Lilly Schinsing

Subject: FW: Concerns over Sausalito's proposed sites for high density affordable housing projects

--- On **Sat, 10/1/11, jbthomasrph@comcast.net <*jbthomasrph@comcast.net*>** wrote:

From: jbthomasrph@comcast.net <jbthomasrph@comcast.net>
Subject: Concerns over Sausalito's proposed sites for high density affordable housing projects
To: stanbair@hotmail.com, dcox@wulfslaw.com, mkelly@mkequities.com, steve.flahive@credit-suisse.com, chrisvisher@comcast.net, susancleveland@aol.com, ray@twgadvisors.com, kimstoddard@sbcglobal.net
Date: Saturday, October 1, 2011, 10:48 PM

I am writing in response to the city's proposed sites and plan for affordable housing. I own a property that is adjacent to the Historic Valhalla. I have had to go through the re-zoning process and this process took a couple of years, many thousands of dollars, numerous hearings, impact studies and the only change was to re-draw the original property line to where it existed since 1920.

To think that the city can just up and decide to make drastic changes to the current landscape of the city without any input from the citizens of Sausalito is unconscionable on so many levels.

1. Less impactful options to the community are not being considered.
2. It appears the citizens have been kept in the dark. As an adjacent property owner I have not received any notification concerning this matter. My son discovered this while surfing the internet. Citizens want transparency not duplicity from city and state officials.
3. Why does the city have double standards? The citizens must go through immense scrutiny for even minor changes to their properties and the city can alter the landscape of numerous neighborhoods knowing these changes will have significant impacts on parking, traffic, the environment, property values and alter the way of life of those who live in the city.
4. **The thought of the city or state spending tax payer money purchasing prime waterfront property for affordable housing is not only a misuse of funds but it is an irresponsible use of tax payer money– given the dire financial straits of our state.**
5. It appears the current building codes will not be applicable to any of these proposed developments. Should a child drown in the water or get hit by a car or bike the city and state will be liable for not following existing codes.
6. The thought of the city proposing to destroy the historic Valhalla, one of the oldest structures in the city and one that has played a significant role in the city's past is just incomprehensible.

The conversion of the historical Valhalla site to 22 affordable apartments with 11 parking spaces will have a negative impact on Old Towne. Below you will find a list of concerns that should be considered when making your decision regarding adding high density housing to the Old Towne area:

-further overcrowd the area
-damage the residential quality and character of the Old Towne neighborhood
-increased traffic, air and noise pollution
-lack of parking for residents and businesses
-city of Sausalito does not have the infrastructure to support the addition of all the proposed units, i.e. sewer capacity,
-will block views of bay from numerous homeowners who purchased their properties for the respective

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views and paid accordingly
-reduced property values

I implore you to **reconsider all the options** and do whatever is necessary to do the right thing and come up with a solution that has minimal impact to the beautiful city of Sausalito.

Judy B. Thomas
208 Second St

Lilly Schinsing

From: Wayne Wu [waynekeithwu@gmail.com]
Sent: Wednesday, October 05, 2011 4:45 PM
To: Lilly Schinsing
Cc: Herb Weiner; Linda Pfeifer; Mike Kelly; Jonathan Leone; Carolyn Ford; Mary Wagner; Jennifer Tejada
Subject: Affordable Housing Site - 300 Spencer Ave.

Lilly - Thanks for the flyer regarding the possible affordable housing site at 300 Spencer Ave. It was very well done. I just wanted to request to be added myself to the email list per the flyer, but also note that I am **firmly against this** as I think we have enough safety and traffic issues on Spencer Ave. already which I don't need to get into on this email as the distribution list here already knows how I feel about it. Thanks again.

Wayne Wu
208 Spencer Ave.

Lilly Schinsing

Subject: FW: VAHALLA CONSTRAINTS

From: shelah peters [mailto:shelahp17@gmail.com]
Sent: Thursday, October 06, 2011 5:25 AM
To: Jeremy Graves
Subject: VAHALLA CONSTRAINTS

Good Morning Jeremy,

WE WHO LIVE ON AND AROUND MAIN STREET AND 2ND ALREADY HAVE SAFETY PROBLEMS CROSSING TO THE OTHER SIDE OF THE STREET.
MOSTLY BECAUSE ON WEEKENDS, HOLIDAYS, SUMMERS AND USUALLY ANY SUNNY DAY, HUNDREDS OF
BIKERS, RUNNERS FOR A CAUSE, WALKERS, CARS, ETC. ALL CONVERGE AT THE INTERSECTION OF MAIN AND 2ND,
AND FEW EVER STOP! WE HEAR SIRENS EVERY WEEKEND!

ADDING 82 UNITS,FAMLIES, WOULD GIVE US APPROXIMATELY 250 NEW RESIDENTS, AND AT LEAST 150 NEW CARS TO FIND PARKING NOT TO FORGET 150 NEW CARS TRYING TO PARK AND BACK OUT ON A VERY ALREADY DANGEROUS INTERSECTION.

ADDING ANOTHER 250 RESIDENTS TO THE ALREADY HUNDREDS AND HUNDREDS OF OUT OF TOWNERS COMING DOWN ALEXANDER IS NEGLIGENT IN THE EXTREME!

LET US ALSO TALK ABOUT OUR ALREADY VERY EXPENSIVE OVERLOADED SEWAGE SYSTEM. I JUST GOT MY TAX BILL, I AS A WIDOW ON A FIXED INCOME, HAVE TO PAY $985. DO THOSE 82 NEW FAMILIES GET A BREAK.

AND REZONING TO ACCOMODATE 200 to 300 NEW RESIDENTS, IS AN INSULT AND VERY UNFAIR
TO ALL OF SAUSALITO RESIDENTS WHO LIVE HERE FOR THE TRANQUILITY, FOR THE VIEWS, ENVIORNMENT ETC.

THIS PARTICULAR BEAUTIFUL SITE WILL NOT BE ACCEPTABLE TO PROABLY ALL OF SAUSALITO REIDENTS!

WHO IS BENEFITTING FROM THIS SALE???????????? A COUPLE OF GREEDY INVESTORS?

THANKS FOR YOUR TIME
SHELAH PETERS

Lilly Schinsing

From: Elaine Engman [e2engman@comcast.net]
Sent: Thursday, October 06, 2011 2:51 PM
To: Lilly Schinsing
Subject: proposed developmengt 800 block

Hi Lilly,
I'm Dr. Engman. I live at 176 Bulkley Avenue. I have lived off and on in Sausalito since 1983. I bought this house about 7-8 years ago because after living in Sonoma County and San Francisco my love of Sausalito never faded. I have always loved this little safe sea side town of approximately 7,000 residents and feel very safe and comfortable living here as a single woman. I paid approximately 3.2 million for this house and I pay approximately $40,000 in taxes on this house per year for the privilege of living in this special place.

I bought this house due to the views. The only real value in this house is the views and the relative peace and quite and the trees and birdlife in the backyard. Without that, it is just a 2 bedroom home with relatively small square footage (especially for the price I paid and the taxes I continue to pay). Recently within the last 6 months, I had over 4 realtors come and asses the home for the possibility of putting it on the market if need be. They all agreed at the time, that I could still get what I paid for the house because it is such a unique property.

This neighborhood is one of the better neighborhoods in Sausalito and it is in the banana belt. I chose this house due to my abiding love of the unique character that has been Sausalito since I first lived here in 1983.

I can not stand by and allow the State and the Sausalito board members to destroy my quality of life. My quality of life is as important as those who might buy low income housing. It can not be discounted.
I need to come home from work to privacy and quiet and I need my house to be SAFE as a single woman. I work at Kaiser and put in long hours. I need to come home to quiet.

I have lived for months with horrendous daily noise from the construction in front of the Spinnaker. Most recently the dredging has begun smack dab in front of my house and begins at 7am and goes to after 7:30 pm. I can not hear myself think during the day.This has been going on for months and will continue for months. I can hear a racket now, as we speak, with ALL the windows closed, from the continual and never ending construction which is shoring up the bulkhead in front of the Spinnaker.

Since I moved into this house I can not sleep at night with windows open due to noise which funnels up from Bridgeway traffic. I replaced all the glass with special double plane glass of different thickness separated by argon gas and it still does not block the street noise from my bedroom overlooking the proposed site. If a low income housing unit goes in just YARDS from my back yard, the construction would be untenable and render my house uninhabitable.

After, the continuing noise, not to mention the loss of privacy and safety would render this house undesirable. The value of this house would also plummet. I would be forced to sell at a huge loss. You will experience much less in yearly tax income. AND most importantly, the unique nature of Sausalito, which makes it one of the most desirable cities in the world, will be lost. Sausalito will become just another overdeveloped run of the mill, ruined waterfront town. I've live all over California. Sausalito is rare gem which has not yet been destroyed by developers and that is why I live here.

Shame on anyone who even considers tearing down the beautiful trees in front of our houses and impacting the scrub jays and egrets who live in the trees here in front of our houses. Shame on them for

blighting the views and taking away the backyard which all of the Sausalito cats love to sun in, and hunt in. It is JOY for me to see this wildlife and the trees every single day. Shame on anyone who proposes replacing the butterflies and wind in the trees with low income housing.

I bought here because Sausalito is one of the last areas which has not been DESTROYED by developers. I know all about that, having grown up in Southern California. It is one of the last sanctuaries close to San Francisco without actually being in San Francisco. (I moved here from San Francisco for some peace and quiet). It is the only place minutes from the City which has not been destroyed yet. It is not a family oriented community, but rather one which is more geared for people who value their privacy and quiet and the unique weather of Sausalito. Artists have always flocked to Sausalito for it's beauty. Shame on anyone who proposes putting in 372 units total in such a teeny tiny little town. It is inappropriate.

It is unacceptable to me as a home owner, a property tax payer and as a lover of Saualito to see low income housing yards from my back deck. It will be unacceptable to live with a concrete/ stucco/ wood building instead of trees and birds, literally yards from my back deck every day of my life. The development will essentially BE IN my backyard LITERALLY. I invite you to come see the perspective from my home.

The quality of my life counts. The quality of my neighbors lives counts. The quality of the bird and cats and animal's lives that share our space counts. We are all real people with a lot invested in this neighborhood and the quality of our lives count too.

Thank you.
Elaine Engman MD

Lilly Schinsing

From: Elaine Engman [e2engman@comcast.net]
Sent: Thursday, October 06, 2011 3:26 PM
To: Lilly Schinsing; Herb Weiner; Bob Engman
Cc: charris292@comcast.net; Tracy stjohn; Mary Jane Engman; Emy J. Cosio-Barron
Subject: proposed devopment 800 block

HI again Lilly,
I would also like to add that it makes no difference as to whether you put in 6-8 units or 40 units or 300 units at this site. The damage will have already been done. The trees will be gone. There are not that many trees left in Sausalito and they are crucial to quality of life here. Otherwise we become a strip mall/ tourist trap by the bay. If you replace trees with housing I will no longer hear the eerie sound of my friend the egret when he flies to perch in the tall tree in front of my neighbor's house. I love that sound. I look forward to it and it is precious to me. I will no longer sit out on my deck on a sunny day and look down at all the white butterflies flying around and the cats down below exploring. I will not hear the pretty blue scrub jays squawking. We will all lose the little reminders of nature which none of us get enough of in today's world. The damage will be done no matter how big the project. The quality of life here will be altered forever in an irreparable way. There will be no going back.

Sincerely
Elaine Engman

Please feel free to forward this e-mail and the the previous e-mail to any interested parties.