

Greater West Portal Neighborhood Association
General Meeting
June 3, 2003: Minutes

Call to Order: Mary Burns, President, called the meeting to order.

Attendees:

Officers: Mary Burns, Helen Johnson, Bruce Engle, Chris Radich, Fred Martin, Mary Mc Dermott **Steering Committee members:** Sheila Bost, Charles Browne, Tim Colen, Rae Doyle, Don Enochson, Eileen Fanelli, Joan Kingery, Marilou Lascari, Ron Lichty, Doris Neumann, Howard Strassner, Stephen Suacci, and Bud Wilson; **Members:** Harry J. Aleo, Marilyn Amini, James Esser, Marge Fraenkel, Stuart Gardiner, and Julia Kaufman; **Guests:** Tim Hester and Ken Pianin (Sunset Scavenger Co.); John Gavin (Dist. 7 Field Organizer for Newsom for Mayor) Aaron J. Keyak (Intern with John Gavin); and Kit Powers (Mayors Office).

Approval of Minutes:

Minutes for May 2, 2002, were approved with much discussion, including a challenge questioning the authority of the GWPNA president to speak for the membership presented by Marilyn Amini. This was disputed by steering committee members who noted the by-laws specifically empower the Steering Committee to act for the membership and the president to speak accordingly. It was voted to approve the amendments with the provision that the comments by Marilyn had no merit. This motion specifically approved the report of the President as stated in the May minutes.

President's Report

Mary Burns reported that a search of the Planning and Zoning records of the city turned up a requirement for extensive landscaping around the SBC Service Center at West Portal and Sloat Blvd., and that a letter would report that recent tree and shrub clearing violated the condition of that plan. This would be brought to the attention of city officials.

All were urged to attend on Monday, June 9, a Town Hall meeting to be convened by the District 7 Advisory Committee to Supervisor Tony Hall to discuss and receive questions on the proposed City Housing Element plan and proposed legislation by Supervisor Peskin to permit ancillary units in houses within 1250 feet of transit corridors under certain conditions.

Helen Johnson noted that there would be a meeting at 319 14th Street for all who wished to attend to seek a remedy for an obtrusively parked RV on the street. She will report action at the next meeting, noting that Supervisor Tony Hall, the police and the city attorney had been contacted on the matter.

It was reported by Bud Wilson that he had filed an appeal of a ruling that the city did not need to get an Environmental Impact Report on the impact of the proposed amendment by Supervisor Peskin.

Subsequently Marilyn Amini moved as unfinished business from the May meeting the following resolution, which was overwhelmingly defeated: “In matters that significantly impact the interests of every resident and property owner in the greater West Portal area (e.g., land use changes) position statements, made by GWPNA president in behalf of the association, reflect the consensus of GWPNA general membership, as determined at a duly noticed GWPNA general membership meeting; and that, in absence of general membership consensus, GWPNA president shall make it clear in said position-statement that it reflects the consensus of only the GWPNA Steering Committee, as determined at a duly noticed GWPNA Steering Committee members, open to any GWPNA member.” In the debate it was pointed out the by-laws specifically provide that positions on behalf of the membership may be taken by the Steering Committee and that the President is empowered to speak for the association and its membership.

Considerable discussion resulted with regard to the Housing Element and the ancillary unit legislation as proposed by Supervisor Peskin. Mary put before the meeting a report from the Vision Committee as to a position on the legislation. After considerable debate, Fred Martin moved (and the motion was seconded) that as a GWPNA position, subject to future amendment by the Steering Committee, the following was adopted by the general membership:

“The Greater West Portal Neighborhood Association opposes Supervisor Aaron Peskin’s proposed legislation on Secondary Units in San Francisco. We question the basis of the proposed legislation – i.e., that San Francisco “currently has a severe housing shortage” and we have serious reservations about the ability of the City’s agencies to enforce any or all of the permit requirements that are contained in the legislation, especially in regard to parking permits and conversion of existing illegal units. We are very concerned about the interconnected issues of increased density and increased parking problems that will occur in our neighborhoods should the legislation be approved. As a neighborhood association, one of our goals is to preserve and enhance the character of the residential districts on the west side of the City. We believe that providing increased opportunities to legally change single-family dwellings into multiple dwelling units will further erode the quality of life in these neighborhoods.”

The following was presented as a back up position, but no action was taken at the general membership meeting on this statement:

Statement #2 of GWPNA – to be used in the event that the legislation is likely to pass despite our opposition:

The Greater West Portal Neighborhood Association has significant reservations about Supervisor Aaron Peskin’s proposed legislation on Secondary Units in San Francisco, but is willing to support its passage if the following conditions are included in the final legislation:

1. Secondary Units of no greater than 750 square feet will be permitted as a Conditional Use within 1250 feet of designated Major Transit Corridors, with no expansion of the building permitted. RH-1, RH-1D and RH-2 buildings shall be allowed no more than one secondary unit per site.

2. This use will be defined within the Planning Code similar to Neighborhood Commercial Districts, which allow different conditions for each neighborhood after approval by the Planning Commission and the Board of Supervisors.
3. The ordinance will include a list of the various possible conditions for each neighborhood.

Conditions required for GWPNA approval include the following:

-- Provisions for enforcement: (a) an annual fee is to be collected from each permitted secondary unit to help fund the enforcement; (b) neighbors should be able to request enforcement upon a co-payment fee equal to no more than 25% of a Discretionary Review Fee; (c) requests for enforcement should be heard before the Planning Variance Hearing Officer; (d) results of the hearing shall be subject to appeal before the Planning Commission with the appellant paying a fee not greater than 25% of the Discretionary Review fee; (e) no further administrative appeals shall be provided.

-- The owner of a building who holds a permit for a secondary unit, who wants to rent the unit, shall be required to live in the building.

-- No building owner shall be allowed to construct a secondary unit if the owner requested a permit to expand the building after 1 May 2003.

-- No building owner shall be granted a permit to expand a building if the building has a secondary unit. If a secondary unit is removed in order to obtain a permit for an expansion, no permit to construct a secondary unit shall be allowable in the future.

-- A building with a secondary unit shall not be allowed to obtain a Residential Preferential Parking Permit, RPPP, for either the primary or secondary unit.

-- The total number of RPPP's issued in Area "O" shall not exceed the number outstanding on 1 May 2003.

Special Report

Tim Hestor, of Sunset Scavenger, announced that he had been reassigned within the company and that Ken Pianin, whom he introduced, would assume the role of Recycling Project Coordinator. Ken pledged a commitment to excellent service to both increase recycling and reduce the amount of refuge requiring land fill.

On behalf of Supervisor Newsom, John Gavin invited all to a meeting at the Irish Cultural Center on the following Wednesday to meet with the supervisor. He also asked all who wished to sign nomination papers for Newsom for Mayor.

Treasurer's Report:

Chris Radich reported that the ledger balance of GWPNA stood at \$28,105. He said membership receipts were \$3,680, which was \$450 less than the previous year. Mary McDermott said this resulted because some who had paid \$20 in previous years had dropped to the \$10 level.

Special Order of Business:

Nominating Committee Chair Tim Colen proposed the reelection of the following slate of officers: Mary Burns, president; Helen Johnson and Bruce Engle, vice presidents; Chris Radich, treasurer; Fred Martin, secretary; and Mary McDermott, Membership. He then proposed the following for election or reelection to the Steering Committee: Joe Basuino, Sheila Bost, Charles Browne, Tim Colen, Rae Doyle, Don Enochson (new), Eileen Fanelli (new), Emeric Kalman, Joan Kingery, Carolyn Klemeyer, Marilou Lascari (new), Helen Naish, Arvum Sheperd, Howard Strassner, Stephen Suacci, Bud Wilson and Art Zendarski. Marilyn Amini indicated a desire to be nominated, and Tim moved to add her to the ballot, which was approved. Members attending registered at the door, and were given ballots by Membership Chair Mary McDermott. The vote was cast and tallied and all nominees were elected.

Proposed GWPNA Bylaw Revision

Bylaw Revision Committee Chair Bruce Engle moved the adoption of a one-sentence change in by-laws to provide that the president shall serve on all committees with the exception of the Nominating Committee. This was approved by vote of the general membership.

Special Presentation:

Nominating Committee Chair Tim Colen called special attention to the long and dedicated service which Doris Neumann has given to GWPNA as she ended her many years of service on the Steering Committee. Doris will continue attending meetings as a Steering Committee Emeritus member. He thanked her and the membership joined in rousing applause.

Adjourn: Mary Burns, having been reelected president, adjourned the meeting.