

Phil Boyle

From: Anne Mairesse <anne.mairesse@gmail.com>
Sent: Wednesday, June 18, 2014 7:31 PM
To: Phil Boyle
Cc: LDHCPA
Subject: Shade Study 1311 San Anselmo ave

Dear Mr. Boyle:

Thank you for forwarding the Shade Study for the proposed construction project at 1311 San Anselmo Avenue.

We are concerned that the Shade Study as submitted is deficient, and ultimately misleading. We believe it could not be used by the Planning Commission to make a clear evaluation of the actual shading of our home before and after the construction of the proposed project.

Based upon the significant deficiencies outlined below, we would like to request more thorough shade studies for all months of the year:

1. It is very difficult to read, (it took us a while to figure out where San Anselmo avenue should be). Shade study should include street, fences, trees, and relative proximity of homes.
2. The shade study should include the volume of the houses (similar to a 3D rendition of the houses)
3. Shade study should indicate any heavy shading (the deprivation of light on our home) which will surely occur in all seasons but especially in the fall, winter, and spring months of the year.

As mentioned before, we are opposed to the project as designed for reasons of light, air and privacy. We do respect our neighbors' right to improve their home and suggest that they consider other alternatives like building their addition on the other side of their property where its impact on our home and the neighbors' home on the other side would be less depriving of light, air and privacy.

Thank you for your assistance and please keep us informed of all developments concerning this proposed project as it is vitally important to our quality of life.

Anne Mairesse and Larry Hallum

--

Anne N. Mairesse

Director, Comparative Literature and Culture program

Professor of French studies

University of San Francisco

Dpt. of Modern & Classical Languages - KA 355

2130 Fulton Street

San Francisco, CA 94117

mairesse@usfca.edu

Tel: 415-422-6359

Phil Boyle

From: Anne Mairesse <anne.mairesse@gmail.com>
Sent: Tuesday, May 27, 2014 9:56 AM
To: Ted Peterson
Cc: Elizabeth Peterson; Phil Boyle; LDHCPA
Subject: Re: 1311 San Anselmo Ave Project Proposal Follow-up

Dear Mr & Mrs Peterson:

Your January communications, (the last one we received on the 27), to which we responded on January 30, was left unanswered by you, after I asked when you were anticipating your "attic remodel."

The next communication you sent was dated April 17, when you asked to see us to discuss your "attic renovation." We were not overly concerned since you indicated that you were not "adding to the foot print of the existing house" and you "would keep with the cottage aesthetic by setting the addition back from the façade, and mimicking the existing roofline."

Contrary to those statements, you were not just planning an "attic remodel" or "attic renovation" but a rather substantial second floor construction project.

When the actual "story poles" were installed, we were shocked and decided to communicate with the San Anselmo Planning Department for more accurate information.

After a brief review of your plans with Mr Boyle at the SA Planning Department, we requested that Mr. Boyle visit our home to visualize the impact of this proposed construction. Mr. Boyle was gracious enough to come over, and take pictures as well.

We felt we demonstrated to Mr. Boyle, with the "story poles" in place, the profound negative effects of your proposed project on our home. He invited us to respond to the Design Review Questionnaire about your project.

On May 9, we followed up by raising our concerns addressing every point in the design review questionnaire, a document, which we assume, Mr. Boyle shared with you.

However, your last email of May 14 (below) does not address any of the issues of light, air, and privacy we raised in our communication with Mr. Boyle.

So it seems we can only reiterate what we already said:

The "story poles" in place on your property and the plans we reviewed with Mr Boyle of the planning department clearly indicate that your proposed project will deprive us of light, air and privacy. It may also contribute to unforeseen health and safety issues (mold from lack of air and light).

Below are the reiterations of objections previously raised, which remain unaddressed:

With regard to air and light: the proposed project would block all access to light and air on the northwest side of our home. From our two bedrooms and one bathroom on the northwest side of our home the sky will no longer be visible from our windows and the proposed project will also shield those same rooms from much needed and appreciated afternoon sun. The impacts from the lack of light and air will be increasingly felt in the wet, cold, and darker winter months of the year.

With regard to privacy: the placement of the windows on the southeastern and northeastern side of the proposed project would allow unfettered views into our bedrooms and bathroom, which impinges upon our rights to privacy and quiet enjoyment of our home.

The construction of a second floor to your house would also create a direct and open view from your windows into our yards, which would impinge upon our rights to privacy and quiet enjoyment of our front and back yards, especially when we use our Jacuzzi.

It seems to us that if you require additional living space, your property could be remodeled/ reconfigured internally to include more efficient use of the space available to you, without raising the one side of your house that is the closest to our home, and has the most negative impact on our home.

We will continue to request additional information from the San Anselmo Planning Department and other resources available about your proposed project, and expect to continue to vigorously oppose the impact of the proposed project on our home.

Regards,

Anne Mairesse and Larry Hallum

On Wed, May 14, 2014 at 7:57 PM, Ted Peterson <tpeterson98@yahoo.com> wrote:
Dear Anne:

We have received your feedback to the San Anselmo Planning Department regarding our project proposal.

We have proactively contacted you by letter and by email about our design plans earlier this year dating back to January 11th, 22nd, 27th, 30th and April 17th, 22nd. We never received a request from you to review our plans or had an opportunity to discuss how we developed a plan with our design team that conforms to our neighborhood and to our existing home design. We also approached this design with our neighbors in mind, so I will outline those examples here:

- We are not adding to the footprint of the existing house.
- We are maintaining the cottage aesthetic of the existing home.
- We are only adding a minimal amount of square footage (610 sq. ft.), relative to what is allowable by code.
- We reduced the height of the ridgeline by 4' below the allowable maximum height.
- We reduced the interior ceiling height to 7'6" on the South/East line of the addition (i.e. our shared property line) versus the allowable 8'0".
- We have setback the addition from the front facade while mimicking the existing roofline as much as possible.
- The exterior finishes will be matched to maintain the existing aesthetic.
- We also plan to install double pane windows and insulation to minimize your noise concerns

We are sensitive to all our neighbors, and we respect your concerns. We are moving forward with a shade study. We have also agreed to add frosting to the proposed bathroom windows and to invest in landscape screening on our shared property line to address your privacy concerns.

We welcome an open dialogue with you going forward. Please keep us posted, and/or Phil Boyle (San Anselmo Planning Department), if these details are amendable to you.

Regards,

Elizabeth & Ted Peterson
1311 San Anselmo Ave.
San Anselmo, CA 94960

Phil Boyle

From: Anne Mairesse <anne.mairesse@gmail.com>
Sent: Friday, May 09, 2014 9:56 AM
To: Phil Boyle
Subject: 1311 san anselmo ave
Attachments: 1311 San Anselmo Avenue Project rebuttal to DRQ.pdf

Hi Phil

attached is the rebuttal to the proposed construction next door.

Additional pictures documenting the deprivation of light, air and privacy of the proposed project on our home are sent in a separate email.

--

Anne N. Mairesse

Director, Comparative Literature and Culture program
Professor of French studies
University of San Francisco
Dpt. of Modern & Classical Languages - KA 355
2130 Fulton Street
San Francisco, CA 94117
mairesse@usfca.edu

Tel: 415-422-6359

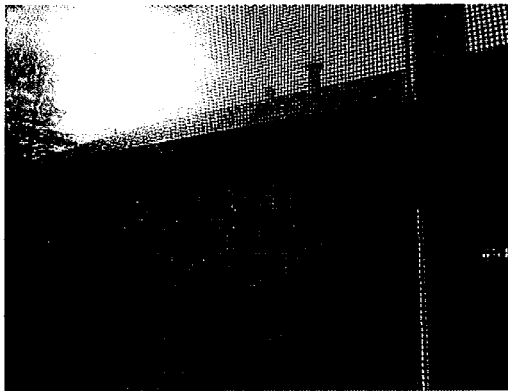
Phil Boyle

From: Anne Mairesse <anne.mairesse@gmail.com>
Sent: Friday, May 09, 2014 10:06 AM
To: Phil Boyle
Subject: Photos from 1301 San Ansemo ave

afternoon sun as it currently lights up the master bedroom



pix taken from master bedroom showing how construction will completely block afternoon sun and light into master bedroom.



Phil Boyle

From: Anne Mairesse <anne.mairesse@gmail.com>
Sent: Friday, May 09, 2014 10:04 AM
To: Phil Boyle
Subject: Photos from 1301 San Ansemo ave

Pix taken from the yard showing how we would be deprived of sun and privacy

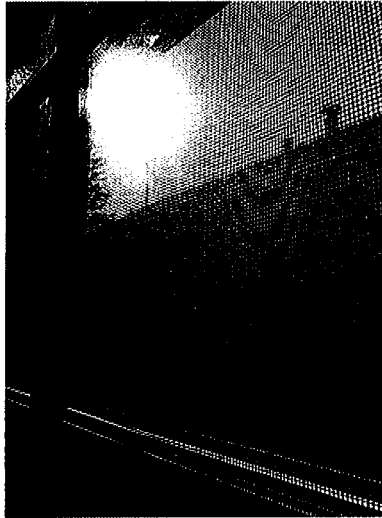




Phil Boyle

From: Anne Mairesse <anne.mairesse@gmail.com>
Sent: Friday, May 09, 2014 10:03 AM
To: Phil Boyle
Subject: Photos from 1301 San Ansemo ave

Sun as it currently lights our bedrooms





Saturday, September 18, 2010

Dear neighbors,

You are very loud. Your parenting is loud, your conversations are loud, the children's screaming (happy screaming or tantrum screaming) are loud.

Please be aware of your surroundings and neighbors, especially on weekend mornings.

May I ask that garbage can activities be postponed until after 9:00am?

Thank you

A handwritten signature in cursive script, appearing to read 'Anne Mairesse'.

Anne Mairesse

Friday, May 9, 2014

San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Avenue
San Anselmo, CA 94960

Re: 1311 San Anselmo Ave. Renovation Project

To whom it may concern:

I have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. I am not opposed to the project and support commencement of construction with the understanding that the bottom half of the dormer window facing my property at 1315 San Anselmo Ave. will have obscure glass (such that 5'3" from the floor will not be directly visible) as I have approved plans for a bedroom window across from the dormer.

The neighbors have been generous with their time in reviewing plans and making their experts available for discussion and I enthusiastically feel their project will improve their house and add to improved values in the neighborhood.

Sincerely,



Allan Rappaport
415.990.7979

May 8, 2014

Mr. Phil Boyle, Senior Planner
The Town of San Anselmo
525 San Anselmo Avenue
San Anselmo, CA 94960

Re: Proposed Project at 1311 San Anselmo Avenue

Dear Mr. Boyle:

I did note
First of all, thank you for taking the time to visit with us at our home (1301 San Anselmo Avenue) to view and discuss the impact of the proposed project at 1311 San Anselmo Avenue. Our home is immediately adjacent to the proposed project. As we explained and as you noted from the pictures you took, the impact of the proposed project on our home would unreasonably impair access to light, air, and privacy, which is unacceptable to us.

During that visit you requested us to put our grievances in writing, and we are doing so in response to the Design Review Questionnaire.

I did not
1. List why the project will not unreasonably impair access to light and air of structures on neighboring properties:

observe
As you observed and took pictures of, the project's height on the North Western side of our home will deprive us of light and air. From our two bedrooms and one bathroom on the side of our home immediately adjacent to the proposed project, we currently enjoy the view of the sky and nightly stars and those three rooms derive much needed light and warmth from the sunshine currently received. The proposed project height would essentially block all access to sunlight and air with the sky not being visible from the windows in the three rooms mentioned. The South Eastern side, which raises height and mass of the roof to a nearly straight line will significantly affect light in our courtyard as well.

2. List why the project will not unreasonably affect the privacy of neighboring properties:

Again, as you observed and took pictures of, the projects height and the location of the windows on the North Eastern side of the project will look down directly in our front yard. We currently enjoy privacy while either sitting in our front yard or relaxing from a hard days work in our hot tub. The presence of windows staring directly down on our yard and hot tub would greatly disturb our rights to quiet enjoyment of our home and its environs. The South Eastern side of the project will look down into our courtyard where we do cookouts and dine.

3. List why the project will be of a bulk, mass, and design that complements the existing character of the surrounding neighborhood:

The neighborhood is predominately one story-single family homes with only very few homes being two stories. Homes directly adjacent to the proposed project (which is already a two story structure) are single story homes. The proposed project would dwarf the two homes on either side of it - one being our home. Additionally, as you noted during your visit, the proposed design will substantially alter the A shape of the roofline to a nearly straight line, making the overall design of the house more bulky and massive in design. The proposed project will essentially impinge upon the characteristics of the Craftsman cottage that is our home, and should be protected as a one-story home congruent with the neighborhood.

4. List why the project will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such a neighborhood:

The project height and location of the construction, which would deprive our home from sunlight and air on the North Western side, will also make our home more prone to mold or fungi. The project's height, which could result in additional wind being funneled on the heritage black oak in our front yard, could result in it toppling in very strong winds. Depriving our home of much needed light and air may endanger our health and other residents' in the neighborhood because of these factors.

We strongly recommend that the project not be approved. If additional living space is required the existing structure can be reconfigured internally without imposing the above negative effects on our property.

Anne N. Mairesse and Larry D. Hallum

Phil Boyle

From: Anne Mairesse <anne.mairesse@gmail.com>
Sent: Tuesday, April 15, 2014 10:04 PM
To: Phil Boyle
Subject: Appealing construction at 1309? or 1013? San Anselmo avenue, owner Elizabeth and Ben

Dear Phil,

I recently noticed construction poles on my immediate neighbors house, as they plan to build a second story addition to their house, currently 1 and a half floor high with a full basement and a raised attic.

My house is a one-story house located at 1301 San Anselmo avenue at the corner of Scenic. There is very little space in between our two houses on either side of the property line, and their construction project would affect my home, and me, in three different ways:

1. Lack of privacy in my two bedrooms as they would literally look right down into them. I have three windows on that side of the house, plus one bathroom window.
2. It would provoke excessive shading and make those two bedrooms and bathroom very dark.
3. I would loose complete sight of the sky when looking out the windows. (I only get a sliver of sky as it is because of the current height of their house, but feel strongly about keeping it that way).
4. Finally, I would loose complete privacy of my yard, as they would also look right into my yard and the jacuzzi from the second floor.

Their house is already much taller than mine. I don't understand how they could possibly justify building an even higher floor on the side that is adjacent to mine and in such proximity of the property line.

It is clear that this project can only appeal to them because my house is a one-story house. Should my house be at their current height, they would not consider a second story addition, because it would impact their privacy and light as I will if their project gets approved.

It is extremely disconcerting that neighbors could plan building a second floor without taking into consideration that they will be looking directly into my bedrooms and my yard impacting my privacy and light.

Finally, because of such loss of privacy and daylight, this construction project would substantially decrease the value of my home.

I have not received a notice of construction project from the Planning Department as of yet, and will come in tomorrow morning to look at the plans in person and communicate my appeal. I hope this email will reach you in time before this project is reviewed.

I will provide pictures that will show the impact of their construction project on my home.

Thank you for your consideration to my appeal,
Anne

--

Anne N. Mairesse

Director, Comparative Literature and Culture program

Professor of French studies

University of San Francisco

Dpt. of Modern & Classical Languages - KA 355

2130 Fulton Street

San Francisco, CA 94117

mairesse@usfca.edu

Tel: 415-422-6359

Sean Hogle
Cynthia Abesa-Hogle
1320 San Anselmo Avenue
San Anselmo, CA 94960

May 22, 2014

San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Ave.
San Anselmo, CA 94960

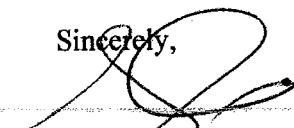
RE: 1311 San Anselmo Ave. Renovation Support

Dear Mr. Boyle:

Our family lives at 1320 San Anselmo Avenue. We have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. We are not opposed to the project and support the commencement of construction. We urge you to allow the Peterson family to proceed with the renovations.

If you have any questions or concerns, please do not hesitate to contact us directly.

Sincerely,


Sean Hogle
Cynthia Abesa-Hogle



1311 San Anselmo Renovation Neighbor Letter 05/14/14

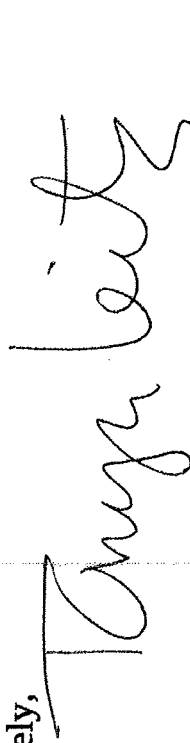
San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Ave.
San Anselmo, CA 94960

1311 San Anselmo Ave. Renovation Support

To whom it may concern:

I have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. I am not opposed to the project and support the commencement of construction.

Sincerely,


1323 San Anselmo Ave
SA, CA

Monday, May 19, 2014

San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Ave.
San Anselmo, CA 94960


1311 San Anselmo Ave. Renovation Support

To whom it may concern:

I have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. I am not opposed to the project and support the commencement of construction.

Sincerely,

Hans & Mary Unger
26 Scenic Ave.
San Anselmo, CA 94960

A handwritten signature in black ink, appearing to read "Hans & Mary Unger", with a long horizontal flourish extending to the right.

May 17, 2014

San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Ave.
San Anselmo, CA 94960

1311 San Anselmo Ave. Renovation Support

To whom it may concern:

I have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. I am not opposed to the project and support the commencement of construction.

Sincerely,

A handwritten signature in cursive script that reads "Bridget Maderis". The signature is written in dark ink and is positioned above the printed name.

Bridget Maderis Neighbor @ 24 Scenic Ave.

Friday, May 9, 2014

San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Avenue
San Anselmo, CA 94960

Re: 1311 San Anselmo Ave. Renovation Project

To whom it may concern:

I have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. I am not opposed to the project and support commencement of construction with the understanding that the bottom half of the dormer window facing my property at 1315 San Anselmo Ave. will have obscure glass (such that 5'3" from the floor will not be directly visible) as I have approved plans for a bedroom window across from the dormer.

The neighbors have been generous with their time in reviewing plans and making their experts available for discussion and I enthusiastically feel their project will improve their house and add to improved values in the neighborhood.

Sincerely,



Allan Rappaport
415.990.7979

Wednesday, May 14, 2014

Anne N. Mairesse
1301 San Anselmo Ave.
San Anselmo, CA 94960

Dear Anne:

We have received your feedback to the San Anselmo Planning Department regarding our project proposal.

We have proactively contacted you by letter and by email about our design plans earlier this year dating back to January 11th, 22nd, 27th, 30th and April 17th, 22nd. We never received a request from you to review our plans or had an opportunity to discuss how we developed a plan with our design team that conforms to our neighborhood and to our existing home design. We also approached this design with our neighbors in mind, so I will outline those examples here:

- We are not adding to the footprint of the existing house.
- We are maintaining the cottage aesthetic of the existing home.
- We are only adding a minimal amount of square footage (610 sq. ft.), relative to what is allowable by code.
- We reduced the height of the ridgeline by 4' below the allowable maximum height.
- We reduced the interior ceiling height to 7'6" on the South/East line of the addition (i.e. our shared property line) versus the allowable 8'0".
- We have setback the addition from the front facade while mimicking the existing roofline as much as possible.
- The exterior finishes will be matched to maintain the existing aesthetic.
- We also plan to install double pane windows and insulation to minimize your noise concerns

We are sensitive to all our neighbors, and we respect your concerns. We are moving forward with a shade study. We have also agreed to add frosting to the proposed bathroom windows and to invest in landscape screening on our shared property line to address your privacy concerns.

We welcome an open dialogue with you going forward. Please keep us posted, and/or Phil Boyle (San Anselmo Planning Department), if these details are amendable to you.

Regards,

Elizabeth & Ted Peterson
1311 San Anselmo Ave.

Elizabeth Peterson <epeterson2003@gmail.com>
To: elizabeth.peterson
Fwd: Renovation Conversation

May 13, 2014 5:35 PM

Begin forwarded message:

From: Anne Mairesse <anne.mairesse@gmail.com>
Subject: Re: Renovation Conversation
Date: January 30, 2014 12:33:30 PM PST
To: Elizabeth Peterson <epeterson2003@gmail.com>

Hi Elisabeth,

thank you for letting us know. Of course, we fear that the new height of your house will further reduce daylight exposure of our house but we welcome the fact that you will not change the roof line to keep with the existing style, and we understand your need for an additional room. When do you anticipate the beginning of the construction?

Thank you
Anne

On Mon, Jan 27, 2014 at 5:58 PM, Elizabeth Peterson <epeterson2003@gmail.com> wrote:
Hi Anne,

Thanks for getting back to me. We are happy to fill you in on the plans.

Basically we are looking to take our attic space and turn it into a master bedroom and bath. We are adding minimal square footage, but gaining some much needed space. While we are adding to the height of the existing house, we will still be more than 4 ft. below the allowable max (per San Anselmo planning reg.s) We are not adding to the footprint of the existing house, so there will be no encroachment on adjacent properties. In addition we will be keeping with the cottage aesthetic by setting the addition back from the facade, and mimicking the existing roofline.

In addition to this, we will be replacing our current windows with double paned windows which will not only save energy but minimize the interior noise from our home.

We absolutely love our neighborhood, and our home, but are finding that as Sam and Lauren are getting older, sharing a room is becoming more difficult. By transforming our attic into a master bedroom, they will have their own room.

Please let us know if you want to discuss any aspect of the remodel further.

Thanks,
Elizabeth and Ted

Sent from my iPad

On Jan 23, 2014, at 4:00 PM, Anne Mairesse <anne.mairesse@gmail.com> wrote:

Hi Elisabeth

Happy new year to you! Could you please email a description or the plans of your attic remodel so we know what's involved, and we can talk about it?

thanks,
Anne

On Sat, Jan 11, 2014 at 1:00 PM, Elizabeth Peterson <epeterson2003@gmail.com> wrote:
Hi Anne,

Ted and I are in the process of considering an attic remodel and we wanted to see if we could get together to go over the plans with you. We want to make sure that our neighbors are given adequate details around the project and answer any questions that come up. If you could please let me know a daytime that works for you, I would greatly appreciate it. Hope you have had a great start to the New Year!

Thanks,

Elizabeth Peterson <epeterson2003@gmail.com>

May 13, 2014 5:37 PM

To: elizabeth.peterson
Fwd: Renovation Update

Begin forwarded message:

From: Elizabeth Peterson <epeterson2003@gmail.com>
Subject: Renovation Update
Date: April 17, 2014 6:12:14 PM PDT
To: Anne Mairesse <anne.mairesse@gmail.com>

Hi Anne,

I hope you are doing well and getting a chance to enjoy this gorgeous weather!

I wanted to see if you had some availability in the next week to discuss our upcoming attic renovation. I know you expressed some concerns to Phil Boyle regarding shading and we are happy to show you the plans. You will be very pleased to see and hear that since you all south facing neighbors and our addition is North of you all, your daylight will not be affected.

We absolutely respect your concerns and want to make sure you have a chance to review the plans for yourself. Is there a day or evening/time that works for you? Please let us know and we are happy to come by or have you here. We are leaving next Thursday, April 24th to head back East and returning on Monday, April 28th. Hopefully we can get together before then.

We are really excited about how our plan will improve the quality of our current living situation and family dynamic and would love to share it with you.

I look forward to hearing from you!

Thanks.

Elizabeth

Elizabeth Peterson <epeterson2003@gmail.com>
To: elizabeth.peterson
Fwd: Following Up!

May 13, 2014 5:37 PM

Begin forwarded message:

From: Elizabeth Peterson <epeterson2003@gmail.com>
Subject: Following Up!
Date: April 22, 2014 10:41:02 AM PDT
To: Anne Mairesse <anne.mairesse@gmail.com>

Hi Anne,

I just wanted to follow up regarding our renovation and see if there is a time you could meet. I realize that this past weekend was Easter and was a busy time for everyone. I am around until Wednesday evening and happy to come by or have you here. I would really appreciate an opportunity to meet with you and go over any questions/concerns you have. I look forward to hearing from you.

Thanks,
Elizabeth

Elizabeth Peterson <epeterson2003@gmail.com>
To: pboyle@townofsananselmo.org
1311 San Anselmo Ave.

April 23, 2014 8:41 PM

Hi Phil,

I understand that you are meeting with our neighbor, Anne Mairesse, tomorrow regarding our renovation at 1311 San Anselmo Ave. We are so excited about the project. We love our house and neighborhood and we look forward to staying here for many years to come.

We exchanged emails with Anne multiple times in January 2014 letting her know about our renovation plans. We asked her if there was a daytime that worked for her to go over the plans and talk about the process. She never requested a follow up meeting or conversation. We followed up late last week and early this week and never received a reply. We would like your advice about how best to proceed. Please let us know if there is anything we can do to address the next steps. Thank you.

Best regards,

Elizabeth and Ted Peterson

Thursday, May 1, 2014


San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Ave.
San Anselmo, CA 94960

1311 San Anselmo Ave. Renovation Support

To whom it may concern:

We have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. We are not opposed to the project and support the commencement of construction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy & Ross Blanchard', written in a cursive style.

Amy & Ross Blanchard
15 Scenic Avenue
San Anselmo, CA 94960

Thursday, May 1, 2014

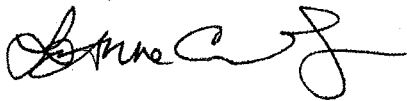
San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Ave.
San Anselmo, CA 94960

1311 San Anselmo Ave. Renovation Support

To whom it may concern:

I have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. I am not opposed to the project and support the commencement of construction.

Sincerely,

A handwritten signature in black ink, appearing to read "Lisa Cicurel-Jones". The signature is fluid and cursive, with a large, stylized initial "L" and "C".

Lisa Cicurel-Jones
1308 San Anselmo Ave., SA

Thursday, May 1, 2014

San Anselmo Planning Department
Attn: Phil Boyle
525 San Anselmo Ave.
San Anselmo, CA 94960

1311 San Anselmo Ave. Renovation Support

To whom it may concern:

I have been informed about the renovation proposal taking place at 1311 San Anselmo Ave. I am not opposed to the project and support the commencement of construction.

Sincerely,

Katherine P. Aute
1310 San Anselmo Ave.

Phil Boyle

From: Anne Mairesse <anne.mairesse@gmail.com>
Sent: Tuesday, April 15, 2014 10:04 PM
To: Phil Boyle
Subject: Appealing construction at 1309? or 1013? San Anselmo avenue, owner Elizabeth and Ben

Dear Phil,

I recently noticed construction poles on my immediate neighbors house, as they plan to build a second story addition to their house, currently 1 and a half floor high with a full basement and a raised attic.

My house is a one-story house located at 1301 San Anselmo avenue at the corner of Scenic. There is very little space in between our two houses on either side of the property line, and their construction project would affect my home, and me, in three different ways:

1. Lack of privacy in my two bedrooms as they would literally look right down into them. I have three windows on that side of the house, plus one bathroom window.
2. It would provoke excessive shading and make those two bedrooms and bathroom very dark.
3. I would loose complete sight of the sky when looking out the windows. (I only get a sliver of sky as it is because of the current height of their house, but feel strongly about keeping it that way).
4. Finally, I would loose complete privacy of my yard, as they would also look right into my yard and the jacuzzi from the second floor.

Their house is already much taller than mine. I don't understand how they could possibly justify building an even higher floor on the side that is adjacent to mine and in such proximity of the property line.

It is clear that this project can only appeal to them because my house is a one-story house. Should my house be at their current height, they would not consider a second story addition, because it would impact their privacy and light as I will if their project gets approved.

It is extremely disconcerting that neighbors could plan building a second floor without taking into consideration that they will be looking directly into my bedrooms and my yard impacting my privacy and light.

Finally, because of such loss of privacy and daylight, this construction project would substantially decrease the value of my home.

I have not received a notice of construction project from the Planning Department as of yet, and will come in tomorrow morning to look at the plans in person and communicate my appeal. I hope this email will reach you in time before this project is reviewed.

I will provide pictures that will show the impact of their construction project on my home.

Thank you for your consideration to my appeal,
Anne

--
Anne N. Mairesse

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January 22, 2014

Hi Neighbors,

Ted and I are in the process of considering an attic remodel. As we are still in the very early stages of the process, we want to make sure that our neighbors are given adequate details around the project and answer any questions that come up. Please let us know if you would like to meet to go over our preliminary plans. We would be happy to do so. Hope you have had a great start to the New Year!

Thanks,

Elizabeth and Ted Peterson
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