From:

Fredericks, John D. [jfrederi@winston.com]

Sent:

Monday, May 07, 2012 6:49 AM

To:

Lilly Schinsing

Cc: Subject: Adam Politzer; Mary Wagner; Jeremy Graves

RE: Housing Element Task Force Meeting: May 7 at 5:30-- packet attached

RECEVED

MAY - 7 2012

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Dear Ms. Schinsing,

I am unable to attend tonight's Housing Element Task Force Meeting, but would ask that you convey my comments to the Task Force regarding the proposed sites selected for Multi-Family Development and Housing in Mixed-Use Zones.

I live at 216 2nd Street, across the street from one of the proposed sites identified for "Mixed Use Opportunities" and about two blocks from a second site.

With respect to the general concept of creating incentives to utilize commercial property for residential purposes, as a general matter I believe the City is undervaluing the importance commercial property and businesses to the strength, character and vibrance of our community. The commercial zones and opportunities for small businesses should be promoted and utilizing these to meet the requirements of the Housing Element when other alternatives exist should be avoided.

I take particular issue with the selection of the site at 217 2nd Street as one of sites for "Mixed Use Opportunities." That building is of historic significance, having been a commercial property in the heart of Old Town for about one hundred years. The character of the property and the immediate neighborhood would be fundamentally changed if it were converted to residential use. I also imagine that conversion to a residential property would have an adverse impact on the adjacent Golden Gate Market, which enjoys an easement and uses the parking lot surrounding the structure at 217 2nd Street. The truth is that it is difficult to imagine that anyone would ever try to convert the property to residential use or succeed in doing so given the building's historic significance to the neighborhood and the simple fact that no one would want to have a residence that was an island surrounded on four sides by busy traffic without any buffer whatsoever. At a minimum, I would think including such an improbable site puts in question the credibility of Sausalito's efforts with the HDC.

In sum, I can't imagine that the "Mixed Use Opportunity" designation would result in more than one additional possible residential unit. Under the circumstances, the detrimental impact of designating the site for "Mixed Use Opportunities" clearly outweigh whatever benefit Sausalito might derive from including the property as part of the Housing Element plan. I urge the Task Force to remove 217 2nd Street from the list of designated sites for Mixed Use Opportunities and to consider alternate means of complying with the requirements of the Housing Element with respect to the other sites.

Sincerely.

John D. Fredericks

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Partner

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