

# WESTWOOD PARK ASSOCIATION

*Newsletter*

*Fall of 2017*



September 16, 11AM – 1PM, Faxon Avenue Green

## Barbecue Picnic Celebrating Westwood Park's 100th Birthday

FOLLOWING THE Annual Meeting, on Saturday, September 16, 2017, at the Upper Faxon Avenue Green at 11:00 am, come and enjoy the best part of the day: a delicious lunch served to celebrate the Park's 100th birthday!

Because this is a very significant year, we wanted to make the picnic extra special. So, we're bringing back the barbecue. We'll be serving hamburgers, hot dogs (including veggie dogs), chips and all the fixings. We thank residents, Joe Koman and Mike Ahrens, our master chefs for volunteering to be responsible for the shopping and cooking. A delicious Centennial Celebration Cake will be served for desert.

Many residents who have lived here for many years have raised their families in Westwood Park. Our children formed friendships

while playing on the common areas, walking to school together, and meeting while being involved in children's activities. We hope that our Westwood Park families will invite their family members who have moved away from the Park to enjoy our 100th birthday celebration.

We've had the Annual Meeting followed by a picnic on a Saturday morning since 1995. If you and your family have not yet attended an annual meeting, make this the year you find out how much fun it is.

Chairs and tables will be supplied for those who want them. All you will need are sunscreen, hats and a picnic blanket if you prefer.

You and your family can:

- ◆ Connect with your friends and their families and meet new neighbors
- ◆ Hear the latest news and updates on

issues affecting the Park

- ◆ Discuss issues important to you
- ◆ Enjoy a delicious and special lunch celebrating the Park's 100th birthday

Children will enjoy climbing into a real fire engine, sound the siren and meet our wonderful San Francisco firefighters.

A collection of Westwood Park memorabilia will be on display.

A representative from SF SAFE as well as volunteer residents who already belong to a Westwood Park SAFE group will be on hand to distribute information and answer questions on how to form a SAFE group on your block.

We look forward to seeing our neighbors at the meeting and picnic. It will be a wonderful, informative and fun day! ◆

## Balboa Reservoir Development Update

CITY REFUSES WESTWOOD PARK'S REQUEST TO SLOW PROCESS SO THAT CCSF ALTERNATIVE PARKING MAY BE FIRST RESOLVED

APPROXIMATELY 200-300 interested parties attended a June 10 presentation at Riordan by the three developers who are competing to be selected as the contractor for the Balboa Reservoir project. Emerald Fund and Mercy housing proposed 1,245 units for the development. Avalon Bay and Bridge Housing suggested 1,100 units. Related Companies and Sares Regis Group (Related) proposed a plan that offered a buffer between Plymouth and the development, and suggested a 680 unit development.

On June 15 a Balboa Reservoir Community Advisory Committee meeting (CAC) was held at Lick Wilmerding. At that meeting Westwood Park's representative, Mike Ahrens, referred to a Final Environmental Impact Report (FEIR) that was approved and certified in 2008 after over eight years of study. That FEIR accepted that up to 500 units would be appropriate for the development. Mr. Ahrens observed that no more than such 500 units should be accepted. He also stressed that the city should not proceed with the selection of a developer until alternative parking is secured

See BALBOA RESERVOIR on page 2

## Inside This Issue:

<b>Balboa Reservoir</b> .....	<b>2</b>
<b>Annual Meeting Agenda</b> .....	<b>3</b>
<b>Candidate Statement</b> .....	<b>3</b>
<b>600 Miramar Update</b> .....	<b>3</b>
<b>Halloween in WPA</b> .....	<b>4</b>
<b>Centennial Meories Album</b> ....	<b>4</b>

*Color PDF versions of newsletters are posted on the Westwood Park website: [westwoodparksf.org](http://westwoodparksf.org)*

# WESTWOOD PARK ASSOCIATION



## WESTWOOD PARK ASSOCIATION BOARD MEMBERS

Anita Theoharis, President  
*Term expires 2018*

Anne Chen, Vice President  
*Term expires 2019*

Francine Lofrano, Secretary  
*Term expires 2019*

Joe Koman, Treasurer  
*Term expires 2019*

Mike Ahrens, Member-at-Large  
*Term expires 2018*

Jenny Perez, Member-at-Large  
*Term expires 2018*

Ravi Krishnaswamy, Member-at-Large  
*Term expires 2017*

*Newsletter Production Editor: Susan Sheldrake*

### CONTACT THE BOARD

*email:* board@westwoodpark.com

*phone:* 415-333-1125

*mail:* 236 West Portal Ave., #770  
San Francisco, CA 94127



Visit the Westwood Park website for articles about the history of the Park and its charming bungalows. Click on **"The Neighborhood"** and explore links to additional resources.

There are links for past newsletters and Residential Design Guidelines (in PDF format).

You can also view a clip from **"The Building of Westwood Park"** DVD with footage from 1916–1917.

## Balboa Reservoir *(continued from page 1)*

for City College of San Francisco (CCSF).

With this development and CCSF's own development of a Performing Arts Center, all 1,500 current parking spaces on the reservoir will be lost. In late July it was reported by the Examiner that due to the free tuition at CCSF, the enrollment for credited classes has already expanded by over 25% and is expected to grow in coming years. The Westwood Park Board of Directors has made the point at CAC meetings, and in their written comments to the city, that the alternative parking situation for CCSF must be solved before any developer is selected and the development process continues. The city has refused to slow that process.

The Westwood Park Board has also commented to the city that there should be no ingress and egress to the new development through Westwood Park. Parking on Plymouth is already impossible and if even pedestrian traffic is allowed from the development, the problem will be increased with residents of the development parking on Westwood Park streets. Westwood Park Association also pointed out in writing to the city that the parking ratio for the residents of the development should be 1-1, and not 0.5-1 and less as proposed by some of the developers.

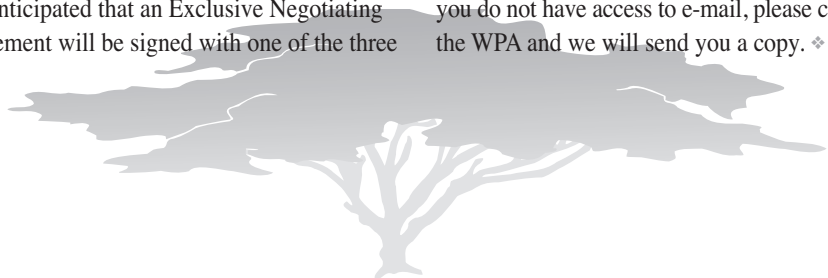
As the city presses forward on the development, it is also finalizing a Transportation Demand Management report for this area. (TDM) The Westwood Park representatives have met with city representatives and observed that the Draft TDM cannot be final until the alternative parking situation for CCSF students and faculty is resolved. The Westwood Park Board observed in a written comment on the Draft TDM that the draft report on traffic and transportation is only a "shot in the dark" until a comprehensive study of parking for CCSF is completed and a resolution is reached of that problem between the city and CCSF.

Notwithstanding the comments of the Westwood Park Association and its representatives, it is anticipated that an Exclusive Negotiating Agreement will be signed with one of the three

developers soon. The Westwood Park Association observed in writing to the city that the Related Companies provided the best alternatives for the development. The Related proposal was closer to the 500 unit limit approved by the FEIR. Related also provided a nice buffer between Westwood Park and the new housing. In addition, Related has agreed that it would not seek any ingress or egress through Westwood Park. Last, Related has recognized recently that it is key that the TDM does not solve the problem of alternative parking for CCSF and urged that this problem be addressed immediately. In light of these advantages of the Related Companies' approach, Westwood Park urged the city to negotiate with the Related Companies toward a development that consisted of no more than the 500 units approved by the 2008 FEIR.

In July, the three Developers filed their responses to public comments to the development. The responses of the three developers only further demonstrate to the Westwood Park Board that the Related Companies has taken a more realistic approach to the development, parking, and the concerns of neighbors and Westwood Park. Related commented in their response that their decreased number of units and buffer zone along Plymouth would fit in easier with Westwood Park and its historic character. Related also offered to negotiate with CCSF on the crucial parking problem which they agree must be addressed since they recognize that TDM does not solve the needs for alternative parking for CCSF. The other two developers have proposed many more units in their responses, continue to suggest access through Westwood Park, and seem to rely on the TDM study which suggests alternative transportation methods but does not at all address the solution to the parking needs of CCSF.

Anyone desiring a copy of the written comments of the Westwood Park Board to the city may find them on the Westwood Park website. If you do not have access to e-mail, please contact the WPA and we will send you a copy. ❖



**WESTWOOD PARK  
ASSOCIATION  
ANNUAL MEETING  
NOTICE AND AGENDA**

*Following the Meeting:  
Westwood Park's  
100th Birthday Celebration  
Including  
Barbecue Lunch and  
Centennial Birthday Cake!*  
September 16, 2017  
Faxon Avenue Green  
11 AM – 1 PM

**MEETING AGENDA**

1. Call to Order and Welcome Message
2. Treasurer's Report
3. Trees & Common Areas Report
4. Planning & Zoning
5. Proposed Balboa Reservoir Housing Development
6. Board of Directors Election Results
7. Residents' Questions
8. Speakers  
*Mayor Ed Lee (unconfirmed)  
Norman Yee, Supervisor District 7  
Captain Joseph McFadden,  
Ingleside Police Station*
9. Centennial Banner Drawing
10. Adjournment and Picnic



*Update: Saving 600 Miramar*

**Resident Participation Made a Difference!**

*by Anita Theoharis*

AS REPORTED in the Spring Newsletter, two chimneys and windows had been removed and the interior of the building demolished leaving the home at 600 Miramar to deteriorate to a point where the 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 numerous complaints from residents and the Association, the Department of Building Inspection held two hearings on Notice of Violations issued to 600 Miramar. The Hearing Officer has issued an order of abatement.

In addition, the Planning Department has also issued a Notice of violation. It states; "all exterior elevations shall be restored to their historic conditions, including the design, detailing



and material of the chimneys" and "All windows requiring replacement shall be solid wood."

To date, the property has been secured to protect it from the elements. We are hopeful that this beautiful and historically significant home will be restored.

We thank all of the residents who communicated with our city officials when this first happened. Also many thanks to the residents who attended the hearings. ❖

**2017 Candidate Statement**

**Ravi Krishnaswamy (Incumbent)**

I have been a homeowner in Westwood Park since 2008. Living in a neighborhood such as Westwood Park is a privilege. I would like to continue to have the opportunity to give back to the community by helping to maintain and run the website, and being involved in activities in the neighborhood to help preserve the quality of life and its unique historical character

**WESTWOOD PARK ASSOCIATION: OFFICIAL BALLOT**

**PLEASE TAKE THE TIME TO VOTE**

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 meeting on September 16, 2017. Or you may bring your ballot to the meeting, where election results will be announced. ❖

**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 16. 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 one:**

Ravi Krishnaswamy (Incumbent)

Write-in \_\_\_\_\_



# WESTWOOD PARK ASSOCIATION

236 West Portal Avenue, No. 770  
San Francisco, CA 94127

## ◆ NOTICE ◆

### Westwood Park Association Annual Meeting and Picnic

Ballot is enclosed to elect a  
Board Member to the  
Board of Directors

### SAVE THIS DATE!

Saturday, September 16, 2017

11AM – 1PM

Faxon Avenue Green

Fall ♦ 2017

## Spooktacular!

### Halloween Contest

Westwood Park has gained a reputation as the place to be on Halloween and the famous Westwood Park Annual Halloween Contest. A “blue ribbon” panel of judges who are past winners will drive through the neighborhood on a night or two before Halloween to select the three best decorated homes. **First place:** \$50, **Second Place:** \$25, **Third Place:** \$10 and an **Honorable Mention** to the first runner up.



## Contribute Centennial Celebration Memories!

IN LATE 1916, a crew of workmen from the Residential Development Company began clearing trees from 90 acres of land located between Ocean Avenue and what is now Monterey Boulevard. The land was cleared, graded and divided into lots for new bungalows designed for middle class residents of San Francisco. The new neighborhood that emerged was called Westwood Park and the first home to be completed was in 1917 (110 Southwood Drive).

This year, Westwood Park celebrates its Centennial. What can you do to help celebrate our 100 years as a San Francisco neighborhood? You can submit a “Memory Page” for the Westwood Park Centennial Album!

The Centennial Committee is hoping that every household in Westwood Park will submit a Memory Page for an album that we expect will be around for the next 100 years. Directions for submitting a Memory Page can be found on the Westwood Park Association website:

<https://westwoodparksf.org/wp-content/uploads/2017/05/WPA-CentennialDoc2-website-May2017.pdf>

Meanwhile, the Centennial Committee

continues to be on the lookout for vintage photos, stories, brochures, newsletters or other neighborhood memorabilia to share with our residents at the upcoming Annual Meeting and for the Westwood Park Archives Project.

Several residents have already been digging around in their closets and old files, coming up with a 1920s photo of a home and automobile on Valdez Avenue, two fabulous 1917 Westwood Park promotional posters and two Eastwood Drive neighborhood holiday potluck party photo albums going back more than 35 years.

Residents are invited to attend the celebration for an opportunity to learn about Westwood Park’s history, meet and greet new and longtime neighbors – and enjoy a slice of our Centennial Cake! In addition, a drawing will be held for residents who donated funds last Fall for a chance to win one of the Centennial banners installed in the neighborhood this year. ✦

---

*Questions about the celebration can be directed to Kathy Beitiks (kobeitiks@gmail.com) or other Centennial Committee members: Norm Batteate, Jewelle Gomez, Frank Kalmar, Greg Clinton, Bruce Welch, Susan Percal or Kathleen Hayden.*