

**[Insert Resident's Name  
Address  
Email]**

[Insert Date]

San Francisco Board of Supervisors  
Supervisor Myrna Melgar  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 244  
San Francisco, CA 94102-4689  
Via email: [Board.of.Supervisors@sfgov.org](mailto:Board.of.Supervisors@sfgov.org)  
[MelgarStaff@sfgov.org](mailto:MelgarStaff@sfgov.org)

Re: Expanding Housing Choice Program  
Rezoning Impacts to Balboa Terrace

Dear Supervisor Melgar and Members of the Board of Supervisors:

We are residents of the Balboa Terrace neighborhood and have lived there for \_\_\_\_ years.

We write to you today to express our concerns regarding the Board of Supervisors' plans to rezone properties in and around Balboa Terrace as a part of the City/County's Expanding Housing Choice Program.

As we understand it, properties located in the Balboa Terrace neighborhood, as well as properties adjacent to the neighborhood, are slated to be upzoned to accommodate buildings up to 65 feet (6 stories) and 85 feet (8 stories) in height. We see these properties abut Ocean Avenue and Junipero Serra Boulevard within the Balboa Terrace neighborhood.

We understand the proposed rezoning is an attempt to help the City meet its state housing requirements but we believe the effort to rezone properties in the Balboa Terrace neighborhood is misguided and uninformed.

First, Balboa Terrace is one of the earliest subdivisions on Mount Davidson and dates back to 1920 when many of the homes in this "residence park" were constructed. While not formally designated as an "historic resource" on the State or federal registry of historic resources, Balboa Terrace is certainly eligible for listing and, therefore, worthy of preservation and protection. Therefore, the idea that historic resources could be demolished to make way for 6 and 8 story residential towers is contrary to the City's (and State's) efforts to protect and preserve its historic and cultural heritage.

Second, each of the properties within the Balboa Terrace Homes Association has recorded against it conditions, covenants and restrictions (CCRs) that would preclude the use of the property for anything except a single-family residence. Therefore, we question why the City would include our neighborhood and properties in this rezoning effort when even the notion the property could be redeveloped as something other than a single family residence is prohibited by real estate and contract law.

Third, the incompatibility of 6 and 8 story towers immediately adjacent to one- and two-story single family residences cannot be more strongly emphasized.

Prior to the Board of Supervisors adopting the rezoning, we would urge planning staff to take a closer look at the proposed rezoning map and to shift increased heights and density away from Balboa Terrace and into areas that can better accommodate such increased density. The City must also recognize, in its planning efforts, that Balboa Terrace is a community which is eligible for listing as an historic resource and is also subject to CCRs that would preclude the construction of the towers the City seeks to allow in this location. To this last point, it appears the City is trying to “pull a fast one” on the State by pretending these properties are actually capable of being developed as high-density housing.

We urge the Board of Supervisors to reject the rezoning effort as currently planned.

Sincerely,

{Signature of Resident}