

Westwood Park Association
Meeting Minutes
May 17, 2016 - 7 p.m.
85 Hazelwood Ave.

MINUTES

I. Roll Call

Present: Kate Favetti, Kathy Beitiks, Caryl Ito, Anita Theoharis (via phone), Ravi Krishnaswamy

Excused: Tim Emert, Linda Judge

Guests: Fred Lofrano, Francine Lofrano, Laura Frey, Mario Cardozo

7 - 7:30 p.m. - Westwood Park residents' opportunity for questions and comments. The Westwood Park Association will commence its business meeting promptly at 8:00 p.m. Residents are welcome to stay to observe.

II. Approval of Minutes March 15, 2016

Approval of Minutes April 19, 2016

Approval of the March and April Minutes was taken out of order and postponed due to a lack of a quorum.

III. Co-Treasurer's Reports

A. Account Balances – Kate

Balances (4/30/2016): Checking - \$70,160; Savings - \$40,835; Total - \$110,995.

B. Income and Expense Report for April – Caryl

Caryl submitted the Income and Expense Report for April, noting that annual dues collections are on track.

C. Outgoing Checks – Caryl

#1281 – (4/20/16): \$327.31, San Francisco Treasurer

#1282 – (4/20/16): \$327.31, San Francisco Treasurer

#1283 – (4/19/16): \$50.00, Gift Card for newsletter graphics artist

#1284 – (4/21/16): \$18.00, Anne Chen – Screen Prints/Assessor's Office

#1285 – (4/23/16): \$50.00, Balthazar Gutierrez – March supplement payment for monthly increase. (Future Chase Bank automatic payments increased to \$1,550.)

#1286 – (5/7/16): \$89.00, AT&T – Adjusted bill for April/May 2016.

Chase Bank Auto Payments:

(4/8/16): \$1,550, Payment to Gutierrez Gardening

(4/19/16): \$143.96, Payment to PG&E

IV. Committee Reports

A. Website Update – Ravi

Ravi submitted a Website/Cloud Storage update regarding: document storage, anonymity of sender emails, automatic cross posting, email and mailing list management, website access, Google Drive documentation. Board members are encouraged to ask him questions.

B. Newsletter – Kathy

No report

C. Centennial Committee – Kathy

No report

D. Common Area Maintenance – Anne

- Anne requested the WPA send a letter to Eric Huang, owner of 975 Monterey, confirming his approval of the WPA to pay for pruning his Monkey Puzzle tree- to protect the Westwood Park entrance gates from any potential damage from tree limbs.

- Construction at 1490 Ocean Avenue has caused concern for the condition of the Miramar Median – specifically: broken sprinkler heads, removal of protective boulders, plant damage, tree taproot damage and protection of the WPA historic pillar. This information needs to be communicated to the contractor.
- A reduced watering schedule and windy days have contributed to an increase of invasive weeds in the Common Areas.

E. Planning and Zoning – Anita

- Resident Mario Cordoza talked to the board about his desire to add a second unit to his home at 579 Miramar Avenue. He was reminded by the board that secondary units are not permitted in Westwood Park, according to the WPA Codes, Covenants & Restrictions (CCRs).
- There was a discussion about WP property owners who are offering their homes for short term rentals (e.g., Airbnb). The city has established a registration process, but it appears many units are not in compliance. The CCRs of other adjoining neighborhoods prohibit short term rentals and it was suggested that the WPA look into ways they are handling this issue.
- There is no update on potential remodeling plans for 154 Westwood; the property owner of 579 Miramar has not responded to the WPA's letter informing him that his application to legalize a secondary unit is in violation of WPA CC&Rs; construction continues at 1490 Ocean Avenue. WPA advocated for three stories when the project was proposed – it is now four stories. The WP pillar is being retained and measures have been taken to protect it during construction; several homes have been listed for sale - 939 Faxon, 142 and 170 Eastwood.

*F. Balboa Reservoir Proposed Development Committee – Linda Judge
To be convened at 6:30 as a Committee of the Whole*

There was a discussion about the Transportation parameters for the proposed BR site. City planning staff is conducting a “survey” of CCSF students about their transportation and parking habits. It was noted that the online survey is not closed and anyone can log on – bringing the credibility of its results into question. Anita said that we should strive to get Supervisor Yee to be more definitive as to his support of the WPA position on the proposed development. Caryl said that Yee wants help in justifying WPA's insistence on a 1 – 1 parking ratio. Also, it was agreed that the Traffic Demand Management (TDM) study needs to be completed before moving forward. Kate will attend the May 23 CAC meeting. An update on the proposed Balboa Reservoir development will be sent to WPA residents, along with a message emphasizing the importance of WPA vigilance and encouraging residents to attend the CAC meetings as a show of support for the neighborhood's feedback on the parameters.

*Linda communicated to the board on May 17 that she is resigning as chair of the WPA Balboa Reservoir Committee, effective immediately.

G. Ocean Avenue Association – Kate

Kate reported: The Ocean Avenue Ale House will have a “soft” opening on May 21, with music provided by the “Jamborees”; there are plans for a Wells Fargo Bank in the 280 Brighton building; Poke Bowl will be opening in the former yogurt store; Whole Foods has applied for a permit to serve beer and wine in its café; there has been a complaint that some of the shrubs on Ocean Avenue are encroaching on the sidewalks.

V. Old Business

A. *Co-Treasurer/Bookkeeper/Income Accounting/ Responsibilities – All*
 No Report

B. *Symphony Tickets – All*

A number of residents requested community symphony tickets offered to Westwood Park, after an article appeared in the WPA newsletter. Their names were forwarded to WPA

volunteer Ginger Trumbour, Discussion will be continued to determine how the board can assist her with administering the program.

C. *Communications/Website/Cloud – All*
(See Website Update above)

D. *Annual Meeting– Kate*

Permits have been approved for the September 10 Annual Meeting.

VII. New Business

A. Record email approval 579 Miramar Avenue Letter – Anita

The board approved (April 28 - via email) sending a letter to the owner of 579 Miramar, explaining that the WPA CC&Rs prohibit the addition of a secondary unit to the neighborhood's single family homes. Approved, 5-0.

B. President Kate Favetti announced she is stepping down from the WPA board. Her resignation will be effective June 1.

C. Kate showed a sample of the new "No Dog Poop" signs she will order for the Common Areas.

VIII. Executive Session: Potential Litigation

None

IX Next Meeting: June 21, 2016 at 7 p.m.

Location TBD

X. Adjournment

Caryl made motion to adjourn at 9:57 p.m.; seconded by Kathy; Approved

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

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