

**Westwood Park Association**  
Annual Board Meeting Minutes  
August 25, 2018 11:00 A.M.  
Faxon Ave Green

**AGENDA**

**Call to Order & Welcome Message**

President Anita Theoharis called the meeting to order at 11:30 AM and introduced board members.

**I. Roll Call**

**Present:** Anita Theoharis, Anne Chen, Mike Ahrens, Francine Lofrano, Joe Koman, Jenny Perez

**Absent:** Ravi Krishnaswamy

**II. Treasurer's Reports**

**A. Account Balances** – (Given by Anne Chen for Joe Koman): Current bank balance is \$138,785. Anne announced that annual assessments are now due on April 30<sup>th</sup> of each year.

**III. Committee Reports**

**A. Common Area Maintenance** – Anne introduced Westwood Park gardener, Baltazar Gutierrez. Anne noted that many trees in WP are 100 years old and require costly annual tree service care. Anne also reported that the management company for 1490 Ocean has changes several times. She will be contacting the new management company in regards to the lights at the lower Miramar entrance gate.

**B. Planning & Zoning** – (taken out of order) Anita provided an update on 600 Miramar and thanked residents for getting involved to stop further demolition of the home. Anita reported that the home was demolished in 2016. Several NOV were issued and the case was sent to the City Attorney but was then inexplicably pulled back. After 2 hearings, the case was sent back to the City Attorney and on 8/13/2018, the owners were sent a notice that the home was declared a public nuisance. The owner must now cure all violations. Work on the home has subsequently been resumed. Anita then fielded a few questions from residents.

**C. Balboa Reservoir CAC** – (taken out of order) Anita introduced Mike who provided residents with an update on the Balboa Reservoir project. Mike noted that there hasn't been very much new information since the 5/23/2018 meeting at Riordan with WP residents and the developers. Mike discussed some of the issues WP opposes: number of units, height, access to WP via San Ramon, loss of CCSF parking spaces. Mike reported that the developer filed documents on June 1, 2018 that commences the CEQA process and that comments would be solicited from the public in the fall of 2018. He commented that the Board of Directors has decided that they need legal advice about this process since no one on the board is proficient in the legal matters relating to the CEQA process. He said that the final EIR was most likely to be completed in the fall of 2019 and that the Board needed legal advice about the process. Questions about finances were directed to Mike and he indicated that the Board intended at this time to use its lawyer only to answer questions for a few hours a month and there was no intent at this time to initiate litigation. He did say, however, that the California laws provide that the developers may have to pay attorney's fees in certain situations in the CEQA process. Mike reported that the Board is consulting with a number of different lawyers and interviewing them to determine which ones might best represent our interests. Questions were also addressed about Riordan and City College. Mike responded that he has met a number of times with the president of Riordan and with representatives of City College and will continue to do to meet with them. Mike addressed other questions.

**IV. Speakers:**

**Jack Hart, Captain, Ingleside Police Station:** Anita introduced Captain Hart who spoke about current crimes affecting the area: Car break-ins, package theft, home burglary. Captain Hart noted that "connection and capacity" are effective ways to combat crime as well as cameras, lights and forming SAFE groups. Captain Hart told residents how they can contact SF SAFE residential to request a security assessment of their home. Captain Hart then fielded questions from residents covering homeless problems, when to call 311 vs. 911, shortage of officers, and territory boundaries of Ingleside vs. Taraval (Ingleside covers Mollie Stone Market to Visitation

Valley to Cesar Chavez/Mission and everywhere in-between – Faxon is the dividing line in WP). Captain Hart encouraged residents to contact him and provided his email address (Jack.Hart@sfgov.org).

**Alex Lazar, Director, Mayor’s Office of Neighborhood Services:** Alex Lazar discussed the “listening tour” being conducted by new Mayor, London Breed, internships positions, homeless issues and that a point of contact person for WP will be assigned.

**Jen Low, Legislative Aide to Norman Yee, District 7 Supervisor:** Jen Low discussed Supervisor Yee’s top 3 priorities: seniors, children and Vision Zero. Jen Low also said the Supervisor is working on issue of police shortage on streets and that infrastructure (police/fire/emergency responders) is a City-wide issue. She said the Balboa Developers are “aware” of the problem and that redistricting may be considered. Jen Low also discussed Participatory Budget, District 7 Youth Council and current projects (outdoor movie night, City-wide clean up days). She noted that dedicated resources are being considered and solicited neighborhood input. A question was raised about the goats that have been utilized annually for vegetation control on the CCSF reservoir property. Apparently, the resident who inquired was told that the land was sold however the land still hasn’t been declared as surplus by the SFPUC and therefore could not have been sold. Jen Low said she would look into this for an answer.

- V. **Election Results** – Anita announced that Margaret Reed opened and counted the ballots. There were 108 ballots received (3 received at the picnic today). Anita, Mike and Jenny were all re-elected to the board.
- VI. **Next Board Meeting:** Not announced - to be determined
- VII. **Adjournment:** Anita motioned to adjourn; Francine seconded; unanimously approved 6-0; meeting adjourned 12:45 PM.

Respectfully Submitted,

Francine Lofrano, Secretary  
Westwood Park Association