

BOARD of SUPERVISORS



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MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: May 16, 2023

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, May 16, 2023

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, May 16, 2023. This item was acted upon at the Committee Meeting on Monday, May 15, 2023, at 1:30 p.m., by the votes indicated.

Item No. 29 **File No. 230297**

Resolution initiating a landmark designation under Article 10 of the Planning Code for the Westwood Park Entrance Gates, located at the intersection of Miramar Avenue and Monterey Boulevard, and the Westwood Park Entrance Pillars located at the intersection of Miramar Avenue and Ocean Avenue.

RECOMMENDED AS A COMMITTEE REPORT

Vote:

Supervisor Myrna Melgar - Aye
Supervisor Dean Preston - Aye
Supervisor Aaron Peskin - Aye

cc: Board of Supervisors
Angela Calvillo, Clerk of the Board
Alisa Somera, Legislative Deputy
Anne Pearson, Deputy City Attorney

File No. 230297 Committee Item No. 1
Board Item No. 29

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date May 15, 2023

Board of Supervisors Meeting Date May 16, 2023

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER (Use back side if additional space is needed)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Melgar Comm Rpt Memo 051023</u>
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Completed by: Erica Major Date May 11, 2023

Completed by: Erica Major Date May 16, 2023

1 [Initiating Landmark Designation - Westwood Park Entrance Gates and Pillars]

2
3 **Resolution initiating a landmark designation under Article 10 of the Planning Code of**
4 **the Westwood Park Entrance Gates, located at the intersection of Miramar Avenue and**
5 **Monterey Boulevard and the Westwood Park Entrance Pillars located at the**
6 **intersection of Miramar Avenue and Ocean Avenue.**

7
8 WHEREAS, Under Planning Code, Section 1004.1, the Board of Supervisors may by
9 Resolution initiate a landmark designation; and

10 WHEREAS, The entrance gates of Westwood Park ("Entrance Gates"), situated within
11 the public right-of-way at the intersection of Miramar Avenue and Monterey Boulevard, are
12 historically and architecturally significant structures that are part of the unique design of the
13 neighborhood; and

14 WHEREAS, Westwood Park was established in 1916 by developers, Baldwin & Howell,
15 to create a "modern residence park which was to be a model home community for the family
16 of average means"; and

17 WHEREAS, As part of the development, landscape designers hired the renowned
18 architect, Louis Christian Mullgardt, to design entrance gates, pillars, and 128 lampposts to
19 enhance the neighborhood of modest homes; and

20 WHEREAS, Louis Mullgardt came to San Francisco in 1905 and made his mark
21 designing bungalow homes across the Bay Area in Oakland, Berkeley, and Piedmont after the
22 1906 earthquake; and

23 WHEREAS, Mullgardt's other notable contributions was the design of the 1912 Pan-
24 Pacific International Exposition's Court of Ages in the Marina District; the redesigned former
25 M. H. de Young Memorial Museum in Golden Gate Park in 1916; and an orphanage located at

1 1201 Ortega Street, which was sold to the San Francisco Conservatory of Music, but now
2 houses Lycee Francais La Perouse; and

3 WHEREAS, Public landscaping amenities, such as entrance gates, pillars, or fountains,
4 were often incorporated into early twentieth-century master-planned “residence park”
5 developments like Westwood Park to designate the boundaries of the neighborhood as
6 described in the historic context statement, Gardens in the City: San Francisco Residence
7 Parks, 1906-1940; and

8 WHEREAS, The intricate gates, pillars, and streetlights were used in the marketing of
9 Westwood Park as a beautiful neighborhood for those of moderate means; and

10 WHEREAS, Over the last century, many original ornamental entrance gates and
11 streetlamps in the Westwood Park neighborhood are no longer in existence due to
12 modernization, but several pillars have survived throughout the neighborhood including two at
13 Ocean Avenue and Miramar Avenue, one at Flood Avenue and Frida Kahlo Way, and one at
14 Frida Kahlo and Judson Avenue; and

15 WHEREAS, Mullgardt designed a grand entrance at the end of a major thoroughfare at
16 Miramar Avenue and Monterey Boulevard; and

17 WHEREAS, The entrance gates at Miramar Avenue and Monterey Boulevard have
18 withstood the test of time and still retain their original architectural elements with elegant
19 barrel vaulted gates and pillars with wrought iron lanterns; and

20 WHEREAS, The Entrance Gates are within the public right-of-way, but were restored
21 by the Westwood Park Homes Association in 2003; and

22 WHEREAS, The entrance gates and pillars act as historic monuments for Westwood
23 Park, which is a Residential Character District recognized and codified by the San Francisco
24 Planning Department; now, therefore, be it
25

1 RESOLVED, That the Board of Supervisors hereby initiates landmark designation of
2 the Westwood Park Entrance Gates located at Miramar Avenue and Monterey Boulevard, and
3 the Westwood Park Entrance Pillars located at the intersection of Miramar Avenue and Ocean
4 Avenue under Planning Code, Section 1004.1; and, be it

5 FURTHER RESOLVED, That the Board requests that the Planning Department
6 prepare a Landmark Designation report to submit to the Historic Preservation Commission for
7 its consideration of the special historical, architectural, and aesthetic interest and value of the
8 Westwood Park Entrance Gates and Pillars; and, be it

9 FURTHER RESOLVED, That the Board requests that the Historic Preservation
10 Commission review the Landmark Designation report and any other information the Planning
11 Department may have related to the special historical, architectural, and aesthetic interest and
12 value of the Westwood Park Entrance Gates at Miramar Avenue and Monterey Boulevard,
13 and the Westwood Park Entrance pillars located at the intersection of Miramar Avenue and
14 Ocean Avenue ; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors requests that the Historic
16 Preservation Commission consider whether the entrance gates and pillars warrant landmark
17 designation, and submit its recommendation to the Board pursuant to Article 10 of the
18 Planning Code; and, be it,

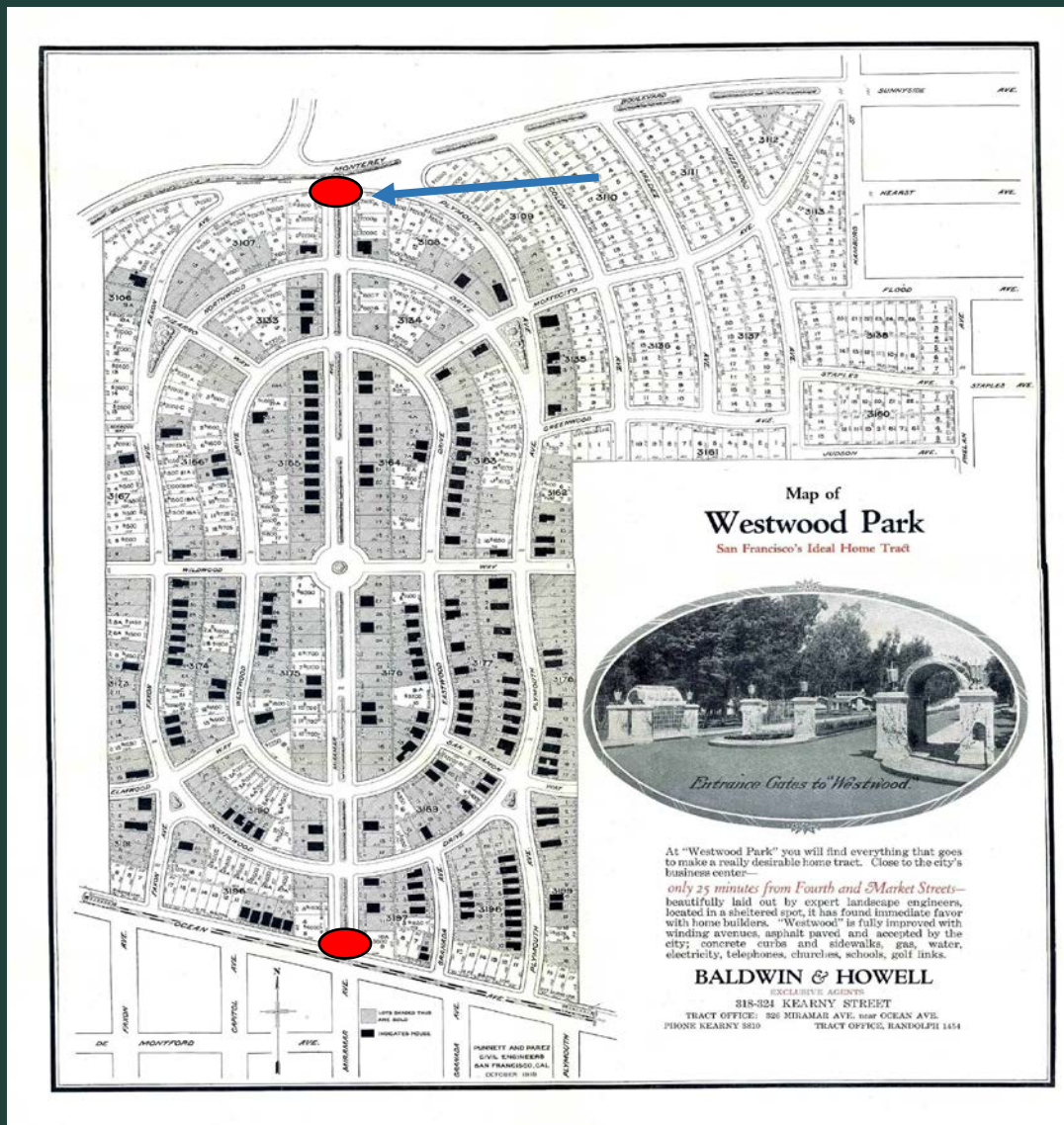
19 FURTHER RESOLVED, That Planning Code, Section 1004.2(b), requires the Historic
20 Preservation Commission to respond to landmark designation initiations from the Board within
21 90 days, but that the Board of Supervisors may, by Resolution, extend the time within which
22 the Historic Preservation Commission is to render its decision; therefore, in order to allow the
23 Planning Department more time to complete its review of this landmark designation, this
24 Resolution shall also serve as a 90-day extension of that deadline, for a total of 180 days to
25 respond starting from the transmittal date.



Westwood Park Entrance Gates: Landmarking a Historic Treasure

San Francisco Land Use & Transportation Committee
May 15, 2023

Presentation by the Westwood Park Association



1919 map of Westwood Park. Entrance Gates were built on Miramar Avenue at Monterey Boulevard (top) and Ocean Avenue (bottom).



Westwood Park Entrance Gates, looking South on Miramar Avenue from Monterey Boulevard



View of Westwood Park Entrance Gates, looking North on Miramar Avenue toward Monterey Blvd

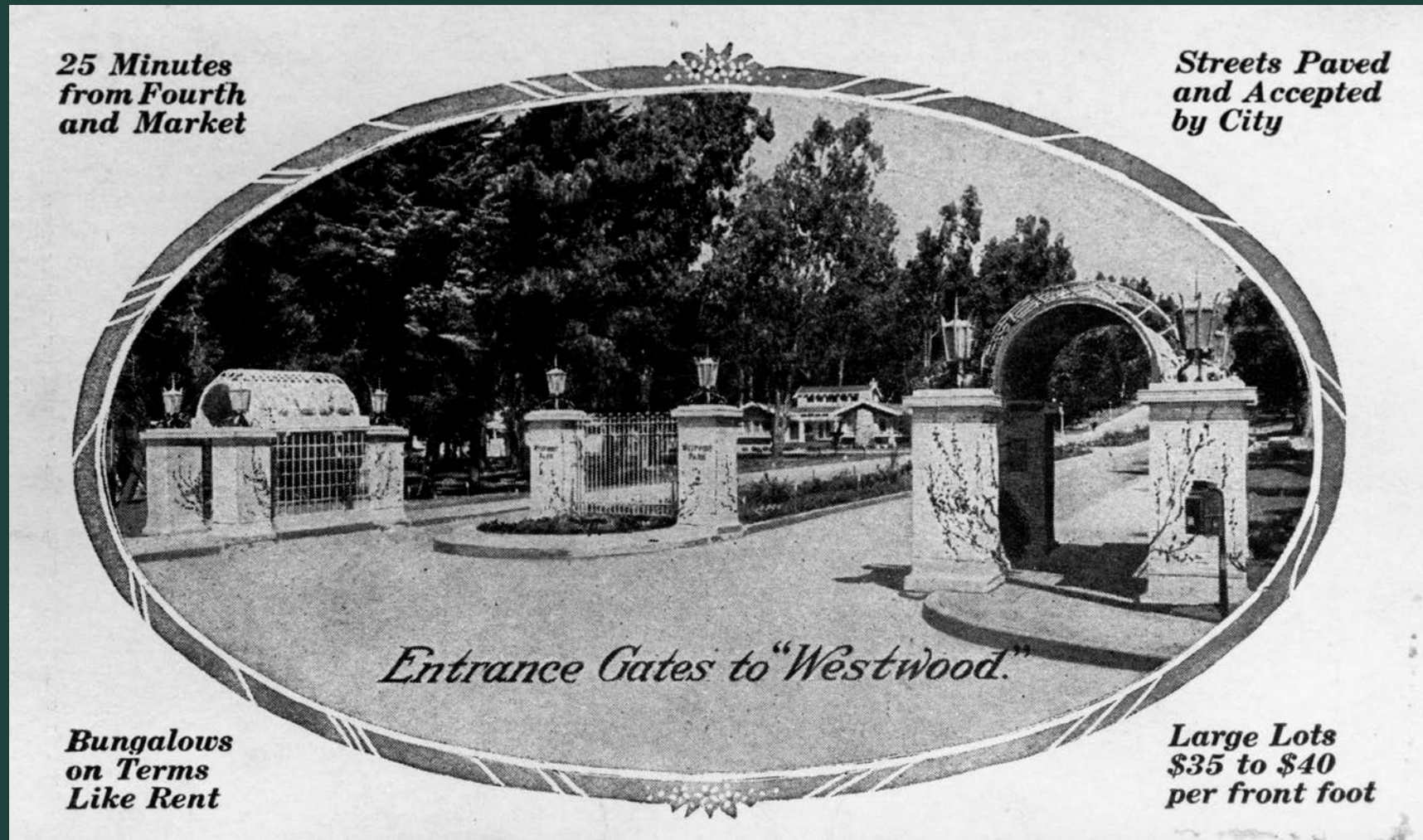


Close up view of Entrance Gates on
Miramar Avenue & Monterey Boulevard



Court of the Ages, 1915 Panama Pacific International Exposition

Renowned architect Louis Christian Mullgardt designed the Westwood Park Entrance Gates, 1915-16



1920s brochure photo of Westwood Park Entrance Gate,
at Miramar Avenue & Ocean Avenue (No longer existing)



Construction photo in Sutro Forest, of Miramar Avenue & Monterey Boulevard Entrance Gates - from a 1916 neighborhood brochure



Pedestrian crossing at Westwood Park Entrance Gates,
located at Miramar Avenue & Monterey Boulevard



One of the two barrel-vaulted portals (restored in 2003), with a curved wrought iron grill and lamps mounted above.



One of four surviving, freestanding Westwood Park pillars

“Not all city landmarks are buildings. However, buildings are the principal landmarks in cities and the principles which make them well or ill apply also to most other kinds of landmarks, such as monuments, dramatic fountains, and so on.”

-Jane Jacobs

Author of “The Death and Life of Great American Cities”

Kurt Meinhardt
945 Faxon Avenue
San Francisco, CA 94112

14 May 2023

Board of Supervisors
City and County of San Francisco

Dear Members of the Board of Supervisors,

As a retired Architect, resident of Westwood Park for 40 years, member of the Westwood Park Association Planning & Zoning Committee for over 30 years, and author of the "Westwood Park Residential Design Guidelines", I wholeheartedly support the proposed resolution to initiate landmark designation of the Westwood Park Entrance Gates and Pillars.

In 1996, the Board of Supervisors passed a resolution creating the Westwood Park Residential Character District that was eventually incorporated into the San Francisco City Planning Code. The intent of that resolution was to provide protection of the unique character of Westwood Park that largely remained at the time. There is no question that the creation of the Westwood Park Residential Character District by the Board of Supervisors has been an important tool in assisting the WPA as well as the City Planning Department in facilitating thoughtful and appropriate design within Westwood Park.

In the same way, a Board of Supervisors resolution initiation landmark designation of the entrance gates and pillars would further the effort to maintain the original design integrity of Westwood Park. The landmark designation would provide protection of the entrance gates and pillars as important public space architectural design elements not only for future residents of Westwood Park but also for all of San Francisco, especially those interested in the history of San Francisco urban planning. Therefore, I enthusiastically request that the Board of Supervisors pass the resolution initiating the Landmark Designation process.

Sincerely,

Kurt Meinhardt

WESTWOOD PARK



May 8, 2023

Dear Members of the Board of Supervisors:

In the late 1970's I rode the K car almost every day to attend City College but was unaware of the Westwood Park neighborhood and its charms. In 1986, I bought a house in Westwood Park after I fell in love with the bungalows with the built-in wood bookcases and gumwood-clad dining room walls.

I am the current Board President of the Westwood Park Homeowners Association and, like so many past and current residents, love our neighborhood and its bungalows. In 1996, the City of San Francisco officially designated Westwood Park as a Residential Character District, acknowledging its unique architectural and topographic features.

The entrance gates and pillars at Miramar/Ocean, Miramar/Monterey, and Flood/Frida Kahlo were designed by the renowned architect Louis Christian Mullgardt. Among the notable contributions to San Francisco, Mullgardt designed the 1912 Pan-Pacific International Exposition's Court of Ages and the redesigned former DeYoung Memorial Museum. Welcoming San Franciscans to a new master-planned residence park neighborhood after the completion of the West Portal tunnel, the entrance gates and pillars have stood for over a century.

We feel the neighborhood is a very special San Francisco example of its past and want to proudly have the entrance gates and pillars recognized as a historic resource.

Respectfully,

Pauline M. Jue
President
Westwood Park Association

Dear Members of the San Francisco Board of Supervisors:

I am the former President of the Westwood Park Association, serving as a director from 2015 until I recently decided to allow someone else to take the helm. I was privileged to work for over 6 years with members of the Westwood Park Association, which might be one of the largest homeowners association in the City. Over 650 homes are part of the Association. I was also on the Citizens Advisory Committee for the proposed Balboa Reservoir Development adjacent to City College and Westwood Park, which proposes to develop such property for needed Affordable Housing.

I understand that you may be considering designating the Entrance Gates and Pillars as historic landmarks. I fully support this designation. I moved to Westwood Park 23 years ago and chose my home in large part due to its historic background. Our home in Westwood Park will turn 100 years old next year and we plan a party to celebrate its birthday. Many homes in Westwood Park already are 100 years old, as the first homes were built in 1917. I am a third generation San Franciscan, and our grandsons are 6th generation San Franciscans. We love the city and this is a very historic neighborhood. The gates deserve this designation.

One of my last acts as President was to work with other board members to restore power to the lights on the Entrance Gates at Miramar and Ocean. The power had been cut off by developers on adjoining property as they cut the power to the Pillars. It took some time to repair this damage, but it was done, and both the Board of Directors of the Association, and other residents helped resolve the problem. It involved electricians, contractors, and lawyers who live in Westwood Park all working together to solve a problem. This shows that our members of the Association are still supporting not only the Association, but the importance of these Gates and Pillars.

Please let me know if you have any questions.

Mike Ahrens
Former President of Westwood Park Association
Mikeahrens5@gmail.com

Sent from my iPad

May 8, 2023

**Honorable Members Board of Supervisors,
Land Use and Transportation Committee**

Supervisor Myrna Melgar

Supervisor Aaron Peskin

Supervisor Dean Preston

**Letter of Support: Resolution initiating landmark designation under Article 10 of the
Planning Code of the Westwood Park Entrance Gates, located at the intersection of
Miramar Avenue and Monterey Boulevard and the Westwood Park Entrance Pillars
located at the intersection of Miramar Avenue and Ocean Avenue**

Dear Honorable Members of the Land Use and Transportation Committee

I am writing in support of the initiation of landmark designation of the Westwood Park entrance gates and pillars, located at Miramar Avenue and Monterey Boulevard and Miramar Avenue and Ocean Avenue.

As so aptly described in the Resolution, the entrance gates and pillars were designed by the renowned architect Louis Christian Mullgardt.

The gates and pillars have not only stood the test of time in their architectural and historical significance but also for their relevance to the community. They represent and serve as graceful and welcome entrances not only to the Westwood Park neighborhood but also as important gateways to our surrounding communities helping to bring together our diverse neighborhoods.

The historical and current relevance of the gates and pillars is particularly significant in supporting landmark designation.

By way of reference, I am a long-term resident of Westwood Park (45 years/former WPA President 2009-2016) active in the Westwood Park neighborhood as well as the broader Oceanview, Merced, Ingleside (OMI), and Ocean Avenue communities.

Sincerely,

A handwritten signature in cursive script that reads "Kate Favetti".

Kate Favetti

C: Pauline Jue, President, Westwood Park Association

From: [Pauline Jue](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [mikeahrens5](#)
Subject: File No. 230297 Resolution - Initiating Landmark Designation - Westwood Park Entrance Gates and Pillars (introduced by Supervisor Melgar)
Date: Friday, May 12, 2023 2:52:18 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Please see below

Pauline Jue
President, Westwood Park Assn.

----- Forwarded message -----

Pauline: I appreciate it if you could please forward this email to the members of the Board of Supervisors:

Dear Members of the San Francisco Board of Supervisors:

I am the former President of the Westwood Park Association, serving as a director from 2015 until I recently decided to allow someone else to take the helm. I was privileged to work for over 6 years with members of the Westwood Park Association, which might be one of the largest homeowners association in the City. Over 650 homes are part of the Association. I was also on the Citizens Advisory Committee for the proposed Balboa Reservoir Development adjacent to City College and Westwood Park, which proposes to develop such property for needed Affordable Housing.

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Mikeahrens5@gmail.com

Sent from my iPad

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May 8, 2023

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We feel the neighborhood is a very special San Francisco example of its past and want to proudly have the entrance gates and pillars recognized as a historic resource.

Respectfully,

A handwritten signature in black ink, appearing to read "Pue", with a large, stylized loop at the end.

Pauline M. Jue
President
Westwood Park Association

From: [Carol Karahadian](#)
To: [Pauline Jue](#); [Board of Supervisors \(BOS\)](#)
Cc: [Board](#)
Subject: Re: File No. 230297 Resolution - Initiating Landmark Designation - Westwood Park Entrance Gates and Pillars (introduced by Supervisor Melgar)
Date: Friday, May 12, 2023 5:42:43 PM

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Well written!

From: Pauline Jue <pauline@westwoodpark.com>
Sent: Friday, May 12, 2023 5:38 PM
To: board.of.supervisors@sfgov.org <board.of.supervisors@sfgov.org>
Cc: Board <board@westwoodpark.com>
Subject: File No. 230297 Resolution - Initiating Landmark Designation - Westwood Park Entrance Gates and Pillars (introduced by Supervisor Melgar)

Please find my letter of support attached.

Pauline Jue
President, Westwood Park Assn

May 8, 2023

**Honorable Members Board of Supervisors,
Land Use and Transportation Committee**

Supervisor Myrna Melgar

Supervisor Aaron Peskin

Supervisor Dean Preston

**Letter of Support: Resolution initiating landmark designation under Article 10 of the
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By way of reference, I am a long-term resident of Westwood Park (45 years/former WPA President 2009-2016) active in the Westwood Park neighborhood as well as the broader Oceanview, Merced, Ingleside (OMI), and Ocean Avenue communities.

Sincerely,

A handwritten signature in cursive script that reads "Kate Favetti".

Kate Favetti

C: Pauline Jue, President, Westwood Park Association

From: [Pauline Jue](#)
To: [Board of Supervisors \(BOS\)](#)
Cc: [Kate Favetti](#); [Pauline Jue](#)
Subject: File No. 230297 Resolution - Initiating Landmark Designation - Westwood Park Entrance Gates and Pillars (introduced by Supervisor Melgar)
Date: Saturday, May 13, 2023 3:37:06 PM
Attachments: [Letter of Support to BOS Land Use WP Gates 5-8-2023.pdf](#)

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Pauline Jue
President, Westwood Park Assn

From: r and k <woloso1@yahoo.com>
Sent: Saturday, May 13, 2023 2:13 PM
To: Pauline Jue <pauline@westwoodpark.com>
Subject: Signed letter in Support

Hi Pauline
Please find signed letter attached. Let me know of questions or concerns.
Kate

Kurt Meinhardt
945 Faxon Avenue
San Francisco, CA 94112

14 May 2023

Board of Supervisors
City and County of San Francisco

Dear Members of the Board of Supervisors,

As a retired Architect, resident of Westwood Park for 40 years, member of the Westwood Park Association Planning & Zoning Committee for over 30 years, and author of the "Westwood Park Residential Design Guidelines", I wholeheartedly support the proposed resolution to initiate landmark designation of the Westwood Park Entrance Gates and Pillars.

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In the same way, a Board of Supervisors resolution initiation landmark designation of the entrance gates and pillars would further the effort to maintain the original design integrity of Westwood Park. The landmark designation would provide protection of the entrance gates and pillars as important public space architectural design elements not only for future residents of Westwood Park but also for all of San Francisco, especially those interested in the history of San Francisco urban planning. Therefore, I enthusiastically request that the Board of Supervisors pass the resolution initiating the Landmark Designation process.

Sincerely,

Kurt Meinhardt

From: [Pauline Jue](#)
To: [Board of Supervisors \(BOS\)](#)
Subject: File No. 230297 Resolution - Initiating Landmark Designation - Westwood Park Entrance Gates and Pillars (introduced by Supervisor Melgar)
Date: Sunday, May 14, 2023 6:10:15 PM
Attachments: [Meinhardt \(SFBOS Letter - 51423\).pdf](#)

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Please find a letter of support.

Pauline Jue
President, Westwood Park Assn.

----- Forwarded message -----

From: Kurt Meinhardt <k.linmein@gmail.com>
Date: Sun, May 14, 2023, 5:12 PM
Subject: Re: Letter of support
To: Pauline Jue <pjuewpa94112@gmail.com>

Hi Pauline,

Attached is my letter supporting the SFPOS Resolution. Will you be forwarding the letter or should I forward it directly to the SFBOS as you indicated would be possible in your last email? Thanks for all your help!

Kurt

On May 11, 2023, at 4:49 AM, Pauline Jue <pjuewpa94112@gmail.com> wrote:

Here's the timeline from Supervisor Melgar's office:

If any neighbors or members of the public want to submit a formal letter of support to the Board of Supervisors, they can e-mail Board.of.Supervisors@sfgov.org. Please be sure to reference the file number so it can be included in the official record:

File No. 230297 Resolution - Initiating Landmark Designation - Westwood Park Entrance Gates and Pillars (introduced by Supervisor Melgar)

After Monday's meeting, the item will be voted on by the full Board of Supervisors on Tuesday, May 16th (no public comment will be taken at that

time, but people can still send e-mails). The Planning Department will then have 90 days to respond.

If Sunday doesn't work for you, you can still directly submit a letter by Tuesday.

Pauline Jue
President, Westwood Park Assn.

On Wed, May 10, 2023, 11:53 PM Kurt Meinhardt <k.linmein@gmail.com>
wrote:

Hi Pauline,

We are actually out of town traveling and have a busy couple of days coming up. As a result, I probably won't be able to get to a letter until Sunday.

Please let me know whether that timing is still workable.

Kurt

Sent from my iPhone

> On May 10, 2023, at 2:10 PM, Pauline Jue <pjuewpa94112@gmail.com>
wrote:

>

>

> Just checking back the a letter of support for the pillars and entrance gates.

>

> Will you have a letter ready by tomorrow?

>

> Pauline Jue

> President, Westwood Park Assn.



MYRNA MELGAR

DATE: May 10, 2023

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request them be considered by the full Board on Tuesday, May 16, 2023, as Committee Reports:

- 230297 Initiating Landmark Designation - Westwood Park Entrance Gates and Pillars**
Sponsor: Melgar
Resolution initiating a landmark designation under Article 10 of the Planning Code of the Westwood Park Entrance Gates, located at the intersection of Miramar Avenue and Monterey Boulevard and the Westwood Park Entrance Pillars located at the intersection of Miramar Avenue and Ocean Avenue.
- 230269 Commemorative Street Plaque - Judith Heumann - United Nations Plaza**
Sponsors: Melgar; Safai
Resolution authorizing the placement of a commemorative plaque or statuary in United Nations Plaza in memory of Judith Heumann; directing the Department of Public Works to carry out the installation of the aforementioned plaque or statuary.
- 230212 Planning, Building, Fire Codes - Small Business Month Fee Waivers Including for Awning Installation**
Sponsor: Engardio
Ordinance amending the Planning, Building, and Fire Codes to codify the annual waiver of awning replacement fees and awning sign fees applied for during the month of May, to annually waive fees for new awning installations applied for during the month of May, and to indicate that the Planning Code, Building, and Fire Code waivers pertaining to pedestrian street lighting as well as awning replacement, awning installation, and awning sign fees are keyed to permit application in May rather than permit issuance in May; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, May 15, 2023, at 1:30 p.m.