



# West of Twin Peaks Central Council

A Resource for Neighborhood Organizations West of Twin Peaks in San Francisco since 1936

PO Box 27112  
San Francisco, CA 94127

<http://www.westoftwinpeaks.org/>

January 23<sup>rd</sup>, 2012

West of Twin Peaks Central Council  
PO Box 27112  
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Mr. Ron Miguel  
President  
San Francisco Planning Commission  
1650 Mission Street, Room 400  
San Francisco, CA. 94103

**RE: Opposition to San Francisco Overlook Inc. proposed development at the end of Crestmont Drive**

Dear President Miguel,

The West of Twin Peaks Central Council is opposed to the planned development of 34 units at the end of Crestmont Drive. This letter highlights the primary grounds that the project has generated tremendous opposition. Crestmont Drive is a narrow, twisting road that dead-ends on a steep hillside. The area was originally approved as a Planned Unit Development in 1966 that would support a maximum of 13 lots supporting 26 units built as duplex buildings. The 1966 project proposal provided that a PUD could only be built, if Crestmont Drive would be extended such that traffic could flow thru the planned neighborhood. To date, Crestmont Drive has not been extended and is a dead end street. The current plan both exceeds the original PUD by more than 30%, and fails to provide an outlet for Crestmont Drive. In other words, not only does the project as proposed exceed the PUD by 30%, but it has failed to create the thoroughfare that was a necessary "condition" for the project's approval. Our member organization Mount Sutro Woods Owners Association has prepared a detailed position paper on the reasons that this development cannot be approved (see attached), and they have the full backing of the West of Twin Peaks Central Council and our 20 member organizations.

Thank you for your consideration.

Best Regards,

Matt Chamberlain  
President, West of Twin Peaks Central Council

cc: SF Planning Department, Planning Commission Members: Michael Antonini, Gwyneth Borden, Kathrin Moore, Hisashi Sugaya and Rodney Fong.