



The BOMA San Francisco

ADVOCATE

An Update on Legislative, Regulatory, and Political Issues Affecting Commercial Real Estate

Route to >> _____

October 30, 2000 Volume 6, Number 5 **BOMA PRE-ELECTION ISSUE**

This Issue of the BOMA-San Francisco Advocate Is Brought To You By
Shorenstein Realty Services

*Inquiries about the Advocate? Call Governmental Affairs Director **Ken Cleveland** (415)362-2662x11(kenc@boma.com)*

BOMA - SF- PAC Announces Endorsements for Board of Supervisors

The BOMA San Francisco Political Action Committee carefully reviewed the almost 90 candidates running for the City's Board of Supervisor in this November 7th election. It was the job of BOMA's PAC this year to select those leaders (whether incumbents or challengers) whom it believed would best represent the interests of the City's business and real estate communities, and to forward their endorsement to all of BOMA's members for their support. This issue of *The BOMA Advocate* seeks to inform members about the endorsements and to review several other key public policy issues that directly impact commercial building owners and managers. As San Francisco enters district elections again, the importance of future supervisors with a city-wide perspective was crucial in BOMA's decision-making. Will these elected leaders look beyond their immediate districts and consider the overall impact of any legislation on the city as a whole? Will they understand and appreciate the importance of a strong economic base as vital to our citizens' future job opportunities and the City's increased tax receipts for schools and social services? Will they consider and work with BOMA on issues directly affecting commercial property?

The Results and why BOMA endorses their election:

District 1: **Michael Yaki** (incumbent) Michael Yaki was the first supervisor appointed by Mayor Brown, and has won re-election once city-wide. During that time, he has become the Board's authority on transportation and parking issues affecting our city, issues of critical importance to BOMA. He favors building more parking downtown and in the neighborhoods, while seeking methods to improve public transportation. To get involved with the Yaki campaign, contact Schafer/Gray Campaigns at 415-206-9831.

District 2: **Gavin Newsom** (incumbent) Gavin Newsom has no opposition, but BOMA's endorsement was never in question. It would have been hard for BOMA to find any candidate more attuned to the concerns of San Francisco's business community than this small business entrepreneur, who enacted legislation requiring all city departments to conduct annual customer service audits of their activities. For more information, contact Ellie Schafer at 415-333-9946.

District 3: **Meagan Levitan** . As the President of the RFK Democratic Club, and a twice-elected member of the San Francisco Democratic Central Committee, Meagan is a proven, independent, articulate, and business-oriented candidate. She agrees with BOMA on critical issues such as the need for more parking, better taxi service, and more housing. As the future "downtown Supervisor", Meagan Levitan will bring the same strong fiscal concerns for our city's economic future that departing Supervisor Barbara Kaufman so aptly demonstrated during her tenure on the Board. For further information, contact Levitan's campaign at 415-474-5162.

District 4: **Tom Hsieh, Jr.** The son of a former respected city supervisor, Tom Jr. will bring the same conservative approach to protecting the City's fiscal integrity that was a hallmark of his father's service on the Board. Tom Jr. will fight for better transportation, more sensible policies that get people off of General Assistance, and will seek ways to improve the quality of life for all, including the forgotten residents of the Sunset district. For more information, contact 415-682-3700 or by e-mail <TwoHsieh@aol.com>.

District 5: **Juanita Owens.** As a current member of the San Francisco School Board, and a former Police Commissioner, Juanita will bring a valuable perspective to the Board of Supervisors. As a professional educator, her leadership in bringing business and academia together will forge future partnerships that will be very beneficial to all San Franciscans. Her support of high-density housing along or near mass transit corridors is an idea whose time has most certainly come. Her views on growth and development are balanced, as is her support for effective policies that deal with the city's acute homelessness. For further information, contact her campaign at JuanitaFor5@hotmail.com

District 6: **Chris Dittenhafer** . Chris is a branch manager for Wells Fargo Bank, and is attempting his first elective office. A former member of the San Francisco Taxi Commission, and the current President of the Council of District Merchants, Chris has long championed better taxi service for the City. He agrees with BOMA that better transportation and parking are major issues for his district (SOMA). Chris also agrees that a healthy business community is key to everything else. As he put it, "Let's face it, businesses pay the bills that keep San Francisco functioning." BOMA's PAC believe we need more supervisors with that kind of attitude . To get more information, contact Chris at sfedma@aol.com

District 7: **Mabel Teng.** (Incumbent) As a current (twice-elected) city Supervisor, Mabel epitomizes the city-wide vision that will be so crucial on this soon-to-be-elected-by-districts Board. Mabel has been a champion for stronger laws against graffiti vandals and red-light-runners. She has been a strong voice against new taxes. She shares BOMA's concerns for maintaining a good economy in San Francisco, improving education, and keeping city government fiscally responsible. Mabel also supports new parking garages "when the demand for such garages is documented and potential concerns of the neighborhood are addressed." For more information, contact her campaign office at 415-786-3877.

District 8: **Mark Leno.** (Incumbent) When it comes to a supervisor with a heart, who wants to do the right thing for everyone concerned, Mark Leno comes to mind. Leno has been recognized as the leading small business supervisor who helped create the Small Business Commission last year. He is also the leading supervisor spearheading an effort to re-write some of the city's planning codes to make it easier to build much-needed housing. Appointed by Mayor Brown in April 1998, he won election to the Board November 1998. For information about Leno's campaign, contact 415-554-0431.

District 9: **No Endorsement.**

District 10: **Linda Richardson.** Linda has been an employee of Bank of America for 18 years. A native of Nigeria and a resident of the Bayview/Hunter's Point area for years, Linda is a strong supporter for creating new jobs and promoting economic revitalization in southeast San Francisco. As a former member of the Planning Commission, Linda understands the need for a healthy and growing commercial sector for all of San Francisco. She will be the ideal person to represent the growing communities of District 10. For additional information, contact the campaign office at 415-206-9831 or check out www.electrichardson.com.

District 11: **Rev. Amos C. Brown.** (Incumbent) Supervisor Brown has been a voice for personal responsibility in San Francisco. He believes quality of life crimes (public drunkenness, public urination, sleeping in public parks, etc.) need to be prosecuted. He's tough but fair. He believes adequate parking must be incorporated in the new developments in SOMA. He is a smart-growth advocate and a supporter of more housing, better libraries, and clean, safe parks. He has been a consistent voice for better management of our homeless populations through centralized processing. He thinks drug dealers and people looking for prostitutes should lose their cars, if found to be engaged in such activities, as a means of reducing crime. BOMA's PAC agrees that the people who live or work in San Francisco are directly affected by these quality of life crimes. Amos' efforts to reduce them is commendable. To obtain more information contact Brown's campaign office at 415-437-9907 or reelectbrown2000@yahoo.com.

BOMA Endorses Prop K/ No on L Growth Limitation Measures

After several months of study and discussion, BOMA's Board of Directors, Government Affairs committee and PAC endorsed the more responsible city ballot measure limiting commercial development, principally in certain industrial and residential areas. Neither propositions would alter the 1986 Prop M cap of 950,000 square feet of new office space approvals per year, but Prop K is a more common sense approach to controlling growth by calling for impact studies to be done before such areas as the central waterfront, north Mission, and south of Market areas are permanently banned from new office development. Prop L is very draconian legislation impacting all new office buildings over 6,000 sq. ft. and could deter new business growth and job creation for San Franciscans. Both SPUR and the San Francisco Chamber of Commerce are also supporting Prop K.

BOMA Transportation Task Force Responds to City Dept. of Parking and Traffic Study

For more than a year, BOMA has wanted to know the results of a study commissioned by the City's DPT of existing parking (public and private) in the rapidly-developing south of Market part of town. BOMA has sought the City's assurances that adequate new parking is being planned and will be built to accommodate the new developments there, including replacing the public parking being lost due to new private developments. The city's study (Phase 1) was finally released last month, and has been scrutinized by BOMA's Transportation Task Force. Here is our take on the report:

1. The report states that 3800 new parking spaces will be needed in the next 5 years to keep up with demand. BOMA contends that number is less than half what is really needed. Estimates of up to 3500 parking spaces have been lost in the past several years which should have been considered, but were not. The demands created by new developments in adjacent areas (north of Market downtown, etc.) were also not considered, while the report grossly underestimates the need for new SOMA residential parking.
2. The timing of the survey makes the numbers potentially less than they really are. The survey was conducted during the last two weeks of August, in the middle of the day, when many workers were either vacationing or at lunch.
3. The report had several very good recommendations BOMA has sought for some time, namely the use of the Pac Bell baseball stadium parking lots for commuter parking on non-game days, increased taxi service for SOMA, the call for private developers to be allowed to build new parking garages in SOMA, and the need for a long-term land use "vision" for the south of Market area.

BOMA's Transportation Task Force looks forward to working more closely with the DPT when it begins Phase 2 of the parking study, which hopefully will also address the issues of garage location signage, car stackers, specific ways to encourage more public parking development by private entrepreneurs, and better traffic management and enforcement of parking and traffic laws (especially illegal parking in commercial zones and the numerous double-parking culprits).

BOMA/SF Solid Waste Management Program To Issue Updated Commercial Recycling Guide Nov 16th

BOMA's Recycling Task Force and the City's SolidWaste Management Program are jointly re-issuing an updated Commercial Recycling Guide at its November 16th brown bag luncheon, 12:00 p.m., at 245 Market Street, 14th floor. The session will cover all aspects of implementing an effective commercial recycling program in office buildings. Best of all, there is no charge to attend and receive a copy of this great resource manual. Members must call to be placed on the attendance list as seating is limited. Call Francine Anderson at the BOMA office: 415-362-2662, ext 10.

BOMA Building Codes Task Force to Host 3-Hour Seminar on Local Code Enforcement Issues Nov 29th

The Building Codes Task Force has assembled an excellent group of speakers to review/discuss key building code issues affecting commercial real estate covering all aspects of the plan review and inspection process in San Francisco. There will be three separate panels, moderated by a task force member, focused on either a local building department, fire department, or disabled access code interpretation or enforcement policy. It will be a must attend event for any building manager engaged in tenant buildouts, building renovations, or upgrades. The seminar will precede the monthly luncheon at the Palace Hotel, and will begin at 8:30 a.m. and end at 11:50 a.m. Cost: \$95 members/\$130 non-members. Special thanks to our corporate sponsors (to date) of this event: **Alliance Roofing, Glumac International, KML Contractors, Ottolini, Booth and associates, Architects, Pankow Builders, and Rolf Jensen & Associates**

Workplace Violence Seminar November 14th at Bill Graham Auditorium, 99 Grove Street, San Francisco

The San Francisco Police Department, in conjunction with the FBI and the Secret Service, will be hosting a half day seminar on Workplace Violence for the downtown business community Tuesday, November 14th, from 8:00 a.m. – 12:00 p.m. (noon). Topics to be covered: Crisis management, Current Trends in workplace violence, Indicators of potential violence, Deterring workplace violence, plus the seminar will feature a mini information and resource fair. There is no cost, but interested attendees must pre-register by fax using registration form available from BOMA office.

Available! Completely new and Updated SF Telecom Resource Guide and Model Service Agreements (Easy-to-use notebook binder)

Member Price	\$35.00	Non Member	\$40.00
[Add 8.5% sales tax and \$5.00 shipping and handling, if mailed.]			

BOMA SF Model Telecom Service Agreements: On Ready-to-use and customize disks

(PC only)

Member Price	\$45.00	Non Member	\$60.00
[Add 8.5% sales tax. And \$5.00 S&H, if mailed.]			