

WESTWOOD PARK ASSOCIATION



Newsletter

Winter of 2015

City Targets Balboa Reservoir for Potential Housing

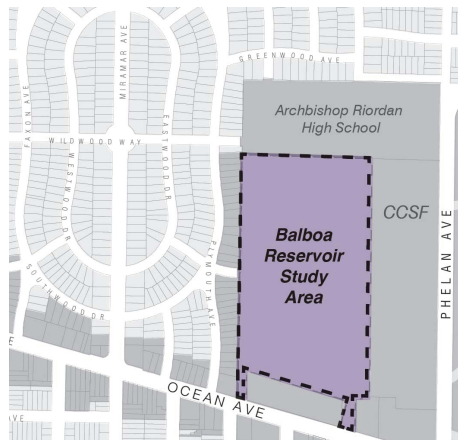
CITY OFFICIALS have embarked upon a plan to study the feasibility of developing government owned land for affordable housing in San Francisco, and the Balboa Reservoir is number one on their list.

Currently used for parking by City College (and owned by the Public Utilities Commission), any development of the site would have a direct impact on Westwood Park, as well as other adjacent neighborhoods.

To voice an opinion about the future of the Balboa Reservoir, Westwood Park residents are urged to fill out a survey on the San Francisco Planning Department's website: surveymonkey.com/s/VJH5GK6

The first of several neighborhood meetings about the Balboa Reservoir study was held at Lick Wilmerding High School in January, with a second "workshop" scheduled for the Spring.

At the January meeting, more than 100



people showed up to learn about the city's plans and give input on what type of development they would like to see in the old reservoir—or not.

Attendees were very clear and varied about what they wanted for the site. Generally, some wanted to keep the area as open space (large or small), others wanted housing (e.g., affordable, for teachers and first

responders), and some wanted to keep it as parking or expansion for City College. Some attendees questioned why the Performing Arts Center approved by voters several years ago has not been built (in the Reservoir area). Also mentioned was concern that any development be respectful of the character and integrity of the surrounding neighborhoods.

City officials say they will use input from these community meetings and the online survey to come up with a proposal. ♦

To keep up-to-date on the project, Westwood Park residents can sign up to receive email alerts from the Planning Department: sf-planning.org/index.aspx?page=3989#program

Westwood Park residents are also encouraged to subscribe to the neighborhood email list to receive periodic WPS announcements. To subscribe, send an email to: webmaster@westwoodpark.com

EDITORIAL

Ocean Avenue Retail at a Turning Point?

by Anita Theoharis

DESPITE AN outpouring of opposition from residents and schools, a wealth of evidence as to the health hazards and growing e-cigarette use among teenagers, and its own policy and legislation discouraging e-cigarettes in the city, on January 13, the Board of Supervisors approved a vape lounge and e-cigarette store at 1963 Ocean Avenue.

Deliberations among the supervisors made clear that the Board of Supervisors as a whole had been persuaded to deny the permit but was deferring to our supervisor since it was his district. Unfortunately, Supervisor Yee chose to conclude that the vape lounge met the minimum standards for a conditional use permit, finding that this business was necessary, desirable and compatible with our neighborhood.

The hearing can be viewed at sfgovtv.org (#141291). WPA's opposition letter from Anita Theoharis, a former president of the Planning Commission and the WPA, is also available on the WPA's website.

See OCEAN AVENUE TURNING POINT on page 3

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Color versions of newsletters are posted on the Westwood Park website: westwoodpark.com

WESTWOOD PARK ASSOCIATION



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VOLUNTEER OPPORTUNITIES

Westwood Park is a wonderful community with lots of needs.

If you would like to volunteer in the Westwood Park community please let us know:

- ◆ Annual Meeting
- ◆ Special events
- ◆ Parking and traffic
- ◆ Dead car patrol
- ◆ Neighborhood nuisances
- ◆ Newsletter
- ◆ Planning and zoning committee
- ◆ NERT (Neighborhood Emergency Response Team)
- ◆ SAFE (Safety Awareness for Everyone)

Send an email to: board@westwoodpark.com



Medical Cannabis Dispensary (MCD) Update

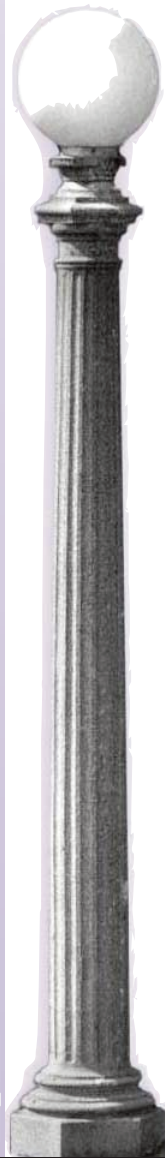
THE DEPARTMENT of Health's Board of Permit Appeal has upheld the permit for the Waterfall Wellness Health Center to operate as a Medical Cannabis Dispensary (MCD). Waterfall Wellness is located at 1545 Ocean Avenue.

For updates on the status of the MCD application of the Bay Area Compassionate Health Center (BACH), 1423 Ocean Avenue, contact Sup. Yee's office: norman.yee@sfgov.org or call 415-554-6517.

WPA Assessment Policy Updated

THE BOARD of the Westwood Park Association recently approved an update of the annual assessment policy, Westwood Park Association Assessment Policy Fact Sheet, which can be viewed in the "Important Documents" section of its website: westwoodpark.com/docs.htm

Annual dues for Westwood Park homeowners are collected to help maintain the unique and vibrant character of our neighborhood. Dues (\$85 per single lot) are used primarily to support the landscaping and gardening of our common areas, maintain our historic gates and pillars and fund our tree maintenance program.



Louis Christian Mullgardt was a renowned architect of the early 1900s. He was one of the principle architects of the 1915 Panama Pacific International Exhibit—and the designer of the entrance gates and street lamps in Westwood Park.

Louis Christian Mullgardt. Courtesy of the Berkeley Architectural Heritage Association.



Where are they now?

Take a look at some circa 1917 photos of Westwood Park—notice those original street lamps? Where are they now? That's the big mystery Frank Kalmar has been trying to solve. Kalmar, a native of Westwood Park and member of its Centennial Committee, has been trying to track down some of the historic street lamps in time for the celebration of the neighborhood's 100th anniversary in 2017.

It appears that the street lamps were victims of the citywide energy upgrade of street lighting in the 1970s. Despite his best efforts, (the Dept. of Power and Water, the Public Utilities Commission), Kalmar has come to a dead end. If you can help Frank shed some light on the subject (pun intended), or if you know of a company that can reproduce one or two of our historic Louis Mullgardt-designed street lamps, please send an email to: board@westwoodpark.com.

Three Stone Pines Replaced on Miramar Avenue

by Anita Theobaris

AN ESSENTIAL part of any urban forest maintenance plan is the periodic replacement of trees that pose risk.

After the annual evaluation of all of the trees within the Park's common areas, our longtime certified arborist, Richard Hill, who was intimately familiar with the massive stone pines for more than 15 years, informed the Westwood Park Association (WPA) that despite extensive efforts in the pruning and cabling of limbs, three of the trees on Miramar Avenue posed an unacceptable risk of danger to public safety.

He recommended that the trees be replaced. He also told the WPA that the large pines are reaching the point where even with proper maintenance, they will pose an unacceptable risk to public safety and we will eventually be compelled to replace the trees before the failing limbs hurt anyone.

The city arborist visiting Westwood Park for the first time in connection with the permit request to replace the three stone pines offered his opinion that two of the trees could be saved with additional remedial steps.

The WPA decided that the trees posed an unacceptable level of risk and a danger to persons and property. Therefore, it filed an appeal with the Board of Appeals so that the decision could be further reviewed by the city.

Unfortunately, Richard passed away un-

expectedly while we were waiting for the appeal hearing. Our new arborist, Nicholas Crawford, who is a Board Certified Master Arborist, evaluated the trees and agreed that they posed an unacceptable threat to public safety.

The Board of Appeals voted unanimously to allow the WPA to replace these dangerous trees. The Board members, and the city's representative at the hearing, complimented Westwood Park for all of its efforts to maintain a beautiful urban forest.

Thanks to the many residents who took the time to attend the hearing and to residents who sent letters in support of replacing the dangerous trees.

As it turned out, one of the trees did have a limb failure while the WPA was waiting for the tree to be replaced. Prior to this failure, another stone pine had a large limb failure during the replacement permit waiting period. In both cases, the WPA was very grateful that no one was injured.

To review an electronic copy of the WPA's submission to the Board of Appeals, contact the WPA. The submittal includes the arborists' evaluations, a history of the stone pines on Miramar Avenue and the maintenance plan implemented by Westwood Park.

Residents have enjoyed the beautiful stone pines for many years because proper

maintenance and retention efforts are a top priority in Westwood Park.

The WPA will always strive to retain the beautiful large trees. However, when the trees reach the point where they pose an unacceptable risk to public safety, it is essential to replace them and renew our urban forest. ❖



Ocean Avenue Turning Point *continued from page 1*

Hearing highlights included:

- Compelling arguments in opposition by current Chair of the Land Use Committee, Supervisor Malia Cohen, that the vape lounge did not meet standards for a conditional use permit as it was not necessary, desirable or compatible with the neighborhood.
- Eye opening arguments by Supervisor Eric Mar concerning the growing use by teens of e-cigarettes and the troubling evidence of health concerns.
- Statements by a number fellow Board members that they would never permit a vape lounge in their district.
- Powerful testimony from a Department of Health official on the detrimental effects of e-cigarettes and the growing adoption of them by teenagers.

This troubling decision has special relevance for efforts to stem

the proliferation of MCDs on Ocean Avenue. When requested by Westwood Park to sponsor legislation to cap the numbers of MCDs along Ocean Avenue, Supervisor Yee responded by saying he did not think he could get the votes and instead sponsored legislation that would require an MCD to apply for a conditional use.

However, this is the very same politicized process successfully navigated by the vape lounge owner. In the face of the powerful MCD lobby, requiring a conditional use permit offers little comfort however strong the opposition from the community.

In the end, this approval and its consequences does not bode well for efforts to revitalize Ocean Avenue, but WPA will continue that effort. The community deserves an Ocean Avenue that is on a par with other shopping districts. Sadly, city government does not appear to agree. ■

WESTWOOD PARK ASSOCIATION

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

September is Annual Meeting Month!

Want to help organize our
neighborhood's annual
gathering? (Date TBA)

Send an email to:
board@westwoodpark.com

Inside...News & Views for Westwood Park



Who's the Winner?

Congratulations to the winners of the 2014 Westwood Park Halloween Home Decorating Contest! It was a tough decision, but thanks to all the residents who displayed their Halloween spirit and made our neighborhood spooky and fun for the kids—and adults.

First Prize: 740 Northwood (\$50)

Second: 15 Hazelwood (\$25)

Third: 745 Faxon (\$10)

Honorable Mention: 156 Westwood

Want to be a volunteer judge for the 2015 contest? Send us an email:

board@westwoodpark.com



NERT Needs You!

WHAT'S THE KEY TO HANDLING A
DISASTER? PREPARATION.

Time and again, it has been shown that training makes it easier and faster to recover from a devastating event—whether it's an earthquake, fire, flood or medical emergency in your own home.

San Francisco residents are fortunate to have such training available through the Fire Department's Neighborhood Emergency Response Team (NERT) program.

Volunteers learn to provide first aid, search and rescue, and the latest emergency services information. NERT is an important element of Westwood Park's community tradition and we are looking for residents to be part of our team!

To learn more about NERT training, go to:
sf-fire.org/index.aspx?page=879

*For additional information, contact our
Westwood Park coordinator, Danessa
Miller: Danessa@ix.netcom.com*



Centennial Historic Items Sought

The Westwood Park Centennial Committee is on the hunt for old photos, posters, brochures and other items for the celebration of the 100th anniversary of the neighborhood in 2017. Check your attic, basement, garage, old files and even some of your "vintage" neighbors who may have some long forgotten treasures for our archives!

Questions? Send them to: board@westwoodpark.com