



PHRA NEWSLETTER

Notice of Annual Meeting

Monday, October 24, 2011

Sacred Heart Convent

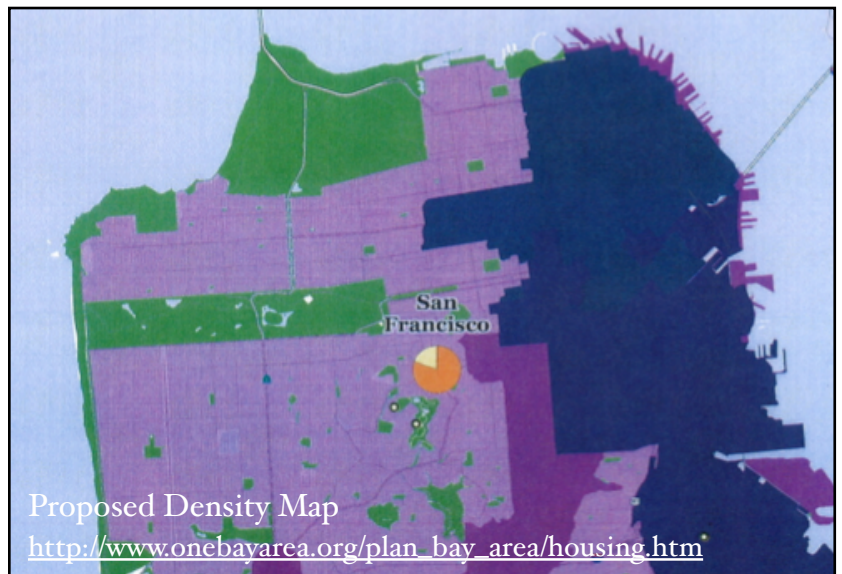
Complete information on Page 3

San Francisco's Housing and Land Use Policy

The push for greater density

The City and County of San Francisco is required by the state to update and adopt their "Housing Element" every 5 years. The 2004 proposed policy proposed significantly increased high density housing throughout the city. The policy would have allowed/encouraged 8 to 10 story multi-unit housing a quarter mile each direction from a "transit corridor" without defining how transit corridors were determined.

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LAFAYETTE PARK

As you've probably noticed, there's a lot happening at Lafayette Park, with much more to come!

Plans for a new playground, terraced meadow, new paths, trellised picnic area, and improved tennis courts and off-leash dog area, are going ahead. SF Recreation and Parks Department has been fine-tuning the plans and collecting price estimates. At this time, it looks like the community will have to raise money to fund new path lighting and a community garden. *(continued on page 6)*





KEEPING OUR NEIGHBORHOOD SIDEWALKS CLUTTER-FREE

AT&T received approval to install 726 4-foot high, 4-foot wide and 30 inch deep utility boxes on sidewalks all around town without the need for an environmental review. These boxes will contain the technology for AT&T’s “Light Speed Network,” promising faster Internet speeds, better telephone service and the like.

After three years, two public hearings and five meetings, on July 19th the S.F. Board of Supervisors (“BOS”) made its final decision in favor of AT&T, in



the face of opposition from San Francisco Beautiful, the Sierra Club, the Neighborhood Parks Council, and many neighborhood

organizations, including PHRA, to placing these large boxes on our sidewalks and in our neighborhoods.

What if every competitor of AT&T wants to place its own box on our sidewalks? Maybe you have already seen one or more of them in our neighborhood. A few have already been installed and a few are already defaced with graffiti. As Supervisor Avalos said at one of the hearings on this subject, “Last year we said that people couldn’t sit and lie on our sidewalks, but we’re going to have these boxes sitting and lying on the sidewalks. It doesn’t make sense.”

Because of strong neighborhood objections to the project, the BOS has added conditions that will subject each proposed box to neighborhood rejection and/or modification. Supervisor Farrell said that we would be given a map of our area with proposed sites and we can veto placements that we feel are inappropriate. You should also know that AT&T will pay a property owner to place a box under the front stairs, or similar, accessible locations so that the box wouldn’t be seen from the sidewalk.

PHRA will keep you informed on the subject.

NEIGHBORHOOD PARKING AND WHITE ZONES

PHRA has been dealing for many years with parking issues impacting our neighborhood. With the many institutional uses within our boundaries, white zones are something we work to stay on top of and make sure are reasonable in length and hours.

As you know, a white zone is usually for “pick-up/drop-off” and not for permanent parking. They are common for large multi-unit condo buildings, schools, hospitals, etc. PHRA understands the need for these, but feels they should be properly used and not abused.



CPMC for example on Webster Street has a long history of allowing permanent parking in their white zone there, meaning the pick-up/drop-off and deliveries then must double park blocking a lane of traffic. This creates gridlock which could be avoided if CPMC would pursue enforcement of their white zone as pick-up/drop-off only.

A recent new white zone was added to the West side of Webster Street between Jackson and Pacific for the SFUSD School there. The school there existed without a white zone of any type when it was Newcomer High School. A few years ago they added a white zone to the Jackson Street frontage from the bus stop to the entrance to their playground. This white zone has limited hours for the morning and evening pick-up/drop off times. There are requirements that a proposed white zone (along with other parking changes such as red zones, etc.) be noticed to surrounding neighbors and that there be a public hearing to allow the neighbors to express their views about the hours for the zone, the length, and the general need for the zone. No such notice was sent for the new Webster Street white zone. Many neighbors are concerned as that part of Webster Street is already congested with traffic going to the Schools of the Sacred Heart.

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Greg Scott and the Board of The PHRA Invite You to Our Annual Meeting

Monday, October 24, 2011, 6 pm - 8 pm

Schools of the Sacred Heart

2222 Broadway at Webster Street

RSVP by October 15, 2011



An informative and fun evening with updates on neighborhood issues:

- CPMC's building plans
- High-density zoning plans
- The Presidio's development
- Parking & Muni

Featuring Mark Farrell, District 2 Supervisor, as guest speaker!

Exquisite Bay views from the historic Flood Mansion!

Great local food and wine

HOW TO ATTEND

Visit www.phra-sf.org to become a member, renew your membership and to join us at the Annual Meeting.

Cost for non-PHRA members is \$45 by the October 15 RSVP date, and \$55 thereafter and at the door.

Household membership is \$35/year.

Cost for PHRA members is \$35 by the October 15 RSVP date, and \$45 thereafter and at the door.

Members will receive an Annual Meeting invitation & RSVP card in September.

Your payments are tax deductible.

Pacific Heights Residents Ass.

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About PHRA

The Pacific Heights Residents Association was founded in 1972 and is recognized as one of the most respected and influential neighborhood associations in San Francisco.

PHRA is a non-profit, member-supported, volunteer group of residents interested in maintaining the quality of life and the residential character within the boundaries of Union to Bush streets, and Presidio to Van Ness Avenues.

Our board-members:

Greg Scott, President.



Judith Duffy

J.P. Harbour

Henrik Jones

Noel Kirshenbaum

Jacqueline Mohanna

Margot Parke

Lynne Newhouse Segal

Carola Shepard

Ali Tabibian

Paul Wermer



CALIFORNIA PACIFIC MEDICAL CENTER UPDATE

You may have noticed the “negotiations by press release” as CPMC seeks approval for the proposed Cathedral Hill hospital and medical complex at Geary and Van Ness, as well as changes at the St Luke’s site at Cesar Chavez and Valencia. As with most large development projects, Mayor Ed Lee proposed a Development Agreement (“DA”) be part of the overall project approval. The DA covers such items as health-care support for low income communities, traffic mitigation, contributions to housing funds, workforce development, etc.

The issues are complex, to put it mildly. Some considerations are:

- 1) The Van Ness Special Use District is intended to provide space for high density residential units, and requires new projects to be at least 75% residential (or affordable housing fund contributions in lieu of housing). How does CPMC comply with this requirement?
- 2) The proposed Cathedral Hill site will be very large, and will generate substantial amounts of traffic in the Geary/Van Ness area and approaches to this area. The Draft Environmental Impact Report (“Draft EIR”) did a very poor job of this analysis, ignoring predictable and expected impacts in the Tenderloin, and the potential interactions with the Van Ness and Geary Bus Rapid Transit plans. How can CPMC and the City address this?
- 3) CPMC still appears to be providing a much lower level (as a percentage of revenues) of charity care, and Medi-Cal and Healthy San Francisco support than the other non-profit hospitals in the city. How can one accurately assess and compare the value of the non-profit hospital contributions to care for the low-income communities?
- 4) Are CPMC’s workforce development plans comparable to other large employers with developments in the city?



- 5) Is CPMC’s assertion that a very large hospital the only way to provide quality care in complex cases supported by data? (Our request for reports supporting this claim has not been answered.)

CPMC is balking at the cost of the DA, claiming that various groups are trying to block the Cathedral Hill project, and has launched a very costly PR campaign, “Rebuild CPMC”. They are also threatening to leave San Francisco entirely if they don’t get their way.

However, there appears to be broad support for both the Cathedral Hill hospital and a rebuilt St. Luke’s among community groups – and they urge CPMC to “Rebuild CPMC – The Right Way”. The major coalition of community groups has proposed a Community Benefit Agreement that identifies appropriate actions to do this. CPMC, however, has rejected any proposal to negotiate around these issues – or even discuss them. Contrary to CPMC’s implications, no community action has delayed their plans – the plans still have not been submitted for approval, as the EIR is not certified and entitlements have not yet been proposed for discussion at the Planning Commission.

Which brings us to the current status: timing on Planning Commission hearings is now uncertain. We think the next steps in the EIR process will occur in early September. The certification hearing for the EIR, and approval of project entitlements, is tentatively scheduled for October 13. The big open question is whether the problems identified in the Draft EIR have been adequately addressed in the nearly 10 months since the Public Comment period closed.

If you wish to receive updates about CPMC and notification of public hearings on CPMC’s plans, or have comments or concerns about CPMC related items, please e-mail cpmcneighbors@pw-sc.com. (Your e-mail will only be used for updates about CPMC, and not shared with anyone else.)



ENTERTAINMENT NEARBY: THE LIMITED LIVE PERFORMANCE PERMIT

San Francisco regulates “entertainment” in clubs, bars, restaurants, cafes and bookstores. Yes, in bookstores: poetry reading with refreshments is defined as entertainment, and a business hosting a poetry reading requires an entertainment permit. That’s the same entertainment permit required for a club open till

2am, with full bar, capacity for over 200 partiers, and live DJs. For a small venue, such as a Fillmore St. cafe with poetry readings or an Italian restaurant in North Beach with an opera singer, PHRA believes a simpler, less costly process is needed. *(continued on page 7)*

IN THE PRESIDIO

PHRA participates in the Neighborhood Associations for Presidio Planning (“NAPP”) which represents neighborhood interests in the Presidio. NAPP works with both the Presidio Trust and the National Park Service.

Much time and energy was spent working to get the best plan possible for the Main Post. Planning activities are now substantially complete.

Unfortunately, the Plan still includes the construction of a large hotel on the east side of the Main Parade Ground. However, as yet there is no sponsor or proposal for the project.

The most noticeable construction activity on the Main Post is the greening of the Parade Grounds, replacing asphalt for parking with grass. The new lawn will be planted beginning in mid-August. New sidewalks, curbs, and plantings are also coming to



several of the nearby Montgomery Street Barracks. The Main Parade grass should be ready for frolicking in early Fall as the young turf becomes fully established. When that phase is complete, new

parking areas on Taylor Road, behind the historic Montgomery Street Barracks, will be constructed. Just north of the Main Post, you can’t miss the Doyle Drive replacement project. You can follow its progress at www.presidioparkway.org.

The Presidio hosts a number of different activities all year long, from guided walks to history lectures and musical performances. There are also opportunities to volunteer in a number of areas: www.presidio.gov/experiences/volunteer/. We are so lucky to have such a fine resource close by. Take a look at noted British environmental artist Andy Goldworthy’s second project in the Presidio; hike the trails; take a bus tour; help at an archeological dig; plant a bush or pull weeds.

A WALK ON THE WILD SIDE

Need a mini escape? Right in our backyard, the Presidio offers many enjoyable and fun trails. You can walk to Baker Beach, the Golden Gate Bridge or do an art walk either ranger-led or one of your own creation. An art walk can provide you the opportunity to experience two works by Andy Goldworthy, a walk through poem by Archibald MacLeish, an acquaintance with a gray fox’s home and bird nests that speak, among others art goodies, plus all those fantastic trees and bay views. All you need are comfy shoes, water and snacks. More at

www.presidio.gov/experiences/habitats or call the Information Center at 415-561-5418.





... LAND USE POLICY (FROM PAGE 1)

These new high rise multi-unit housing buildings were not going to be required to provide any off-street parking. It is not hard to understand how this would ripple out through the city in terms of street parking. Additionally, it would have made many current single family neighborhoods ripe for redevelopment for the newly permitted high rise buildings - forever changing the residential character of many of our historic neighborhoods.

PHRA was one of 14 neighborhood groups that sued the city as the plan had not gone through the required environmental impact review. We were successful and the courts ultimately agreed with us. They are attempting to get their revised EIR certified and we are appealing this in that it is still inadequate.

At the same time the city is moving forward with a 2009 updated housing element. It has the same misguided policies.

It would permit secondary units in every area of the city with no required off street parking even if the area was zoned solely for single family residences.

It does not take into account that the necessary infrastructure does not exist to handle this increase in density.

SF does not have an adequate supply of water for this proposed increase in population.

The policy still encourages and permits high density without parking along major transit lines. It has no provisions to protect existing neighborhoods and their character.

There are places in the city where new construction and higher density are appropriate. However we believe existing neighborhoods should be able to be maintained and not have them changed by pushing high density and secondary units throughout the city.

Let your Supervisor know of your concerns about this issue.

PHRA will alert the membership of hearings at which you will have an opportunity to voice your view.

... LAFAYETTE PARK (FROM PAGE 1)

You may have seen an odd orange temporary structure on the park summit in the last weeks of June. Those were "story poles" set up to indicate the location, dimensions, and footprint of the new "maintenance complex" that has been proposed by the planners. Many of you have expressed your opposition to this increased maintenance area that as currently planned will include two shipping containers (we have one now), one for a gardeners' office, and the other for storage of the maintenance vehicle; and two fenced areas, one for plant seedlings and one for debris from Lafayette and other parks. In its comments to the SF Recreations and Commission, PHRA objected to Lafayette Park being used as a central debris collection site for other area parks. Friends of Lafayette Park ("FOLP") has questioned the need for, and objected to, such an expansion of the Maintenance Area.

FOLP has "Cleaning & Greening" volunteer days the first Saturday of each month from 9 to 11:30 a.m. They meet at the picnic area and start with coffee and bagels generously donated by Tully's and Noah's Bagels. On another social note: FOLP will hold its "Fall Social" on Friday, October 14 from 5 to 8 p.m. Last year's featured glorious weather, great live acoustic music, good food and beverages. The same is hoped for this year.

FOLP welcomes and encourages your comments about the renovation project, and about any park news or observations you've had. Visit www.friendsoflafayettepark.org, which is linked to Facebook page "Friends of Lafayette Park". You'll also get constantly updated news about our park and our neighborhood.





... ENTERTAINMENT (FROM PAGE 5)

Supervisor Mirkarimi drafted legislation for a "Limited Live Performance Permit" ("LLPP") to address these issues. The LLPP would greatly simplify a small business' permit process, while reducing fees. Unfortunately, Supervisor Mirkarimi only considered the merchant and entertainment community in his public outreach. There was no notification of neighborhood organizations. As a result, public input hasn't reflected neighbor concerns about disruptive entertainment are not well addressed.

So far, our limited resident input has resulted in some improvements, but there are still two areas of concern: Notice of application hearings and enforcement of noise violations.

First, the proposal removes review of LLPP from Planning's Conditional Use process, leaving the review entirely in the hands of the Entertainment Commission. The Entertainment Commission's notice requirements are very weak, so that concerned neighbors may well not learn about an LLPP application. Thanks to Supervisor Farrell's office's response to PHRA concerns, the legislation was amended to let interested parties register for notices of applications and hearings in their neighborhood.

Second, the ability to enforce the noise ordinance is weak. While the rules are clear, there are too few trained inspectors, and it is not clear how effectively they can deal with noise problems if they cannot respond in a timely fashion. PHRA will continue to work with the Supervisors and Entertainment Commission on a better noise enforcement process.

We continue to wonder why poetry readings would require an entertainment permit at all.

... PARKING (FROM PAGE 2)

PHRA is in the process of getting the process "re-done" with a notice and a hearing to understand why and if both white zones are really needed.

When the hearing is held, this will be your opportunity to show up and let your voice be heard.

Another white zone/parking and traffic issue we are dealing with has to do with Town School. Their white zone is small and they could do a better job

with parents of managing their morning traffic and drop off. We have held an initial meeting with the school. There will likely be a notice to neighbors for a meeting with Town School to try to reach an approach to lessen the many problems here each school morning. Town's cafeteria food delivery trucks for example are double parked in the West bound lane of Jackson Street in front of the school. This creates a problem for the many Muni lines traveling on that section of Jackson Street. In



addition parents leaving the Town white zone after dropping their student off must also travel west in the east bound lane of traffic to get around the double-parked delivery trucks creating further traffic gridlock. One suggestion has been for Town to move its drop-off and white zone to the West side of Scott Street.

We look forward to your input and participation in these meetings.

PHRA

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