

WESTWOOD HIGHLANDS

Neighborhood Association Newsletter

Summer 2005

Photos Requested

The directors would like to enhance our website with old Westwood Highlands photos and stories. Got any? Please submit them by email, regular mail, or carrier pigeon.

Annual Dinner

All residents are invited to the WHA annual dinner. Board members are discussing the location but please set aside the tentative date of Friday September 23rd. More details will follow later.

WHA Meetings

Meetings for the Remainder of 2005 will be on July 27th, September 21st and November 16th. Meetings begin at 7:30PM and are held at 120 Brentwood. All residents are invited.

Association Dues

Thanks to all who have sent in their dues already and thanks in advance to those who haven't yet.

Our Website

Check out Westwood Highlands website. Westwood Highlands resident Jennifer Dees volunteers her time in keeping our website current with issues affecting our area, historical photos, helpful links to other websites and dates to remember.

Housing Element Update

As many of you know, Westwood Highlands Association and 14 citywide neighborhood organizations called San Franciscans for Livable Neighborhoods have filed a lawsuit against the City and County of San Francisco in an effort to stop the Planning Department's Housing Element from going forward. This Housing Element (HE) is a city policy document which, if implemented, would become part of San Francisco's General Plan and would set the tone for development over the next ten years. As mentioned in previous WHA newsletters, the HE calls for the legalization of secondary (in-law) units, and increased density and height, particularly around transit corridors like Ocean Avenue and West Portal. The HE also calls for reduced or eliminated parking requirements for new construction.

The Planning Department ignored State Law by

incorporating these and other major policy changes of the HE without consulting property owners nor considering the potential (and likely) negative environmental effects that would have been discovered with an Environmental Impact Report (EIR). The EIRs prepared for the Housing Elements of 1983 and 1990 resulted in maintaining existing density in the city's lower density neighborhoods. With the current and now-contested HE, no EIR was prepared, no notice was given, no input was invited, no housing alternatives were studied, and no planning workshops were conducted. The purpose of the lawsuit is to ask the Superior Court to order the preparation of an EIR on the 2004 Housing Element. The Court will hear the matter on August 5, 2005. And again, thanks in advance for all donations for this cause. Over 60,000 dollars has been raised already from individuals in the 14 citywide neighborhoods.

Trees

Westwood Highlands continues to plant new trees free of charge for residents. Also, former WHA Blackwood Acacia

trees that are dead or dying will be removed, roots and all, free of charge. Please contact Anya LeGault for your tree needs.

Illegal Inlaw Units

An illegal or secondary unit is generally described as a second living space in a single-family home, usually in the basement, having a kitchen and a separate entrance. One of the main reasons that folks continue to move here is that Westwood Highlands is zoned for single-family use only. As residents watch their property values go up, they are reminded that it is increasingly rare in San Francisco to be able to live in peace and quiet and to actually be able to park in front of their own houses. In addition to the other restrictions, the WHA directors will continue to enforce Article IV of the Easements, Restrictions, Conditions, Covenants, Charges, and Agreements, first established for Westwood Highlands in 1924, that restrict the use of each lot in Westwood Highlands to one family. - DBI.Complaints@sfgov.org ph 558-6088 (anonymous calls are ok).

The Central Council Report

West of Twin Peaks Central Council Report:

LAGUNA HONDA HOSPITAL

For decades Laguna Honda Hospital has been serving frail elderly and disabled San Franciscans. In 1999 voters overwhelmingly passed Prop A, a 299 million dollar bond initiative to rebuild the hospital and bring it up to code. However, over the last several years, in a cost-savings effort, the Department of Public Health has been shifting out these long term patients and replacing them with short-term patients with drug dependency problems. The West of Twin Peaks Central Council has unanimously demanded that the DPH return

the admissions policy to the way it was in 1999 when voters approved the use of bond funds for these severely disabled and elderly. Then on May 23rd, the Council endorsed a voter initiative tentatively scheduled for the November ballot that will designate the land on which Laguna Honda sits for that purpose only.

MEDICAL MARIJUANA DISPENSARIES

At the time of this writing, there are over 45 medical marijuana dispensaries (pot clubs) and five delivery services in San Francisco. Two of them are on Ocean Avenue and a third and fourth are seeking permission to open there.

The Council has requested that the City establish a regulatory system to ensure that the distribution of medical cannabis is carried out in a manner consistent with State Prop 215 and the medical cannabis be distributed only by City-operated medical facilities. This will help to ensure compliance with the provisions of Health & Safety Code 11362.5 and to avoid adverse impact on the people, neighborhoods, and business districts of San Francisco. The council has also requested that no existing pot clubs be automatically 'grandfathered' in.

Westwood Highlands Annual Garage Sale

The Westwood Highlands Annual Neighborhood Garage Sale will be held this year on September 10th and 11th. Get your stuff ready. If you want to participate, just open your garage and place items out in front of your house on September 10th and/or 11th from 9AM to 5PM. As usual, Westwood Highlands Association pays for the ads in the Chronicle, Examiner, and Independent

Public Service Numbers

Common Referrals / Phone Numbers

- Assessor's Office 554-5525
- Board of (Permit) Appeals 575-6880
- Business License 554-6208
- Health Department 554-2500
- Toxic Division, Health Department 554-2780
- Police Permit Bureau 553-1115
- Subdivisions, encroachment permits DPW 554-5810
- Street Addresses (assigning street numbers) 558-6502
- Curbs, Parking designations (DPT) 554-2300
- Redevelopment Agency 749-2400
- 3R Reports (Report of Residential Record) 558-6081
- Parking Violations (DPT Enforcement) 553-1200
- Damaged sidewalks (Cynthia Chono, DPW) 554-6196
- Scaffolding obstructions (Harry Gulbengay, DPW) 554-5860
- Problems with newsracks (Dan Brugman, DPW) 554-6917
- Street emergencies, e.g. sewer repair, tree limbs down, potholes, 695-2000
- Police (non-emergency): 553-0123
- Noise Complaints (Police) 553-1012

Treasurer's Report 2004		
Bank Balance as of 12.31.2003		\$12,145.67
Dues Received		10,050.77
West of Twin Peaks Dues	\$90.00	
Trees Removed and Planted	3,875.00	
Stop High-Density Plan Org (Pacific Heights Assn)	1,000.00	
Interest		18.70
Secretary of State	20.00	
News Letters/Printing/Invitations	510.57	
Envelopes & Stamps	305.00	
Sweet&Baker Insurance	1,873.00	
Annual Neighborhood Dinner	2,317.55	1,530.00
Annual Garage Sale Ads	69.00	
Notary Service	110.00	
SF Assessor-Recorder	143.00	
Subtotal as of 12.31.2004	10,313.12	11,599.47
Bank Balance as of 12.31.2004		<u>\$13,432.02</u>

Welcome New Homeowners!

Westwood Highlands welcomes all new homeowners to our neighborhood, which consists of 273 single-family custom-built homes. The quiet, peaceful, and relatively uncongested atmosphere has kept property values high since the first homes were built here in the early 1920's. Once again, special thanks to Vice-President Charley Leach, the WHA official 'greeter' who assembles and delivers welcome packages to new homeowners. This package includes the Westwood Highlands by-laws, covenants, controls, and restrictions, map, gift certificates and discounts to local businesses. If you are a new resident and we miss you, please contact us so we can provide you with this package.

Voting Proxy

Please complete this ballot, cut it out, and drop it in the mailbox at 120 Brentwood before September 1st.

Directors: (vote for five)

- David Bisho, President
- Charley Leach, Vice-President
- Anya Le Gault, Treasurer
- Jane Corbett, Secretary
- Vince Scardina, Parliamentarian

Write Ins



120 Brentwood Avenue
San Francisco, CA 94127
www.westwoodhighlands.org

REQUEST OF HOMEOWNERS:

Please contact the board if we are not addressing our mailings properly or misspelling names. Also, if you wish, please advise your phone number and/or email address if you wish us to contact you in those ways.