

WESTWOOD PARK ASSOCIATION



Newsletter

Spring of 2017

City in Process of Choosing a Developer . . .

Proposed Balboa Reservoir Development Update: Westwood Park Votes NO to Adopted Parameters



THE CITY of San Francisco has narrowed the developers for the proposed residential development of the Balboa Reservoir down to three joint ventures.

As we have reported in prior newsletters, your Westwood Park Board of Directors has been closely monitoring this process. The city formed a “Balboa Reservoir Community Advisory Committee” (CAC) in March of 2015 whose purpose is to provide feedback on the development. That nine-person committee has met on a regular basis. The CAC has one representative from Westwood Park, Mike Ahrens. He has been vocal and active at all times. After polling our residents, we expressed to the CAC our views on the development. Those include that it should not exceed 500 units, should be no more than 28 feet in height in the areas closest to Plymouth, and no more than 40 feet in height for the rest of the development. We also expressed concerns about open space, parking for residents of the development,

In September 2016 certain parameters were approved by the CAC with Westwood Park's lone dissenting vote.

affordability, and replacement parking for the lost 1,500 parking spaces for City College.

In September of 2016 certain parameters were approved by the CAC with Westwood Park's lone dissenting vote. Those parameters were sent to the proposed developers with an enclosure letter that cautioned that traffic congestion and the availability of street parking are a major concern for the adjoining neighborhoods. That letter stated that: “The developer must be responsible for addressing new development's transportation and parking impacts, and no development proposal is likely to garner community support if it would worsen these conditions.” Notwithstanding that statement, your Board is still concerned that the development will proceed without adequately

addressing this major problem.

There is currently a total of 1,500 parking spaces available on the Balboa Reservoir and all of them will be eliminated by the two contemplated developments on that space. Development of the City College Performing Arts Center should shortly commence and that will eliminate 500 parking spaces currently available for City College on the East side of the reservoir. The contemplated housing development will eliminate the other 1,000 remaining parking spaces on the reservoir. The Westwood Park Board and CAC representative plan to continue to demand that the parking problems of both the new residents and CCSF be addressed by the developers.

It is anticipated that some or all of the three developers selected to submit a response to the request for proposal will submit such response on June 2. There will be a public meeting with the developers who submit a

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Call to Action:

Save 600 Miramar—You Can Make a Difference!

by Anita Theobaris

THE MIRAMAR Circle is the center of Westwood Park and the four homes around it are architectural centerpieces of our historic neighborhood. One of them, located at 600 Miramar, was recently purchased in 2016 but is currently unoccupied. The new owners removed two chimneys and some windows, leaving large openings on the exterior and then ceased any work, leaving this jewel of a home without protection from the elements.

We have received many inquiries from concerned neighbors about the apparent neglect of this strikingly beautiful home that marks the center of our community and is an anchoring structure that underscores the uniqueness of Westwood Park.

Our concern is that the new owners will let the home *(SAVE 600 MIRAMAR on page 2)*

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WESTWOOD PARK ASSOCIATION



WESTWOOD PARK ASSOCIATION BOARD MEMBERS

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Discount Tickets to San Francisco Symphony

Westwood Park residents are invited by the San Francisco Symphony to celebrate the beginning a new season with the "All San Francisco Concert." Tickets to the Thursday night concert at Davies Symphony Hall, which is usually held in late August or early September, are usually \$10. We are allotted 32 tickets at the discounted rate (two tickets per household). Interested residents may add their names to the list maintained by volunteer coordinator, Ginger Trumphour. We thank Ginger for her longtime volunteer work as coordinator of the WPA symphony ticket program. Send an e-mail to board@westwoodpark.com, call WPA, or send a written request. Please include your name, phone number and home address. You will be contacted by Ginger when the date of the concert is announced and tickets become available. Tickets are distributed in order received. Notification date is available about a month before the performance. ❖

BALBOA RESERVOIR

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response on Saturday, June 10, commencing at 10:00 AM in Riordan High School cafeteria, 175 Phelan Avenue. Members of the public will be invited to this meeting and will be allowed to ask questions of the developers and present their views.

After the meeting with the proposed developers there will be a further meeting of the CAC at a date and location to be determined in which residents and other parties in interest may present their views and the CAC can address the issues. When we learn more information of these meetings, we will post on the Westwood Park Association website: westwoodparksf.org. You can also check the Balboa Reservoir CAC website for current information as well as copies of the Request for Proposal, minutes, etc. at sf-planning.org/balboa-reservoir. If you don't have access to e-mail, let us know by calling or writing to the WPA and we'll do our best to get the information to you. ❖



600 MIRAMAR HEARING DATE: June 6, 9:30 AM 1660 Mission St, Room 2001, San Francisco

**When corresponding to the City, please refer to 600 Miramar Avenue,
Hearing numbers 201627011 and 201757174**

Please e-mail as follows and request that the DBI issue an Order of Abatement, and require this property to be restored to a safe and habitable condition.

Also, personal comments are helpful. Please send me a copy of your e-mail and I'll include it in the WPA submission: atheoharis@sbcglobal.net

E-Mail Addresses:

Supervisor Norman Yee: norman.yee@sfgov.org

DBI: Edward Sweeney: edward.sweeney@sfgov.org

John Hinchion: john.hinchion@sfgov.org

Kevin McHugh: kevin.mchugh@sfgov.org

Planning Department: Tina Tam, tina.tam@sfgov.org;

Planning Department: Christine Haw, Christine.haw@sfgov.org

Planning Department: Alexandra Kirby, Alexandra.kirby@sfgov.org;

City Attorney: victoria.weatherford@sfgov.org

SAVE 600 MIRAMAR

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deteriorate to a point where they or a subsequent developer could make a case with the City for a demolition and replace the home with a structure which may or may not conform to the original.

After several complaints from WPA residents and a WPA letter to the Department of Building Inspection (DBI), the City Attorney, Planning Department staff and our district supervisor Norman Yee expressing concern, the DBI has referred two notices of violation to the Code Enforcement Section of the DBI for hearing. Supervisor Yee's staff has informed us that someone from his office will attend the hearing, if possible, and they will continue to follow up with the DBI and City Attorney staff to try and move

Proposed Balboa Reservoir Development Meeting

10:00 AM, June 10, 2017

Riordan High School

Cafeteria

175 Phelan Avenue

this case towards a more timely resolution.

A tentative Director's Hearing has been scheduled (see below). However, the owner has the right to change the date once, so we can't be sure that the hearing will go forward on that date. You can check with the WPA or the Department of Building Inspection Code Enforcement Section at 415-558-6454 a few days prior to the current hearing to confirm hearing date.

This is a highly political process and I can tell you as a former Planning Commissioner, that residents can make a difference by attending the hearing and sending e-mails to the appropriate city officials and staff.

Please take the time to contact City Officials and, if possible, attend the hearing. You can make a difference! ❖

Westwood Park Block SAFE Group Update

by Bob Hermann

OVER THE past few years, Westwood Park residents have volunteered to form three SAFE groups. Below is an update from the volunteer Captains of each group.

Here is some background on SAFE (Safety Awareness for Everyone) that we hope will encourage residents to form

800-900 FAXON SAFE BLOCK:

Co-Captain Sean Riordan reports that at their last quarterly meeting, Fireman/paramedic Michael Hoelsken attended the meeting. He demonstrated life-saving first aid techniques. This included what to do if someone is choking and basic CPR. Given the recent increase of car break-ins, if you live on the 800 or 900 blocks of Faxon, please stop by at our next meeting. Flyers will be put in mailboxes with the time, date and location. Meeting information will be posted on our block's SAFE website. Please check out our website: 800faxonsafe.com

600 MIRAMAR SAFE GROUP:

Co-Captain Caryl Ito reports that the 600 Miramar SAFELOCK extends appreciation to Jim Shearer who volunteered last year to help organize our block successfully with 22 residents participating. Unfortunately, we have had a serious uptick of car break-ins on Miramar during the first quarter 2017. In March, there was a home break-in sometime between 9:00 AM and 11:00 AM that caused many neighbors to be alarmed. This was the first opportunity to utilize our call multiplier 800 alert service which notified all SAFE Group residents about the break-in. We held a block meeting in April and continue to have new neighbors join us.

WESTWOOD DRIVE/PIZARRO WAY:

Co-Captain Bob Hermann reports that at our April quarterly meeting, we discussed car break-ins, including the bold event of jacking up an automobile and removing the tires on Miramar. A new neighbor joined the meeting and she will now be added to the phone tree list. Future meetings will review how the call tree operates for our SAFE group; keeping phone trees up-to-date and reminding residents about things like keeping garage doors locked; how to protect against car fobs being hacked, and the value of camera installation.

and/or join neighborhood SAFE.

The San Francisco SAFE organization was created in 1976 by the San Francisco Police Department as a community crime prevention and public safety program. SAFE engages, educates, and empowers residents to build safer neighborhoods through crime prevention, education, and public safety services that result in stronger, more vibrant, and resilient communities. We love our beautiful neighborhood and it is up to us to support each other and report any suspicious activities ❖

For information on how to start a SAFE organization, you can refer to SFSAFE.org or contact me, BobHermann@aol.com, for more information on how to start a SAFE program and for general information.

Pasadena Museum of History . . .

Westwood Park Batchelder Tile Fireplaces



by Anita Theobaris

OUR FALL 2012 Newsletter contained an article by resident Kathy Beitiks about the many homes in the Park that have fireplaces made with Batchelder Tiles. You can find this article on the Westwood Park website under Newsletters.

Ernest A. Batchelder was an author, designer, educator, artist, and tilemaker who settled in Pasadena in the early Twentieth Century. He produced tiles at his large factory in Los Angeles from 1910–1930.

The Pasadena Museum of History informed us that it is celebrating the recent donation to the museum of a collection of Batchelder tiles and archives by leading Batchelder authority, Robert Winter Ph.D.

The museum is starting a registry of Batchelder tile installations to hopefully develop a database for public use (your information will not be shared with the public without your permission).

They ask that you send a photograph with dimensions and the date your home was built. You can submit your information or inquiries via e-mail to research@pasadenahistory.org or Research Library & Archives, Pasadena Museum of History, 470 W. Walnut Street, Pasadena, CA 91103, Attn: Laura Verlaque. ❖



Halloween Contest Winners

Competition was tough for the top three awards in the annual Halloween decorating contest. We thank the Burgraf family for volunteering to judge the contest along with the many Westwood Park residents who participate every year.

1st Prize: 1376 Plymouth Ave = \$50.00

This address had a ghoulishly engaging Haunted House that drew both neighbors and visitors into its cavernous maw. With animated skeletons, zombies and other denizens of the dead (as well as real humans facilitating), the decorations at this location filled visitors with delight and dread.

2nd Prize: 65 Hazelwood = \$25.00

65 Hazelwood's address rocked the boat with a delightful and creative Pacific Island Tiki theme that wrapped around the house and continued into the backyard.

3rd Prize: 91 Hazelwood = \$10.00

91 Hazelwood's address created the perfect Mediterranean style cemetery crime scene, including a 'which-way-witch', whose scarily poor sense of direction steered her directly into the light pole at the corner of Hazelwood and Montecito!

Honorable mention: 555 Miramar (2015 winner) ❖

Free Passes: City College Wellness Center

EACH SEMESTER, Westwood Park Association receives 30 free passes to the Wellness Center, including the City College gym and pool.

The passes are distributed to Westwood Park residents 18 or older on a first-come, first-served basis, are limited to two per household, and are valid for one semester.

To sign up for passes email Jeff Lorton at wellnesspass@westwoodpark.com. Please indicate whether you want one pass or two, the names of individuals requesting passes, and the best way to reach you. ❖

WESTWOOD PARK ASSOCIATION

236 West Portal Avenue, No. 770
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Annual Meeting Picnic and Centennial Celebration Save the Date!

*Important: Note the correct date and time below**

Saturday, September 16, 2017

11 AM—1 PM

Upper Faxon Green

Inside... News & Views for Westwood Park

Please disregard Zephyr Real Estate postcard solicitation sent to WPA residents in April, it contained incorrect date and time. This mailing was not authorized by the WPA and was not an endorsement by WPA of any real estate company or agent.

Spring ♦ 2017

Happy 100th Birthday, Westwood Park!

by Kathleen Beitiks

NOTICE THE beautiful Centennial banners flying high on streetlights in our neighborhood? The large (3' X 6') banners were made possible by the generous donations of residents to the Westwood Park Centennial. The Centennial Committee would like to convey its thanks to our banner artist, resident Don Vogel, who based the design on a 1916 neighborhood promotional brochure—"Attractive Bungalows of Moderate Cost for Westwood Park in Sutro Forest San Francisco."

The Centennial Committee is tasked with marking the 100th anniversary of the Westwood Park Association, incorporated on March 21, 1917, as a residence park of more than 650 bungalows for middle class residents of San Francisco.

Our official observance of the Centennial will take place during the Westwood Park Annual Meeting on Saturday, September 16, starting at 11 a.m. on the

Faxon Green. (Mark your calendars!)

In addition to the banners and the Annual Meeting celebration, the Centennial Committee is putting together a 100th anniversary album and we are asking all residents to contribute to this 2017 memory book for the next several generations of Westwood Park residents to enjoy. We have a photograph of every home and business in the neighborhood (thanks to resident Bruce Welch!) and now we are asking that every household and business submit a memory for inclusion in the album – a drawing, a poem, a history of your family or a previous family, a special photo, a neighborhood story or a description of your life in 2017 Westwood Park, etc. The album will be on display at the Annual Meeting. Submissions should be on one, 8.5" X 11" sheet of paper (one-sided). They can be sent to Jewelle Gomez, member of the Centennial Committee: jewelle-gomez@gmail.com.



The Centennial Committee is still on the lookout for anything related to the history of Westwood Park – any vintage photos or other memorabilia for display at the September 16 Annual Meeting. Please send any queries about the Centennial to: kobeitiks@gmail.com. ♦