

TWO UNDER REPORTED VULNERABILITIES THREATEN MANY S.F. HIGH RISES



On June 14, 2018, *The New York Times* reported that many high-rises in San Francisco are vulnerable to collapse during a strong earthquake because of the weak welds used to hold together their steel frameworks. The city allowed these inferior welds between 1960 and 1994. *The Times* specifically listed 39 at-risk buildings including the Transamerica Pyramid and the 52-story former B of A headquarters building (at 555 California Street).

The Millennium Tower may be the tip of the iceberg.



Some large buildings – such as the two towers at One Market Street, (left) appear to be vulnerable to both problems: of welding girders rather than having them bolted and having foundations that do not reach bedrock.

The Millenium Tower was approved to be built without piers reaching bedrock by the Planning Department.

The Times cited a study done by the U.S. Geological Survey. Flaws in the steel frames of high-rise buildings became known because of the 1994 Northridge earthquake. To their credit, some local news organizations shared *The Times* reporting – for about a day. Then it was forgotten, even though the risk is still there. Not much appears to have been done to correct the situation.

The other problem:

This is particularly disconcerting because San Francisco high-rises are known to be vulnerable to another earthquake hazard – liquefaction. This problem also gets little attention. Most articles about it reference smaller “soft-story” buildings in places like the Marina District. Liquefaction happens when fill soil under buildings turns to liquid during an earthquake. Many downtown high-rises were built on fill.

Some large buildings – such as the two towers at One Market Street (left) appear to be vulnerable to both problems.

Taller buildings rest on pilings that were driven deep into the soil—but not necessarily to bedrock—and it’s the friction with the dry soil next to the pilings that keeps the buildings from sinking. Obviously if the soil adjacent to the pilings turns to liquid, or even becomes moist, then the friction stabilizing the building disappears. This problem is not as serious when the pilings reach all the way down to bedrock, but not all do. The pilings under the Millennium Tower do not reach bedrock even though it is a 58-story residential building, and problems developed even without liquefaction. According to the book, “From the Ground Up” (Douglas Frantz, 1991, Holt & Co.) which is about development along the Embarcadero, the two large office towers at One Market Street (43 and 27 stories) do not reach bedrock either. How many other large buildings are not supported by bedrock? It appears that City Hall and building owners are concealing which buildings are unsafe for this reason.

If, on the other hand, the potential problems from liquefaction and weak welding have been overstated, then experts should explain that. If that’s the case, then mitigation efforts should be less expensive and easier to implement.

Time for action:

Liquefaction has been known about for a long time. It has been almost 30 years since the Northridge earthquake and four years since *The Times* exposé on welding problems. Obviously city officials are not showing signs of taking these structural deficiencies seriously. The first step is to acknowledge the problem and then to develop solutions. The following steps need to be taken:

1. **A list of high-rises that do not reach down to bedrock needs to be publicized.**
2. **Tenants in the 39 buildings with welding deficiencies need to be formally notified.**
3. **Officials from the Department of Building Inspection and Planning Department need to be called to hearings to explain how these two problems were allowed to develop.**
4. **The owners of buildings with these safety hazards must be required to develop and implement corrective measures.**
5. **Buildings must be closed every 20 years so they can be refitted with the latest earthquake standards and precautions.**

Many buildings have been largely vacant for the past two years, and a lot of structural improvements could have taken place with minimal disruption. Ongoing work on the Millennium Tower is evidence that structural improvements can be made. According to recent reports, the Transamerica Pyramid will soon be undergoing major structural work – but the reasons for this work are not clear. At least one other building owner claims to have strengthened their building. So it can be done. No building is meant to last forever, and building owners should have factored in the need for major structural upgrades every 20 years or so. Some of these vulnerable buildings are 60 years old now.

It's no exaggeration to say that inaction on these problems could create the biggest news story to come out of San Francisco this century. One of our goals, at the very least, is to keep city officials from claiming they were never told about these problems.

Read more at this CBS website. It includes a link to *The New York Times* exposé: <https://sanfrancisco.cbslocal.com/2018/06/14/san-francisco-high-rises-earthquake-risk/>

This is certainly another example of City Hall supporting and protecting corporate interests over people's interests. There is a website dedicated to examples of City Hall's **corporations-first** practices: <https://ResidentsFirstSF.com>

An insightful look into the Millennium Tower is available here: <https://www.kqed.org/forum/2010101887428/millennium-tower-engineers-propose-new-fix-as-building-leans-by-more-than-two-feet>

Here is the list of buildings in San Francisco built with welding deficiencies:

1. Hartford Building, 650 California
2. Beal Bank Building, 180 Sansome
3. Bechtel Building, 50 Beale
4. 44 Montgomery
5. 425 California Street
6. 555 California Street
7. McKesson Plaza, One Post
8. Pacific Gas & Electric Building, 77 Beale
9. One Embarcadero Center, 355 Clay
10. Transamerica Pyramid, 600 Montgomery
11. 100 Pine Center, 100 Pine
12. 211 Main Street
13. First Market Tower, 525 Market
14. 425 Market Street
15. Two Embarcadero Center
16. 221 Main Street
17. California Automobile Association Building, 100 Van Ness
18. Chevron Tower (Market Center)
19. Spear Tower (One Market Plaza)
20. Steuart Tower (One Market Plaza)
21. Three Embarcadero Center, 155 Clay
22. Shaklee Terraces, 444 Market
23. 333 Market Street
24. 595 Market Street
25. 201 California Street
26. Two Transamerica Center, 505 Sansome
27. 101 California Street
28. Telesis Tower, One Montgomery
29. 1 Ecker Square, 1 Ecker
30. 100 Spear Street
31. 101 Montgomery
32. Citicorp Center, One Sansome
33. 50 Fremont Center
34. 333 Bush Street
35. 345 California Street
36. 301 Howard Street
37. Hilton San Francisco Hotel, 333 O'Farrell
38. San Francisco Marriott, 55 4th
39. Embarcadero West, 275 Battery

— Dave Osgood, Rincon Point Neighbors



**FROM THE PRESIDENT’S DESK:
RELEASE THE KRAKEN!**

The beasts from Greek Mythology have been summoned! The Ballot Measures are back to bite us. Not recalls from voters this time for the June 7 election, but initiatives from the City Board of Supervisors! (and more from Sacramento and SF Ethics in November!) Here they are:

1. Bonds: Prop A Muni Reliability and Street Safety Bond \$400,000,000
2. Charter Amendments: Prop B Building Inspection Commission And Prop C Recall Timelines and Vacancy Process
3. Ordinances and Declarations of Policy: Prop D Victims and Witness Rights, Prop E Behested Payments, Prop F Refuse Collection and Disposal, and Prop E Public Health Emergency Leave.

Of these, we have considered Prop E at the last GA and voted against behests and for ending pay to play to reform corruption in SF City government. This will be in the Voter Information Packet for the June Election, so be sure to vote for Prop E! Also worthy of note is Prop F, which would end no-bid contracts in this area which has allowed slush fund money to accumulate that promotes municipal corruption.

There are also two initiatives in circulation for signatures, Use of Herbicides and a Residential Units Vacancy Tax. Also there is a Charter Amendment initiative on City Approval of Affordable Housing that is pending. (These may be on the November ballot.)

So listen for our Government and Elections committee meetings on these matters, and read your V.I.P. when it comes in the mail. And be sure to vote!

Charles Head, President of CSFN



AGENDA FOR CSFN GENERAL ASSEMBLY, 6:30 pm, APRIL 19, 2022

SIGN IN AND ANSWER 2 QUESTIONS

Call to Order

- I. Program: City Attorney David Chiu.
- II. Officer Reports
 - A. President/Vice President
 - B. Secretaries
 - C. Treasurer
- III. Committee Reports
 - A. Executive
 - B. Land Use
 - C. Government and Elections
 - D. Open Space
 - E. Liaisons
- IV. Approval of Draft Minutes
- V. Unfinished Business: Special Orders
 - A. Appointment of Nominations Committee
 - B. Solicitation of Candidates for May Election
- VI. New Business
 - A. Schedule for Hybrid Meetings
 - B. Solicitation of New Members
- VII. The Conversation Continues
- VIII. Adjournment

Charles Head, President of CSFN



CSFN EXECUTIVE COMMITTEE MINUTES

Wednesday, March 22, 2022 / 4:30 PM / By ZOOM

Present: Glenn Rogers, Charles Head, Greg Scott, Cindy Beckman, Mari Eliza, Al Fontes, Clair Zvanski, George Wooding and Mary Harris. Absent Greg Scott, Cindy Beckman, Mari Eliza, Guest Carolyn Kenady

4:40 pm **Call to Order/Quorum.**Met? ZOOM host Glenn Rogers

I **Officers Reports**

- A. President, listened to Ethics Commission and worked on paid ballot initiatives.
- B. Vice President,
- 1. Do we want to recommend to the GA the SFT letter to support the Department of the Environment \$3.2 million General Fund funding? See letter following Excomm. Minutes from Joni Eisen on page 13.
- C. Recording Secretary: not present
- D. Corresponding Secretary., no report
- E. Treasurer: not present

II **Committee Reports**

- A. Executive Committee ,
- 1. We have the Northern Station reserved for May and June. Lee Ann Prifti has volunteered to host May meeting. We need to vote on this issue to recommend it to the GA..
- B. Land Use and Transportation, Mari is having a Town Hall on April 13, 2022.
- C. Government and Elections, is this URL: <https://sfelections.sfgov.org/measures>
- D. Bylaws, We have asked Claire to pick a Co-chair to facilitate her.
- E. Open Space,
- 1. The Oceanview Library is being discussed only with district 11 although the crosswalk endanger those primarily in District 7. Mary Harris is not responsible for those in attendance at the Oceanview Library but has not offered to attempt to have District 7 invited.
- 2. Confirmation of a *Place for All* Resolution page 10.
- 3. I would like to suggest Parkmerced recommend giving the land and units back to the City housing stock through a sale, or co-op or conversion to social housing. A resolution is available on page 11 and 12.

III **Unfinished Business**

IV **New Business**

- A. Next Program, City Attorney, Davie Chiu on corruption .
 - B. Next article, the thawing of Permafrost and its impact on climate.
- 4:30 pm **Adjourn**

Glenn Rogers, Vice President CSFN



CSFN OPEN SPACE COMMITTEE MINUTES

Wednesday, March 22, 2022 / 6:30 PM / By ZOOM

Present: Glenn Rogers, George Wooding, Dave Osgood, Mari Eliza

5:30 CALL TO ORDER

- I. View this YouTube movie:
https://www.youtube.com/watch?v=ehnhnQ7_Z6U&t=2s
- II. Also, this video:
<https://www.youtube.com/watch?v=H1udoSHA1YY>
- III. Westside Observer article about Oceanview Library:
<https://westsideobserver.com/news/rogers.html#dec19>

Glenn Rogers, Chair Open Space



**Resolution Reaffirming CSFN's Support for "A Place for All" legislation (File # 201187)
Approved by CSFN Executive Committee - March 23, 2022**

Submitted by Carolyn Kenady, Delegate from Dolores Heights Improvement Club

Whereas, the Coalition for San Francisco Neighborhoods previously approved a RESOLUTION SUPPORTING A PLACE FOR ALL (File # 201187) at the Feb. 16, 2021 CSFN General Assembly

Whereas, since May 2020, San Francisco has expanded its shelter options by successfully operating Navigation Centers, Safe Sleep Sites, Tiny Homes, and related sites.

Whereas, yet thousands of unsheltered people sleep on our streets every night.

Whereas during 2021-22 the City is prioritizing housing placements for the occupants of the SIP hotels. Meanwhile, the thousands of homeless sleeping on our streets have no alternative for shelter. They are falling into chronic homelessness - increasing the burden on themselves, on our neighborhoods, and on our City.

Whereas, the legislation, A Place for All, will close this shelter gap by establishing as Policy that the City will provide shelter for all who will accept it and requiring a detailed implementation plan with a budget to accomplish this.

Therefore, be it Resolved, that CSFN reiterates its support for "A Place for All" (File # 201187).

Be it further Resolved, that CSFN asks the Board of Supervisors to amend the legislation (File # 201187) to include in the Implementation Plan requirements that the City involve neighborhood associations and adjacent neighbors whenever a shelter site is being proposed for their area.

Parkmerced Action Coalition

- Parkmerced was designed in conjunction with Thomas Church, our local famous landscape architect. The style of the development was in the *Modern* style. Many believe this development should be considered a Historical Monument and protected and preserved. Numerous preservation groups have endorsed this idea.
- Ironically, the present day Parkmerced is one of the densest areas in San Francisco today. With more development in Parkmerced, Highway 280 and 19th Avenue could become so impacted with post construction traffic that San Francisco could no longer be a destination from the Peninsula by automobile, truck or bus.
- It has been said that the most environmentally sensitive development is one that already exists. That being said, the most affordable development is one built in the 1950's when land and construction costs were much lower. We ask the City of San Francisco to consider the purchase of Parkmerced.
- Here's some reasons that the City should consider Parkmerced as a resource for housing for low income and homeless residents:
 - Parkmerced has multi-bedroom units, playgrounds & other amenities that are ideal for families. Moreover, the layout of the playgrounds allows parents to view their children at play while indoors.
 - Additional housing units can be incorporated into Parkmerced by tearing down some parking stalls and adding more modern structures.
 - Primary and emergency care facility are close by at 3251 20th Avenue walking distance from Parkmerced.
 - An active Montessori Children's Center for preschool children is in the center of Parkmerced.
 - Sloat Junior High and Lowell High School are located nearby. Lowell High School, no longer has a merit based enrollment, can provide an education to anyone.
 - San Francisco State University is located nearby and City College of San Francisco (CCSF) is a short distance away by the K street car.
 - The YMCA Health Club is beside the Stonestown Shopping Center and Parkmerced.
 - A Farmers Market occurs in Stonestown every Sunday.
 - A laundromat is located at the Cambon Shopping Center inside Parkmerced.
 - Several grocery stores and other services are in or walking distance from Parkmerced.
 - Numerous opportunities for transit are available to catch the M street car and the 28, 57 bus. Also, the 122 SamTrans connects residents to Lake Merced Blvd., 19th Avenue and Winston Drive.
 - A Public Library is located at 19th Avenue and Winston Drive.

- Parkmerced could become an owner cooperative which could keep the cost/rent of housing here affordable. This move could create new jobs in landscape maintenance and property self management and governance.
- In April 2020, Maximus, that manages this property was said to have requested forbearance on their 1\$ billion loan.
- Parkmerced has high a vacancy rates of 25% or more. Despite this, Parkmerced is unwilling to consider lowering the rent of their units, instead they seem to prefer to take tax losses.
- The Board of Supervisors does not condone unnecessary vacancies and Parkmerced should be fined for allowing unnecessary vacancies to occur..
- Parkmerced management has lost both a Vice President and a a Finance Officer recently. Other lower level staff members have also left.
- Therefore, Parkmerced is ripe for purchase by the City since their business model is faulty and mismanagement governs the development.
- Parkmerced should be able to accommodate new move-ins very quickly and assist the homeless and the financially burdened local citizens in finding housing that can be both long term and stable.

For all of these reasons, we ask the City of San Francisco to consider the purchase of Parkmerced.

Thank you,

Glenn Rogers, RLA
Landscape Architect
License 3223
Delegate Parkmerced Action Coalition



March 29, 2022

Mayor London Breed
 City Hall, Room 200
 1 Dr. Carlton B. Goodlett Place
 San Francisco, CA 94102

Dear Mayor Breed,

We are writing to urge you to honor the Department of the Environment's first-ever direct General Fund request: \$3.2 million during the 22-23 budget cycle. In its recent letter to you, the Department of the Environment's assertion, in its recent letter to you, that "the Department [of the Environment], and by extension the City, is still not financially equi-

1. The City must be willing to commit General Fund revenue to programs in climate-change mitigation; unless it does so, we cannot even begin to implement the Climate Action Plan you so hopefully introduced in December. Hiring new staff for SFE is a necessary first step.
2. The breakdown of the request is specifically to fund staffing to manage programs in
 - Building sector decarbonization - \$2.4 million
 - Transportation sector electric mobility - \$488 thousand
 - Biodiversity & healthy ecosystems - \$316 thousand

It's important to note that having dedicated staff for the above sectors will finally enable SFE to identify and access *additional* funding from state and federal sources to pursue effectively because of understaffing!

No one imagines that the General Fund could finance the entire implementation of the Climate Action Plan. Last year the Board of Supervisors' allocated staff to create a building electrification equity hub - and also to analyze and determine possible long-term funding solutions. While these things are necessary for the begin actual implementation of the CAP.

We also support allocating 1% of the City's budget for climate equity, a concept we signed on to, along with over 20 other organizations led by SF Environment in June 2021. The Commission on the Environment has now also come out in support. This is something to aim for, the sooner

the better. We hope you agree.

Adequately and equitably funding climate action is crucial. Recent and ever-increasing wildfires, dirty air, drought, heat and other climate-related disasters, which hit the least-prepared and historically vulnerable communities the hardest, have shown that significantly investing in the climate is something we just can't afford not to do. Time is running out.

Thank you for your consideration.

Sincerely,

Jennifer Clary, President

San Francisco Tomorrow

Becky Evans, Chair

Sierra Club San Francisco Group

Joni Eisen, Steering Committee

San Francisco Climate Emergency Coalition

Sara Geenwald, Coordinating Committee

350 San Francisco

Kat Broomall, Transitional Coordinating Committee

1000 Grandmothers for Future Generations

Eddie Bartley, President, Yerba Buena Chapter

California Native Plant Society

Deanna Schallau, San Francisco Chapter Co-lead

Citizens' Climate Lobby

Paul Wermer, Coordinator, San Francisco Policy Action Team

The Climate Reality Project

Maggie Marks, Director

Garden for the Environment

Glenn Phillips, Executive Director

Golden Gate Audubon Society

Maia Piccagli, Co-founder

Mothers Out Front San Francisco

Amber Hasselbring, Executive Director

Nature in the City

Ildiko Polony, Executive Director

Sutro Stewards



CSFN Land Use and Transportation Committee Town Hall

Three Important Events in April: <https://csfn.net/wp/index.php/csfn-events/>

WEDNESDAY, APRIL 6, 2022 – 5:30 PM : D-17 CANDIDATE DEBATE

Candidates Matt Haney and David Campos will present their positions and take questions at the event sponsored by Telegraph Hills Dwellers. If you have questions important to you or would like to be considered, please submit them [here](#) by Tuesday, March 29th. Free tickets are available [here](#). Co-sponsors include Barbary Coast Neighborhood Association, North Beach Business Association, NEXT Village SF, Russian Hill Neighbors, Lower Polk Neighbors, Coalition for San Francisco Neighborhoods, D3 Democratic Club, Rincon Point Neighbors Association, East Mission Improvement Association. The press is invited to attend.

WEDNESDAY, APRIL 13, 2022 – 6:30PM CSFN LUTC Meeting

We will investigate how passage of recent state laws and local laws and policies have effected our neighborhoods by concentrating on some neighborhood projects that concern our members. So far we have **2955 Mission Street**, in the Mission, and probably **2700 Sloat** near the beach. If anyone has any other projects we should consider let us know.

MONDAY, APRIL 18, 2022 - 5:30-7:30 PM : \$400 MUNI BOND DEBATE

Proposition A, a \$400 million Muni bond, will be on the June 7, 2022 ballot.

SaveMUNI is sponsoring the only known debate before San Francisco votes on this important Proposition.

Updates on the ballot initiative: Our neighborhood voices will regroup and prepare for the 2024 election. Please join: <https://ourneighborhoodvoices.com/>

[Lawsuits filed to protect single family homes from Constitutional Overreach](#)

1. Four Southern California cities filed a Lawsuit to overturn SB9 and protect the single family homes that most American families want to live in from being phased out of California by urban density zealots. Read all about it. <https://www.livablecalifornia.org/wp-content/uploads/2022/04/SB9-03.29.2022-RB-Lawsuit-re-SB-9.pdf>

In enacting Senate Bill 9 (“SB 9”) in 2021, the State of California eviscerated a city’s local control over land use decisions and a community-tailored zoning process.

2. AIDS Healthcare Foundation Files Lawsuit Against Controversial Housing Bill: <https://kfiam640.iheart.com/content/2021-09-23-aids-healthcare-foundation-files-lawsuit-against-controversial-housing-bill/>

[SF Southeast Alliance](#) formed to pause Amazon’s expansion. Similar alliances are being formed in the Sunset as the threat of SB9 and SB10 along with the road closures, closing businesses and rising crime are major concerns on the west side of the street. Anger over redistricting is uniting citizens against top down politics.

Kathrin Moore is coming up again for re-appointment to the Planning Commission and would appreciate letters of support sent to the Board of Supervisors.

Sign up to follow <https://csfn.net/wp/index.php/news>. **Mari Eliza, Chair LUTC**



MINUTES FOR CSFN GENERAL ASSEMBLY MEETING FEB. 15, 2022

- I. Sign in and answer questions
- II. Call to order: approve agenda
- III. Program on Redistricting. Speaker: Christopher Bowman
- IV. Approval of Draft Minutes for November and January GAs
- V. Officers' Reports
 - A. President monitored BOS, Planning and Ethics meetings
 - B. Vice President explained NL concerns
 - C. Recording Secretary was absent
 - D. Corresponding Secretary put THE debate link in Chat
 - E. Treasurer asked for you to email him on financials
- VI. Committee Reports
 - A. Executive had report in NL
 - B. Land Use and Transportation same
 - C. Government and Elections same
 - D. Open Space commented.
 - E. Bylaws busy with RTF
 - F. Legislative Liason State Assembly back in session
- VI. Unfinished Business
 - A. Hunter's Point/Treasure Island will be voted on next month
 - B. State ballot measure campaign contribution of 1K approved 13-0
- VII. New Business
 - A. Redistricting Report Emergency Declared, Debated and Approved 13-4
 - B. Ethics Commission Ballot measure Delayed on Meet and Confer
- IX. The Conversation Continues: Semi-Centennial
- X, Adjournment in memory of Bob Planthold and Bruce Pettit

Charles Head. President CSFN



MEMBERSHIP RENEWAL FORM

NAME OF MEMBER ORGANIZATION _____

Mailing Address _____ SF 941 _____ Email _____

CURRENT OFFICERS:

President	Address, City, ZIP	Email	Phone
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Secretary	Address, City, ZIP	Email	Phone
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Other Officer	Address, City, ZIP	Email	Phone
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CSFN DELEGATE:

Name	Address, City, ZIP	Email	Phone
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If your organization has alternate CSFN delegate(s):

Name	Address, City, ZIP	Email	Phone
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Name	Address (with ZIP)	Email	Phone
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DUES & DONATIONS

CSFN annual membership dues are \$45. Organizations wishing to include an additional donation to CSFN are encouraged to do so.

**Make check payable to "CSFN" and mail to:
Greg Scott, CSFN Treasurer, 637 Noe Street, San Francisco, CA 94114**

CSFN Membership Certification: CSFN Bylaws (Article II, Section A-G) require each voting member organization to certify that it has a membership of 35 or more in order to maintain voting privileges. Organizations not having the required membership may retain membership as associate members without voting privileges at CSFN's sole discretion.

I confirm that we are renewing as a:

Member Organization with 35 or more members

Associate (non-voting) Organization - number of current members: _____

Certifying Signature	Print name/Position	Date
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