

**Westwood Park Association
Meeting Minutes
April 19, 2016 – 7 p.m.
837 Faxon Avenue**

MINUTES

I. Roll Call

Present: Kate Favetti, Caryl Ito, Kathy Beitiks, Linda Judge

Excused: Tim Emert, Ravi Krishnaswamy, Anita Theoharis

Guests: Dan Casey, Tracie Wen, Anne Nelson, Francine Lofrano, Fred Lofrano, Zhimin Li, Laura Frey, Peggy Koman, Sean Riordan, Bob Hermann, Jeff Rocca

II. Approval of Minutes March 15, 2016

Approval of the March 15, 2016 was postponed until the next meeting.

III. Co-Treasurer's Reports

A. *Account Balances – Kate*

Checking: \$63,313; **Savings:** \$40,833; **Total:** \$104,146 (as of 3/31/16)

B. *Income and Expense Report for March – Caryl*

Caryl presented the Income & Expense Report and the 3/1/16-2/28/17 Budget

C. *Outgoing Checks – Caryl*

#1274 – 3/15/16; \$652.14; Anita Theoharis

#1275 – 3/15/16; \$827.50; Hughes, Gil, Cochrane

#1276 – 3/15/16; \$261.84; Urban Farmer

#1277 – 4/1/16; \$177.00; SFMTA

#1278 – 4/5/16; \$10; CA Franchise Tax Board

#1279 – 4/6/16; \$478; Cristi, Fritschi, Patterson

#1280 – 4/14/14; \$595; Levy, Erlanger&Co.

Caryl asked for approval to add crime coverage to our current insurance policy for \$478.00 a year. Via email voting, the coverage was approved on March 23, 5-0.

IV. Committee Reports

A. *Website Update – Ravi*

Ravi reported (via email) that WPA documents are being added to the Google Drive. He requested feedback from users. At some point soon he suggested a discussion about file organization and some of the policies about access. He will draft a proposal.

B. *Newsletter – Kathy*

Kathy made a motion to approve a \$50 gift certificate for Laura Rodil, a neighborhood graphic artist who stepped in to produce the Winter 2016 newsletter when Susan Sheldrake was unable to, due to a work conflict; seconded by Linda; approved, 4-0.

It was also suggested that since the Winter newsletter came out a little later than usual (to accommodate annual dues statements), the board should consider skipping the Summer newsletter. The Fall newsletter would be the next issue.

C. *Centennial Committee – Kathy*

The Centennial Committee decided to drop the proposed engraved bricks project. The proposed three major Centennial projects are: a time capsule, streetlight banners and a self-guided neighborhood walking tour. Discussion about additional fundraising will take place at the May Centennial Committee meeting.

D. *Common Area Maintenance – Anne*

Caryl made a motion to approve \$665 for a tree pruning on upper Miramar; seconded by Linda; approved, 4-0.

E. *Planning and Zoning*

Bob Hermann and other neighbors in attendance discussed the two proposed remodeling plans of 154 Westwood, which appear to be contrary to the WPA Residential Character District Guidelines. Bob was one of several people who talked to the architect and also offered to show him his own home - illustrating how many WP residents have expanded their homes within the envelope. It was mentioned that the home might be owned by a development company. Anita sent the relevant WPA documents to the owner. The WPA will continue to monitor the proposed remodeling project.

F. *Balboa Reservoir Proposed Development Committee – Linda Judge*

To be convened at 6:30 as a Committee of the Whole

Linda provided a summary of the situation regarding the city's proposed housing development for the Balboa Reservoir (BR) and the WPA's responses the past year. The city originally wanted to issue a Request for Proposal (RFP) in March 2015; the establishment of the Community Advisory Committee (CAC) and the public participation at its monthly meetings has slowed down the process. That the RFP has not yet been issued is a small success. The city now knows that the WPA is organized in its watchdog efforts. The WPA continues to hold on to its position of a maximum of 500 units – as indicated in the 2009 Balboa Area Station Plan. The city has not committed to a specific number of units. City College of San Francisco (CCSF) is concerned about transportation and losing student parking with a housing development in the BR. The WPA Balboa Reservoir Committee (WPABRC) has gone through the project parameters sentence by sentence and responded to the city planners. The CAC of the Public Utilities Commission (PUC) has recommended the BR be declared surplus property. The PUC has not yet voted.

Residents at the WPABRC meeting brought up several issues: the area's infrastructure is a potential problem; the city assumes millennials will embrace public transportation, not autos; CCSF is behind in the development of its Master Plan; CCSF needs to provide some hard data about its students use of the campus; the effect on disabled students and seniors needs to be considered; WPA residents need to attend CAC meetings regularly and send emails to city officials.

Caryl, Kate and Linda met with Supervisor Yee. Yee said he supported the WPA position of 500 units, possibly a few more. He met with city staff about pushing down the height limit of any housing in the BR from a (a) "65-85 foot maximum" to (b) 25 feet behind Plymouth, 65 feet near Phelan and 40 feet for the remainder of the proposed residences. He supports 1-1 parking for family units, but is seeking assistance in defining why 0.5 parking spaces per unit will not work particularly for active seniors, families and disabled persons. WPA wants 50 percent ownership; Yee is supportive and thinks the more ownership the better. He supports the WPA's position for a 5 acre park (2 acres unbroken). He stated the need for better infrastructure and transportation solutions to get any project approved. He also said that without a plan for a City College parking replacement, the project would not likely move forward. Yee secured \$100,000 for a traffic study. CCSF needs to identify what they will do with parking and provide more data.

G. *Ocean Avenue Association (OAA) – Kate*

Current vacancies include retail space at 280 Brighton, 1831-1835, 1920A, 1941, 1945 and 1100 Ocean Ave.; current properties for sale – 1616, 1521 and 1437 Ocean Avenue. Concern was expressed about the height of the building going up at 1490 Ocean and the WPA sent a letter to the owners requesting that the WPA pillar be protected during construction and that lumber be removed from the Miramar Median due to potential damage to the sprinkler system.

V. Old Business

A. *Co-Treasurer/Bookkeeper/Income Accounting/ Responsibilities*

Kate will be working with a neighbor volunteer to assist with inputting cash deposits.

B. *Project/ Board Oversight responsibility*

Postponed

C. *Communications/Website/Cloud*

Postponed

D. *Annual Meeting*

The permit hearing for the Annual Meeting (on September 10) will be held on May 28.

VII. New Business

A resident suggested that the WPA address be included on the upper and lower portion of the annual dues statement.

VIII. Executive Session: Potential Litigation

Postponed

IX Next Meeting: May 17, 2016 at 7 p.m.

X. Adjournment

Linda made a motion to adjourn at 9:35 p.m.; seconded by Caryl; approved, 4-0.

*Respectfully Submitted,
Kathleen Beitiks, Secretary
Westwood Park Association*

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