



## Spring 2014 News

Westwood Highlands Association  
[www.westwoodhighlands.org](http://www.westwoodhighlands.org)

# In-Law Units Still Not Allowed in Westwood Highlands

*The decision of the Board of Supervisors amending the Housing Element will not affect our private contract of Covenants, Controls, and Restrictions*

On April 9, 2014, the San Francisco Board of Supervisors voted for the second time, as required, to approve legislation sponsored by Supervisor David Chiu. The new legislation, Section 207.3, is an amendment to the Housing Element, the law governing housing policy in the City and County of San Francisco.

The Section 207.3 amendment, "Authorization of dwelling units constructed without a

permit in an existing building zoned for residential use," provides a pathway for owners of such units to make them legal by meeting City codes. The new law will take effect 30 days after its expected signing by Mayor Ed Lee.

However, private contracts such as Westwood Highlands Association's Covenants, Controls, and Restrictions (CCRs), which apply to all homeowners within

our association, precede this new city law and are not affected by it. As such, according to our CCRs, in-law units continue to be illegal in Westwood Highlands. Only single-family homes are allowed within our association.

An illegal or secondary unit is generally described as a second living space having a separate entrance and a separate kitchen in an residential single-

family home (the city's "RH zone"). Such units violate the Westwood Highlands bylaws.

The Westwood Highlands Association Board of Directors will continue to legally enforce Article IV of the Easements, Restrictions, Conditions, Covenants, Charges, and Agreements first established for Westwood Highlands in 1924, that protect and maintain our single-family zoning status. You can report violations to [DBL.complaints@sfgov.org](mailto:DBL.complaints@sfgov.org) (anonymously, if desired).

Please see related article below about our association's part in taking the city to court over the Housing Element, along with how you can help.

# Housing Element Lawsuit Continues

In 2004, Westwood Highlands and fourteen other city neighborhoods, collectively known as San Franciscans for Livable Neighborhoods (SLN), first sued the San Francisco Planning Department over its Housing Element, the law guiding housing policy in the city. Ten years later, the suit continues.

At the most recent meeting of the WHA Board of Directors, we voted to contribute another \$1,000 to this

continuing challenge to the city, to try to prevent reduced parking, raising height limits, and legalizing secondary units in our neighborhood. We also agreed to include an appeal to Westwood Highlands residents for tax-deductible contributions in this newsletter.

Here is a brief introduction to the terms.

**Housing Element (HE)** — Every ten years, the San Francisco City Charter requires that the City Planning depart-

ment prepare a Housing Element plan that sets a course on how to adequately meet existing and projected housing needs for San Francisco. The new residential density the HE calls for determines how much federal money the city will receive.

[www.sf-planning.org/ftp/general\\_plan/I1\\_Housing.html](http://www.sf-planning.org/ftp/general_plan/I1_Housing.html)

**Environmental Impact Report (EIR)** — The California Environmental

*(continued on next page)*

## CALENDAR

**Annual Westwood Highlands Neighborhood Dinner** – see details on page 3

**Westwood Highlands Association Meetings**  
120 Brentwood Ave.,  
7:30 p.m., on **July 15, Sept. 16, Nov. 18, 2014**  
– anyone is welcome to attend.

**Annual Westwood Highlands Garage Sale**  
– **Sept. 6 and 7, 2014**  
(details on page 3)

## Housing Element Lawsuit Continues

(continued from page 1)

Quality Act (CEQA) was enacted in 1970 so that residents in a given area would be advised of and could take part in the discussions of impacts that building and rezoning projects would have on their quality of life and their property. Potential impacts studied include soil, transportation, biological resources, wind, hazards, shadows, noise, air quality, traffic, and parking.

[http://ceres.ca.gov/ceqa/docs/CEQA\\_Handbook\\_2012\\_wo\\_covers.pdf](http://ceres.ca.gov/ceqa/docs/CEQA_Handbook_2012_wo_covers.pdf)

**City Planning's 2004 Housing Element (HE)** — City Planning's 2004 HE called for rezoning to implement a very high-density policy that would add at least 20,000 new residential units in San Francisco, but with no single-family houses included. This HE called for eliminating the historically required on-site parking spaces for newly constructed residential units and encouraged developers to expand housing projects to the greatest density which would include raising the height limit along its described "transit corridors" such as Laurel Village, Sacramento Street, Chestnut Street, Ocean Avenue, and West Portal. The 2004 HE also called for legalizing in-law units and encouraged the construction of new in-law units without

the normal requirement for one off-site parking place per unit.

In addition to these policies that threaten the nature of single-family residence neighborhoods like Westwood Highlands, City Planning also claimed the HE applied citywide, and that therefore, an Environmental Impact Review (EIR) did not have to be prepared. This prompted the lawsuit by San Franciscans for Livable Neighborhoods (SLN) in 2004.

In 2009, the court ruled in favor of SLN, and the city was ordered to prepare an EIR. However, the resulting report had many of the same deficiencies as before, forcing our parties back to court.

In December 2013, pursuant to another

court order, City Planning submitted yet another revised EIR, again not removing the undesirable items such as reduced parking, raising height limits, and legalizing secondary units. SLN has therefore voted to raise more money and challenge the ruling again.

As a neighborhood association member of SLN, Westwood Highlands urgently needs your support and contributions for this effort. Our fellow member Pacific Heights Residents

Association (PHRA) is once again coordinating the effort to raise and handle the funds. See [www.phra-sf.org/HEAppeal.htm](http://www.phra-sf.org/HEAppeal.htm) for details about the lawsuit and to send a contribution (either via check or PayPal).

**Donate**

You can mail a check to **Appeal Legal Fund, PHRA, 2585 Pacific Avenue, San Francisco, CA 94115**, or see the PHRA Web page for a link to donate via Paypal.

You can call (415) 922-3572 for more information or to offer help.

### Earthquake Safety Videos



The City and County of San Francisco offers a free series of ten videos on earthquake safety via its "SF Gov TV" channel on YouTube. See <http://ow.ly/hysS4> to find the short series, called "Stay Safe," with videos on supplies and communications, water and waste, and more in the event of an earthquake.

### Treasurer's Report 2013

Bank Balance as of 12/31/12		\$ 23,420.85
Dues Received		6,924.00
West of Twin Peaks Central Council	\$ 180.00	
Westwood Highlands signs restoration	960.00	
Treasurer's expenses	1,800.00	
Web site domain name registration	19.90	
Newsletter printing	205.54	
	52.85	
Envelopes and stamps	276.00	
Envelopes and paper	160.50	
Insurance	2,120.00	
Subtotal as of 12/31/13	\$ 5,774.79	6,924.00
Bank Balance as of 12/31/13		\$ 24,570.06

## Happenings



### Westwood Highlands Annual Neighborhood Dinner

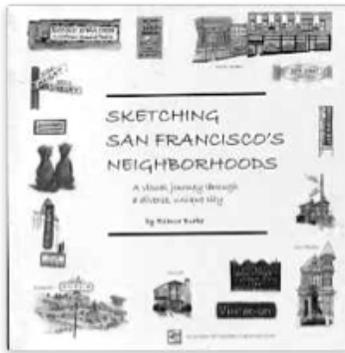
**Date to be determined, based on interest — please contact us**

**Location:** Gold Mirror at 18th and Taraval, San Francisco

**Cost:** Approximately \$50, including tax and tip

**Meal:** Includes antipasto, salad, entree, dessert, and coffee

**Time:** 6 p.m., no-host cocktails; 7 p.m., dinner



This is a great opportunity to meet new neighbors and get reacquainted with long-time neighbors. Eleanor Burke, author of *Sketching San Francisco's Neighborhoods: A Visual Journey Through a Diverse, Unique City*, will share a brief talk.

If you are interested, please contact Charley Leach at [vp@westwoodhighlands.org](mailto:vp@westwoodhighlands.org).

If there is enough interest you will receive a signup sheet for the dinner. The signup sheet will include the event date and ask for a) # of reservations; b) your name, address, and phone number; and c) your choice of entree.

### Westwood Highlands Garage Sale

*Saturday, September 6 and  
Sunday, September 7, 2014*

September seems far away, but if you have all your items that you wish to sell organized early, you can have a prosperous and productive garage sale. We will advertise to bring customers to our neighborhood, so you can plan this as a time to recycle old things. Suggestions:

1) Set aside a corner of your house or garage and accumulate items you want to sell in a box there.

2) Be sure to put a price on everything, then buyers won't be confused and you won't have to answer a lot of questions.

3) This fall, on Saturday, September 6 and/or Sunday, September 7, just place your items in front of your garage. Buyers will be circling the neighborhood throughout the weekend.

4) Be ready to barter or bargain if you choose; be fair but firm.

### Halloween Block Party

*Saturday, October 25, 2014*

*12 noon to 3 p.m.*



We have tentatively scheduled a Halloween Block Party for Saturday, October 25.

The party will be held on Brentwood Avenue, with the street closed off between Valdez and Hazelwood. There

will be prizes for best costumes as well as food, drink, and entertainment.

There is one catch, though — will someone please volunteer to be the Chair of this event? The Board of Westwood Highlands Association will support the Chair in any way we can. If you can help, please contact Charley at [vp@westwoodhighlands.org](mailto:vp@westwoodhighlands.org).

## Welcome New Neighbors!

Westwood Highlands would like to welcome our new neighbors to the Association. If you moved here in 2013 and have not received an information packet, please contact Charley Leach, VP and Welcome Wagon Person at crleach@sbcglobal.net to receive the packet and meet with Charley briefly.

The packet includes the Covenants, Controls, and Restrictions (CCRs) as well as important phone numbers, and a local map.

### Westwood Highlands Association Board of Directors

Dave Bisho, President  
Charley Leach,  
Vice President  
Jane Vincent Corbett,  
Secretary  
Anya LeGault, Treasurer  
Blue Mudbhary

### Westwood Highlands Web Site

See our Web site at [westwoodhighlands.org](http://westwoodhighlands.org). It has our CCRs, a collection of our newsletters, historical photos, and other important neighborhood information, as well as updates on events.

## Tips to Conserve Water

The San Francisco Public Utilities Commission (SFPUC) offers information to help residents achieve the voluntary 10% reduction in water use they are asking us to make in this time of drought.

Conserving water can come from modest changes to your daily habits. You can take shorter showers, install aerators on kitchen and bathroom faucets, water landscapes less frequently, check for leaks, and replace older, water-guzzling toilets and washing machines with more efficient models.

San Francisco residents use about 50 gallons of water per person, on average, each day and would need to use just 5 gallons less per person to meet this goal.

For more info: [sfwater.org/index.aspx?page=766](http://sfwater.org/index.aspx?page=766)



**Wanted:** Volunteer to edit and produce our annual newsletter. Please contact Dave Bisho at [president@westwoodhighlands.org](mailto:president@westwoodhighlands.org) if you are interested and can help out!



120 Brentwood Avenue  
San Francisco, CA 94127