

West of Twin Peaks Central Council

P. O. Box 27112 • San Francisco, CA 94127
Since 1936

June 2, 2006

San Francisco Planning Commission
President Sue Lee
Commissioner Kevin Hughes
Commissioner Michael Antonini
Commissioner Shelley Bradford Bell
Commissioner Bill Lee
Commissioner Christina Olague
Commissioner Dwight Alexander
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Re: Case No. 2005.0659C – 85 St. Elmo Way

Commissioners:

The West of Twin Peaks Central Council, an umbrella organization representing 16 homeowner associations in the City's western neighborhoods, firmly supports the efforts of the Monterey Heights homeowners to disapprove the expansion plans proposed for the property located at 85 St.. Elmo Way.

Monterey Heights, like most member groups of the Council is exclusively zoned "single family" and for over 80 years has been governed as such by City zoning laws and by the duly recorded Covenants, Conditions and Restrictions (CC&R's) which apply to all property owners in Monterey Heights. The expansion plans for 85 St. Elmo Way, which would result in more than one dwelling unit, albeit attached by a 'corridor', are in direct conflict with City zoning and Monterey Heights, with respect to the 'one dwelling unit per single lot' clause. This proposed density modification, to be accomplished by authorizing the conditional use of this property as a Planned Unit Development (PUD), might even pave the way for additional expansion and changes in property use in the future.

Please support San Francisco's zoning laws and help stop the shrinking stock of single-family dwellings by disapproving this expansion proposal.

Sincerely,

David Bisho, President

Cc: Mayor Gavin Newsom
District 7 Supervisor Sean Elsbernd
Tom Wang, Planning Department
Linda Avery, Clerk of Planning Commission

**MEMBER ORGANIZATIONS: Balboa Terrace • Forest Hill • Forest Knolls
Greater West Portal • Ingleside Terraces • Lakeshore Acres • Lakeside Property Owners • Merced Manor
Midtown Terrace • Miraloma Park • Monterey Heights • PinelakePark St. Francis Homes • Sherwood Forest
Twin Peaks Improvement • Westwood Highlands • Westwood Park**