as the demolition/expansion/TTD/FAR proposals until such time as each and every supervisor can get input from all of their constituents for what is best for their respective districts.

Postponement of BOTH is needed. December 7, 2017 is too soon without further vetting and to allow each supervisor to weigh in with his/her constituents since Planning has not set up any separate supervisory meetings in each of the districts but instead lumped in several districts into two meetings in their modest conference room downtown.

It is too soon also because no draft legislation has been released to date on either the demolition/expansion proposal nor the UDGs.

The meeting adjourned at 5:32pm.

The next LUC meeting will be held at Northern Station on Wed., November 15, 2017, at 4pm.

CSFN LUC & TRANSPORTATION COMMITTEE AGENDA

Wed., Nov. 15, 2017

4 PM – 5:30 PM

Northern Police Station

1125 Fillmore St. (@Turk), Community Room

- 1. Call to order**
- 2. Housekeeping (Discussion/possible action)**

3. Land use issues (Discussion/possible action = Support, Oppose or Modify)

- A. "RET"/TTD/FAR/Min. Unit Size/ADUs
<http://sf-planning.org/residential-expansion-threshold>
- B. Urban Design Guidelines (UDGs) Draft
<http://sf-planning.org/urban-design-guidelines>
- C. Residential Design Guidelines (RDGs)
<http://sf-planning.org/sites/default/files/FileCenter/Documents/5356-resdesfi-nal.pdf>
- D. Ground floor Residential Design Guidelines (GFRDGs) Draft: in UDGs
- E. SBs
- F. Other

4. Transportation issues (Discussion/possible action)

5. Future LU and Transportation topics

- 1. ABAG & MTC merged (link provides staff phone numbers, email for joint agency, PlanBayArea2040 link):
<https://mtc.ca.gov/whats-happening/news/abag-and-mtc-staff-join-forces>
- 2. Governor's legislation:
 - A. <https://mtc.ca.gov/whats-happening/news/governor-brown-signs-legislative-package-help-address-californias-housing-needs>
 - B. <https://mtc.ca.gov/whats-happening/news/housing-bills-advance-governors-desk>
- 3. Toll hikes to fund various transportation needs:
https://mtc.ca.gov/sites/default/files/Final_RM3_Expenditure_Plan.pdf

SubmittedSubmittedSubmittedSubmitted by Rose Hillson (JPIA), Chair

MIDDLE POLK NEIGHBORHOOD ASSN PRESENTS

30 years of The Downtown Plan/Prop M and the Tenderloin Re-zonings - featuring: Sue Hester, Calvin Welch and Brad Paul moderated by Tim Redmond on:

Monday, November 13, 2017

[1541 Polk Street](#)

7:00 p.m.

2016 Downtown Plan Monitoring Report

http://default.sfplanning.org/Citywide/Downtown_Plan_Monitoring_Report_2016.pdf

Background on Prop M

http://zasfplan.sfplanning.org/ANLM/CPC_Pres%202011_06_09_truncated_for_web_r.pdf

Tenderloin Re-zoning

http://www.foundsf.org/index.php?title=Rezoning_the_Tenderloin_Leads_to_Nonprofit_Housing_Development

Presentation by the new ownership of Real Foods Market, now recognized as a Legacy Business.

All are welcome!

Submitted by Moe Jamil (MPNA)

Open Space Committee Report

The Open Space Committee met at Taraval Station on Friday, October 27. The next meeting TBD.

Submitted by Charles Head, (SHARP)

Transportation Committee Report

SFMTA - THE AGENCY THAT NEVER SLEEPS: Most City departments, agencies, committees are taking the week off for Veteran's Day, but, not the SFMTA. They have already done so much damage and created so many problems it is hard to know where to start. We cannot get into the weeds with many of issues but, if you have a particular problem you want assistance with, let us know. zrants@gmail.com

Some ideas for improving our neighborhoods and city-wide transportation come to mind. Pressure the next round of candidates to take a different approach. For a list of applicants and news about future elections, see the following link: <http://sfgov.org/elections/candidates> and click on the potential candidates list. Consider how to approach each one of them before handing out money or endorsements. Find out what solutions they have to fix the problems that plague us. Maybe invite some of them to the holiday party.

We rely on the neighborhood groups to inform us on your concerns. These are the ones that have been brought to our attention on this week's SFMTA Board Meeting [agenda](#): We have 17th Street parking removal for bikes on rails, alterations on bike lanes on Paul Street, and plans to affirm support for the San Francisco Transportation Demand Man-

agement Plan. We expect this will result in another ballot initiative requesting more taxes, fines and fees. Let your supervisors and the Mayor know how you feel about this.

Some actions CSFN and the neighborhood groups we may want to consider:

- 1. Support a petition to stop new street construction starts.** Work out the kinks on the present construction contracts and approvals before approving any new ones as they come before the Committees and Boards. The business community is most likely to support this request as they are being killed slowly by street closures and traffic nightmares. Contact your local merchants for support on this.
 - 2. Support the Supervisors and Committees who are conducting hearings,** requesting documentation and better noticing and more clear signage and traffic directions.
 - 3. Write letters and show up for public comments.**
- If you need more detailed information about these hearings and which Supervisors are on which side of the issues, contact us and follow the upcoming meetings: <https://can-calendar.wordpress.com/> . To watch live and past meetings: <http://sfgovtv.org/>

Submitted by Mari Eliza, CSFN Transportation Chair

To all SaveMuni members, friends and associates:

At the next SaveMuni meeting (11/20/17, 5:30 p.m. Turk/Fillmore Police Station) we will have an excellent opportunity to learn more about the SFMTA, it's objectives, its priorities, its structure and how it functions. **Sara Jones**, SFMTA's new Planning Director will be at the meeting to explain the program, answer questions and exchange ideas with us. This is your chance to find out how MTA plans to cope with San Francisco's worsening transportation condition.

Come and invite your friends!

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NEIGHBORHOOD VIEWS

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 3rd (third) of the month to: Newsletter Editor (1st VP) in Microsoft Word-compatible document (i.e. no pdf's) in-line or as attachment. 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.

NOVEMBER 2017 CSFN GENERAL ASSEMBLY AGENDA

- 6:00 I. Sign In and Refreshments
- 6:30 II. Call to Order/ Ascertain Quorum
 - A. Introduction of Delegates and Guests / Short Announcements
 - B. Host- **Barbary Coast Neighborhood Association**
- 6:45 III. Officers' Reports
 - A. President
 - B. Vice Presidents
 - C. Secretaries
 - D. Treasurer
- 7:00 IV. Committee Action Items—written reports in Newsletter
 - A. Executive
 - B. Bylaws
 - C. Government & Elections
 - D. Land Use & Housing
 - E. Open Space
 - F. Transportation
 - G. Dinner
 - H. Water Task Force
- 7:10 V. Approval of October 17, 2017 Minutes
- 7: 15 VI. Unfinished Business: **Resolution on Whole Foods Polk Proposal**
- 7:20 VII. New Business: **Resolution on Filing an Ethics Complaint**
- 7:30 IX Program- **SF Seawall Resiliency- Port of San Francisco**
- 8:30 X. Adjourn