



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/>

April 3, 2016

Ms. Lisa Wayne
San Francisco Recreation and Parks Department
Via E-Mail (lisa.wayne@sfgov.org)

Dear Ms. Wayne:

The West of Twin Peaks Central Council voted at its last meeting on March 28, 2016, to support our member homeowner association, the Twin Peaks Improvement Association (TPIA), in its opposition to the trail extension under Sutro Tower and Palo Alto Avenue. TPIA was established in 1948 for the purpose of protecting and preserving the Mount Sutro area, which includes the open space preserve adjacent to Sutro Tower. TPIA and the WTPCC support the peaceful use and enjoyment of the City's many public recreational spaces.

However, the land in question is governed by a Conditional Use Permit ("CUP") that directs use of the property /land located at 250 Palo Alto Avenue (aka 1 La Avanzada), and the covenants of which have been recorded on the property since 1966. It states that the property described above shall be used only for the purpose of originating, receiving, and transmitting frequency modulation, facsimile and television broadcasts, and other forms of radio communication, **excluding all other uses, whether or not ordinarily permitted in the zoning district to which the property is situated.**

The proposed trail expansion project overtly thwarts numerous longstanding City-mandated prohibitions of the CUP that has governed operations at the site for half a century. Additionally, the proposed removal of 19 trees by NAP volunteers is in direct conflict with the conditional use permit, which states there shall be no removal of trees except as provided for in the approved landscaping plan required under Condition 4 or for reasons of safety arising from the condition of any tree.

The proposed trail expansion plan also runs in direct opposition to paragraph 6 of CU NO. 5967, as the proposal would encourage public use of the private land. Sutro Tower is classified by the State of California as a Critical Essential Emergency Facility and is the only antenna farm of its size in San Francisco that serves the Nine (9) County Bay Area. Moreover, the Twin Peaks Observation Point has become a high crime area, with a rash of recent auto-burglaries, car-jackings, assaults, altercations, and most recently, a double homicide.

Accordingly, the West of Twin Peaks Central Council supports TPIA's opposition to the creation of a connector trail that runs between the Twin Peaks Observation Point and the Sutro Forest, due to the existence of a conditional use permit governing use of the land, public safety, lack of process and outreach to homeowners in the surrounding area, and the lack of identified City funds for maintenance and upkeep of the public trail.

Sincerely,

/S/

Roger Ritter
President, West of Twin Peaks Central Council

cc: Hon. Edwin M. Lee
Hon. Norman Yee
Recreation and Park Commission
Public Utilities Commission
(Via e-mail)