



WESTWOOD HIGHLANDS ASSOCIATION

www.westwoodhighlands.org

120 Brentwood Avenue, San Francisco, CA 94127

Summer 2020 Newsletter

THE SOLID STATE OF WESTWOOD HIGHLANDS

by Dave Bisho, President

GREETINGS to all new and long-time residents of Westwood Highlands Association (WHA). As you might have guessed, our annual WHA dinner in May and our *in-person* general meetings have been stymied by the Covid-19 pandemic. Like many other organizations, we have been meeting on ZOOM. There has also been a lot of communication between the directors and residents by email. As nice as it is to see so many men, women, kids, dogs, and strollers walking around during this unprecedented time, I think most of us would like to see things get back to some kind of normal soon. It will, but in the meantime please stay safe and healthy.

First; thanks to all for paying your dues. At \$25 per year, they are not much but they are **very definitely** important to maintain WHA. I will explain below.

TREES. When WHA was built back in the 1920s, almost all houses came complete with one, two, or three Blackwood Acacia trees planted in the front lawns. When our family moved into WHA in 1988 and I joined the Board, I learned that our dues went almost exclusively to pay for trimming these trees; which at the time we could only afford to do every two years (should have been once a year).

Since then, as most these trees came to their natural end; WHA directors decided that it wasn't fair that the dues went to maintaining the few surviving Acacia trees that only a few residents still had. Consequently; the WHA board decided to pay to remove the remaining trees as they died and, if it was okay with the homeowner, replace them with trees not having invasive roots that would do well in our particular climate. If you would like one or two trees planted in the front of your house, please contact us.

ZONING. Starting in about the 1980s, various developers, lobby groups and politicians decided to cash in on the hot and expensive San Francisco real estate market and started pushing various densification efforts. One strategy which took over 20 years to achieve was the legalizing of secondary in-law units in single family neighborhoods such as WHA. Naturally WHA and the many other single-family neighborhoods vehemently resisted this effort with countless trips to City Hall; public testimony, letters, calls, and emails to each supervisor, every mayor, assemblymen, senator, planning commissioner, you name it.

Slowly but surely but **ULTIMATELY**, the City got its way. After *decades* secondary in-law units can now be legalized in many districts. The same situation exists for short-term rentals like Air BNB and Home Away.

What does this mean to Westwood Highlands Association and neighborhoods like ours with property deeds that contain *contracts* (CC&Rs) that limit the use of a lot to a 'single family'?

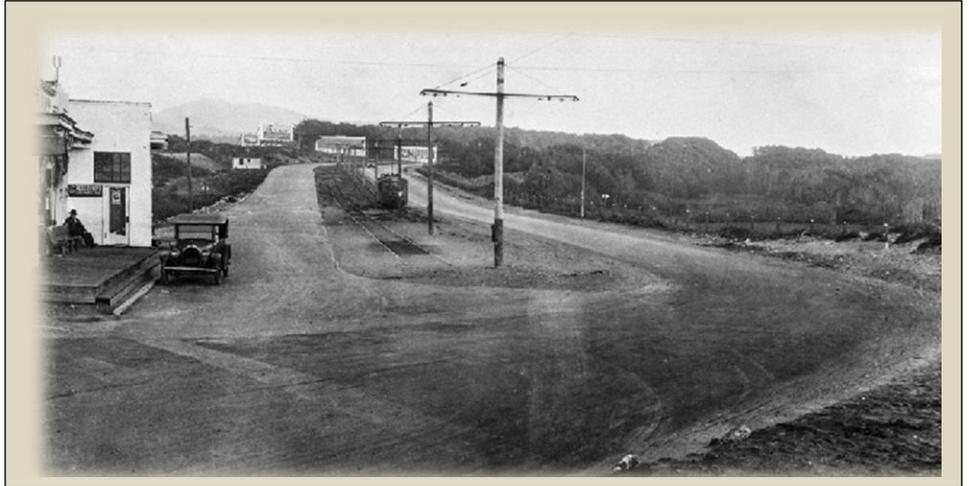
Although the City will not interfere with neighborhoods' CC&R contracts, they will no longer come to the defense of its single-family neighborhoods in defending their zoning status as it had done for almost 100 years since the zoning designation R1 (single-family) has been denuded.

It means that Westwood Highlands will use its own funds to enforce the CC&Rs' restriction prohibiting secondary units or short-term rentals.

WIKIPEDIA'S DESCRIPTION OF WESTWOOD HIGHLANDS

I think it was written some time ago however I think the word 'affluent' was included in there. I've lived in this area my entire life and never thought of Westwood Highlands as 'affluent.' Oh well.

https://en.wikipedia.org/wiki/Westwood_Highlands%2C_San_Francisco



Top photo: Monterey Blvd 1930s

Bottom photo: Monterey & Yerba Buena 1930s

WESTWOOD HIGHLANDS BORDER MARKERS

The WHA directors are currently searching for someone who will clean up and paint those metal signs at the 'gates' to Westwood Highlands...

Contact us!



NEW WESTWOOD HIGHLANDS RESIDENTS – Welcome to the Neighborhood!

by Charley Leach, Vice-President

Westwood Highlands Homeowners Association would like to reach out to any neighbors who moved here in 2019 or 2020 by offering a welcome packet that includes WHA Covenants, Controls and Restrictions (CCR's) as well as important phone numbers, local pictures of the early days of Westwood Highlands, and a gift certificate worth \$25 at a local grocery store. As the WHA Vice-President and "Welcome Wagon" person, I can either meet with you briefly when COVID-19 is under control or if you prefer simply email me at crleach@sbcglobal.net or leave a message on my cell phone (415) 420-5082. You can also stay abreast of what's going on in the Association by attending the bi-monthly meetings as posted in this newsletter, or by visiting our website at www.westwoodhighlands.org

Speaking of Neighbors, I see more and more of our neighbors from WHA walking our lovely streets due to the virus. I feel we have one of the best neighborhoods in all of San Francisco, bar none, so now is a good time to put on a positive face. Since we're all in this pandemic together, let's make the most of it. At this writing, five new neighbors are moving into WHA, let's give them a favorable impression by welcoming them to our special neighborhood. Remember everybody is a somebody and nobody is a nobody.

Hope you all have an enjoyable summer.

LATEST EFFORT TO DESTROY SINGLE FAMILY NEIGHBORHOODS IN CALIFORNIA

The Cal Legislature is pushing numerous new bills to destroy single family zoning. The worst could be SB1120, that would allow any owner to build 4 and possibly 8 units on what is now a single-family lot. It is pushed by Scott Weiner and Toni Adkins, the powerful head of the Dems in the Senate. It has already passed by the Senate and has moved onto the assembly. These bills will override Local Zoning rules and CCRs. The sponsors are using the COVID-19 pandemic to rush these bills through the legislature in secrecy before anyone knows what is happening.

Livable California is trying to organize opposition from organizations, by submitting opposition letters through the Legislative Portal. Westwood Highlands Association adamantly opposes this bill and others like it.

DISTRICT 7 ELECTIONS

Now more than ever it is most important to make an informed choice for our San Francisco Supervisor. Our District 7 is made up of over 40 mostly single-family neighborhood organizations and of course Westwood Highlands is one of them. There continues to be a great deal of pressure from various developers and other interest groups both on the city and state level that would like to see the designation of 'single-family' just go away and be replaced with higher density. Just look at Senator Scott Weiner's SB50 and its newer renditions to see what I mean. Whether your 'family' includes children or not, the relative peace and quiet, parking, and open space and other benefits from living in a neighborhood like ours is at risk. Those benefits that you paid so dearly for are for sale. Listed below is a 'debate' among the candidates for supervisor of District 7; they're definitely worth clicking on.

District 7 Candidate Debates

Mon 6/22: San Francisco Women's Political Action Committee, Ed Lee Asian Pacific Democratic Club, and SF Young Democrats: (have to be signed on to Facebook)

<https://www.facebook.com/watch/live/?v=268843040999564>

Tue 6/23: LatinX Young Democrats

<https://www.facebook.com/latinxyd/videos/700911533817625/UzpfSTU1Mjk0NDExNjoxMDE1Nzg3MTY4MjIxOTExNw/>

Articles Regarding Proposed Densification Legislation

From the Los Angeles Times, Oct 10, 2019

<https://www.latimes.com/california/story/2019-10-10/california-single-family-zoning-casitas-granny-flats-adus>

From The San Francisco Planning Code

Sec. 209.1. Rh (Residential, House) Districts

RH-1(D) Districts: One-Family (Detached Dwellings). These Districts are characterized by lots of greater width and area than in other parts of the City, and by single-family houses with side yards. The structures are relatively large, but rarely exceed 35 feet in height. Ground level open space and landscaping at the front and rear are usually abundant. Much of the development has been in sizable tracts with similarities of building style and narrow streets following the contours of hills. In some cases, private covenants have controlled the nature of development and helped to maintain the street areas.

THE WESTWOOD HIGHLANDS BOARD OF DIRECTORS

Many thanks to the Westwood Highlands Board of Directors for their time and dedication. Most have served literally for decades, and of course, free of charge. Guided by the CC&Rs, the one agenda item of this Board has been and continues to be to maintain the neighborhood as the beautiful special place that it is. We also thank and welcome new director Shannon Devine for joining the Westwood Highlands Board; your contributions are already appreciated!

2020 Board of Directors

Dave Bisho, President
Charley Leach, Vice President
Jane Vincent Corbett, Secretary
Maria Roliz, Treasurer
Blue Mudbhary, Parliamentarian
Shannon Devine, Director

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Email us at info@westwoodhighlands.org

WESTWOOD HIGHLANDS GENERAL MEETINGS

All residents are invited to attend the Westwood Highlands general meetings. There are two regularly scheduled meetings for the remaining of 2020, on September 15th and November 17th starting at 7:30pm. They will run virtually on ZOOM. If you would like to attend, please email president@westwoodhighlands.org or contact anyone on the Board.

WEST OF TWIN PEAKS REPORT

Westwood Highlands and 19 other 'west-side' neighborhoods belong to the West of Twin Peaks Central Council. The Council was formed in 1936 and since then have held monthly meetings to discuss issues important to our particular area.

For topics of discussion and minutes, click on: <http://www.westoftwinpeaks.org/>

TREASURER'S REPORT January 1 – June 30, 2020

Revenue:

Dues WHA \$13,942.94

Total Revenue:.....\$13,942.94

Expenses:

Dues to West of Twin Peaks \$270.00

Insurance D&O \$2,120.00

Office Supplies/Postage \$144.71

Statement of Info Filing \$20.00

Treasurer's expenses \$900.00

Tree \$240.00

Website maintenance \$541.14

Total Expenses:.....\$4,235.85

Beginning Balance 1.1.20.....\$23,992.70

Ending Balance 6.30.20.....\$33,699.79

Increase in Funds.....\$9,707.09

THANK YOU NOTES WITH DUES

To all of those who have included thank you notes with your dues, I can't tell you how much it means to the WHA Board. Yes, I can: *Everything!*
Thanks.

WESTWOOD HIGHLANDS WEBSITE

Visit www.westwoodhighlands.org to see our CCRs, a collection of our newsletters, historical photos, and other information, as well as event updates.

The Westwood Highlands Association is a group of homeowners in the Westwood Highlands neighborhood of San Francisco. We are members of the West of Twin Peaks Central Council.