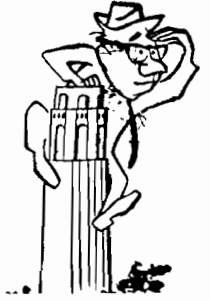




TELEGRAPH HILL SEMAPHORE
(A publication of the Telegraph Hill Dwellers)



No 26 * * * * * FEBRUARY 1968 7

OUR

This bulletin, our 26th name. Our first bulletin was the Telegraph Hill Semaphore which was once a long signaled the arrival of ships bringing cargoes of the globe. It there name our bulletin the Semaphore will not attempt to bring you news from all corners of the globe, but will bring you news from all corners of our hill, and news of our latest activities and coming events.



BULLETIN

issue has acquired a new tin was published May 1956. stands was once a long signaled the arrival of and news from all corners for seems appropriate to TELEGRAPH HILL SEMAPHORE.

GARAGE WINS NORTH BEACH O. K.

This headline appeared in the San Francisco Examiner January 11, 1967.

The issue of parking in North Beach has long been an unsolved and vexing problem. A proposed underground garage under Washington Square was opposed by the Telegraph Hill Dwellers. We believed that the proposed garage was not financially feasible, and we also feared that the natural beauty of the park would be forever destroyed. The Dwellers advocated that a garage be built in connection with the proposed police station on Vallejo Street between Stockton and Powell Street. This city owned property is located in the center of the greatest parking need.

On the recommendation of the finance committee of the Board of Supervisors, the board approved a five level garage to be built in connection with the police station on this site, the garage to provide 157 stalls.

This solution has met with the approval of the North Beach merchants and certainly the approval of the Dwellers. We hope that now we can work together with our North Beach neighbors for the general welfare of the community.

To quote from a letter to the editor of the Little City News from our President George Raad -

" WE ARE READY TO COOPERATE WITH OUR NORTH BEACH NEIGHBORS IN SOLVING OUR COMMON PROBLEMS. WE ACTIVELY SUPPORT A PARKING GARAGE AT THE CENTER OF THE PARKING DEMAND AT VALLEJO AND STOCKTON. WE ALSO STAND READY TO ASK FOR FURTHER IMPROVEMENTS OF THE PARK WHICH BELONGS TO THE ENTIRE RUSSIAN HILL, NORTH BEACH, TELEGRAPH HILL COMMUNITY."

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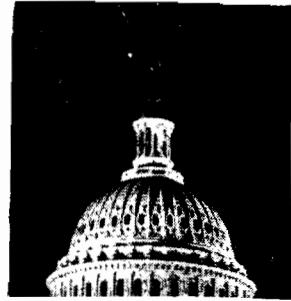
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LITTLE CITY LITHO

U N D E R T H E D O M E



Down Town Zoning Study

Notices have been received by many of our members who live on the south slope of Telegraph Hill stating that a hearing is to be held at Nourse Auditorium, 3 P.M. February 16th to discuss changes in zoning classifications. Next meeting Feb. 23 City Hall.

This hearing is in connection with a Downtown Zoning Study authorized by the Planning Commission and the Board of Supervisors.

Proposals contained in this report consist mainly of new zoning districts for downtown San Francisco, with standards for each district concerning types of uses, floor areas of buildings, and off street parking and loading.

None of these proposed changes are recommended for Telegraph Hill, but changes are recommended for Chinatown, Jackson Square, North Beach, Broadway (permitting flashing signs not now permitted.)

Although this report is directly concerned only with the downtown area, it must finally be brought before the Board of Supervisors for legislative action. The Supervisors will vote on the final recommendations which will amend the City Planning Code.

Considerable thought should be given to the various height limits, which will be part of the proposed ordinance. Please refer to the accompanying map. The height limits shown on the map are already in existence; others are proposed: Grant Ave. (Chinatown) 88 ft., east slope of Nob Hill (105 to 160 ft.), Union Square (140 to 225 ft.), Huntington Square (160 ft.). See map next page.

Referring to the map you will note that we have an established height limit on the North and East side of the hill of 84 ft. This limit extends from Francisco Street on the North to Broadway on the South, and extends from the base of the hill to the water. Although the height limit is established at 84 ft., this applies only to the building proper. The building Code provides that "No feature exceeding the height of 84 ft. shall cover at any level, more than 15 percent of the building's roof area nor have an area at its base greater than 1600 Square Feet, provided further, that no such feature together with the building on which it stands shall exceed 126 feet in height." This area is zoned M-1 (light industrial.) If any changes are made height limits should be adjusted accordingly- for example we should consider that residential buildings should carry the same 40 foot height limit as is applied to the Northern water front and Telegraph Hill.

It is our belief the 84 foot (possibly 126) height limit should be modified ". . . to protect and preserve. . . the sweeping panorama of land, water and distant mountains. . . as seen from Telegraph Hill, and conversely, the views from the shoreline or the bay of the dramatic land forms, accentuated by tall structures along the ridge tops rising above the low horizontal foreground, and to protect wherever legally possible the views and prospects long enjoyed from numerous private properties on the hillsides and ridge tops where property values are closely related to view potential." (quotes from City Planning Department.)

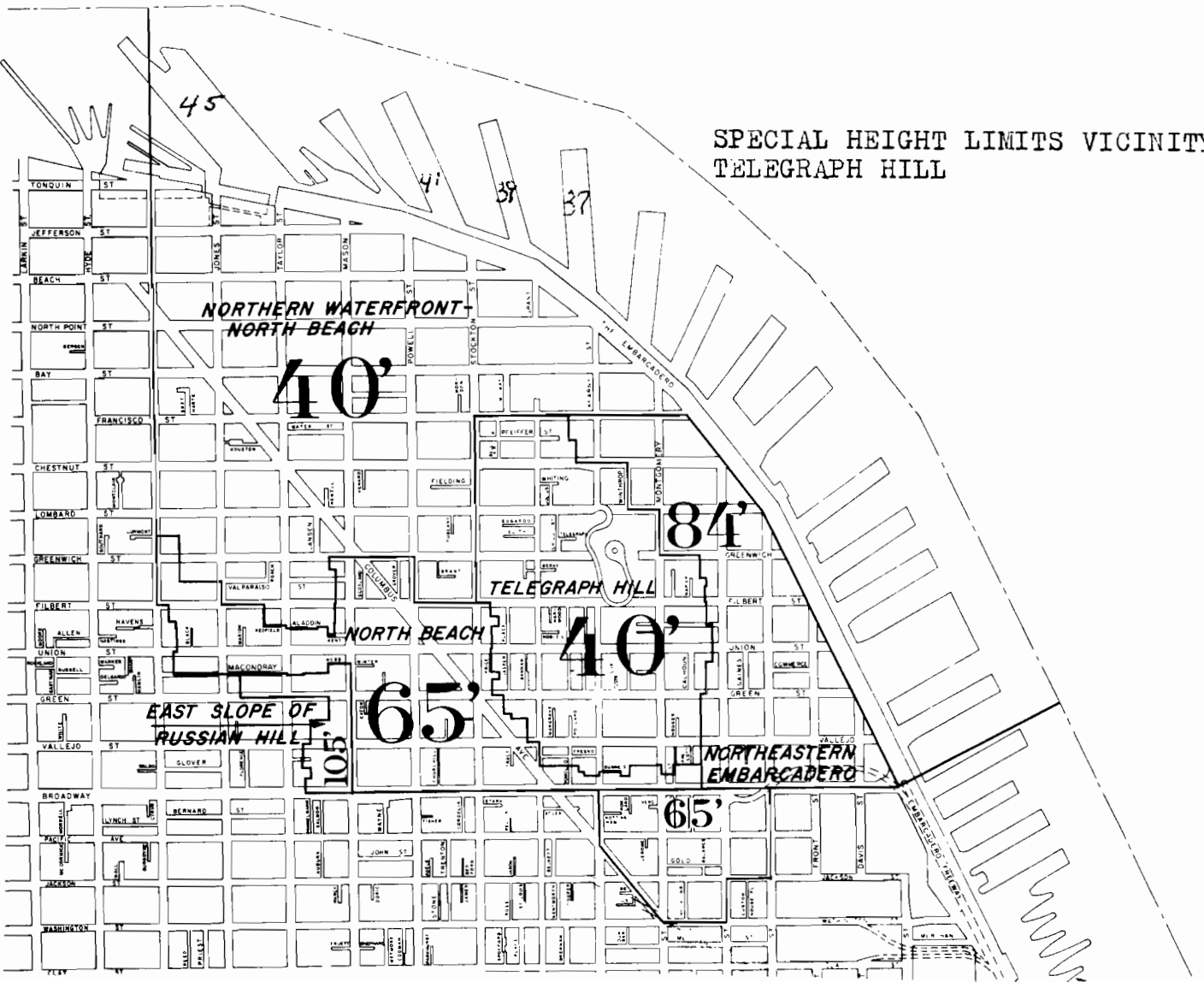
Maps showing the various zoning districts may be seen at the City Planning Department, 100 Larkin Street.

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A S I N G U L A R H O N O R

Our Vice-President Frieda Klussman has been selected as one of the ten women in San Francisco to have served their community best during the year 1966. Congratulations, Frieda.

G O L D E N P L A N F O R S . F . W A T E R F R O N T

Arthur D. Little, Inc. in cooperation with the Planning Commission and the planning staff, have released a report outlining contemplated plans for development of the waterfront.

It is planned to declare certain piers surplus. The piers proposed for abandonment in the neighborhood of Telegraph Hill are 37, 39, 41 and 45. The report suggests that this area be developed for non-shipping purposes such as extending the Fishermans' Wharf complex, developing office building and motel sites and creating recreational areas.

There is no doubt that the improvement of the waterfront is vitally necessary and desirable, but we must guard against the encroachment of commercialism, and we must maintain safe guards we now have, such as height limits, sign controls etc.

*****P A R K I N G S A F E T Y & T R A F F I C*****

Your parking chairman, Mort Rader has made a written request to the Department of Traffic Engineering to consider reversing one-way traffic on Castle Street from the present north-south to south-north, and possibly converting Kearny Street, between Union and Green, to one way going south.

Also it is requested that a 15 mile speed limit be posted and enforced on the Montgomery Street loop (Union Street to Julius Castle.) Presently, the restaurant parking attendants drive in excess of 40 m.p.h. on the down-hill side of Montgomery Street.

A N E W P L A N N I N G D I R E C T O R

The City Planning Commission has selected Allan Jacobs, associate professor of planning at the University of Pennsylvania, as our new director of planning. Mr. Jacobs is taking the place of James McCarthy who recently resigned from the post.

Our best wishes to Mr. Jacobs. We hope that he will be provided with an adequate planning staff to assist him in originating plans for San Francisco's future as a great metropolitan center.

T R E E S

The City and County of San Francisco has presented us with Indian Laurel and Japanese Privet trees on Lombard Street from Columbus Ave. to Telegraph Hill Blvd. These trees are planted and maintained under the City and County Capital Improvements program. Under this program, main thoroughfares and streets of historical interest are chosen for plantings.

With Lombard Street as an example, we hope to see many private individuals plant trees. Now that the poles and wires are gradually disappearing from the hill, it would be an excellent idea to have the poles replaced with trees.

The City and County has a special department under Mr. Brian Fewer to assist anyone. Call Department of Public Works, Street Planting division, K1 8-4059.

A Message From Our President George Raad

REZONING TELEGRAPH HILL FROM R-4 to R-3 or R-3.5.

As reported to you in our last bulletin, Fred Bamber and Andy Berkman were assigned by the Planning Department to survey the Telegraph Hill area and to evaluate the present zoning which is now R-4. They conducted their work under the direction of Mr. Robert Passmore, acting Zoning Administrator.

This survey has been completed and was presented to the Planning Staff at a staff meeting and was also presented at a directors' meeting of the Dwellers.

Basically they compared Telegraph Hill with those parts of Russian Hill which are zoned R-4 and they took some very good pictures which illustrated the contrast between the two, and which illustrated the worst features and the best features on our Hill.

Their conclusions showed clearly that it would be in the best interest of the Hill to seek this down zoning. Here are some of the reasons:

1. R-4 is basically a hi-rise zoning; with its 4.8 floor area ratio 10 to 20 story buildings are possible. This is inconsistent with our well established and satisfactory 40 foot height limit. R-3 & R-3.5 carry a 40 foot height restriction.
2. To continue with R-4 would create constant pressure to break the height limit and encourage the development of small studio or hotel room type apartments. The Hill already has its share of these, and if families are to be encouraged to move in, some more spacious accommodations must be built.
3. If the Hill were fully developed under R.4, very serious congestion would result, because of our many narrow streets, dead end streets, small lots and in some cases no streets at all.
4. 100% of a lot can be used for a garage under R-4, this would eliminate back yards and could be very detrimental to adjoining properties.
5. R.3 and R-3.5 requires a certain amount of open space per unit, this is much more in keeping with the attractive parts of the Hill and should be encouraged. Much of the desirable properties on the Hill are way under developed under R-4 standards.

The Hill Dwellers have been on record for the last five years as being desirous of such a change. We have however never taken the steps to see this change implemented. Taking the necessary steps would require a great deal of work, as many public hearings will be required, evidence gathered and conclusions proved. We can use all the help we can get. The longer we wait the harder it will be to make the change. This is the time.

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A T T E N T I O N * * * * * A L L P R O P E R T Y O W N E R S

The Marina Civic Improvement and Property Owners Association, Inc. has issued a cordial invitation to the Hill Dwellers to attend a meeting to hear Assessor Joseph Tinney explain the effect of proposed increased assessments on our properties.

Date - February 24, 1967

Time - 8 P. M. Sharp*

Place- Winfield Scott Auditorium.

(Divisadero near Beach Street entrance.

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C R I T I C I S M S - C O M M E N T S - S U G G E S T I O N S

Your editor will welcome suggestions, comments or criticism, constructive or otherwise. It is the wish of your officers and directors to use this bulletin as our best means of communication with our members. If you have any ideas for a better bulletin or suggestions for the good of the organization, please communicate with your editor.
Kenneth Evers, 255 Chestnut St, San Francisco 94133. Ph. 421-2671.

*****D U E S *****

Nancy Katz has been mailing out bills for delinquent dues. The current bill is for dues for the period ending April, 1967, the end of our fiscal year.

Please take a few moments to write a check to The Telegraph Hill Dwellers, and sent it to Nancy Katz, 2 Whiting Street, San Francisco 94133.



315 Chestnut Street
San Francisco 94133, Calif.

RETURN REQUESTED