

Film Festival Comes to Ocean Avenue

By Nanette Asimov

It's been a long time since people could stroll down to Ocean Avenue and catch a flick. The old El Rey Theater, now home to a Pentecostal church, closed in 1977. But the nascent Ocean Avenue Film Festival could change all that on Saturday, January 22.

At least eight short films with titles like "To Act or Not to Act," "Stalker," and "The Babysitter" will be shown between 7 and 9 p.m. at Caffè D' Melanio, 1314 Ocean. All are from local filmmakers.

One film, "To Act or Not to Act," is a 10-minute movie about actors auditioning for a part in a film. It's by OMI resident Maria Picar, an award-winning producer of short films and co-founder of Asian Mainstream Productions.

The members of Picar's non-profit group, OMI Cultural Participation Proj-

ect (www.omi-cpp.org) thought up the idea for an Ocean Avenue Film Fest earlier this year and held the first one last May. "The response was overwhelming!" Picar said. "We were always asked when the next one would be, so here it is!"

Caffè D' Melanio seats no more than 45, so Picar asks that anyone interested in attending—or submitting a film—let her know with an email to artsconn@comcast.net.

The owner, artisan coffee roaster Melanio Duarte, will donate a portion of food and drink proceeds to the Ingleside Library and 2011 OMI Family Festival.

Caffè D' Melanio is a delicatessen and Italian Argentinean restaurant currently open for dinner Friday and Saturday nights, and soon to offer dinner Tuesday through Saturday. The Caffè also offers live music and hosts special events.

...continued from page 1

Anita Theoharis said. "All residents have benefited greatly from Greg living here." Greg knew when he and partner Greg Morris bought their house in 2001 that they would be active in the neighborhood. "It was love at first sight," said Greg, who emailed then-President Mia Mitchell even before moving in to ask how to get involved. "I came from a neighborhood where no one talked to each other, so it took some adjusting. Gardening always took longer than expected because people walking by actually stopped and talked!"

A psychologist, Greg will become president of the board of the Northern California Society for Psychoanalytic Psychology in January.

The good news is that Greg remains on the Westwood Park board as treasurer, a role he first took on in 2002 when he computerized neighborhood finances and introduced online accounting. Thanks, Greg Clinton!

WESTWOOD PARK ASSOCIATION

P.O. Box 27901 #770
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See you at the
Ocean Avenue Film Festival
on January 22, 2011!

See article enclosed for details

WESTWOOD PARK ASSOCIATION



Newsletter → *Winter* → 2010

President Clinton Steps Down

By Nanette Asimov

Thanks, Greg Clinton!

As the Westwood Park Association's president steps down, residents have much to appreciate about Greg Clinton's seven effective years at the neighborhood's helm.

The most visible achievement of the tall guy with the easy laugh has been the improvement of Westwood Park common areas, from the freshness of the four gates to the beautification of each green space – most notably the transformation of the upper Plymouth Green in 2007.

Greg secured a \$25,000 grant from the city, then organized 100 neighborhood volunteers to roto-till, gopher-proof and re-plant the mini-park and change it into the destination spot it is today. "Getting the beautification grant for the upper Plymouth green was a major effort," Greg said. "That and getting the rest of the greens fluffed and gopher-proofed is probably the thing I'm most happy about during my time as president."

None of the work could have been done without the Park's tireless landscape gardener, Baltazar Gutierrez. And it was Greg who invited Baltazar to the neighborhood. Less obvious but equally important to



The beautification grant for the upper Plymouth green and getting the rest of the greens fluffed and gopher-proofed is what Greg Clinton is most happy about during his time as president for the past 7 years.

the health of Westwood Park has been Greg's attention to finances, architectural preservation, safety, and the neighborhood's visibility within the city.

Since becoming president in 2003, Greg has also served as Westwood Park's ambassador, so that leaders in government and law enforcement know who we are. "I could only hope that every neighborhood had a leader like Greg Clinton," Supervisor Sean Elsbernd said in 2007.

Greg worked with the city to place our neighborhood on the list for an area-

wide traffic study when funding becomes available. He and Vice President Anita Theoharis reaffirmed Westwood Park's legal status as a Residential Character District with the city's planning commission.

And, year after year, Greg has taken the lead in planning – and shopping for – the annual neighborhood-wide Association meeting and picnic attended by dozens of residents and city leaders. "Greg loves the neighborhood and has worked countless hours to help keep the Park a unique place to live,"

...continued on page 6

Welcome, Madame President

By Nanette Asimov

The Westwood Park Association has unanimously elected neighborhood activist Kate Favetti as the board's new president.

You may have seen Kate around the neighborhood: petite, cropped hair as white as a cloud, eyes sparkling with enthusiasm.

On the board for just over a year, Kate also co-chairs the Ocean Avenue Revitalization Collaborative and participates in several groups to improve the broader community of which Westwood Park is a part.

She is active on the Phelan Loop Design Committee, the steering committee of the Ocean Avenue Community Benefits District, the Cultural Participation Project, the Ingleside Library Campaign Committee and more. It sounds exhausting. But our new president doesn't lack for energy. "I first met Kate when she was one of 30 neighborhood volunteers who helped with the Plymouth Green upgrade few years ago," said Greg Clinton,



Kate Favetti, Westwood Park's new board president and a native San Franciscan, has lived in Westwood Park for more than 32 years.

Kate's predecessor. "Amidst all the digging and planting, I heard someone holler, 'Gopher!' "I turned and saw this diminutive, white-haired woman swinging a shovel over her head and whacking a wriggling mound of earth. I said to myself, "I want her on the board."

Greg calls Kate a dynamo who is "energetic, smart, fun, and cares very, very much about the community. Our neighborhood is in very good hands with her steering the ship."

A native San Franciscan, Kate and her husband, Ray Favetti, have lived in Westwood Park for more than 32 years and raised three children. She was executive director of the city's Civil Service Commission and a city employee for 36 years before retiring in 2007. "I'm honored to be a part of such a great neighborhood, and I plan to continue the good work of Greg Clinton and the dedicated members of the board," Kate told the board when she was elected. Welcome, Kate!

You're Invited

By Greg Morris

Westwood Park's Neighborhood Emergency Response Team hopes to see you in the New Year!

Learn valuable rescue skills and disaster preparation by joining Westwood Park's Neighborhood Emergency Response Team (NERT). The NERT team meets regularly at the Ingleside Library, 1298 Ocean Avenue at Plymouth. Meetings are led by trained volunteers from the neighborhood. The Fire Department also offers disaster response training to NERT volunteers.

Meetings are from 6:30 to 7:30 p.m. on certain Wednesdays. Here is the tentative 2011 schedule: Feb. 2, April 6, June 1, Aug. 3, Sept. 7, Oct. 5, and Dec. 7. We also hope to have one outdoor mini-drill during the year.

In the event of a major area-wide disaster, visit the NERT staging area at the

**Join us at 6:30 p.m.
on February 2, 2011
at the
Ingleside Library**

upper Plymouth Green, at Montecito Avenue. As available, volunteers will assist with first aid, search and rescue, and the latest emergency services information.

NERT is an important element of Westwood Park's community tradition! For more information, contact the following volunteers:

Greg Morris at
gmmorris133@msn.com

Melanie Johnson at
mdrjohnson@comcast.net

Ximena Cordova at
ximena_cordova94112@yahoo.com

Whole Foods Headed to Ocean – and Maybe More

By Kate Favetti

Good news: Whole Foods is a definite on Ocean Avenue, while CVS Drugs and Chase Bank are actual possibilities.

Neighbors have long identified the need for a full-service grocery store on Ocean, and now Whole Foods has signed a lease with Avalon Bay Communities, said Meg Spriggs, Avalon Bay's senior development director.

Avalon Bay Communities is building a 173-unit market-rate apartment complex with street-level retail stores at 1150 Ocean Avenue, the former Kragen Auto Store site. As you have probably seen, Kragen has been demolished, and construction has begun. The complex – with the new Whole Foods -- is tentatively scheduled for completion in 2012.

Further west on Ocean, we may, at long last, have the vacancy at the old Blockbuster site filled! On Nov. 10, represen-

tatives from CVS Drugs attended a community meeting sponsored by the Ocean Avenue Revitalization Collaborative. The CVS officials announced their interest in opening a 15,000-square-foot, pharmacy that would also sell household, beauty and some grocery items.

Neighbors from Westwood Park, Dorado Terrace, Ingleside Terraces and the Ocean, Merced, Ingleside (OMI) asked questions about the impact a new store would have on parking, traffic and neighborhood security. They also wondered whether CVS would participate in community programs. Although CVS hinted that a store might be ready to open a year from now, many more steps must be completed before that can happen.

Chase Bank has also expressed interest in Ocean Avenue. My "sources" tell me they are looking at 1649 Ocean Avenue, on the corner of Ocean and Faxon Avenues, former site of the Ingleside Library and Bank of America before that.



Former site of Kragen Auto making way for the future site of Whole Foods on Ocean Avenue

Perks of the Park

Neighborhood Walking Tour: Does your home have a story to tell?

San Francisco is ordinarily cited for its Victorian and Edwardian houses, but Westwood Park is increasingly being singled out as a neighborhood of note with representations of nearly all styles of bungalows popular in the early 20th century.

Westwood Park resident Kathleen Beitiks is developing a walking tour of our neighborhood's architecturally significant bungalows for San Francisco City Guides (sftyguides.org),

a non-profit program of the public library, and a partner of the San Francisco Parks Trust.

Do you have any stories about your house or the neighborhood that you can share? Maybe your home was once occupied by a famous (or infamous) person? Maybe you or a longtime neighbor has some old photos stashed in your garage or in your attic?

Whatever historical tidbits you have, Kathleen would love to take a look. Please contact her through the Westwood Park Association at board@westwoodpark.com or 415-333-1125.

Production Credits:

Copy Editor: Nanette Asimov

*Photos: Mark Rogers
Photography*

Design & Production: Anne Nelson

*Visit www.westwoodpark.com to view
an online version of this
December 2010 newsletter*

Thanks, Erica Langdon! Welcome, Anne Nelson!

After five creative years, Erica Langdon is stepping down as newsletter producer.

The volunteer job as no formal title, and is largely behind the scenes. But three times a year since 2005, Erica has received my tangled mess of edited newsletter stories and photos, and figured out how to arrange them perfectly and beautifully into six pages.

It's been a lot of work, especially for a parent of two with a full-time career of her own. So as Erica goes on to other pursuits, we thank her for all her hard work. Anne Nelson has volunteered to be the new producer, resuming the role she held earlier this decade. --Nanette Asimov, newsletter editor

Westwood Park's Most Ghoulish

By Anne Chen

Congratulations to the three homes of horror who won this year's Halloween contest. Thanks to all who participated! Here are the prize-winners:

First Place 740 Miramar – Wedding of the Ghouls (\$50)

Garbed in chic Gothic fashion, a Ghoul Bride wore a resplendent red robe trimmed in white fur and crowned with a cascading white veil. Not to be outdone, a Ghoul Groom sported a sparkling, red top hat and a flowing black robe, also trimmed in white fur. A ghoulish minister presided over this ghastly union under a canopy. Eerie music played in the background while a variety of fiendish guests waited to imbibe from bottles of embalming juice and spider venom. Alas, an objector to this dreadful union was promptly beheaded. His severed head hung high for all to see, and his bones scattered in an open grave.



Second Place 130 Hazelwood – Poison Oak Cemetery (\$25)

All who entered the Poison Oak Cemetery needed to be afraid. Hand-painted tombstones warned that Count Dracula might rise again, and foretold other horrors – that pumpkins might vomit, or a giant spider might pounce. And homemade wheel of fortune predicted the dreadful fates of foolhardy gamblers.

Third Place 518 Staples – Deathly Pirate Ship (\$10)

The “Beware of Pirate Cove” sign, “Pirate Beware” caution tape, and Pirate hazard cones were warnings to be taken very seriously. A dastardly pirate guarded the entrance. Severed pirate heads lined the railings to ensure compliance. Jolly Rogers flew proudly in the window. Daring trespassers were dismembered to become scattered bones on the lawn.



RENOVATING? Here's what you need to know

By Anita Theoharis

How often do you have visitors comment on how nice a neighborhood you live in? It happens to me all the time.

And that is not a product of luck. It's the result of the vision of Westwood Park's original developers, the legal structure of our Association, tireless volunteer efforts, and the pride we all take in our homes.

Key to preserving this unique neighborhood is the approval process, summarized below, that all residents are legally required to follow when remodeling inside or outside their home.

Before proceeding with external renovations, residents should first obtain approval from the Westwood Park Association, as required by the Association's Declaration of Easements, Restrictions, Conditions, Covenants, Charges and Agreements, or "CC&rs". After approval, property owners must obtain approval and required permits from the city.

For internal renovations, it is the property owner's responsibility to check with the city's planning and building departments, and obtain the required permits. It is illegal under city law and Westwood Park's CC&rs to create a second unit within a home. Here is how it all works:

Inside the home

Illegal units--Several homes for sale this year have been found to have illegal second units. These consist of separate living quarters with separate entrance and kitchen. City law prohibits these units in areas such as Westwood Park, which is zoned only for single-family, detached homes. Owners may be required to remove the units at their own expense.

Westwood Park's CC&rs also specify that only "one residence or dwelling house be erected on any single lot." (See Section IV – Residence Restrictions).

When illegal units are identified, the Association files a

complaint with the city so that steps can be taken to remove the illegal unit. There is also the possibility that homeowners will face future legal issues as a result.

Outside the home

The Westwood Park Association is responsible for reviewing and approving all remodeling projects in the Park, according to the CC&rs. Westwood Park is unique among neighborhoods because the city's planning code identifies it as a "Residential Character District." The Association's Residential Design Guidelines are incorporated into the code as law.

Building up: It's not OK

Because of the detrimental impact that vertical additions have on our neighborhood's character, the Association prohibits vertical extensions. In 2008, the Planning Commission affirmed that vertical expansions did not conform with Westwood Park's Residential Design Guidelines.

Steps to follow for building additions (including side yard or altering the ornamentation on the exterior of your home):

Obtain a copy of the Westwood Park Association Residential Design Guidelines and the Westwood Park CC&Rs. They are on our Website at www.westwoodpark.com/docs.htm. Or you can call the Association at 415-333-1125, or request a copy by emailing board@westwoodpark.com.

Contact the Association before you begin the design process.

Appendix A of the Guidelines includes the proper forms and checklists to help you follow such mandated procedures as meeting with neighbors and applying for project review.

The goal of the Residential Design Guidelines is not to stop remodeling and upgrading properties. Rather, they provide clear procedures so that your project will enhance, not detract from, the experience of your immediate neighbors and the neighborhood's character as a whole.

Westwood Park Association

Board Members

Kate Favetti, President

(term expires 2012)

Anita Theoharis, Vice President

(term expires 2012)

Tina Johns, Secretary

(term expires 2013)

Julie Hagelshaw, Co-Treasurer

(term expires 2013)

Greg Clinton, Co-Treasurer

(term expires 2011)

Anne Chen, Member at Large

(term expires 2012)

Nanette Asimov, Member at Large

(term expires 2013)

Members of the Westwood Park Association Board of Directors are volunteers elected to serve three-year terms. Board meetings are usually held

on the third Tuesday of each month at the home of a board member, and begin at 7 p.m. For information and the location of upcoming meetings, visit www.westwoodpark.com.

Contact us via e-mail at:

board@westwoodpark.com, or by voice-mail at: 415-333-1125 or by mail at:

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