

WESTWOOD PARK ASSOCIATION



Newsletter

Fall of 2019

September 21, 2019, 11AM – 1PM, Faxon Avenue Green

Come Enjoy Good Food, Good Friends and Good Fun!

by Anita Theobaris

A NOTICE OF the Westwood Park Association Annual Meeting and ballot to elect board members is contained in this Newsletter and we urge you to mail in your vote and then attend the meeting. And we will once again be hosting a barbeque following the annual meeting and board elections.

If you're new to Westwood Park or just haven't yet attended an Annual Meeting, make September 21 the day you and your family find out how informative the business meeting is and how much fun the barbecue is.

During the business meeting you can discuss Westwood Park issues that are important to you

and hear the latest news affecting you and your neighbors as well as the Board election results.

Talented Westwood Park chefs de barbecue will be on hand to serve you hamburgers and hot dogs with all the fixings, potato salad, chips, cookies and soft drinks. Chairs and tables will be provided. Please bring a picnic blanket if you prefer.

The SF Fire Department will be joining us. Children will be able to enjoy climbing into a real fire engine, meet our wonderful firefighters and, of course, sound the siren.

Please mark your calendars now and plan to enjoy good food, fun, friends, meeting new neighbors and generally have a great time. ❖



Fred Lofrano (left) and Joe Koman (right) 2018 chefs de barbecue

Balboa Reservoir Project Proceeds to CEQA Review

by Mike Ahrens

WE HAVE REPORTED on the status of the proposed development on the 17 acres known as the "Balboa Reservoir" in prior Newsletters, at our Annual Meetings, and at a Special Meeting. Owners in Westwood Park gave us suggestions at those meetings, and the Board has continued to actively advance the interests of Westwood Park, in consultation with its legal counsel.

Under the California Environmental Quality Act ("CEQA") an Environmental Impact Report ("EIR") must be reviewed and "certified" by the Planning Commission before any city agencies with jurisdiction over a project can act on the project. In the Fall of 2018, the Planning Department invited written comments concerning the scope of the EIR. An EIR was prepared for such property in 2008 in connection with a proposed development on the property of 500 units. That EIR was approved by the Board of Supervisors. However, that project was never pursued and now the scope of the project is much different, requiring preparation and certification of a new EIR.

The Developers, headed by Avalon, seek to build 1,100 units, with a maximum permitted height of 78 feet. The City proposed an alternative development that would include a total of 1,550 residential units, with a maximum height of 88 feet. The Westwood Park Association in its written comments on scoping requested that the EIR study other alternatives, including a 500 unit development with a maximum height of 50 feet, as well as an 800 unit variance with a maximum height limit of 40 feet in certain sections of the development and 65 feet in other sections.

Westwood Park also requested that the EIR study the "No Project Alternative." We noted that under CEQA, when an additional alternative request is made, the City is legally required to respond to the requested alternative. We noted in our letter that the development could be damaging to City College; in the words of the Facilities Committee of CCSF, the Project would cause "grave and permanent damage to CCSF and the larger community that surrounds it." Since our request was

See BALBOA RESERVOIR on page 2

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Color PDF versions of newsletters are posted on the Westwood Park website: westwoodparksf.org



westwoodparksf.org

WESTWOOD PARK ASSOCIATION



WESTWOOD PARK ASSOCIATION BOARD MEMBERS

Mike Ahrens, President

Term expires 2021

Anne Chen, Vice President

Term expires 2019

Francine Lofrano, Secretary

Term expires 2019

Joe Koman, Treasurer

Term expires 2019

Ravi Krishnaswamy, Member-at-Large

Term expires 2020

Jenny Perez, Member-at-Large

Term expires 2021

Anita Theoharis, Member-at-Large

Term expires 2021

CONTACT THE BOARD

email: board@westwoodpark.com

phone: 415-333-1125

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

Neighborhood Mail Collection Box is BACK!



by Francine Lofrano

The mail collection box on the corner of Wildwood Way and Westwood Drive disappeared at the end of March without warning prompting many Westwood Park residents to send inquiries and complaints to the Board.

After calling our local Post Office multiple times over the months without results, I contacted the USPS Consumer Affairs who put me in touch with Maria, the manager at the USPS Napoleon Street office. Maria said that the collection box had been removed due to damage it sustained from being hit by vehicles on three separate occasions. Also, since the box received a low volume of mail, it wasn't going to be replaced. After explaining how unhappy residents were about the removal of this box and that the one remaining box (on the corner of Plymouth Ave. and Wildwood Way) was not sufficient to serve the 685 residents of Westwood Park, Maria arranged to get our mail collection box back the same day we spoke saying "I always want to make my customers happy". The Board (and I'm sure the residents) are extremely grateful that Maria listened and responded so quickly! Thank you Maria!!!

Balboa Reservoir *(continued from page 1)*

made, the City has publicly stated that the EIR will include a No Project Alternative.

Westwood Park observed in its scoping letter to the Planning Commission that in addition to a development of 1,550 units on the 17 acres owned by the PUC, CCSF has requested that additional units be constructed on its adjoining "Eastern Portion" of the reservoir, land owned by CCSF. An agreement has recently been reached between CCSF and the developers that the developers will build an additional 500 units on the Eastern Portion of the reservoir for student housing. Westwood Park Association also requested that the EIR study an alternative with 2,050 units that would include the 500 units for CCSF on the Eastern Portion of the reservoir.

Westwood Park Association has continuously taken the position that no development should proceed unless the City addresses the significant adverse impacts on CCSF and all the other surrounding neighborhoods, including Westwood Park, caused by the elimination of over 1,600 parking spaces. From the outset members of the Public Utilities Commission and the Board of Supervisors have commented that such loss of parking and the damage it causes must be addressed by CCSF and the City. During the June Public Citizens Advisory Committee meeting, the City admitted that no solution or agreement addressing the elimination of parking and its adverse consequences has been reached.

In May of 2019, the Coalition For San Francisco Neighborhoods, consisting of over 30 organizations, passed a unanimous resolution that the public land consisting of the 17 acres on Balboa Reservoir should not be used for private profit and should remain in public hands. Notwithstanding that resolution the development proceeds.

The Draft EIR ("DEIR") is scheduled to be released on August 7, 2019. A meeting of the Planning Commission will take place in Room

400 of City Hall on September 12, 2019 at 1PM. The public may give oral comments on the DEIR at that public hearing or submit written comments. The deadline to submit written comments to the Planning Commission is 5PM on September 23, 2019. The Westwood Park Association will be providing comments after review of the DEIR. Anyone wishing a copy of the DEIR can email Jeanie.Poling@sfgov.org.

The City anticipates that certification of a final EIR will be the subject of a public hearing in the Spring or early summer of 2020 after publication of the responses to comments. Certification of a final EIR is not an approval of the project. The Public Utilities Commission, the Planning Commission, and the Board of Supervisors on appeal, will act on the Project.

The Survey that the Board took of owners in 2015 clearly demonstrated that the development proposed by the Developers and the City is inappropriate in the opinion of owners. This Project is ten times as dense as Westwood Park, and does not take into consideration the special building forms and characteristics of Westwood Park which has been declared a "residential Character District" by the Board of Supervisors. Even more importantly, no development should proceed until the alternative parking needed by CCSF students and faculty is addressed, as the failure to do so will gravely harm CCSF and the surrounding neighborhoods. The Westwood Park Board of Directors has made these points to the Board of Supervisors, the Planning Commission, the Mayor, the Public Utilities Commission, and will continue to do so as the process continues. We continue to oppose any entrance to Westwood Park through San Ramon, even if it is only for pedestrians. We will continue to work with our counsel in this process.

At the Annual Meeting and Picnic on September 21 we will provide further updates, and solicit owner's comments. ❖

City Brings Enforcement Case Against 600 Miramar

by Mike Ahrens

We have reported in prior Newsletters about the destruction of chimneys and windows at 600 Miramar, together with a failure to maintain such property while it is vacant. In the Fall of 2018, the City Attorney's office warned the owner in writing that their property constitutes a public nuisance and threatened litigation seeking an injunction and civil penalties. In the Spring of 2019, the City conducted a "Task Force Inspection" of the property that resulted in promises from the owner to obtain proper permits and complete appropriate construction by November 1, 2019. In July of 2019 the owner informed the Board of Directors of Westwood Park Association that they had just completed plans for the construction and are willing to submit such plans to the Westwood Park Association for review and approval as required by the Covenants, Conditions and Restrictions applicable to Westwood Park properties. The Westwood Park Board intends to continue to follow this closely. ❖

WESTWOOD PARK ASSOCIATION

ANNUAL MEETING NOTICE AND AGENDA

Following the Meeting please join your neighbors for our Annual Westwood Park Barbeque.

September 21, 2019

Upper Faxon Green
(Faxon/Pizarro Way)

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: Proposed Balboa Reservoir Housing Development
5. Board of Directors Election Results
6. Residents' Questions and Comments
7. Guest Introductions
8. Adjournment and Picnic

BOARD ELECTIONS: There are three openings on the Board of Directors. We ask that you vote for three of the five candidates. Candidates have submitted statements discussing his/her interest for the Board. Please return the ballot in the enclosed stamped, self-addressed, stamped envelope to or bring the ballot with you to the Annual Meeting.

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 21. 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!

2019 Candidate Statements

Anne Chen (incumbent)

As a long-time resident of this wonderful neighborhood, I have served on the board for 18 years. I have worked on zoning issues, parking and traffic, dues and collection, trees, common area, and budgeting. I welcome the opportunity to serve one last term before I ride off into the sunset. It has been a great pleasure meeting and working with the dedicated neighbors in our unique corner of this city.

Ximena Cordova

I have been serving our community as a Realtor for many years and was previously President of NERT for our neighborhood. I've owned my property since 1979, where my 2 children were born and raised. I can say very proudly that I did a great job as a single parent and that the community has always been very supportive. Westwood Park has always been a very traditional neighborhood and keeps its charm through cooperation and participation. I would be pleased to be part of the committee and volunteer my time to ensure a great future for our neighborhood.

Jeanine Hawk

I am a San Francisco native and have been a homeowner and your neighbor in Westwood Park for 15 years. I am currently a CFO and have 20 years of administrative experience in higher education. While living in So. Oregon, I served as a K-12 board member, a founding board member of the Josephine County Human Rights Alliance, and the Williams Town Council. I would like to implement technology that will enable all residents to weigh in on decisions that affect our neighborhood and represent all members of our diverse community. I would appreciate your vote. Thank you!

Joe Koman (incumbent)

My wife and I have been residents of this wonderful neighborhood for 45 years. I am presently retired but in my 40 years in real estate I've sold over 100 homes in Westwood Park. I truly know and love this neighborhood. I'm concerned with what some of the speculators have done to the character of the Westwood Park homes and will continue to fight for their preservation. I'm a past president of the association and look forward to serving the community for the next 3 years. You'll see me at the barbeque. I'll be flipping hamburgers. Thank you for your consideration.

Francine Lofrano (incumbent)

I've been a resident of Westwood Park for 31 years. Over the years I've stayed active and involved on issues that impact our neighborhood. For the last 3 years, I've served on the Westwood Park Association Board as Secretary. Prior to becoming a Board member, I served as a member of the Balboa Reservoir Sub-committee to ensure Westwood Park residents had a voice in the Balboa Reservoir Development. I would like to continue working with my fellow neighbors, residents and Board to preserve our unique neighborhood and the quality of life we all enjoy. I would greatly appreciate your vote.

Westwood Park Association :: OFFICIAL BALLOT

BOARD ELECTIONS: There are three openings on the Board of Directors. We ask that you vote for three of the five candidates. Candidates have submitted statements discussing his/her interest for the Board.

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 21. Or you may bring your ballot to the barbecue, where election results will be announced during the meeting portion.

Vote for three:

- Anne Chen (incumbent)
- Ximena Cordova
- Jeanine Hawk
- Write-in _____
- Joe Koman (incumbent)
- Francine Lofrano (incumbent)



PROPERTY OWNER NAME _____

ADDRESS _____

SIGNATURE _____ DATE _____

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
three Board Members
to the Board of Directors

SAVE THIS DATE!

Saturday, September 21, 2019

11AM – 1PM

Faxon Avenue Green

Fall • 2019

In and Around Westwood Park Neighborhood

Annual Assessment Update and Thank You!

by Francine Lofrano

THE WESTWOOD PARK Association Board of Directors would like to thank the 90% of Westwood Park residents (as of publication of this newsletter) that have paid their annual assessment. As you know, the annual assessment was modestly increased for 2018-2019 (the first increase since 2009!) and for 2019-2020, Westwood Park's HOA fees still remain incomparably low. The Board encourages anyone who has not paid their assessment to do so as non-payment of annual assessments results in interest fees, property liens and associated lien fees.

The Board (which consists of all unpaid volunteers) occasionally receives comments and questions regarding annual assessments. Here's the scoop on what annual assessments do and do not pay for.

ANNUAL ASSESSMENTS DO PAY FOR:

- ◆ Common Area Maintenance: lawns, trees, irrigation systems
- ◆ Historic Gates: maintenance and painting the gates at Ocean & Miramar and Monterey and Miramar
- ◆ Planning and Zoning: costs related to enforcing Westwood Park Residential Guideline and CC&Rs

- ◆ Legal Representation: for land use issues and for the proposed Balboa Reservoir Development
- ◆ Insurance
- ◆ Utilities: lighting for historic gates, phone, website
- ◆ P.O. Box Rental
- ◆ Postage: for communications to residents (newsletter, annual assessment billing)
- ◆ Annual meeting and Picnic: porta potty, wash station, barbeque, table and chair rental, refreshments, picnic supplies

ANNUAL ASSESSMENTS DO NOT PAY FOR:

- ◆ Individual homeowner's grounds or tree maintenance
 - ◆ Sidewalk or street maintenance
- Again, thank you to all the residents who have paid their annual assessments which maintain this historic, unique and beautiful neighborhood we're all fortunate to live in and enjoy! ❖

Thank You Volunteers

by Anita Theoharis

VOLUNTEER WORK by Westwood Park Board members and residents is immeasurably beneficial to our neighborhood's wellbeing and standing with city agencies. Not to mention keeping annual dues at a minimal level. Board member volunteers take care of all

clerical functions required of any planned subdivision: phone, mail, title company inquires, data base, billing and overseeing the common area and tree maintenance.

Resident volunteers currently review proposed building projects for compliance with the WPA Guidelines, oversee newsletter production and other communications with residents, keep property records up to date and answer numerous resident inquiries. To keep our neighborhood safe, we help form Westwood Park SAFE and NERT groups. To keep you fit, we coordinate CCSF Wellness Passes and to entertain you, the WPA Symphony night.

Annual meetings and barbecues just don't happen, numerous hours are spent to prepare agendas and presentations, elections and provide a wonderful barbecue for our neighbors to visit with each other.

Dealing with the city is a challenge and we especially thank the residents who have attended neighborhood meetings, city agency hearings, and written letters on behalf of the Association.

In short, we live in a special place because of those who care, and we thank all residents who currently volunteer their time. Please contact the Association if you are interested in volunteering some of your time to keep our very special neighborhood safe and beautiful. ❖