

# PAR Opposes New Legislation on Special Use District

The following letter was delivered to the Board of Supervisors.

Dear President Peskin and Members of the Board of Supervisors:

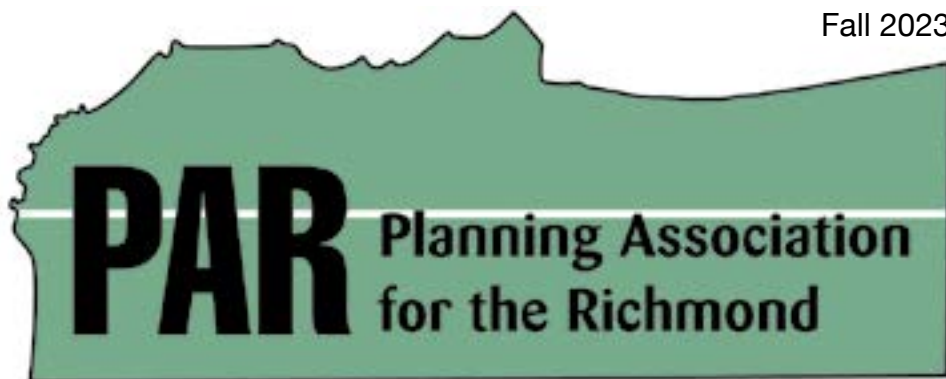
I am writing on behalf of Planning Association for the Richmond (“PAR”) regarding the referenced legislation. As the largest and oldest neighborhood organization in the Richmond District, PAR urges you to oppose the Engardio-Breed-Dorsey “Constraints Reduction” and the Melgar-Engardio “Family Housing Opportunity Special Use District” ordinances.

These proposed ordinances raise many concerns:

- The rush to judgment and lack of public participation in preparation of these ordinances is unacceptable. The residents of San Francisco only recently became aware of this legislation. The sponsors did not reach out to impacted communities during its drafting. Public engagement is critical in a democracy and safeguards both the governed and those governing. These ordinances will significantly impact countless home owners and tenants. Before you consider this legislation their voices must be heard.

- Housing need is overestimated and supply is underestimated. The State housing

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# PAR, SPUR Board Member Peter Winkelstein Dies

*J. Peter Winkelstein, longtime PAR board member, passed away at his home on March 29 at the age of 94, surrounded by his three children. Peter was a devoted husband, father, and grandfather and a friend and mentor to countless others, all of whom mourn his passing. He was a man of many talents, a respected leader, an excellent teacher and a gracious host.*

Born and raised in New York, Peter received a combined BA and Masters in Architecture from Harvard University. After working as an architect in Japan with the U.S. Army helping to repair damaged buildings, he moved to San Francisco, which became his home for the rest of his life. Soon after moving to San Francisco, he married and started his family.

After working for several prominent architectural firms, Peter cofounded Simon, Martin-Vegue, Winkelstein, Moris. His firm’s notable projects included the San Francisco Main Library, the Shields Library at UC Davis, the Fremont Library in Fremont, the UC Berkeley Music Department Master Plan, the San Francisco Day School, Olin Hall at Bard College, and many more.

Peter was very involved with many civic organizations in San Francisco. He was an active member of the PAR Board for many years, and generously opened his historic home, formerly Ansel Adam’s residence, for PAR board meetings. Peter



focused his work at PAR on the impact of planning and real estate development issues on the Richmond District. His extensive knowledge of architecture and planning was very helpful in assisting PAR deal with these challenging issues. For example, for many years he represented PAR as an advisor to the Kaiser Hospital Master Plan. He also critiqued numerous Richmond commercial and residential proposals, helping guide PAR’s positions regarding many neighborhood projects, both large and small. And thanks to his wisdom, knowledge and generous spirit,

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**Fall '23 PAR Meeting**

**Wednesday**

**October 18, 2023**

Subject to be determined.

Check website: [sfpar.org](http://sfpar.org)

Richmond Recreation Center  
251 18th Avenue  
(between Clement and California)

Limited parking is available.

Muni: 1 California and 38 Geary

# Remembering Peter Winkelstein

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he was a master master at working with PAR members to resolve conflicts with neighbors and city officials dealing with construction and development conflicts.

In addition to his work with PAR, Peter was also an active member of the Board of Directors of SPUR (San Francisco Bay Area Planning and Urban Research Association), where he was co-chair of multiple impactful task forces, and chair of SPUR's Building Committee which oversaw the construction of the SPUR Urban Center. Other projects that he worked on with SPUR included the remodel of City Hall, the Union Square design competition and rebuilding, the Union Square design competition and rebuilding, the new de Young Museum and concourse garage design, Yerba Buena Center and Moscone Center expansion, as well as the designs of the Ferry Building and plaza, Mission Bay, the Transbay neighborhood, and Rincon Hill.

Peter was also the President of the San Francisco chapter of the AIA (American Institute of Architects), and a member of the National AIA College of Fellows.

Peter wasn't just a talented and brilliant architect. He was also a talented musician

who studied piano, cello and flute as a child. In college he was a member of the Harvard Glee Club, which performed at Carnegie Hall. Later he built his own harpsichord, on which he loved to play Bach sonatas. He also shared his love of music with others, hosting concerts in his home, regularly attending musical performances in the City and serving as a member of San Francisco's Early Music Society. He was also one of the founders and board members of the Philharmonia Baroque Orchestra.

But Peter was more, much more, than his many accomplishments. His love for his beloved wife Barbara, an esteemed artist who predeceased him, his three children, Matthew, Will and Anne, his grand-

children, his siblings, and his extended family was unbounded. He was treasured by his colleagues and friends and left an indelible impression on all who met him. He was warm, witty, generous and gentle. And his wry sense of humor was legendary. He was also modest about his accomplishments and successes and generously gave of his time to help others, asking nothing in return. He was a pleasure to be with and a joy to know. Peter was an exceptional person in so many ways and will be sorely missed by the PAR Board and everyone whose lives he touched.

The PAR Board extends its heartfelt condolences to his family and countless friends. He will be missed by all of us. May his memory be a blessing.

## Letter from the President

Wow, what a fast year it has been! We find ourselves in autumn, reflecting on the past year. It has been a year filled with a lot of issues and changes. We are proud of the progress we have made and the positive impact we've had on our community. As we look forward to a new year, we are excited about the challenges and opportunities it will bring.

As we move into the holiday season, remember to support our local businesses,

stores, restaurants and theaters. They are what makes our area so wonderful, and by supporting local businesses, we can help ensure they continue to thrive. So, this holiday season, let's make a conscious effort to shop locally.

Thank you for your continued support and dedication to our group. Together, we can make a difference in our community.

Nick Belloni  
sfparpresident@gmail.com

## PAR Opposes Legislation

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needs assessment ("RHNA") number that has become the gold standard for revising the Planning Code is overinflated. A state audit submitted a blistering report that these RHNA numbers have been overstated by up to hundreds of thousands of housing units. (<https://www.auditor.ca.gov/reports/2021-125/index.html>) In addition, according to the City's Planning Department's 2023 Q1 Housing Development Pipeline report, there are currently over 70,000 new units in the development pipeline.

([line-report#current-dashboard\) These ordinances are based on flawed assumptions and faulty data. There is no good reason to gut the Planning Code to make it easier to build. The very foundation on which this legislative edifice has been built does not support these ordinances.](https://sfplanning.org/project/pipe-</a></p></div><div data-bbox=)

- Removal of most public notice requirements is unacceptable. These proposed ordinances eliminate 311 notices, most demolition notices, the right to Discretionary Review, and Conditional Use

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# Town Hall: Concerts in Golden Gate Park

The following letter was sent to the Board of Supervisors and Rec and Park.

On August 9, 2023, PAR hosted a town hall meeting where neighbors affected by these concerts [Outside Lands and Hardly Strictly Bluegrass] could share their concerns, observations and ideas. Over one hundred people attended. The following are recommendations that PAR believes will help offset the impact of these concerts. PAR urges you to consider these recommendations and commit to implementing them.

- Schools in the area of the event will be opening their yards for paid public parking on concert days. People in the neighborhood with disability placards are not able to leave their homes on concert days for fear of not finding any parking when they return. Another Planet Entertainment (APE) should provide prepaid parking vouchers to disabled neighborhood residents who have Handicapped Parking privileges, so that they can park in the school lots if necessary.

- Closure of parts of Golden Gate Park before, during and after the concerts will impact un-housed people living there. SFRPD should create a plan for dealing with this issue, make the plan available to the public, and prepare an after-action report concerning the implantation and results of the plan.

- The safe and efficient movement of motorists, bicyclists and pedestrians on Chain of Lakes drive at JFK Drive, MLK Drive and at 41st Avenue and Lincoln Way will be impacted. To address these problems, deploy parking control officers to direct traffic to prevent severe, frustrating traffic gridlock. Chain of Lakes Drive already gets backed up every time the Great Highway is closed.

- Delay fencing areas of Golden Gate Park until absolutely necessary, and remove the fencing as soon as possible at the conclusion of the concert series. Share the plan with the public.



- One of the biggest impacts on the community is noise emanating from the concert stages. Working with the community and third-party experts, develop and implement a program that will effectively monitor and mitigate noise coming from the concerts.

- There is concern that APE will unfairly benefit economically without compensating the surrounding neighborhood for the impact of the concerts. The community must understand the expenses and costs of the proposed concert series. To better gauge what compensation is due, APE should provide complete transparency as to concert-related revenue and expenses.

- Open the Great Highway for the duration of the related road closures in Golden Gate Park. This will mitigate the impact of road closures in Golden Gate Park and loss of parking at the Ocean Beach parking lot between Fulton and Lincoln before, during and after the concerts.

- The parking lot surface at the Ocean Beach parking lot between Fulton and Lincoln Way is currently dotted with potholes and fractured asphalt. SFRPD should commit funds to repaving this parking lot.

- Notify near-by residents in writing of the exact locations, dates and times of parking restrictions and road closures, and do so not less than six weeks before the concert series commences. With more lead time residents can develop plans to deal with the events' impacts.

- The presence of vendors has led to disorder, roadway safety issues and interperson-

al conflicts. Provide additional security to streets immediately adjacent to the park to prevent private, unlicensed vendors from setting up shop. Security will also prevent vandalism, public urinating, and other illegal activities.

- With police resources already stretched thin, the public is entitled to transparency as to the impact of the concerts on public safety. In this connection, SFRPD, in partnership with the SF Police Department, should provide the public with

a comprehensive after-event description of concert incidents, including those related to arrests and medical problems. Moreover, Richmond and Taraval Station Captains should provide the same type of information regarding policing in the Districts during the concert series. The station's reports should also include information of response times to calls for service, shift staffing levels and information about pending (stacked) calls for service.

- Increase compensation from SFRPD due to the impact of the concerts on surrounding communities to at least \$150,000 for each impacted community. And create a community-based committee that will determine how this compensation will be spent to benefit the community. These community benefits will be in addition to the repaving of the Ocean Beach parking lot between Lincoln Way and Fulton.

- In collaboration with the community, review and evaluate all of the foregoing after the concert and continue to create additional mitigations as needed by the community.

PAR believes that working cooperatively with the community to mitigate the impacts of this concert is important, and will significantly improve the experience for everyone. While we understand the benefits of these concerts we feel it is also important to consider their affect on the neighborhood. We look forward to working with you and all the other stakeholders to create an event that will be successful, enjoyable and acceptable to everyone.

### Officers & Directors

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Dan Baroni, First Vice President  
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Kaiser Permanente Citizens Task Force:  
Peter Winkelstein  
Neighborhood Associations for Presidio  
Planning: Paul Epstein, Sharon Gadsberry  
Richmond Community Coalition: Jean Barish,  
Nick Belloni



# PAR Opposes Legislation to Relax Building Codes

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hearings. This lack of transparency and right of appeal should not be approved. Residents have a right to know about and oppose developments and renovations that impact their neighborhoods. These

new provisions unfairly benefit developers and should not stand. This lack of transparency and specificity is of special concern in the newly proposed “Special Use” districts, and could justify the kind

of Urban Renewal that decimated neighborhoods in the 60’s.

• The legislation fails to address the need for affordable housing. There is general agreement that the greatest need for housing in San Francisco is housing for middle-income and low-income people. But this legislation does nothing to provide housing for low-income people, and falls short of providing for the needs of middle-income people as well. Most of the new housing will be market rate, with inadequate provisions for rent-controlled and affordable units. We are also concerned this legislation will exacerbate the growing homeless crisis.

• The legislation does not address the need for increased infrastructure. It is inevitable that along with more housing, there is a need for more infrastructure — sewage and water; transportation; schools; emergency services; and all the other services and institutions needed by a growing community. This legislation is silent on all these needs, and should be amended to include these vital services.

In conclusion, PAR urges you not to approve these ordinances until there has been a more thorough consideration of all their impacts, and following full participation by all community stakeholders.

## Join PAR now and make your voice heard.

Membership is open to all persons living, working or owning property in the Richmond District of San Francisco. PAR is a 501(c)(3) nonprofit corporation. Your contribution is tax-deductible as provided by law.

Yes, I/we want to support the Richmond District

First name(s) Last name

Address

Name of business (for business members)

City State ZIP

Primary phone Cell/other phone

Email (PAR respects your privacy and will not share your email.)

Membership:  Individual  Business  
 Supporting membership, \$20.00/year and above  
 Subscribing membership, \$25.00/year and above  
 Sponsor membership, \$50.00/year and above  
 Patron membership, \$100.00/year and above

Please complete and cut out this form, then mail it with your check (payable to the Planning Association of the Richmond) to  
**PAR, 5758 Geary Boulevard, Box 356, San Francisco, CA 94121-2112**

You can also join, contribute or pay your dues the easy way at  
[sfpar.org/site/join-par-via-paypal.html](http://sfpar.org/site/join-par-via-paypal.html)

THANKS for helping to support the quality of life in San Francisco’s Richmond District.

Join, contribute or pay your dues the easy way—online at [sfpar.org/site/join-par-via-paypal.html](http://sfpar.org/site/join-par-via-paypal.html).

SFPAR.ORG  
5758 Geary Boulevard, #356  
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