



**West of Twin Peaks Central Council**

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

PO Box 27112  
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<http://www.westoftwinpeaks.org/>

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February 26, 2015

Mr. Rodney Fong  
President, San Francisco Planning Commission  
1650 Mission, Suite 400  
San Francisco, California 94103-2479

**Re: 1 La Avanzade (aka 250 Palo Alto Avenue and Sutro Tower)  
Case No: 2014.1377D**

Dear President Fong:

On behalf of the West of Twin Peaks Central Council, please be advised that we support our member organizations Twin Peaks Improvement Association, Midtown Terrace Homeowners' Association, and Forest Knolls Association, in expressing our strong concern about the continued development of Sutro Tower.

The West of Twin Peaks Central Council was formed in 1936 as a resource for the neighborhood organizations in the western part of San Francisco. Currently 20 homeowner and neighborhood organizations comprise the WTPCC, including those listed above. The WTPCC exists to bring about cooperation and united action among all of the homeowner, civic and improvement organizations in the district known as West of Twin Peaks.

Sutro Tower's 977-foot tall transmission tower is located less than 300 feet from hundreds of residences, and is situated amidst Midtown Terrace, Twin Peaks, and Forest Knolls, so that it is essentially an industrial use in the middle of a residential neighborhood.

Sutro Tower's operations were approved pursuant to a conditional use authorization in 1966, City Planning Commission Resolution No. 5967, under the San Francisco Planning Code. Resolution No. 5967 mandated that the Sutro Tower facility be constructed in conformity with the plans and exhibits filed with its final building permit application, and that all wiring on the property shall be undergrounded. Further, Resolution No. 5967 mandated that there would be a "maximum retention of existing trees and use of supplemental landscaping in order to screen the building and tower from the surrounding area and enable the site to serve as a visual continuation of the nearby public Greenbelt"; and that there would be "no removal of trees except as provided for in the approved landscaping plan" and as provided for in the final building permit plans.

Sutro Tower Incorporated was required to "maintain" the entire parcel acquired from the Sutro estate *substantially in its present condition as a forest area, for as long as broadcasting operations shall continue.*"

The WTPCC supports the surrounding neighborhoods in their straightforward request for reasonable mitigations surrounding an additional 50 apparatuses on the Tower, and their concern for the clear cutting of portions of the forested area comprising the Sutro Tower facility. Should Sutro Tower be found to be in violation of prior Planning Commission decisions, we support our member organizations in asking that they be required to pursue a new permit and work with the neighbors to mitigate any negative impacts.

Thank you for your time and attention to this important matter.

Respectfully submitted,

**/S/**

Roger Ritter  
President,  
West of Twin Peaks Central Council

cc: Planning Commissioners  
TPIA, Midtown Terrace and Forest Knolls Associations