

Heidi Scoble

From: Stephanie Evans [stephanieevans@earthlink.net]
Sent: Monday, December 02, 2013 5:51 PM
To: Heidi Scoble
Subject: Marion Ave. Neighborhood and Proposed McGuire Development

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DEC - 3 2013
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Members of the Sausalito Planning Commission:

I live at, 309 Third Street, Sausalito, the home I built and have owned since the early 1990's. I am a concerned citizen and have volunteered with the Public Safety Building Committee and been active in supporting leaders in public service in Sausalito.

I am writing to you to express my very deep opposition to the development plans of Mr. Peter McGuire, in the neighborhood of Marion Ave. in Sausalito.

I have spoken to the Sausalito City Council in opposition to this project and I continue to be against the proposed development.

My reasons include the following:

1. Scale and Density--I have visited the site and believe that the proposed structures of two and three story homes, each with four story towers are a blight on the pristine hillside of Sausalito. The structures are grossly out of scale with the homes in the neighborhood.

2. Removal of Beautiful Heritage Oaks-- This concern is vastly under appreciated by individuals who for reasons of profit choose to destroy Heritage Oak trees. Sausalito, with it's famous hillsides will suffer greatly with the removal of the proposed 18 large trees. I believe that the removal of these beautiful trees will increase the likelihood of serious erosion to the hillside. This will in turn, increase the risks of mud slides during the winter rains. I have seen the real danger of homes in Sausalito that can slide down the hills during the winter storms. This danger and the environmental damage needs to be stopped. It is our responsibility as Sausalito residents, to protect our neighborhoods from destruction and possible loss of life. There was such loss of life in Marin a few years ago during a mud slide, with a home that was engulfed in mud during a heavy rain storm. These storms can be expected to increase with climate change and unprotected hillsides in Sausalito, where beautiful trees once stood. Please do not allow this to happen as a result of the McGuire development.

3. Design and Visual Mass--For anyone who has seen the plans for the structures, it is obvious that they are "out of character" with the existing homes in the neighborhood. This has been and will continue to be a value that Sausalito residents defend. Our town is known for it's village atmosphere, especially the hillside community of Marion Ave. and the Old Town neighborhood. The proposed structures resemble industrial edifices that tower over the neighbors homes. What is a beautiful alpine community is in danger of looking like a barren Los Angeles high rise complex. Four story towers and sharply peaked slate roofs that block the sun from neighbors homes, are a deliberate offense to the residents of Marion Ave, and set a dangerous precedent in the town of Sausalito, which fights so hard to protect its community.

4. Public Views and Parking--Multiple peaked roofs will be an eyesore in this neighborhood. The development will reduce the visual beauty and public views from the street level to the Bay-- for which Sausalito is famous.

Parking is an important consideration as Marion Ave. is narrow and it is essential that there be access for emergency vehicles. Marion Ave. is presently a very narrow somewhat dangerous road that will only be made worse with the increased cars that are planned for these huge structures.

Please accept my strong opposition to the McGuire development. Please preserve the spirit of our Sausalito town.

If four story towers with peaked roofs are allowed to be built in our community, it will change the nature of who we are. We value our natural environment, our neighbors and our neighborhood. This development appears to be better suited for San Jose or Los Angeles. Please do not approve this development.

Sincerely,
Stephanie Evans
309 Third Street,
Sausalito, CA 94965