

WESTWOOD PARK ASSOCIATION



Newsletter

Fall of 2016

September 10, 11AM – 1PM, Faxon Avenue Green

Westwood Park's 99th Annual Meeting and Picnic

Kate Favetti, President

MARK YOUR CALENDAR! COME AND MEET YOUR NEIGHBORS!

Westwood Park residents and property owners are invited to attend our neighborhood's Annual Meeting and Picnic on Saturday, September 10, 11 am to 1 pm on the Faxon Avenue Green (at Northwood Drive).

Since 1917, members of the Westwood Park Association have been meeting once a year. In past years, sunny picnic weather is almost always guaranteed. And again this year, we look forward to a pleasant day, but hope that rain, and plenty of it, comes after our Annual Meeting and Picnic!

We will have reports on our budget and financial condition, planning and zoning, common area maintenance, the Centennial Committee, the proposed Balboa Park Reservoir Development Committee and Balboa Reservoir

Community Advisory Committee (CAC) from the Westwood Park Association Board and committee members.

Representatives from NERT (Neighborhood Emergency Response Team), our Centennial Committee, the Westwood Park Balboa Reservoir Development Committee, PG&E, San Francisco Recreation and Parks, San Francisco SAFE (Safety Awareness for Everyone), Recology, PUC (Public Utilities Commission), and possibly representatives from the San Francisco Airport will be invited to staff informational tables set up on the Faxon Avenue triangle.

San Francisco Police Department Captain Joseph McFadden (Ingleside Station) and representatives from the San Francisco Fire Department will also be on hand to address questions and concerns from residents. And, District 7 Supervisor Norman Yee will be

available after the general meeting for questions.

Board members, Tim Emert, Caryl Ito and Kathy Beitiks, have decided to move on to other pursuits and although they will remain active in the Westwood Park community, they are not running for re-election. We thank Tim, Caryl and Kathy for their valued and dedicated service the past three years! Margaret Reed will tally the votes and report on the results for the three vacant terms. Thank you Margaret!

Jeff Lorton has been serving as the 2016 CCSF Wellness Center Coordinator volunteer and we thank him for wonderful service. A drawing for our new (2017) neighborhood volunteer CCSF Wellness Center Coordinator (distributor of passes for the fitness center at City College) will be held at the Annual Meeting.

See ANNUAL MEETING on page 3

Balboa Reservoir Update

Kate Favetti

AFTER A year-long process, the final draft of the Principles and Parameters on the proposed Balboa Reservoir development was presented on August 8 by City staff to the Balboa Reservoir Citizens Advisory Committee (CAC). The August 8 meeting was the first of two hearings held before issuing the Request for Proposals (RFP) for developer bids.

Some progress was made and the Principles and Parameters were revised over the course of the 2015 and 2016 monthly hearings - a direct result of the hard work, excellent written presentations and public comment submitted by Linda Judge and committee members of the Westwood Park Balboa Reservoir Committee, including many concerned neighbors.

However, the final draft did not include key provisions important to Westwood Park residents as the January 2016 survey results indicated. Therefore, the Westwood Park Association Board, the Westwood Park Balboa Reservoir Committee members and its appointed representative on the CAC, Kate Favetti, strongly dissented at the August 8 CAC meeting.

See BALBOA RESERVOIR on page 2

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Color PDF versions of newsletters are posted on the Westwood Park website: westwoodparksf.org

WESTWOOD PARK ASSOCIATION



WESTWOOD PARK ASSOCIATION BOARD MEMBERS

Kate Favetti, President
Term expires 2018

Tim Emert, Vice President
Term expires 2016

Kathleen Beitiks, Secretary
Term expires 2016

Caryl Ito, Treasurer
Term expires 2016

Anita Theoharis, Member-at-Large
Term expires 2018

Ravi Krishnaswamy, Member-at-Large
Term expires 2017

Linda Judge, Member-at-Large
Term expires 2018

Newsletter Editor: Kathleen Beitiks

CONTACT THE BOARD

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San Francisco, CA 94127

Spooktacular!

GET READY FOR HALLOWEEN!

Watch out for some spooky looking judges floating around Westwood Park on Halloween—or a day or two earlier. They will be looking for some winners of our neighborhood's Annual Halloween Home Decorating Contest! Start thinking now about creative ways to dress up your home and front yard to celebrate our scary holiday. Prizes are: \$50 for First Place, \$25 for Second Place, \$10 for Third Place, and an Honorable Mention to the first runner up.

Homes that have put in wonderful efforts year after year will become part of our Halloween Hall of Fame. Interested in being a judge? Send an email to board@westwoodpark.com.

"SAFE Blocks" in Action to Prevent Crimes

Caryl Ito

OUR WESTWOOD PARK neighbors are taking action to prevent crimes in our neighborhood by organizing SAFE (Safety Awareness for Everyone) Neighborhood Watch Blocks, sponsored by our San Francisco Police Department (SFPD).

We have three very active SAFE blocks on the 600 block of Miramar, 800-900 block of Faxon, and Westwood, Pizarro. The captains and co-captains who coordinate the meetings from these three blocks met on June 18 to share information about each group's activities and Capt. McFadden, of SFPD's Ingleside Station, also attended to update us regarding crime reports, statistics and prevention measures.

Capt. McFadden reported that overall our neighborhood is "relatively safe" compared to other neighborhoods—but we all know that car break-ins, and home burglaries are occurring. Citywide petty crimes are on the increase and these concerns have been addressed to both our District 7 Supervisor, Norman Yee, as well as to our precinct captain.

Capt. McFadden recommends if we install exterior cameras that we register this information with the SFPD Ingleside Station so if or when crimes occur, the police will know whom to interview. Cameras and alarm systems can help to identify thieves because some break-ins are the result of groups targeting our neighborhoods - and repeat offenders can be involved.

See *SAFE BLOCKS* on page 4



Balboa Reservoir *(continued from page 1)*

The position the Westwood Park Association has taken is reasonable and compatible with the 2009 Balboa Station Area Plan (sf-planning.org/balboa-park-station-area-plan) and directly reflects your concerns and opinions as expressed in the survey results taken earlier this year, specifically:

- 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 five 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 Avenue 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 College of San Francisco): City Staff, CCSF and MOEWD (Mayor's Office of Economic and Workforce Development) 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.

Thank you to all Westwood Park residents who responded to the Westwood Park Association's "Call to Action!" by sending letters and emails to Mayor Ed Lee, our District 7 Supervisor Norman Yee, John Rahaim, Planning Department, and the Mayor's Office and Planning staff. Westwood Park's strength in numbers was duly noted.

The final draft of the Principles and Parameters on the proposed Balboa Reservoir Development will again be heard at the next meeting of the CAC held on September 12, 6:15 pm, CCSF Multi-Use Building, Room 140, 55 Phelan Avenue.

Residents are encouraged to attend and speak on behalf of the Westwood Park position! ❖

WESTWOOD PARK ASSOCIATION

ANNUAL MEETING NOTICE AND AGENDA

Picnic to Follow

September 10, 2016

Faxon Avenue Green

11 AM – 1 PM

MEETING AGENDA

1. Call to Order and Welcome Message
Kate Favetti
2. Treasurer's Report
Caryl Ito
3. Trees & Common Areas Report
Anne Chen
4. Planning & Zoning
Anita Theoharis
5. Board of Directors' Election Results
Margaret Reed, Inspector of Ballots
6. Speakers
Mayor Ed Lee (unconfirmed)
Norman Yee, Supervisor District 7
Captain Joseph McFadden,
Ingleside Police Station
Kathleen Beitiks, WPA Centennial Committee Chair
7. Open Questions from Residents
8. Wellness Volunteer Drawing
9. Adjournment and Picnic



CCSF WELLNESS CENTER OPPORTUNITY

Our neighborhood is eligible to receive 30 passes to the City College of San Francisco Wellness Center. Interested in volunteering to be our coordinator and distribute our 30 passes to Westwood Park residents? Call 415-333-1125, or email: board@westwoodpark.com (by September 9). The drawing for our WPA coordinator will take place at the Annual Meeting and Picnic on September 10.

2016 Candidate Statements

Anne Chen

I am a longtime resident who has served on the Board for 10 years. Currently, I oversee the common area maintenance and upkeep of our 70 trees. I also served as Co-Treasurer and implemented a program to insure that all residents paid their dues. As a result our revenues increased by more than \$8000.00. The experience of working with residents and fellow board members has been most gratifying. I would like to put to use my past experience to preserve the special quality of our lovely Westwood Park.

Joseph Koman

My wife Peggy and I have resided in Westwood Park for the past 40 years. We chose this neighborhood for its affordability and its resemblance to living in suburbia within the city. I am a past president of the Westwood Park Association. I am running for the position of a board member because I fear that our quality of life in the neighborhood is being attacked by developers and the current administration of the city. I will work hard to enforce our Residential Design Guidelines and our CC&R's in order to maintain the beauty and uniqueness of Westwood Park.

Francine Lofrano

I've been a resident of Westwood Park for 28 years. My volunteer work includes the first Friends of the Urban Forest tree planting in our

neighborhood. Over the years I've stayed active and involved on issues that impact our neighborhood. During the last year, I've served as a member of the Balboa Reservoir Sub-committee to ensure Westwood Park residents have a voice in the Balboa Reservoir Development. I look forward to the opportunity of working with neighbors & residents to preserve our unique neighborhood and the quality of life we all enjoy. I would greatly appreciate your vote.

Annual Meeting

(continued from page 1)

Following the meeting, enjoy delicious deli sandwiches, chips, a beverage and cookies. Chairs for adults and a table and chairs for kids will be provided. We'll have art activities for children two-years and older. We thank Board member Caryl Ito for her generous donation of art materials. Climb aboard a fire engine and talk to firefighters who will be on hand to greet residents. And say hello to a working Police horse from the Mounted Patrol.

The Annual Meeting is fun, informative and a great way to meet your neighbors! We look forward to seeing you there! ❖

Note: Northwood Drive between Pizarro Way and Faxon Avenue adjacent to the green will be closed to traffic for this event.

Westwood Park Association :: OFFICIAL BALLOT

- **HOMEOWNERS:** Please use the enclosed self-addressed, stamped envelope to mail this ballot to the Westwood Park Association. Please mail promptly so that your vote can be counted at the picnic on Saturday, September 10.
- Or you may bring your ballot to the picnic, where election results will be announced during the meeting portion.
- **RENTERS:** We are all neighbors and part of the Westwood Park community, yet only homeowners possess voting rights in the board election. But we look forward to seeing you at the annual community meeting and picnic, where all residents—renters and homeowners alike—are welcome!

Vote for three:

- Anne Chen
- Joseph Koman
- Francine Lofrano
- Write-in _____



◆ **NOTICE** ◆
Ballot is enclosed
to elect
Westwood Park
Association's
Board of Directors

SAVE THE DATE!
Annual Meeting and Picnic
Saturday, September 10, 2016
11 AM – 1 PM
Faxon Avenue Green



SAFE Blocks

(continued from page 2)

Also, based on information about effectiveness of deadbolt locks, everyone should check to make sure their deadbolt locks have adequate long screws to prevent door frames from being kicked in easily.

The SAFE blocks have also purchased a call service, "Call Multiplier," which assigns an "800" number to call to inform all those neighbors on our SAFE blocks when an emergency or crime has occurred. This number is called *after* 911 or nonemergency police dispatch is called (415-553-0123). For more information:

www.callmultiplier.com/howitworks.php

It is very important to report all suspicious behavior and crimes to the SFPD. This reporting builds the database so the police can track potential patterns of crimes in our neighborhood.

For more information about SAFE: www.sf-safe.org; 415-553-1984; 800Faxonsafe.com (the website of the 800-900 block of Faxon Avenue).



Short Term Rentals

CONTROVERSY continues to surround the business of short term rentals in San Francisco and other cities throughout the world (e.g., Airbnb, VRBO, HomeAway, etc.)

As new rules and regulations continue to emerge for this relatively new business model (in which residents rent out their homes or apartments for short term visitors), the Westwood Park Association Board of Directors continues to monitor the situation and its effect on our neighborhood of single family homes.

Meanwhile, Westwood Park residents are encouraged to visit the website of the San Francisco Department of Planning, Office of Short Term Rental Registry: sf-planning.org/office-short-term-rental-registry-faqs for more information. For complaints and questions, call 415-575-9179, or email, short-termrentals@sfgov.org



Centennial Banner Raffle

Interested in owning a souvenir from the 100th anniversary of Westwood Park? In early 2017, the Centennial Committee plans to install celebratory streetlight banners in honor of the 100th anniversary (1917-2017) of the Westwood Park Association (WPA). Residents have an opportunity to own one of the Centennial banners at the end of 2017 (when they are removed), by donating \$25 to participate in the banner raffle. You can sign up for the raffle at the Annual Meeting on September 10, or send a check to the WPA by September 30, 2016. Remember—your chances to win one of our historic Centennial banners will increase the more times you enter the raffle! Enter the raffle at the Annual Meeting or send your check (postmarked by September 30) to: Westwood Park Association, P.O. Box 27901, #770, San Francisco, CA 94127. Questions? Send an email to: board@westwoodpark.com