

# WESTWOOD PARK ASSOCIATION



*Newsletter*

*Spring of 2015*

## City Officials Hear Neighborhood Concerns, Ideas for the Future of Balboa Reservoir

ON APRIL 30, Westwood Park residents had an opportunity to chime in about the city's recent proposal to build housing in the 17-acre Balboa Reservoir area, and they were not shy about voicing their concerns to city officials.

Congested street parking, clogged traffic on Phelan Avenue and pressure on the city's infrastructure were just some of the issues more than 60 neighborhood residents raised during the San Francisco Planning Department's presentation to a special meeting hosted by the Westwood Park Association (WPA).

Several residents indicated they wanted no development on the site—only open space.

The Balboa Reservoir abuts the boundaries of Westwood Park. Kate Favetti, president of the Westwood Park Association said the meeting was held to give residents the opportunity to give face-to-face feedback to city officials.

She has encouraged neighborhood residents to let the city know what they want—and don't want for the site. "Our input can

shape what unfolds as far as developing the reservoir," she said.

Representing the city was Jeremy Shaw of the San Francisco Planning Department and Mike Martin of the Office of Economic and Workforce Development.

Although a few people acknowledged the need for affordable housing in the city, some questioned the city's decision to target the Balboa Reservoir. Residents noted that the results of an increase in housing density would spill over into neighborhoods that already suffer from traffic congestion.

Specifically mentioned was the City College area and the Ocean Avenue corridor, with its recent addition of new, multi-story housing.

Residents of lower Plymouth Avenue were especially vocal about their problems with traffic and parking, pointing out that the 1920s-designed streets are already not wide enough for two-way traffic and parking. One resident complained that he has had

two cars sideswiped on Plymouth.

The city designated the Balboa Reservoir as one of four government owned sites that it is studying to build housing for residents.

In 2014, city residents passed Proposition K, which directed the mayor to add 30,000 housing units to San Francisco by

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*Balboa Reservoir Development*

### Residents Voice Opinions in Survey

*by Linda Judge*

IN A move to assure that the interests of neighborhood residents are represented, board members of the Westwood Park Association Board (WPA) voted in April to mail a hard copy of the online city planning survey regarding proposed development of the Balboa Reservoir, to each address in Westwood Park. (Surveys were mailed to all 685 property owners and 76 renters.)

*See SURVEY on page 3*

## Supervisors Approve CAC to Advise City About Proposed Reservoir Development

*by Kate Favetti*

The Board of Supervisors has established a Community Advisory Committee (CAC) to provide feedback from those who will be most directly impacted by the proposed Balboa Reservoir Development project; residents, businesses, and educational institutions in the surrounding neighborhoods.

The CAC will be involved in providing input to the city, including: 1) development economics and housing affordability; 2) transportation, including site access, parking and congestion management; 3) open space and other community benefits; 4) interactions with City College; and 5) good neighbor policies to serve existing residents and small businesses around the site.

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**WESTWOOD PARK ASSOCIATION BOARD MEMBERS**

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*Term expires 2015*

Tim Emert, Vice President  
*Term expires 2016*

Kathleen Beitiks, Secretary  
*Term expires 2016*

Caryl Ito, Treasurer  
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*Term expires 2015*

Ravi Krishnaswamy, Member-at-Large  
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Linda Judge, Member-at-Large  
*Term expires 2015*

*Newsletter Editor: Kathleen Beitiks*

**CONTACT THE BOARD**

*email:* board@westwoodpark.com

*phone:* 415-333-1125

*mail:* P.O. Box 27901 #770  
San Francisco, CA 94127



**Wanted: Memories of Westwood Park**

The Westwood Park Association will be 100-years-old in 2017! Have you lived in our neighborhood for 40, 50, 60 years or more? The Westwood Park Centennial Committee would like to hear from you.

As part of our Centennial celebration, we want to hear from longtime residents about life in the 'hood—legends or lies are welcome!

Tell us stories about growing up in the western part of San Francisco and help us compile a history of one of the neighborhoods that makes San Francisco a world class city.

If you know of a former resident who has moved on to another neighborhood or city, please pass along the word about our Centennial project.

Whether our "seasoned" WP residents want to write about their memories or audio record them, we are here to help. Just send an email to [board@westwoodpark.com](mailto:board@westwoodpark.com) or call 415-333-1125.



*Targeted by the city for a housing development: the 17-acre Balboa Reservoir*

**BALBOA RESERVOIR**

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2020. Thirty three percent of the homes are designated to be below-market rates to low-income and moderate-income households.

In addition, the goal of the city's Public Land for Housing Program is to provide 4,000 housing units by 2020, with 50 percent affordable to low and moderate-income residents.

Rumors have been flying about the city's plan to build up to 6,000 units. However, Shaw assured the audience that there is no plan yet for a specific number or type of housing units. Shaw said community meetings are the city's way of gathering feedback from residents for inclusion in the information supplied to potential developers.

It is expected that later this year the city will send out a Request for Proposal (RFP)

for developers to submit for their ideas for neighborhood compatible housing.

Last month, a survey about the future of the Balboa Reservoir was mailed to all Westwood Park homeowners and renters by the WPA Board of Directors. (*See survey article, page 1*)

In addition, Supervisor Norman Yee successfully sponsored legislation to establish a Community Advisory Committee (CAC), which will act as the Balboa Reservoir Study advisory body to the Mayor and city officials. (*See CAC article, page 1*)

For more details about the Balboa Reservoir Site Study, as well as FAQs, go to: [www.sf-planning.org/index.aspx?page=3989#materials](http://www.sf-planning.org/index.aspx?page=3989#materials). To submit comments to the city about the study, send an email to: [jeremy.shaw@sfgov.org](mailto:jeremy.shaw@sfgov.org) ❖

**ADVISORY COMMITTEE**

*continued from page 1*

In a move to insure that the neighborhood's interests are fully represented, the WPA board requested\* that the proposed ordinance be amended to designate several seats specifically for District 7 residents or businesses.

The board's request for Seats 5 and 6 was approved, but the city's Government Audit Committee rejected its request for Seats 8 and 9.

As directed by the ordinance approved by the Board of Supervisors, the CAC's membership will consist of nine seats:

**Seat 1** shall be held by the President of the Sunnyside Neighborhood Association or his or her designee.

**Seat 2** shall be held by the President of the Westwood Park Association or his or her designee.

**Seat 3** shall be held by the resident of the OMI (Oceanview-Merced-Ingleside) neighborhood, appointed by the Supervisor for District 7.

**Seat 4** shall be held by an employee or trustee of City College of San Francisco, appointed by the Supervisor for District 7.

**Seat 5** shall be held by a member of the Balboa Park Station Community Advisory Committee, appointed by the Supervisor for District 7.

**Seat 6** shall be held by a person who owns a business located on Ocean Avenue in District 7, appointed by the Mayor.

**Seat 7** shall be held by a member of the Public Utilities Commission Citizens Advisory Committee, appointed by the Mayor.

**Seat 8 and 9** shall be at-large seats, appointed by the Mayor.

The first meeting of the CAC has not yet been scheduled. Meetings are open to the public.

The Westwood Park Association has also established its own Balboa Reservoir Development Committee as a committee of the board, headed up by board member Linda Judge.

This committee will operate parallel to the CAC and is the "go to" committee for Westwood Park residents.

To contact the WPA Balboa Reservoir Proposed Development Committee, email: [board@westwoodpark.com](mailto:board@westwoodpark.com) ❖

*\*westwoodparksf.org/wp-content/uploads/2015/05/WPA-CAC-amend-ltrs-2015-2.pdf*

# Common Area Update: Dealing with the Drought

by Anita Theobaris

**Lawns:** To date, we have decreased our common area watering by 45 percent. Grass throughout the park was replaced years ago with a drought tolerant variety (90 percent fescue 10 percent rye). Since we have cut back, there are brown spots on the common areas. Some of these brown areas are caused by animal urine that can't be washed away due to no rain and the necessary water cutbacks.

**Trees:** According to our consulting arborist, the mature Stone Pine trees are established and have a root system that will allow them to survive the drought. Although periodic supplemental watering will be a big help, it doesn't need to be at previous rates. Even watering just once a month will make a big difference for these mature trees.

As our urban forest is being renewed, we have replaced the declining Stone Pines with drought tolerant Red Flowering Gum trees. As we scale back the irrigation, the trees will definitely survive. The only negative impact will be that development of the new

canopy will be slowed down; well worth it to conserve water.

**Sprinkler System:** The timers and sprinkler heads were being damaged by automobiles, causing a loss of water until they could be repaired. To alleviate this problem, boulders have been installed to protect the system from being damaged. Thus far, this has been a successful solution.

**Common Area Plantings:** The Upper Faxon/Monterey small common area has been replanted with drought tolerant plants. Plants in the upper Plymouth Green continue to be replaced as needed with drought tolerant varieties.

Unfortunately, many of the plants are being stolen. Although this is not a high priority for police enforcement, please take the time to call police dispatch to report a theft.

If you give a description or have a photo this would be most helpful to police. Also, the more we report any kind of theft, the more likely we will have increased police patrols in our area. ❖



## SURVEY

*continued from page 1*

One hundred and thirteen (113) mailed responses were returned. Generally, for mailed surveys, obtaining a 10% -15% response rate is considered successful. With 761 surveys sent, we achieved 15%.

The most frequently chosen top community amenities desired with a development at Balboa Reservoir (as chosen by Westwood Park residents in Part 2 of the survey) are listed below:

1. Neighborhood character and integrity: 30%.
2. Large open space for multiple use (e.g. exercise, play, picnics): 26%.
3. Large open space for programmed use (e.g. sports field, dog parks): 14%.
4. Affordable housing for all incomes: 13%.
5. Tied at 12%
  - Path, walkways or routes to go on walks, and
  - Housing for local workforce, such as teachers and public safety workers

Concerns about parking, traffic and pedestrian safety closely trailed the top five ranked choices in the first part of the survey, and ranked approximately 6% in part two of the survey. Complete survey results can be found in the “Important Documents” section of the WPA website.

Many thanks to residents Maureen Klier and Thomas Day for recording each and every respondent's comments on the returned surveys.

The WPA Board then sent the results to the San Francisco Planning Department and arranged for an April 30th special meeting to provide its residents with an update on the surveys, and an opportunity to answer questions, as well as discuss plans and next steps.

The WPA-specific meeting was attended by Jeremy Shaw, a city Planning Department representative, Mike Martin of the city's Office of Economic and Workforce Development, District 7 Supervisor Norman Yee, and neighborhood residents.

At the May 5 general community meeting (City College campus) to continue discussion of the Balboa Reservoir site, city officials reported that 740 online surveys—open to anyone—were submitted.

The most frequently chosen top community amenities desired with a development at Balboa Reservoir (from the community online survey results) are listed below:

1. Large open space for multiple uses (e.g. exercise, play, picnics): 24%
2. Affordable housing for all incomes: 13%
3. Neighborhood character and integrity: 12%
4. Large open space for programmed uses (e.g. sports fields, dog parks): 6%
5. Paths, walkways or routes to go on walks: 6%

The city's presentation can be found online: ([http://www.sf-planning.org/ftp/files/plans-and-programs/planning-for-the-city/public-sites/balboareservoir\\_Public-Workshop02\\_Presentation.pdf](http://www.sf-planning.org/ftp/files/plans-and-programs/planning-for-the-city/public-sites/balboareservoir_Public-Workshop02_Presentation.pdf))

# WESTWOOD PARK ASSOCIATION

P.O. Box 27901, No. 770  
San Francisco, CA 94127

## Annual Meeting

Mark Your Calendars!

September 12, 2015

11 A.M.—1 P.M.

Faxon Green

Inside...News & Views  
for Westwood Park



## Visit Our New Website: [westwoodparksf.org](http://westwoodparksf.org)

THE WPA's website has been updated with a new look and technology!

Thanks to residents Ravi Krishnaswamy (WPA board member) and Rose Tsang, the website's platform (WordPress) and design have caught up to the fast-paced cyber world.

The board extends its deepest gratitude to resident Danny Burkes, who is moving on to other endeavors after his stint as the WPA volunteer "webmaster" since 2002.

Our new URL: [westwoodparksf.org](http://westwoodparksf.org). The old website address ([westwoodpark.com](http://westwoodpark.com)) will be automatically redirected to our new

home page. As time goes on, new features will be added to the website.

Log on to [westwoodparksf.org](http://westwoodparksf.org) and take a tour! ♦

## Farewell to Anne . . . Welcome to Linda!

by Anita Theoharis

THANK YOU ANNE CHEN

After more than 12 years of service as a WPA board member, 40-year resident Anne Chen is stepping down. It is with many thanks and deepest gratitude and appreciation that we say goodbye to Anne as a board member.

Anne has served as co-treasurer since 2013. She has maintained our database, dues and liens collection and has implemented successful new dues and liens collection procedures. Thanks to her efforts, our overall financial health remains solid.

Anne also served as our common area maintenance chair for several years. In addition, Anne has spent countless hours preparing for and attending hearings and meetings on behalf of WPA regarding our trees and planning and zoning issues.

Anne and her husband Frenchie have volunteered many hours of their time to insure that our special neighborhood remains safe and beautiful. We wish Anne, Frenchie and their family all the best.

WELCOME LINDA JUDGE

We thank Linda for accepting the WPA Board invitation to fulfill the remainder of Anne's board term.

Linda and her family moved to Plymouth Avenue in 2006 and in 2013 they became Westwood Park home owners. During the seven years they rented, they came to deeply appreciate Westwood Park, its history and the unique architectural style of the neighborhood.

Linda has a background in real estate accounting and enjoys gardening, music, art and food.

She has accepted the Board's request that she chair the WPA Balboa Reservoir Committee. With the proposed building on the Balboa Reservoir, this committee is most important to our residents.

We welcome Linda and thank her for volunteering her service to the WPA board. ♦