

# WESTWOOD PARK ASSOCIATION



*Newsletter*

Winter of 2016

## Westwood Park Residential Character District - More Important Than Ever

*By Anita Theoharis*

DO YOU REMEMBER your first time marveling at the look and feel of Westwood Park?

Have you ever had friends, family or visitors remark about how nice a neighborhood you live in?

Ever wonder how the vision of Westwood Park's original developers came to be preserved in a city that sometimes doesn't get planning policies right?

The answer lies more than 20 years ago when a group of Westwood Park residents challenged City planning policies, architects and developers. At that time, the Westwood Park Board's policy was to defer to the City. The City's policy was to allow vertical additions that would have a negative im-

pact on the Park's unique neighborhood character.

Those residents undertook a five year effort of lobbying the Mayor, Planning Director, Planning Commission and the Board of Supervisors, submitting architectural proof of our unique neighborhood character and drafting a set of proposed guidelines to preserve it.

In 1995, these efforts culminated in legislation designating Westwood Park the first and only – still – Residential Character District (RCD) in San Francisco, along with a Board of Supervisors commendation for our preservation efforts.

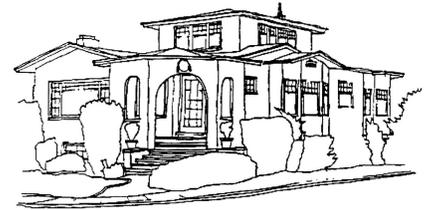
It made the Westwood Park Association Residential Design Guidelines a part of the City's Planning Code and enacted an unprecedented height limit change

from 40' to 28'; essentially prohibiting vertical additions.

*CHARACTER DISTRICT on page 2*

### WESTWOOD PARK ASSOCIATION

Residential Design Guidelines



January 1992

Westwood Park Association  
P.O. Box 27901  
No. 770  
San Francisco CA 94127

First Electronic Version  
01 September 2004

## Westwood Park Balboa Reservoir Survey Results Are In!

*By Linda Judge*

NEARLY 40 PERCENT of Westwood Park residents responded to a recent survey about a proposal to develop the Balboa Reservoir area, with almost 90 percent expressing support of recommendations put forth by the Association's board and members of its Balboa Reservoir Committee.

The Westwood Park Association (WPA) survey was mailed in late January, in an effort to adequately represent the concerns and opinions of residents regarding any proposed development.

Your WPA Reservoir Committee and Board Members have been working hard since 2015 to ensure that they, and Kate Favetti, our appointed member to the Balboa Reservoir Citizens Advisory Committee (CAC) are working in tandem with residents to represent the Westwood Park neighborhood concerns and position as a whole.

*RESERVOIR RESULTS on page 3*

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Color and PDF versions of newsletters are posted on the Westwood Park website: [westwoodparksf.org](http://westwoodparksf.org)

**WESTWOOD PARK ASSOCIATION BOARD MEMBERS**

Kate Favetti, PRESIDENT  
Term expires 2018

Anita Theoharis, VICE PRESIDENT  
Term expires 2018

Kathleen Beitiks, SECRETARY  
Term expires 2016

Caryl Ito, CO-TREASURER  
Term expires 2016

Ravi Krishnaswamy, MEMBER-AT-LARGE  
Term expires 2017

Tim Emert, MEMBER-AT-LARGE  
Term expires 2016

Linda Judge, MEMBER-AT-LARGE  
Term expires 2018

**What Do You Think District 7 Needs?**

As part of Supervisor Yee’s “Participatory Budgeting” plan, District 7 residents have an opportunity to vote on about 20 proposed neighborhood general projects and pedestrian safety improvements for 2016. Voting (online and paper) will take place in mid-March. For details and more information, send an email to [ericamaybaum@sfgov.org](mailto:ericamaybaum@sfgov.org) or call 415-554-6517. Additional voting updates will be posted on Supervisor Yee’s website: [sfbos.org/index.aspx?page=15925](http://sfbos.org/index.aspx?page=15925).

Westwood Park Association website: [westwoodparksf.org](http://westwoodparksf.org)

**Character District** *(continued from page 1)*

For the next 13 years, that law preserved our neighborhood, thanks in large part to a program of reaching out to realtors when homes went up for sale and a volunteer architect who reviewed all plans for external remodeling to insure compliance with the Guidelines.

But in 2008 another challenge came along. An architect wanted to change Westwood Park “for our own good.” He proposed that vertical additions were in compliance with the RCD and his client submitted plans to build one. Much to our surprise, city planners ignored the clear intent of the law and approved the project.

The Westwood Park Board challenged the planning staff’s decision. Residents met with the Planning Director and former Supervisor Sean Elsbernd, supervised site visits by planning commissioners, submitted papers describing the history of Westwood Park and the legislation, conducted a survey demonstrating overwhelming resident support for the continuing prohibition of vertical additions, obtained a letter of support from our Supervisor and participated in a lengthy hearing before the Planning Commission.

By a unanimous vote, the Planning Commission disapproved the project, finding that vertical additions would have a significantly detrimental effect on the neighborhood and its character.

But now our special slice of San Francisco faces another challenge: the proposed development of the Balboa Reservoir which may include high density housing bordering Westwood Park.

We hope you get as involved as our residents in the 1990s did, in efforts to preserve our unique slice of San Francisco. And thanks to the prior efforts of Westwood Park residents, you will have the law on your side.

*The Residential Character District Guidelines can be found online at: <http://westwoodparksf.org/>. Look under “Important Documents.”*

**A Spook-tacular Halloween!**

The 2015 Westwood Park Halloween Home Decorating Contest brought out some spine-chilling creativity in our neighborhood! There were some especially spooky displays of Halloween spirit that our judges singled out for special awards. Congratulations to our very festive neighbors, whose spirits rose to the occasion:

- ◆ First place - 799 Faxon - \$50
- ◆ Second Place - 555 Miramar - \$25
- ◆ Third Place - 59 Hazelwood - \$10
- ◆ Honorable Mention - 1376 Plymouth



## Reservoir Survey Results *(continued from page 1)*

As many of you know, members of the Committee have met each month, in advance of the Balboa Reservoir CAC meetings, to review the individual Principals and Parameters provided by City Staff. Based on collected WPA community comments, the Committee provided input and revisions to the separate Principals and Parameters, and then presented them during the monthly CAC Meetings. Many residents of our community have attended the CAC Meetings and spoken publically.

The Board and Committee Members cannot thank you enough for your continued input, comments, concerns and insights during this process. It is very important that our neighborhood has a continued presence at the CAC Meetings and that you continue to let Committee members know your thoughts and concerns.

In January, after six CAC Meetings refined and placed specifics on the concerns of the WPA and larger communities surrounding the Balboa Reservoir site, the WPA Board and Committee members sent out the survey to homeowners. **Thank you for your responses!**

The goal of the survey was to confirm that we are on the right track as far as representing the larger concerns and position of our neighborhood.

Overwhelmingly, the survey results supported the Committee and Board recommendations. As of mid-February, we received 264 surveys (a 39% response rate).

### SUMMARY OF WPA BOARD RECOMMENDATIONS TO THE CITY STAFF AND CAC:

- 1. Number of Units:** 500 Units maximum, as indicated by the 2009 Balboa Park Station Area Plan Final Environmental Impact Review (FEIR) as their “worst case scenario.”
- 2. Open Space:** A minimum of 5 acres total Open Space, including a 1.5 acre ‘Large Unbroken Open Space’ (i.e., a ‘Green Park’).
- 3. Building Height:** Not to exceed 28 feet on the West, closest to Plymouth residents, and 40 feet on the rest of the site.
- 4. Affordability:** If there is a higher percentage than 33% affordable [consistent with Prop. K (2014)], all of the amount higher than 33% should be allocated to the Middle Class [i.e., between 120% and 150% of Adjusted Mean Income (AMI)]. NOTE: As of 2014, 120% of AMI = \$122,300 for a family of four. As an example, this would be two parents who earn \$29.40 per hour, with two children.
- 5. Ownership:** A significant amount of all the units should be available for ownership.
- 6. Parking:** 1 to 1 parking (1 parking space per residential unit).  
**6a. Replacement Parking for CCSF:** City Staff, CCSF and Mayor’s Office of Economic Workforce and Development (MOEWD) need to clearly define in the RFP how the 1,000 parking spaces now on the site are going to be replaced and by whom.
- 7. Balboa Park Station Area Plan and CCSF Master Plan Transportation Infrastructure:** The larger Transportation Infrastructure improvements need to be planned, funded, and implemented before any Balboa Reservoir residential or mixed use development is final.

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Westwood Park residents are invited to subscribe to the neighborhood’s email list to receive periodic WPA-related announcements. To subscribe, send an email to [webmaster@westwoodpark.com](mailto:webmaster@westwoodpark.com)

## MUSIC TO OUR EARS

Westwood Park is one of the city’s organizations and neighborhoods annually invited by the San Francisco Symphony to celebrate the beginning of a new season with the “All San Francisco Concert.”

Tickets to the Thursday night concert at Davies Symphony Hall, which is usually held in late August or early September, are \$10.

According to Ginger Trumbour, our neighborhood coordinator, Westwood Park is allotted 32 symphony tickets at the special price (two tickets per household).

Interested residents may add their names to the list maintained by our coordinator. Send an email to [board@westwoodpark.com](mailto:board@westwoodpark.com) and include your name, phone number and home address in Westwood Park, or call the WPA at 415-333-1125.

When the date of the concert is announced and tickets become available, Ginger will contact those on the list – in the order that ticket requests are received.

Generally, notification of the date is announced about a month before the symphony performance.

Westwood Park thanks Ginger for her longtime volunteer work as coordinator of the symphony ticket program in our neighborhood!

# WESTWOOD PARK ASSOCIATION

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



## Report: Common Areas

Longtime neighborhood volunteer Anne Chen reports that the sprinklers have been turned off for the winter season in Westwood Park and the regularly scheduled tree pruning has been completed.

Anne oversees the upkeep of Westwood Park's landscaped common areas, working with professionals to make sure our neighborhood's park-like landscaping is healthy, safe and beautiful.

Reports of broken sprinklers, errant tree limbs and other issues in the common areas may be sent to: [board@westwoodpark.com](mailto:board@westwoodpark.com), or call the Westwood Park Association, 415-333-1125.

## 100 Years of History

The Westwood Park Centennial Committee is on the hunt for old photos, posters, brochures and other vintage items for a celebration of the 100th anniversary of the neighborhood in 2017. We need some long forgotten treasures for our archives! Contact the WPA: [board@westwoodpark.com](mailto:board@westwoodpark.com)

## Wellness Passes – Sign Up Now!

Each semester, the Westwood Park Association receives 30 free passes to the City College Wellness Center, including its gym and pool.

The passes are distributed to neighbors 18 or older on a first-come, first-served basis.

Passes are limited to two per household, and are valid for one semester.

Westwood Park neighbor Jeff Lorton is our volunteer coordinator of the passes and maintains the waiting list.

To sign up for a pass, email Jeff at [wellnesspass@westwoodpark.com](mailto:wellnesspass@westwoodpark.com) or call the WPA at 415-333-1125. Please provide your name, contact information and the number of passes requested.



## Keeping Westwood Park Safe

Interested in forming a Neighborhood Watch group on your block?



Working in cooperation with the San Francisco Police Department, the SAFE program (Safety Awareness for Everyone) provides residents with tips on home security, personal safety, public safety and crime prevention.

Participation in SAFE's Neighborhood Watch program is a great way to meet your neighbors and get safety advice from experts.

SAFE's website provides more details about its services, including an informational video: <http://sfsafe.org/neighborhood-watch>

For more questions about the Neighborhood Watch Program and SAFE's other programs, call 415-553-1984 or send an email to: [info@sfsafe.org](mailto:info@sfsafe.org).

Have you already formed a Neighborhood Watch on your block? Keep the Westwood Park Association posted – send a note to: [board@westwoodpark.com](mailto:board@westwoodpark.com).

Westwood Park Association Income Statement 2015-2016	2015-2016 Year End	2016-2017 Budget
<b>Income</b>		
Annual Assessments	65,546	57,750
Interests & fees	1,331	0
Centennial Donations	3,202	0
Regular Donations	142	0
<b>Total WPA Income</b>	<b>70,220</b>	<b>57,750</b>
<b>Expenses</b>		
Common Area Maintenance	18,000	18,600
Common Area Projects	1,344	3,500
Tree Maintenance	800	15,500
Gates Maintenance	500	1,800
<b>Total Common Area</b>	<b>20,644</b>	<b>39,400</b>
Newsletter Printing, Postage & Mailing	2,565	3,300
Annual Meeting	2,164	2,300
Halloween Contest	50	85
Balboa Reservoir Communications	2,660	7,500
<b>Total Resident Communication</b>	<b>7,439</b>	<b>13,185</b>
Annual Dues Printing & Mailing	414	500
Dues Postage & Supplies	677	700
Lien Expenses	565	750
<b>Total Dues &amp; Lien Costs</b>	<b>1,656</b>	<b>1,950</b>
Tax Preparation	595	595
Bank Fees	200	125
<b>Total Accounting</b>	<b>795</b>	<b>595</b>
S.F. Taxes	508	1,800
<b>Total Taxes &amp; Fees</b>	<b>508</b>	<b>1,800</b>
Directors & Officers Insurance	4,283	4,500
Liability Insurance	7,170	8,000
<b>Total Insurance</b>	<b>11,453</b>	<b>12,500</b>
Post Office Box Rental	343	375
Supplies & Equipment	0	200
<b>Total Office</b>	<b>343</b>	<b>575</b>
Electricity	1,647	1,700
Telephone	629	700
<b>Total Utility</b>	<b>2,276</b>	<b>2,400</b>
<b>Total Planning &amp; Zoning</b>	<b>0</b>	<b>1,000</b>
<b>Total Legal Fees</b>	<b>1,718</b>	<b>8,500</b>
<b>Total WPA Expenses</b>	<b>46,832</b>	<b>81,905</b>
<b>Net Operating Income</b>	<b>23,388</b>	<b>(24,155)</b>
Checking	\$41,998	
Savings	\$40,830	
<b>Total Cash on Hand as of 2-29-2016</b>	<b>\$82,828</b>	