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DEC 3 2013

CITY OF Sausalito  
COMMUNITY DEVELOPMENT

Heidi Scoble

**From:** Kim Stoddard [kimstoddard@sbcglobal.net]  
**Sent:** Monday, December 02, 2013 4:02 PM  
**To:** Heidi Scoble  
**Cc:** Joan Cox  
**Subject:** Re: Correction to Staff Report for 62 Marion Ave.  
**Attachments:** 62 Marions Small-3.pdf

Dear Heidi,

Would it be possible to send out late correspondence to the Planning Commission regarding a correction that I believe should be made in the Staff Report? In addition, Joan asked me to forward two graphs that she wanted to see which I have attached.

Thank you,

Kim Stoddard

December 2, 2013

Dear Ladies & Gentleman of the Planning Commission,

I would like to address a correction that I believe should be made in the Staff Report regarding 62 Marion Ave. On Page 5 Section 2. DETACHED DWELLING UNITS FINDINGS

Paragraph 1: References the proposed project provides greater neighborhood compatibility than would one duplex or multiple family structure because the immediate neighborhood consists of a number of lots with two detached dwelling units: ( e.g. 103/105 Marion Ave, 94/96 Marion Ave., 88/90 Marion Ave., 82/86 Marion Ave., 48/50 Marion Ave. and 40/42 Marion Ave.) This is not the case.

Please note the following corrections:

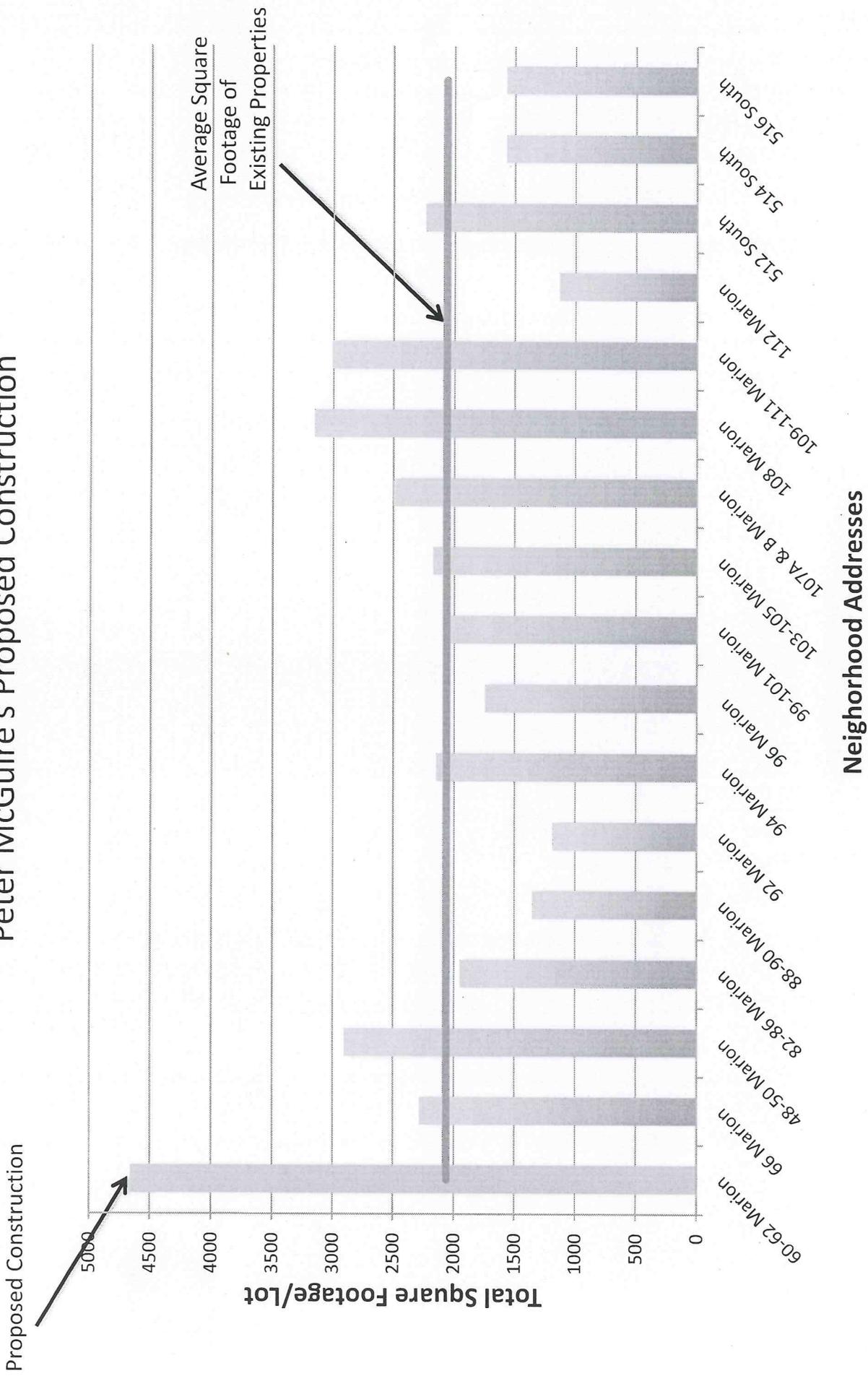
- 103/105 Marion Ave. are attached two units
- 94 Marion Ave. are attached two units
- 48/50 Marion Ave. are attached two units
- 40/42 Marion Ave. are attached two units

The only two lots that have detached units are 88/90 Marion Ave. and 82/86 Marion Ave. These two lots each have two small cottages per lot which total 1952 sq. ft. and 1352 sq. ft. Peter McGuire's proposal is a total of 4659 square feet which would be **64.5% larger than the average of any other detached dwelling units** in our neighborhood and is therefore out of scale and not compatible.

Joan Cox asked me to forward my two graphs which I have attached. The first graph shows "Size of Single Family Structures in the Immediate Area Compared to Peter McGuire's Proposed Construction" and the second graph includes duplex and single family homes and is titled "Size of Structures in the Immediate Area Compared to Peter McGuire's Proposed Construction." These graphs clearly demonstrate the enormous size of this proposed development in comparison to our existing neighborhood.

Sincerely,

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



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

