



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/>

March 15th, 2019

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PO Box 27112
San Francisco, CA 94127

Senator Scott D. Wiener, Chair
Senate Housing Committee
State Capitol, Room 2209
Sacramento, CA 95814

Dear Senator Wiener,

The West of Twin Peaks Central Council which represents twenty San Francisco neighborhoods and thousands of homeowners was formed over 80 years ago to provide input into the development and zoning of the community in which many have invested and raised families. Any piece of legislation that considers housing to be a commodity, as in SB 50, is fatally flawed. People do not move to or desire to live in cities and states - they choose communities and neighborhoods. A key factor in that decision is density. To assume changing density does not significantly impact the quality of life, character or desirability of a neighborhood as SB 50 does is naïve and irresponsible.

In light of this, supporting SB 50 is an abrogation of responsibility to those communities you represent. It ignores the decades of careful local planning and community development by imposing a "build by right" state override in a community-blind fashion. This type of unconstrained development opportunity has not been demonstrated to work to its stated goals nor does the legislation contain any provisions to measure its effectiveness and rollback or sunset its provisions should it have the opposite impact.

For cities to remain diverse, they must meet the desires as well as the needs for singles, families and seniors across cultures. People desire to live in a neighborhood or community which is substantially more than simply four walls and a roof. This is not possible without local input and local control over zoning and development. This is the reason that the West of Twin Peaks Central Council strongly opposes SB 50 and asks that you not support it and any other similar legislation.

Sincerely,

Mark V. Scardina, President
West of Twin Peaks Central Council

Representing Balboa Terrace Homes Association, Forest Hill Association, Forest Knolls Association, Golden Gate Heights Neighborhood Association, Greater West Portal Neighborhood Association, Ingleside Terraces Homes Association, Lakeshore Acres Improvement Club, Lakeside Property Owner's Association, Merced Manor Property Owner's Association, Midtown Terrace Homeowner's Association, Miraloma Park Improvement Club, Monterey Heights Homes Association, Mount Sutro Woods Owners Association, Pinelake Park Neighborhood Association, Saint Francis Homes Association, Sherwood Forest Homeowner's Association, Sunnyside Neighborhood Association, Twin Peaks Improvement Association, Westwood Highlands Homeowner's Association, and The Woods of San Francisco Homeowners Association