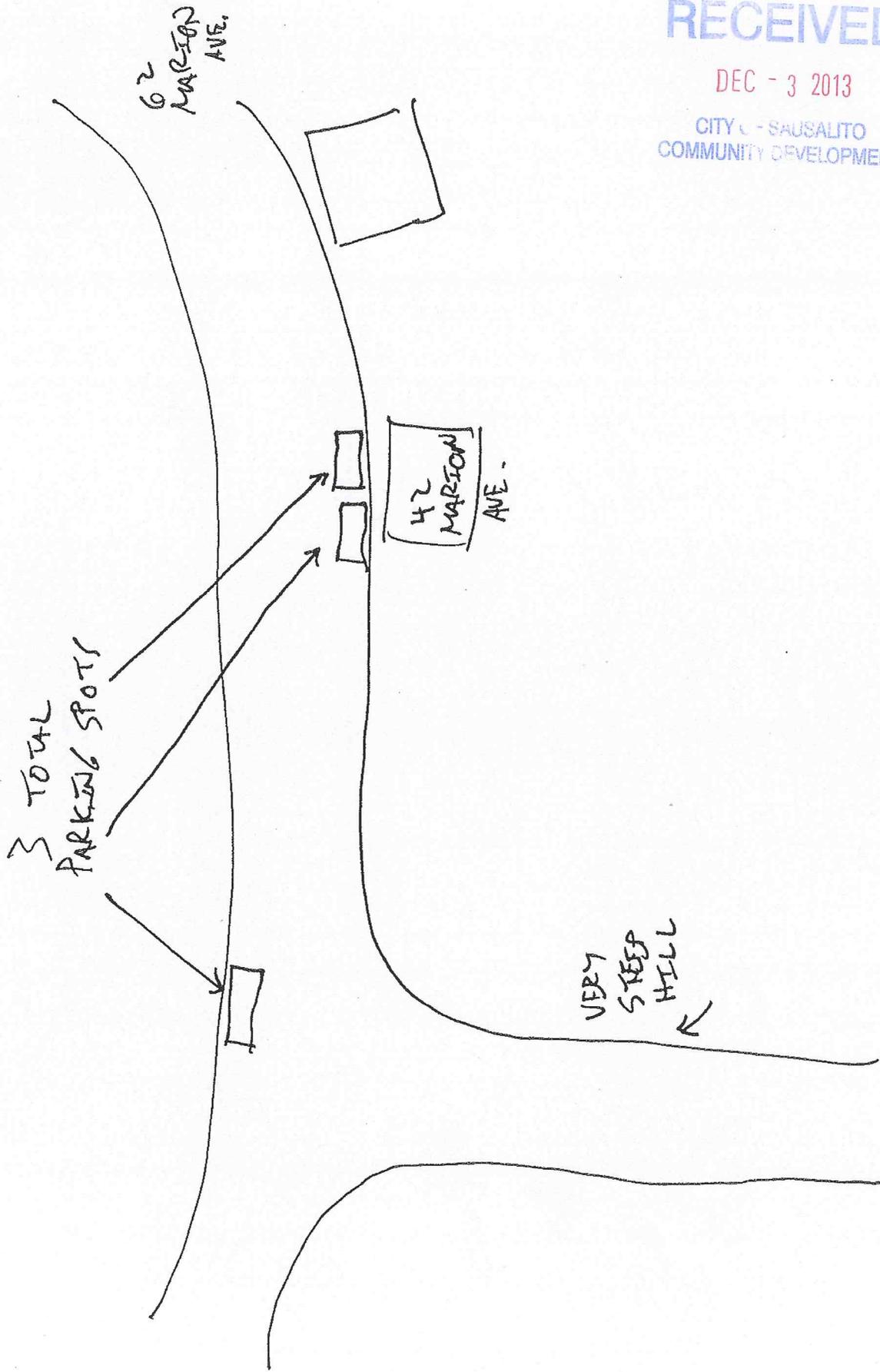


RECEIVED

DEC - 3 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT



Heidi Scoble

RECEIVED

From: Kim Stoddard [kimstoddard@sbcglobal.net]
Sent: Tuesday, December 03, 2013 12:59 PM
To: Heidi Scoble
Subject: Fw: Proposed Development at 62 Marion, Sausalito -- APN 065-292-23

DEC - 3 2013

CITY OF SAUSALITO

COMMUNITY DEVELOPMENT

----- Forwarded Message -----

From: Lu Lacourte <llacourte@yahoo.com>
To: Chuck White <chuckwhiteski@sbcglobal.net>; "hscoble@ci.sausalito.ca.us" <hscoble@ci.sausalito.ca.us>
Cc: Paige Vitousek <hipaige@earthlink.net>; Carrie Schucker PhD. <carrie200295616@yahoo.com>; "kimstoddard@sbcglobal.net" <kimstoddard@sbcglobal.net>; "jgraves@ci.sausalito.ca.us" <jgraves@ci.sausalito.ca.us>; "jlee@goldengate.org" <jlee@goldengate.org>
Sent: Tuesday, December 3, 2013 5:58 AM
Subject: Re: Proposed Development at 62 Marion, Sausalito -- APN 065-292-23

Dear Ms. Scoble,

I am the owner of 516 south street, a 1500 sqft home just north of the proposed development. I have lived here with my wife and children for 8 yrs.

I second each of Mr. Whites concerns below. And his last bullet is particularly concerning.

Over the holiday weekend Mr. McGuire installed story poles on the property to mark the development. That work alone lasted two days, blocked access to and from the properties north of the site, allowed trucks to be parked in the fire lane across the street from the site, and severely eroded the hillside that supports the fire road.

The site location is on an extremely narrow street and very very steep hillside. It seems this project would realistically cause two years of disruption.

I second the suggestion that a smaller home in the character nod size of the neighborhood should be approved. And in this case very clear plans for parking and egress to homes north of the site need to be approved and strictly adhered to.

The nature and method of Mr. McGuires work over the long weekend suggest to me a disregard for the neighborhood, fire safety, and adhering to the rules and requirement we all live by in the neighborhood.

Was he permitted to block the fire road and use it to store and stage materials and trucks?

Lu Lacourte
516 South Street
415-652-0001

Sent from my iPad

On Dec 1, 2013, at 12:33 PM, Chuck White <chuckwhiteski@sbcglobal.net> wrote:

Dear Ms. Scoble:

My wife and I are writing to you to express our concerns about Mr. Peter McGuire's proposed development at 62 Marion Avenue. We own and reside part time at 103 Marion -- about 200 yards from the proposed development -- that is adjacent to the only access road to our property and approximately 20 other residences on Marion and upper South Streets. I am a registered Civil Engineer (CA CE #25143) and Geotechnical Engineer (CA GE #889).

The units appear to be 2 detached single family homes on a single parcel -- to be constructed as condominium units. Each home is three-story with four-story towers and multiple peaked roofs that are not in character and scale with the existing neighborhood. One is 2200 sq. ft, the other is 2500 sq. feet living area for a total of about 4700 square feet -- this is substantially in excess of any other residences in the area (see attached charts). The attached charts show that the size of the proposed structures are approximately 2x the average size of all other residential structures in the area (per lot). Three parking spaces are proposed for each unit -- two of which are tandem spaces and two of which will extend into the road right of way.

We have the following concerns and wish to make the following points known to you, the Planning Department and the Commissioners. Please forward this email as appropriate. My wife, Carrie Schucker, and I, will be out of town on December 4th, but would be there if we could to voice our concerns. Please be sure that our concerns are read into the record and presented to the Commissioners on December 4th.

- We have no objection to a residential development project on this parcel *if* it is proportional to -- ***and consistent with*** -- other residences in the area -- not 2 times the size of the other nearby neighborhood structures. The project should be redesigned to be consistent with the surrounding development in the area. In other words, not larger than approximately 3000 sq. ft. of living space on that one parcel. A resized 3000 sq.ft. development for that parcel would still put it among the largest residential developments in the area. *Total square footage of 4700 square feet is totally inconsistent with the neighborhood and should not be allowed.*
- The Planning Commission must be made aware of the extremely limited availability of on-street parking starting at the beginning of Marion Avenue at Edwards Avenue (at the mailboxes) -- about 1/4 of a mile away from the project. There is only one on-street parking space at the top of the first incline where Marion North intersects Marion South. There are also two spaces next to the two duplexes that are next door to the south of the proposed development on Marion. So that means there are a total of only 3 available on-street parking spaces from the new structure to the bottom of Marion Ave. Those three spaces presently accommodate those two duplexes that will now be next door (to the south of the project), as well as any overflow from two dwellings at #11 Marion Ave, and those above, and High Vista. From the left side of the proposed new structures, there is no street parking until you get to the fork of upper and lower Marion (North). On upper Marion there are 5 on-street parking spaces for the

whole street, which has 6 duplexes and 2 single family dwellings. The overflow on that street normally uses those parking spaces on a regular basis. On lower Marion there are similarly limited opportunities for on-street parking. So -- where is the overflow from the two new proposed oversized residences going to go? *This proposed over-sized development project will greatly exceed the carrying capacity of the currently available on-street parking and threatens the safety of the current residents.*

- We are extremely concerned about the encroachment of parked vehicles on the road right-of-way that provides access to our home and approximately 20 other residences that are access by 60-62 Marion. We believe this oversized development will lead to extensive illegal parking and congestion in the area. We, in reality, know from our experience in the area that individual units can attract 10 visiting cars (or more) at a time due to parties and other types of gatherings. We are extremely concerned that, even though Marion is proposed to be widened in the vicinity of the project, there will still be periods of private gatherings that could greatly exceed available parking in the area. For the proposed project, at least 8 totally off right-of-way parking would be needed to ensure the preservation of the health and safety of the other residents in the area. This would be necessary to ensure that service and emergency vehicles may have unhindered access. In addition, the project should be required to locate, design, and construct and additional on-street parking, with City approval, to handle visitors.
- The online planning documents only marginally show the 3 parking spaces for each of the 2 units and the degree of encroachment into the Marion road right-of-way. At least 2 spaces will be tandem parking. At least 2 spaces will extend into the road right of way. When Paige Vitousek, owner of 105 Marion, and ourselves went through the process of converting 103-105 Marion from a Tenancy in Common (TIC) into 2 condominium units, we were required to construct a total of 4 totally off-road right of way parking spots for the two units -- with zero encroachment. The total square footage living area of 103-105 Marion is about 2200 square feet. This is approximately 1 parking spot for every 550 sq. feet of living area. Using the same ratio of living area to parking space that was applied to our property at 103-105 Marion, this proposed, much larger, development of about 4700 square feet should be required to secure at least 8 totally off-street parking spots -- totally outside of the road right of way.
- If the project is approved for only 3 parking spaces per unit, the projects should be redesigned to not be larger than about 1500 sq ft per unit -- and those 3 spaces should be totally out of the road right-of-way. This would be approximately 1 parking space per 500 sq ft of living area -- consistent with parking required at other projects in the area -- including our property at 103-105 Marion. In addition, a downscaling of the property to a total square footage of about 3000 sq ft living area would make it much more consistent with the other properties in the vicinity. See attached Marion Vicinity Property charts in pdf format. 3000 sq ft

would still put the property in the upper range of residence sizes for the neighborhood.

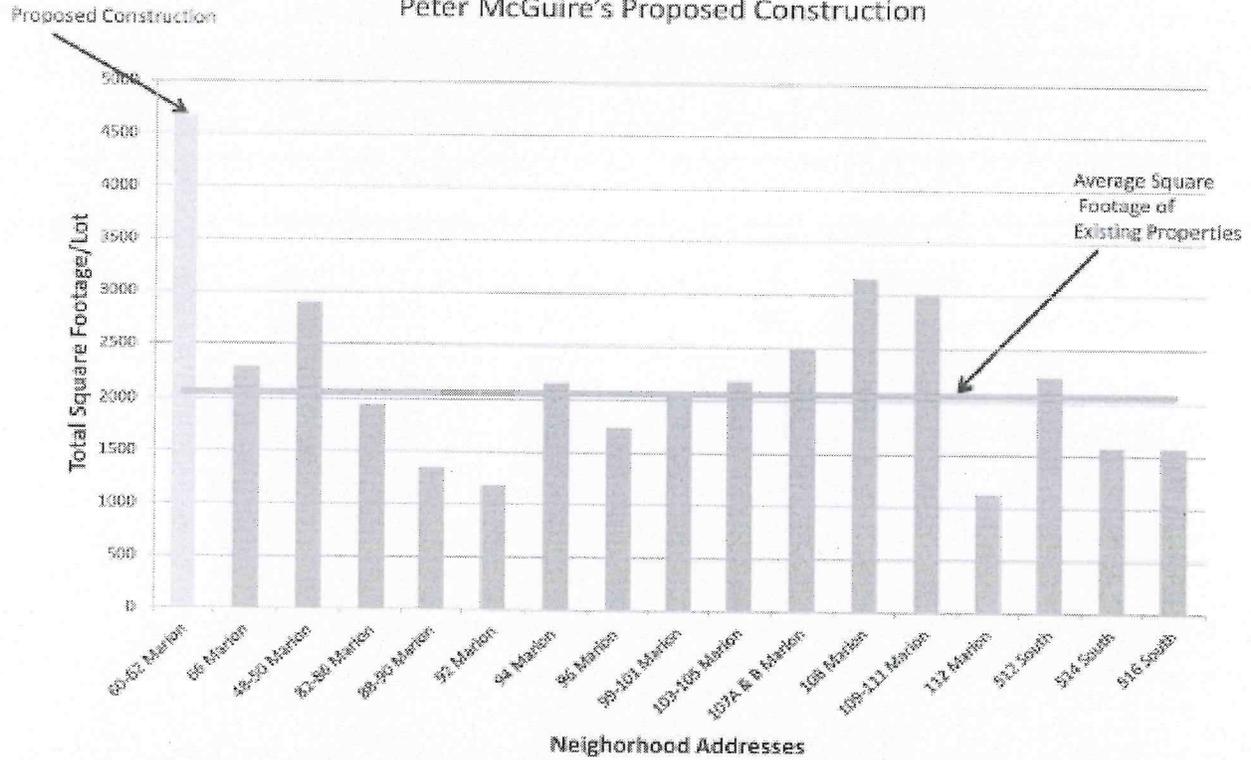
- The project will require extensive heavy duty equipment for the construction of necessary piers and foundations required for the property. It is unclear from the documents on file with the city how this will be accomplished without significantly obstructing ingress and egress from the other properties to the north of the proposed project.
- Finally, McGuire is the same person who adamantly opposed a similar (smaller) development approximately 7 years ago when the property was owned by another party who was then forced to sell -- at a loss -- thereby allowing the property to come into McGuire's ownership. We find it amazing that the same person who opposed a similar development 7 years ago is now the owner and developer of the property. And, now McGuire is proposing a project that is, in many respects, larger and more intrusive than the project he vehemently opposed 7 years ago. Something seems to be amiss here. If not illegal, it strikes us as extremely unethical on the part of McGuire. This leads us -- and we hope the Commission -- to be very skeptical of any representations and assurances provided by McGuire with respect to the development of this property.

Sincerely,

Chuck White and Carrie Schucker
103 Marion Avenue
Sausalito, CA 94965
Cell: 916-761-7882
Email: chuckwhiteski@sbcglobal.net

<Marion Vicinity Property size.pdf>

Size of Structures in the Immediate Area Compared to Peter McGuire's Proposed Construction



Size of Structures in the Expanded Neighborhood Compared to Peter McGuire's Proposed Construction

