

Westwood Park Association
Annual Board Meeting Minutes
September 21, 2019 11:00 A.M.
Faxon Ave Green

AGENDA

Call to Order & Welcome Message

President Mike Ahrens called the meeting to order at 11:40 AM and introduced board members.

I. Roll Call

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

Absent: Ravi Krishnaswamy, Jenny Perez

II. Treasurer's Report

A. Account Balances: Francine reported that the bank balance as of 8/30/2019 is 161,145.57.

B. Dues Report: Francine also reported that 646 properties (94.3% of 685 properties) have paid their 2019-2020 dues and noted that annual assessment bills are mailed each year in February and due no later than April 30th of each year. Francine also noted that anyone who doesn't receive their annual assessment bill by 4/30/2020, should contact the Board for another copy which can be either mailed or emailed to them.

III. Committee Reports

A. Common Area Maintenance – Anne discussed damage to the Miramar island from vehicles driving over the median, damaging lawn and sprinkler systems and that boulders were placed to mitigate the problem. Questions/comments from resident included why not raise the curb and could Participatory Budget be used. Anne explained that the City owns the curb so alterations could not be made by WPA.

B. Planning & Zoning

Proposed Balboa Reservoir Housing Development: Mike provided residents with an update on the proposed Balboa Reservoir Development. Mike discussed the three main issues WPA opposes: density, San Ramon Way access and CCSF/parking loss. Mike reported that the CEQA process has begun which addresses the "adequacy of disclosure". Mike reported that the Avalon proposed project is 1100 units however the City proposes 1550 units. WPA is asking that an 800 unit reduced density be considered. Mike also commented on the noise level of that proposed development and that a 6-7 year construction phase is anticipated. Mike reported that the Board has hired attorney Alice Barkley of Duane Morris LLP and that WPA will be submitting written comments regarding Balboa Reservoir Project Draft Subsequent Environmental Impact Report (DSEIR) tomorrow (9/22/2019) via email. A resident commented that Hazelwood is already "a racetrack" and would be just as adversely affected as Plymouth Ave. if San Ramon were opened to through traffic.

600 Miramar: Mike noted that WPA is continuing to work with the City regarding the issues with this property.

1399 Plymouth: Mike noted that a letter concerning the property condition was sent to the property owners however WPA has received no response.

C. Halloween Contest – It was announced that there would be no Halloween contest this year as there was no one available to do it. Any resident wishing to volunteer to run the contest should contact the Board.

IV. Speakers:

Norman Yee, District 7 Supervisor: Supervisor Yee's discussed his top priorities and issues he is working on: the senior population, Proposition A (affordable housing bond), Participatory Budget (noting that District 7 has implemented a number of safety measures), the K Ingleside line (adding a second car), the M Oceanview streetcar (exploring putting this line as well as the K line underground), Ocean Ave Association (working on re-zoning) and noted that rigs will soon be drilling samples on Ocean Ave. to test for presence of hazardous materials possibly emitted from a dry cleaning business. Supervisor Yee also discussed temporary measures to address homeless living in vehicles in our area. These people/vehicles (approximately 30 vehicles) will be temporarily relocated to Balboa station which will provide security, lighting garbage & sanitation

services. Homeless living in vehicles around Lake Merced may be relocated to a Sunset district parking area. Resident comments included why not follow what was done in the 1960s to address people living in school buses in the Panhandle and the City's homeless population has been increasing year after year so City policies are obviously not working. Supervisor Yee also addressed the Balboa Reservoir Project noting that he has to "nudge behind the scenes" and that he "has to be careful" in working with the City and the community and see what the issues are and where/what he can influence. He said he is working on density and that "the transit problems have to be solved or I will block the permits". Supervisor Yee also said that CCSF "has to be part of the solution" and that he has been working on the idea of a shuttle between the Development and Bart that could cost 1 million dollars per year so that would likely require Developer contribution. Residents requested more K cars and commented that more infrastructure (transit, emergency services) are needed and that Ocean Ave. and Monterey Blvd. are already heavily burdened so a study is needed. A resident also asked about SB 50 (Scott Wiener's housing bill that was shelved in May 2019). Supervisor Yee said he voted against it but said it would be re-introduced. He said he would continue to fight against the bill if it isn't changed.

Joshua Kumli, Sergeant, Ingleside Police Station: Anita introduced Sergeant Kumli who fielded questions/comments from residents covering foot & car patrols, police responses, shortage of officers, Ocean Ave. foot patrol (which Sergeant Kumli said is out of Taraval station). Sergeant Kumli encouraged residents to contact him with additional questions and concerns.

- V. **Election Results** – Anita announced that resident Margaret Reed, inspector of the ballots, opened and counted the ballots prior to the meeting. Peggy Koman counted ballots submitted today at the Annual Meeting. A total of 129 ballots were received. Anne, Joe and Francine were all re-elected to the board.
- VI. **Next Board Meeting:** Not announced - to be determined
- VII. **Adjournment:** Mike motioned to adjourn; Anita seconded; unanimously approved 5-0; meeting adjourned 12:30 PM.

Respectfully Submitted,

Francine Lofrano, Secretary
Westwood Park Association