

## October 2025 News

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### SAVE DECEMBER 11 FOR THE 2025 ANNUAL CELEBRATION

#### **GATEWAY FROM HELL** - By Carol Harvey

The global warehouse developer Prologis is requesting approval from the Planning Commission for the



San Francisco Gateway, a two-building, 2.16 million square foot industrial facility bridging Interstate 280 in the Bayview. The three-story structures would rise over 100 feet tall, in order to accommodate trucks on every level of the building, with 2,000 parking spaces. Potential Gateway construction raises concerns about heavy traffic congestion, air pollution from diesel emissions and environmental racism in this over-industrialized, radiologically and chemically contaminated largely African-American community.

San Francisco is deciding whether to allow a global real estate company, Prologis, to build a project

they call the Gateway at 749 Toland St. and 2000 McKinnon Ave. in San Francisco's Bayview Hunters Point neighborhood.

But community leader Kamillah Ealom, director of All Things Bayview, sounded the alarm: "We're dying out here. Dirty air is killing us more than obesity, alcohol, drugs or high sodium diets."

The Gateway is planned to be a massive trucking, warehouse and distribution hub — two three-story buildings about 100 feet tall with a combined footprint of over 2 million square feet with parking space for 2,000 trucks, vans and car.

Prologis, a leading global logistics real estate company headquartered in San Francisco, has asked the San Francisco Planning Commission to approve a Special Use District (SUD) for the site. The SUD would permit the project to proceed under modified zoning rules.

**This raises two questions:** [1] If the Planning Commission creates a Special Use District for Hamid Moghadam through his Prologis' Gateway project, is the commission violating its own rules? [2] Does it demonstrate that, in a foolish, unsustainable and uncompassionate move, the commissioners caved to pressure from billionaires, granting them special favors because they're rich?...

**Other cities have said No:** San Diego, San Leandro and Redlands, California, and Portland, Oregon, have rejected Prologis' Gateway project because of traffic and pollution impacts. San Francisco can do the same.

**Alternatives and options:** Public commenter Mishwa Lee from the group One Thousand Grandmothers suggested that the commissioners "look at other possibilities. What the Bayview needs is housing. Why can't this area (Bayview) be used for housing that meets the needs of working people and families?"

See attached Videos : <https://sfbayview.com/2025/09/gateway-from-hell/...>(more)



## **TO MAYOR LURIE AND THE BOARD OF SUPERVISORS**

### **TOXIC CLEANUP OF BUILDINGS AT HUNTER'S POINT USING EXPLOSIVES**

**Whereas**, the **Navy** has misinformed the public numerous times over the years about the safety of toxicity at Hunter's Point;

**Whereas**, the Navy plans to demolish six buildings by an explosion sited at Hunters Point Naval Shipyard Federal Superfund Site Parcel G;

**Whereas**, the explosion and dust cloud will impact the Palou Avenue Neighborhood where play grounds, schools, churches and transit lines and stops are present;

**Whereas**, additionally the the toxic debris must be removed by traveling down numerous side streets to Third Street exposing all those it passes by;

**Therefore be it Resolved**, until the Human Health Risk Assessment is recalculated for Parcel G and the remediation which is now 60% complete is finalized, this project should be postponed;

**Be It Further Resolved**, that the Human Health Risk Assessment and the remediation for Parcel G be performed by a competent, honest responsible contractor and reviewed by a similar government agency;

Deborah Murphy, CSFN President  
Coalition for San Francisco Neighborhoods

# GOVERNMENT AND ELECTIONS

**Sales Tax: 2/3rds (66.6%) of the vote needed to win** - A sales tax is a consumption tax on the sale of goods and services. A sales tax is usually charged as a percentage of the retail cost at the point of purchase. Local and municipal governments may charge their own sales tax, which is added to the state sales tax. It takes a 2/3rds vote to pass a sales tax. Sales taxes are regressive.

**A use tax** is a tax on the use, storage, or consumption of goods within a state when sales tax has not been collected at the point of sale. It is a companion to the sales tax, and most states with a sales tax also have a use tax. Use tax for businesses?

**Parcel Tax. 50% + 1 of the vote wins** - Not tied to value of property. Government may spend on anything, including but not limited to MUNI.

**A parcel tax is a special property tax levied on a unit of property, or parcel, that is not based on the property's value.** While standard property taxes are calculated as a percentage of a property's assessed value (an ad valorem tax), a parcel tax uses other characteristics to determine the amount owed. Parcel taxes are a common method for local governments in California to raise revenue for specific programs and services.

**How a parcel tax is calculated** - Unlike standard property taxes, a parcel tax can be structured in a variety of ways. The amount can be determined based on: So far Prop L bonds have been extended twice since the voters approved them. The city can only borrow up to 3% of its assets. But, the city may raise the value of those assets to borrow more or to extended the payment on the loan. I believe the controller has done this twice for Prop L bonds.

- **A flat rate per parcel:** Every property owner within the taxing district pays the same flat fee.
- **Square footage:** The tax is calculated based on the square footage of the building or land.
- **Number of units:** Multi-unit properties may be taxed based on the number of apartment or dwelling units.
- **Type of property:** Commercial and residential properties may have different rates. (May include change in assessed value?) City is pushing MTC parcel tax which would add to the sales tax 1.5% or more in SF.)

**General Obligation Bond (GOB)** 2/3rds vote (66.6%) wins

A General Obligation (GO) bond is a type of municipal bond that is backed by the "full faith and credit" of the issuing government entity, such as a state, county, or city. Unlike revenue bonds, which are repaid by the revenue generated from a specific project (e.g., tolls from a highway), GO bonds are not tied to a single project's income stream.

Instead, the government pledges its general taxing power to ensure repayment to bondholders. This broad repayment source, most commonly property taxes for local governments, is what makes GO bonds historically one of the most credit-worthy types of municipal debt.

**Revenue Bonds.** Tricky, The public may not be involved in the issuance; however, if the revenue source becomes too short to support a revenue bond the public may be asked to increase the length of the revenue source (Proposition L)

A revenue bond is a type of municipal bond issued by a government entity, typically to finance a specific project that generates its own income stream to repay the bondholders. Unlike general obligation bonds, which are backed by the issuer's general taxing authority, revenue bonds rely solely on the revenue generated by the project they fund.

## How parcel taxes differ from standard property taxes

Feature	Parcel Tax	Standard Property Tax
<b>Calculation basis</b>	Not based on the property's assessed value; uses metrics like a flat rate, square footage, or number of units.	Calculated as a percentage of the property's assessed value.
<b>Voter approval</b>	Requires a supermajority vote (typically two-thirds) to pass, though voter-initiated measures may require a simple majority.	The base rate is set by law and does not require periodic voter approval.
<b>Purpose</b>	Often designated for a specific purpose, such as funding schools, parks, libraries, or public safety.	General revenue funds that can be used for a wide range of public services.
<b>Duration</b>	Most parcel taxes are for a finite period and will expire unless renewed by voters.	A permanent tax collected annually.
<b>Tax deductibility</b>	Not tax deductible on federal or state income taxes, as it is not based on the property's value.	Generally deductible on federal and some state income tax return

**Certificates of participation:** The public never knows when (COPs) are issued. SF can issue a total of \$950M Certificates of Participation (COPs) are a municipal finance tool that allows investors to fund public projects, such as schools, courthouses, or infrastructure Rather than buying a traditional bond directly from a government, investors buy a share of the lease payments that a public agency makes for the use of a facility or equipment.

### **Fees, Fines. Permits, Payments (self explanatory)**

**New Bill:** Just yesterday, Wednesday, September 10, with his original anti renewable energy, electricity grid privatization bill **SB 540** failing in committee, the author Senator Josh Becker pulled a cynical sneak maneuver - aided by the collusion of Assemblywoman Cottie Petrie-Norris and Assembly Speaker Robert Rivas. Together these legislators removed all of the **SB 540** amendments that would have made the bill somewhat less destructive and used a *gut-and-amend procedure to reintroduce the bill in its worst form as AB 825*.

**Proposition 19:** California Proposition 19, passed by voters in November 2020, changed state property tax rules regarding two main types of transfers: those involving inherited family homes and those for certain homeowners who are buying a new residence. The proposition expanded tax benefits for seniors, the severely disabled, and disaster victims while significantly limiting the previous parent-to-child and grandparent-to-grandchild inheritance exclusion. Petition drive.

**Upzoning, Taxes, and Transit are linked by the new TAXES they come with.  
More TAXES to pay for the changes many do not want.**

## LAND USE AND TRANSPORTATION

**Sept 16. Joel Engardio was recalled. The success of the recall brought calls for more.**

**SB 79** will only apply to certain counties. In order to get the bill passed in the senate, it was limited to only certain counties that meet certain requirements. So far, the final version of the bill has not been reviewed by anyone because it was not immediately available for the public to read it. We look forward to more details as they become available. Generally SB79 will automatically upzone land within a quarter mile of rail stations, major bus stops, and ferry terminals. It would allow transit agencies to build at greater density than local zoning permits on their own property and streamline approval processes for transit-oriented development. Within a half mile of stations, the bill would establish ministerial (non-discretionary) approval for developments that conform to local zoning and inclusionary housing rules.

### **\$2 million-plus raised for groups hurt by SF Parks Alliance implosion**

*By Patrick Hodge : examiner - excerpt*

*Parks Alliance neighborhood groups revived with \$2M-plus rescue fund About 80 organizations that lost money through the nonprofit's implosion will be made whole again through philanthropy.*

The [collapse of San Francisco Parks Alliance](#) in June left nearly 80 smaller nonprofits in the lurch for as much as \$2.5 million.

But there's a good chance they could soon be made whole. A philanthropic coalition with the backing of Mayor Daniel Lurie has raised more than \$2 million for the groups that had entrusted money to Parks Alliance. The coalition aims to raise \$2.5 million by Oct. 3.

Hundreds of hours have gone into making the fundraising effort happen, including large amounts of time contributed by neighborhood group volunteers, according to Susan Hirsch, principal at [Third Plateau](#), a national philanthropy and nonprofit advisory firm that spearheaded the drive... [\(more\)](#).

## ARTICLES & VIDEO LINKS

[California's third largest farmers market gains 40-year lease in Marin County](#)

[Phil Ginsburg, head of S.F. Rec and Parks, to depart by end of year](#)

[\\$2 million-plus raised for groups hurt by SF Parks Alliance implosion](#)

[Tech billionaires have dropped \\$250M on Bay Area mega compounds](#)

[New study shows why Lurie's zoning plan will never make housing affordable](#)

[Upzoning is the new Great Highway in City Politics...](#)

*"Lurie opposed Great Highway's closure as a candidate, but he might soon be forced to weigh in on a proposal to reopen it. He's proposing a parcel tax to save public transit that will affect west-side homeowners, who've traditionally been [more reluctant to embrace taxes or transit](#). And Lurie's upzoning plan could, in theory, fundamentally [change their neighborhoods](#)"*

## PRESIDENT MESSAGE



Save the Date! Our annual holiday party will be on Thursday night December 11 at the Flood Mansion. On Tuesday October 21 our zoom meeting will feature a panel discussion on moving forward in District 4 after the recall. Our webpage will be updated when we have more details. You can register now for the meeting at <https://csfn.net/>

I'm proud of all the hard-working people who worked on the recall. Our elected officials have a duty to represent the interests of the voters and when they fail there will be consequences. CSFN is committed to educating and informing the public so everyone can make an informed decision about issues in San Francisco.

Please email me at [president@csfn.net](mailto:president@csfn.net) or [bridgelady@earthlink.net](mailto:bridgelady@earthlink.net) and let me know when and where your neighborhood organization is meeting. I want to continue attending as many meetings as possible.

Deborah Murphy, *CSFN President*

**SAVE DECEMBER 11 FOR THE 2025  
ANNUAL CELEBRATION  
AT FLOOD MANSION  
WITH CULINARY AND VINOUS DELIGHTS  
MUSIC AND SINGING AND AUCTION**

## CSFN AGENDA

General Assembly Agenda for October 21, 2025:

- Call to Order
- Spotlight: Pacific Heights Residents Association
- Program: After the Recall: What Way Forward for the Sunset/Westside?  
Panel Discussion with Sandra Fewer, Albert Chow and others  
*Send questions to Deborah Murphy [president@csfn.net](mailto:president@csfn.net)*
- Brief Recess
- Officers Reports; President, Vice President, Treasurer, Secretaries, Federal/State Liaison
- Committee Reports: EXCOM, Bylaws, Government & Election, Land Use
- Approve September Minutes:
- Unfinished Business:
- New Business: Plans for Celebration 2025
- For the Good of the Order
- Adjournment

PLEASE INFORM YOUR MEMBERS ABOUT UPCOMING ACTIONS.

*And send us your dates for the events page.*

CSFN Meetings: The public is always invited to our General Assemblies on the third Tuesday of each month, and to attend committee meetings and town halls. In addition to the members of our organizations we have many Friends of CSFN that contribute! We are transparent and cast a wide net to attract all those interested in improving San Francisco and all of its neighborhoods.

Send articles and other materials you want to share to: [secretary@csfn.net](mailto:secretary@csfn.net)

**PLEASE DON'T FORGET TO INFORM YOUR MEMBERS ABOUT OUR ACTIONS.**

*And send us your dates for the events page.*

President Deborah Murphy [president@csfn.net](mailto:president@csfn.net)

First Vice President - Charles Head

Second Vice President - Steve Ward

Recording Secretary - Mari Eliza [secretary@csfn.net](mailto:secretary@csfn.net)

Corresponding Secretary - Dave Osgood

Treasurer - Gregory L. Scott [treasurer@csfn.net](mailto:treasurer@csfn.net)

State and Federal Liaison - Eileen Boken

Officers at Large - Mary Harris, Tomasita Medal, Lee Ann Prifti

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## OUR AFFILIATES

Please send us your suggestions for other groups to consider as well as publications, and social media sites of interest. We shall add to our affiliates page: <https://csfn.net/affiliates/>

