

Heidi Scoble

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From: Paige Vitousek [paigev1230@gmail.com]
Sent: Wednesday, December 04, 2013 8:17 AM
To: Heidi Scoble
Subject: Marion Ave- Mcguire proposal

DEC - 4 - 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Dear Mrs Scoble.

I too, am a resident at 105 Marion Ave. north of Mr. Mcguire's proposed development. I have lived here for 15 years, and a feel I have a fairly clear sense of what things could cause a negative impact to the area around the Edwards Ave.-- Marion Ave's. end of Sausalito.

I too, like my neighbors, oppose the proposed development on Marion Ave. by Mr. Peter McGuire.

Af first I looked at this from a legal viewpoint, that if he met the requirements, then he should be allowed to build what he wanted. But after looking over the size of this project, I can clearly see that two buildings of this size simply do not conform to the surrounding area. For the past 40 years I have owned a real estate school, and have repeatedly lectured on a basic real estate economics principal, to over 20,000 students, "Conformity creates value---non conformity destroys value". Two buildings of this size, squeezed on this lot, definitely do not not conform, and do not create value for the rest of the nearby neighbors. They will do just the opposite to all of us.

My second and more practical concern is the impact on that small and narrow section of Marion Ave. Just adding 5 ft to the road would be great, if the other side of the 5 feet were not going to be a 6 car parking structure attached to over 4,000 sq. ft. of housing. We will be driving slower than we are now. Then consider the other side of the road, that accommodates the county access or fire road. That side, with every large rain, has small landslides, which come down into Marion at that section of road. Another slow down. This won't end just because Peter widens his side of the road. Then I consider the increase of service vehicles. And where they turn around. Ditto with the visiting guests, and where they park and turn around. Presently, there are only three (3) "on" road parking spaces on Marion running from the site, south to the beginning of the road down by the mailboxes. These are almost always filled. Adding the impact of two new families within that small house will be horrendous.

In my opinion this site would be best suited for either one two single family residences that conform in size to the neighborhood, and are especially appropriate to the issues arising from the narrow road and the adjacent access road.

Sincerely,

Paige Vitousek, Owner
105 Marion Ave.