



WESTWOOD HIGHLANDS ASSOCIATION

www.westwoodhighlands.org

120 Brentwood Avenue, San Francisco, CA 94127

Summer 2022 Newsletter

THE SOLID STATE OF WESTWOOD HIGHLANDS

by Dave Bisho, President

As usual, the Westwood Highlands Board of Directors welcomes all new residents to the neighborhood. I'm sure that most new homeowners quickly realize the sacrifices they made to get in here were worth it. Westwood Highlands is almost 100 years old now but still has the same look and feel as it did when created.

Our houses are pricey compared with homes of the same size in this general area but there are good reasons for that. We have uniquely designed modular system detached structures with strong foundations built on streets that are designed to follow the lines of the hill rather than a grid system. Here you find front and rear yards, utility lines that don't crisscross the streets and sully the sky, parking, and a location close to shopping, schools, parks, hospitals, downtown, and the airport. Having lived in this area my whole life, here's something I could not imagine would occur: Westwood Highlands residents living here but commuting down to the south bay cities for their jobs.

Westwood Highlands is very valuable, but just like anything of value, it has to be vigilantly protected, otherwise these things we paid so much for and consider sacred will continue to be chipped away and sold. I refer to our RH1 single-family zoning and all state and local legislation passed in the last 10 years or so which basically demonizes the very concept of single-family ownership. I refer to State bills SB827, SB9, and SB10, and now, the latest San Francisco Planning Department's 'Housing Element' <https://www.sfhousingelement.org/draft-2-goals-objectives-policies-and-actions-0>, or consider the impact on Westwood Highlands of Supervisors Rafael Mandelman's bill (now on the way to the Planning Commission) that would allow for 4-plexes (4 housing units) in RH1 neighborhoods. Or the city's counter-plan that would change all RH1 zoning in the city to perhaps an RH-ADU which one allow one unit and one secondary unit.

This all sounds sad at least to me. Our city government used to protect and enshrine our hard-fought and debated zoning; and they would defend all city zoning for that matter. No more.

Here's what we have in our favor: Covenants, Controls, and Restrictions, (CC&Rs) which is a legal document between Westwood Highlands Association (1924) and each and every homeowner and resident here. These restrictions are on the deeds and follow the deeds. The WHA board of directors are legally bound to enforce these restrictions and all homeowners and residents are legally bound to abide by them.

On an upbeat note, Westwood Highlands has never looked so good.

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.

A BIT OF WESTWOOD HIGHLANDS HISTORY

(from WIKIPEDIA)

Rancho San Miguel (Noé)

José de Jesús Noé, a wealthy California landowner, was granted Rancho San Miguel in 1845.



Rancho San Miguel was a 4,443-acre (17.98 km²) Mexican land grant in present-day San Francisco County, California, given in 1845 by Governor Pío Pico to José de Jesús Noé. It included what is now known as Eureka Valley, and extended past Mount Davidson almost to present-day Daly City, and encompassed the present-day San Francisco neighborhoods of Noe Valley, the Castro, Glen Park, Diamond Heights and St. Francis Wood.

History

José de Jesús Noé (1805-1862) was born in Puebla, Mexico, and came to California with his wife, Guadalupe Garduno, in 1834 with the Hajar-Padres Colony. During the last years of Mexican rule in California, he held several administrative posts in San Francisco. He was alcalde in 1842 and in part of 1846. He received the one square league Rancho San Miguel grant in 1845.

With the cession of California to the United States following the Mexican-American War, the 1848 Treaty of Guadalupe Hidalgo provided that the land grants would be honored. As required by the Land Act of 1851, a claim for Rancho San Miguel was filed with the Public Land Commission in 1852, and the grant was patented to Noé in 1857.

After his wife died in 1848, leaving three sons, Noé began selling Rancho San Miguel. In 1854, he sold a large part of it to John Meirs Horner and his brother William J. Horner. By the time Noé obtained a US land patent to Rancho San Miguel in 1857, he had already sold much of it. He died in 1862 and passed what remained of the rancho to his children. By 1862, French financier François Louis Alfred Pioche owned most of the rancho, but lost it in a foreclosure sale in 1878. In 1880, former Mayor of San Francisco Adolph Sutro bought the northwesterly portion.

In 1895, Noé's contended that his sale to Horner was illegal, and unsuccessfully sued to have half of the rancho land, their mother's share, restored to them.

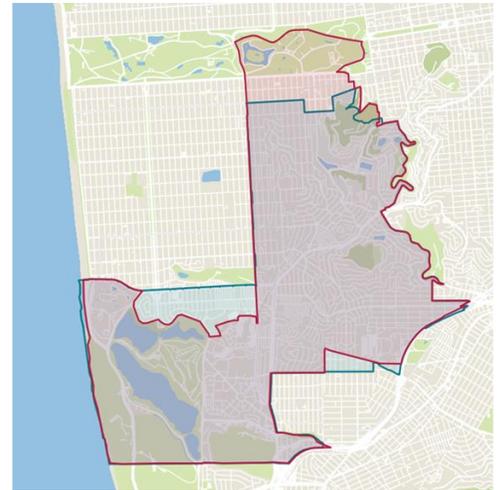
Did you know? SALES OFFICE, STONESON BROS. & THORINSON, OWNERS AND BUILDERS OF WESTWOOD HIGHLANDS

The sales office for Westwood Highlands, and probably also for Monterey Heights, was located at Yerba Buena and Casitas. The building is now a private residence. The Stoneson Brothers were one of the five “big builders” in San Francisco from the late 1920s on. To read up on the brothers and also a discussion of the dominant builders and changes in architecture in western San Francisco over the years, go to <https://www.outsidelands.org/stonesons.php>



DISTRICT 7 HAS NEW BOUNDARIES

San Francisco has a new set of supervisor district boundaries. After a tumultuous process, filled with claims of gerrymandering, walk-outs and missed deadlines, the redistricting task force recently to adopt its final map. Each of the 11 districts saw changes to its boundaries in order to balance the city's population growth over the last decade. But districts with disproportionate population changes have entire neighborhoods shifting. As a result, some residents will find themselves in different districts, with new representatives (*see map*). As of early May, the new boundaries are in effect and will remain in place for ten years, until the next round of redistricting.



IN-LAW SECONDARY UNITS & SHORT-TERM RENTALS STILL NOT ALLOWED IN WESTWOOD HIGHLANDS

In recent years, two pieces of legislation sponsored by city leaders and the Planning Department have threatened and destroyed much of the single family (R1) housing in San Francisco. One such ordinance allows for the legalization of in-law secondary units, the other allows single-family homes to apply for short-term (under 30 days) rental status such as Air BNB and Home Away. The San Francisco city attorney has confirmed that these pieces of legislation do not apply to neighborhoods like Westwood Highlands whose governing Covenants, Controls, and Restrictions ride with each and every deed and prohibits these uses. Please see the text of this code below. The WHA board will continue to legally enforce these and other restrictions of these CC&Rs.

New Laws for Short-term rentals, SF, 2015

Effective Feb 1 2015, Administrative Code Chapter 41A

The new law does not override any provision in a tenant's lease that prohibits use of the unit for short-term rental. Chapter 41A specifically "does not confer a right to lease, sublease, or otherwise offer a residential unit for short-term residential use where such use is not otherwise allowed by law, a homeowners association agreement or requirements, any applicable covenant, condition, and restriction"

WEST OF TWIN PEAKS CENTRAL COUNCIL

Westwood Highlands and 19 other 'west-side' single-family neighborhoods belong to the West of Twin peaks Central Council. The Council was formed in 1936 and since then has held monthly meetings to discuss and act on issues important to our area. Of course, *zoning* and *crime* are the two big topics these days. These meetings are open to all residents and are quite informative. Have a look at the draft minutes of the Nov/Dec meeting. <https://drive.google.com/file/d/1jffFOs7WrmXzmMg-Jqz2TyyHHm3Q8g1D/view>

EMAIL REQUEST Please help us save time and the cost of printing and postage by providing an email address for our communications and newsletter if you are receiving a hard copy of this newsletter. Your email address will not be shared by anyone else...promise! Thank you!
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 2022, on September 20th and November 15th starting at 7:30pm. They will run virtually on ZOOM. If you would like to attend, please email president@westwoodhighlands.org

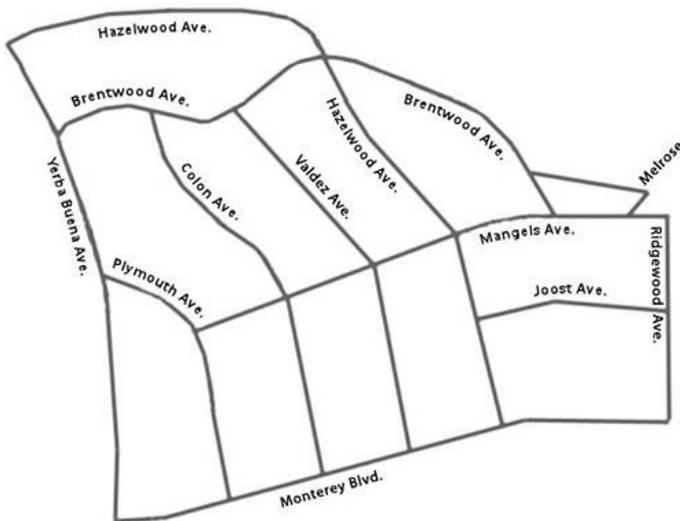
WESTWOOD HIGHLANDS ASSOCIATION DUES - \$25 due June 30, 2022

Your \$25 HOA dues for 2022 are due on June 30th. Please make check payable to: Westwood Highlands Association and mail to: 120 Brentwood Avenue San Francisco, CA 94127

Although WHA dues of \$25 per year are ridiculously low for an incorporated neighborhood, they are mandatory and necessary. Directors are not paid to serve on the board except for a customary small salary paid to the secretary/treasurer. All dues are used only to maintain neighborhood and property values, state fees, insurance, trees, secretary, legal fees, but only as allowed by WHA CC&Rs.

MAP OF WESTWOOD HIGHLANDS INCORPORATED

Boundary – insides but not opposite sides of enclosing border streets are included..



Save the date!
Friday, October 14, 2022
Westwood Highlands Annual Dinner
Gold Mirror Restaurant \$75pp

**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 wish to thank outgoing secretary Jane Corbett for the many years she put in, and welcome Maria Roliz as our current treasurer and secretary.

2021 - 2022 Board of Directors
 Dave Bisho, President
 Charles Leach, Vice President
 Maria Roliz, Treasurer/Secretary
 Blue Mudbhary, Parliamentarian
 Shannon Devine, Director

TREASURER’S REPORT
January 1 – May 20, 2022

Revenue:	
Dues – HOA	\$614.14
Total Revenue:	\$614.14
Expenses:	
Filing	\$20.00
Insurance	\$2,217.00
Treasurer’s expenses	\$450.00
Trees	\$600
Website	\$240.00
Total Expenses:	\$3,527.00
Beginning Balance 1.1.22	\$38,109.42
Ending Balance 5.20.22	\$35,195.56
Decrease in Funds	\$2,912.86

2022-2023 Election of Directors
Nominees:

President – Dave Bisho ____
 Vice President – Charles Leach ____
 Treasurer/Secretary – Maria Roliz ____
 Director – Shannon Devine ____
 Director – Blue Mudbhary ____
 Write in - _____

*Please email your ballot choices by June 30th to
 info@westwoodhighlands.org or drop them off at
 120 Brentwood Ave, San Francisco, CA 94127*