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JUL 21 2009

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

Lilly Schinsing

From: chris_welborn@yahoo.com
Sent: Tuesday, July 21, 2009 2:45 PM
To: Jonathan Leone; Mike Kelly; Linda Pfeifer; up4days@aol.com; Amy Belser internet mail
Cc: Lilly Schinsing
Subject: Letter to Mayor and City Council re: 600 Locust
Attachments: 600 Locust Email.pdf

Dear Mayor and City Councilmembers,

We are writing in response to the appeal of the proposed addition at 600 Locust.

We are in escrow to purchase and occupy a home at 606 Locust, with a close date of July 31st (10 days from today). Last weekend during our site inspection we met Vanya Akrahoff of 600 Locust and first learned of her plans to create a 906 SF addition. When we made our offer to purchase the house we were under the impression the "story poles" for her addition were actually depicting a garden gazebo and deck based on the octagonal design and extremely close proximity - less than 2 feet - to the street directly in front of our house.

The proposed project creates significant negative impacts to our property and the surrounding properties. Most notably:

- It will significantly block our expansive and beautiful views of the Bay. We intend to convert a portion of the south lower level of the home to a master bedroom without altering the footprint or exterior structure of our house. As such, our Primary Views of the Bay from the master bedroom will be nearly eliminated and obstructed by her proposed addition.

- It is visually imposing from the east, south and west - the overall size, scale, style and exterior stucco finish of the project does not fit in with the quaintness of the surrounding neighborhood.

- It creates a hazard for cars and pedestrians that use Locust and the adjoining private roads by blocking the corner with its extremely close proximity to the road. Ms. Akrahoff's original architect plans in 2008 requested 760 SF. Her current 906 SF request is a 19% increase in building mass. Additionally the 2008 west setback appeared to be at least 5 feet from the road, which is a common sense and reasonable distance from the street, compared to the current distance of under 2 feet from the street. We have two young daughters, ages 3 and 6 years old. All vehicles driving up the hill on Locust must accelerate quickly to navigate the grade of the hill. Accelerating vehicles, narrow streets/driveways plus a newly created blind spot are a dangerous combination for children, pedestrians, other vehicles and Ms. Akrahoff's proposed living space.

Unfortunately, we have had less than 10 days to research and absorb what appears to be a lengthy two year project with a significant amount of neighborhood controversy and opposition to the proposed project. However, we spent several hours both yesterday and today in congenial discussions with Ms. Akrahoff, Mr. Olson and Ms. Schinsing and we reached agreement with Ms. Akrahoff on proposed design changes that are included in a resolution drafted by staff for your approval this evening (see attached email agreement).

We respectfully request that you approve the resolution with the proposed design changes. If you are unwilling to approve the resolution as presented then we respectfully request that you remand the project back to the Planning Commission for further review.

Respectfully,

Chris & Kim Welborn
606 Locust (In Escrow - Firm)

P.S. We would like to acknowledge and thank Ms. Lilly Schinsing, Associate Planner, for being available to answer our questions about the proposed project last week and this week.



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600 Locust - agreement between Welborn (606 locust) and Akraboff

Tuesday, July 21, 2009 9:25 AM

From: "Vanya Akraboff" <vanya@giantsf.com>
To: LSchinsing-verify-1242067406.11154.1.0.76b4c125@ci.sausalito.ca.us, "Donald Olsen" <don@dkoarchitects.com>
Cc: chris_welborn@yahoo.com

From: Vanya Akraboff <vanya@giantsf.com>
Date: July 21, 2009 9:21:44 AM PDT
To: chris_welborn@yahoo.com
Subject: Re: 600 Locust - agreement between Welborn and Akraboff

Hi Chris,
With this e-mail response, I agree to comply your request below.

I or Don will mention it in the hearing this evening to become part of the approval.
Vanya Akraboff

Vanya Akraboff | Group Creative Director
Giant
60 Broadway, San Francisco, CA 94111
T 415 655 5230 | F 415 655 5201 | www.giantsf.com

On Jul 21, 2009, at 1:06 AM, chris_welborn@yahoo.com wrote:

Hi Vanya,

Given how busy we both are at work and in anticipation that we'll reach a friendly agreement today and avoid a scene at the council meeting tonight, I am enclosing a simple letter agreement below.

I look forward to hearing from you.

Best regards,

Chris

Dear Vanya,

This email shall serve as confirmation of the agreement we reached today regarding your proposed 906 SF addition at 600 Locust, Sausalito, CA. We mutually agree to the following conditions on the project:

- The entire west dining room wall to be at least 5 feet plus 6 inches (66 inches total) from the Akraboff property side of the private road and curb. Starting measurement to be from the easterly edge of the curb (not the westerly edge of the

curb).

- The west side eaves to have a depth of no greater than 6 inches.

- New building facade to be shingles only or shingles/stucco combo to match the existing building and neighborhood character.

- All landscape to be maintained to a height not greater than the height of the eaves, with no plants or trees expected to mature greater than the height of the eaves.

Please reply with your signature and/or email confirmation by 10 am PST, Tuesday July 21, 2009.

Best regards,

Chris & Kim Welborn
606 Locust (In Escrow - Firm)