



SPEAK Sunset Parkside Education and Action Committee

Update

April 2018

SPEAK is a neighborhood group serving Sunset and Parkside residents since 1969

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S.B. 827 and 828

SAY "GOODBYE" TO YOUR NEIGHBORHOOD!

Senator Wiener's latest scheme is a developer's dream and your neighborhood's worst nightmare. Wiener's Senate Bills 827 and 828 claim to create affordable housing, but they allow developers to cram 5- to 11-story tall, for-profit, luxury apartment blocks virtually anywhere in San Francisco. If Wiener gets his way, say goodbye to your neighborhood.

- [Accelerated evictions](#) to tear down smaller buildings
- [Displacement](#) of renters and small businesses
- Increased [loss](#) of San Francisco's unique diversity
- More [luxury towers](#) and [unaffordable, market-rate housing](#)
- "[Stack and Pack](#)" units in new projects
- More demand on our already [fragile infrastructure](#) (water, utilities, buses schools, fire, police, libraries)
- More [traffic congestion and noise](#) and [even less parking](#)
- Say [goodbye to sun](#), backyards for children and open skies.



Don't let Sacramento politicians destroy our City! Take Action! Tell your representatives and the Mayoral candidates:

**Oppose S.B. 827 and S.B. 828 completely!
No amendments – they will be used to undermine our City in the future!**

Email the SF Board of Supervisors, Board.of.Supervisors@sfgov.org
Call/email Senator Scott Wiener, (415) 557-1300, <http://sd11.senate.ca.gov/contact>
Call/email Assembly Member Phil Ting, (415) 557-2312, <https://a19.asmdc.org/>
Call/email Assembly Member David Chiu, (415) 557-3013, <https://a17.asmdc.org/>

Who should control our neighborhoods – San Franciscans or Sacramento politicians? Join with your friends and neighbors now – before it is too late!

You won't want to miss our **MAYORAL DEBATE**

Mayoral Debate
April 26 at 6:45 p.m.
Hall of Flowers, Golden Gate Park

Sponsored by:

Sunset Parkside Education and Action Committee
Outer Sunset Heights Association of Responsible People
Golden Gate Heights Neighborhood Association
Sunset-Parkside Residents Association
La Playa Park Neighborhood Association.

All are welcome.

SPEAK ANNUAL MEMBERSHIP MEETING

Monday, May 21 at 6:00 p.m.
Ortega Library Community Meeting Room
(*enter from the courtyard side*)

- The highlight of this year's membership meeting will be a presentation of selected ballot initiatives. Charles Head of the Coalition for San Francisco Neighborhoods Government and Elections Committee will be the presenter.
- Ocean Beach and the Local Coastal Program will be presented by Bill McLaughlin of the Surfrider Foundation.
- Rousseau historic homes in the Sunset will be presented by Shannon Ferguson of the San Francisco Planning Department.
- SPEAK member David Pilpel will make a presentation on transportation issues.
- The program will also include the election of SPEAK Board members for the upcoming year.

In Memoriam

SPEAK has lost our longtime member and husband of Mary Anne Miller, our longtime SPEAK Board member and former President. SPEAK's annual membership meeting will be adjourned in Jim's memory.

SPEAK and SURFRIDER contribute to the **OCEAN BEACH MASTER PLAN**

Many residents of the Westside are familiar with the eroding Great Highway south of Sloat Boulevard where frequent road closures have become commonplace. For those that stroll the Ocean Beach shoreline, the erosion area looks like a bombed-out city, with concrete fill and boulders littering the beach. The good news is that a long-term comprehensive project is in the works to address the erosion. A chance to comment on the project will be available at next month's Coastal Commission hearing.

The new erosion project for south of Sloat is based upon recommendations found in the Ocean Beach Master Plan (OBMP), a public / government stakeholder effort completed back in 2012. Both our organization, the Surfrider Foundation and SPEAK provided input to the OBMP and the new plan to address the erosion.

The goal of the upcoming erosion project is to both safeguard infrastructure and restore the beach. The plan is based partly on a “managed retreat” strategy. Managed retreat for the erosion site will mean a phased relocation of the eroding Great Highway south of Sloat, as well as the beach parking lots. The remaining wastewater infrastructure is to eventually be protected by a buried seawall (similar to the one found on the beach between Santiago and Taraval). Managed retreat of the road will allow the rock and rubble to be cleared from the beach. The new shoreline area will provide space for large sand dunes to effectively slow the erosion. A walking and bike trail is slated to be built on the landward side of the project area which will provide greater connectivity to the trails of Ft. Funston.



To allow the long-term erosion project to proceed, San Francisco had to update its land use regulations for the Ocean Beach shoreline (a regulatory document known as the Local Coastal Plan or LCP). A special LCP amendment for the new erosion project will be voted upon at the Coastal Commission hearing in May. We urge all interested community members to provide input to this project as it goes through the permitting process. Many important details of the work still need to be decided. Outstanding details include the road relocation timeline, the future site and character of the beach access parking lot, the kinds of native plants to be added to the new landscaping, and more.

Overall, we support the Ocean Beach Master Plan project and feel that it is an important step toward a smarter policy of shoreline management. With impending sea level rise, we hope to see more projects of this sort. Managed retreat strategies may cost a lot up front, but in the long-term, they can save taxpayer dollars by solving coastal flooding and damage issues sooner and more effectively. Managed retreat carries a tremendous upside for the environment, as our beautiful shoreline can be truly restored, bringing safe public access to the water and a revival of the native ecosystem.

The May Coastal Commission meeting will take place Wednesday, May 9, through Friday, May 11, in Sonoma. Location and time details will be available soon. Please see:

<https://www.coastal.ca.gov/meetings/mtgdates.html>.

For more information on the Ocean Beach Master Plan, please see:

https://www.spur.org/featured-project/ocean-beach-master-plan?utm_medium=redirect&utm_source=ocean-beach.

For more information on our campaign to restore Ocean Beach south of Sloat, please see:

<http://www.sloaterosionob.blogspot.com>.

HISTORIC ROUSSEAUS' BOULEVARD TRACT PROPOSED FOR LANDMARK STATUS

Against the prevailing backdrop of economic gloom of the Great Depression, 93 single-family residences were constructed by prominent architects and brothers Arthur and Oliver Rousseau. Innovative and influential architects and developers, the Rousseau brothers were the creators of the Sunset District's most fantastical Storybook tract, Rousseaus' Boulevard Tract. Their whimsical architecture with towers, turrets, stucco, and mullioned windows conveyed a sense of optimism, while their brilliant marketing produced a frenzy of home-buying. Today, the homes designed by the Rousseau brothers, located in the 2-block area bounded by Kirkham Street, 36th Avenue, Lawton Street, and 34th Avenue, are proposed for landmark district designation.

The Rousseaus' Boulevard Tract was first surveyed in 2012 through financial support from a Certified Local Government grant by the California Office of Historic Preservation. In 2016, a follow-up survey conducted by the San Francisco Planning Department confirmed the exterior building and landscape features that make the neighborhood distinct in a draft landmark district report. Since then, property owners and tenants, along with Planning staff, have worked together to craft a landmark designation ordinance that provides a roadmap for future design review. The ordinance will identify where properties can be altered or expanded without affecting the significant features which make the Tract special. Planning staff expects to present the proposed landmark designation to the Historic Preservation Commission (HPC) in June 2018. If the HPC recommends designation, the item will be forwarded to the Board of Supervisors for approval.

There are benefits for landmark district property owners. If Rousseaus' Boulevard Tract is designated as a landmark district, property owners would be eligible to apply for a Mills Act Contract. The Mills Act provides a potential reduction in property taxes, which is intended to help property owners off-set the cost of maintaining and preserving their historic home.



The landmark district designation is intended to preserve the special Bay Area version of Storybook style architecture of this special Tract. Landmark districts are irreplaceable assets to the City, serving to enhance and protect many of the physical surroundings in which past generations lived. Since 1967, the City of San Francisco has bestowed landmark status to 276 landmarks and 13 landmark districts. This enclave of Tudor Revival, French Revival, and Mediterranean Revival homes stands out as a unique and rare confection of Storybook architecture that continues to delight to this day.

For more information about the proposed Rousseaus' Boulevard Tract Landmark District, including a copy of the draft landmark designation report, attend one of the upcoming events, visit <http://sf-planning.org/rousseau-boulevard>, or contact Shannon Ferguson, shannon.ferguson@sfgov.org or (415) 575-9074.

Rousseaus' Boulevard Tract Upcoming Events

Walking Tour

Saturday, April 28, 10:00 a.m.
Meet at the corner of 36th Avenue
and Kirkham Street

“Ask-a-Planner” Drop In

Saturday, April 28, 12:00 to 1:00 p.m.
Andytown Coffee Roasters, 3655
Lawton Street (at 43rd Avenue)

Open House

Wednesday, May 9, 6:00 to 7:30 p.m.
Grace Lutheran Church, 3201 Ulloa
Street (at 33rd Avenue)