

9 Laurel

Carla Kacmar

From: Jerri Linn <jerrterr@sbcglobal.net>
Sent: Wednesday, May 11, 2022 7:35 AM
To: Town Council
Cc: Fran Farmer; Herb And Holly; Rosalind Jackson; Bradly Long; Christopher Braun; Ellen Caldwell; Marstin Tallant
Subject: 9 Laurel Ave.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: External Sender

Hi,
 My name is Jerri Linn and I live at 20 Laurel Ave. I have lived here for over 35 years and I love this neighborhood because of the neighbors and the small town feeling of our immediate block. I am not opposed to the upgrade of 9 Laurel Ave. Nor am I opposed to an additional ADU but I am against the developer's design adding a second story. I firmly believe that the negative impact it would have on the immediate neighbors is not acceptable and the scale of the building is out of context to the rest of the neighborhood. It is even taller than the apartment building across the street. The fact that it would block out direct available sunlight for 5 Laurel and impose on the privacy of the other two neighbors on the other adjacent properties is unacceptable. I also take offense at the developer intimating that the building commissioners were biased. They seemed to truly deliberate this difficult issue and no matter how they voted, I trusted that their vote was sincerely thought out. Therefore, I hope that you deny the existing plans and determine that the developer can redesign the building so that it is in keeping with the scale of the rest of the houses in the immediate neighborhood.
 Thank you, Jerri Linn

Sent from my iPad

Sent from my iPad Sent from my iPad

Matthew, Colleen and Claire Noel
15 Laurel Avenue
San Anselmo, CA 94960

Sent Via Email

May 16, 2022

San Anselmo Planning Commission
525 San Anselmo Avenue
San Anselmo, CA 94960

Dear Town Council Representatives:

This letter is to oppose the appeal on permit application for 9 Laurel Avenue by Hassan Afrookteh and Brooke Petersen ("Applicants"). Preliminarily, we would like to note that several vertical PVC pipes (aka "story poles") have been allowed to remain erected at the subject property since February, 2020 (two years and two months.) Photos of the story poles are attached below. There appears to be no reason why these poles could not have been taken down and re-erected throughout the Applicants' various iterations of their proposed project since it took the Applicants about 4-5 hours to erect them initially. During the storms in October, 2021, one of the story poles failed but the Applicants failed to repair it for a week despite the fact that a tenant is residing in the home.

However, since the poles remain erected, we strongly encourage all of the members of the Town Council to visit our property so that you can personally view the impact that this proposal, as presently constituted, would have on our property and the surrounding neighborhood. We are also authorized to make this request on behalf of Fran Farmer (5 Laurel Avenue), Chris Braun (8 Laurel Avenue #2) and Rosalind Jackson and Terry Curley (1055 San Anselmo Avenue.) These are the homes most directly impacted by the proposed project.

Regarding the appeal, the Applicants' sole basis is that "the Commission abused its discretion inasmuch as the Commission's decision was unsupported by substantial evidence." It is our position that the Planning Commission ("Commission") did not abuse its discretion and voted against the application after three very thorough and extensive hearings on the matter. The Commission provided some suggestions as to what steps could be taken to mitigate the impact of the project on the surrounding neighbors. However, at no point did any member of the Commission represent to the Applicants that if they made certain modifications, then the application would be granted. As developers, the Applicants assumed the risk of purchasing the subject property with the hope that they would be able to "maximize profits" by building the biggest structure allowable. However, they simply purchased the wrong property for the project they envision since it would result in overbuilding on the lot and significantly impact the air, light and privacy rights of the surrounding neighbors.

Moreover, any allegation that the Commission has somehow conspired against the Applicants from the outset is offset by the fact that the composition of the Commission has changed from the time the application was first submitted. If anything, the fact that three of the Commission members were replaced since the first iteration of the application is further indicative that they were not biased or predisposed to rejecting the application. Different members have reviewed different proposals and heard the arguments in response to each and have all reached the same conclusion.

Our family was always willing to accept whatever decision the Commission reached on the application despite the myriad hardships that would be imposed on us ranging from noisy construction to our fence and deck potentially being removed, as initially threatened by the Applicants. We had hoped that the Applicants would do the same. Instead, the Applicants have subsequently appeared before the Commission and accused them of "playing games", of being "partisan and unreasonable" as well as being "enablers" to our family and our neighbors while referring to us as "activists" for merely asserting our rights. The Applicants further stated that the Commission's decision was "bogus" and was not made on any evidence. This is simply not true. If anything, the Commission bent over backwards to consider volumes of evidence and reached the same conclusion at all three hearings.

The Commission heard extensive testimony from our family, neighbors and others who opposed the project regarding the adverse impact the proposed structure would have on the air, light, privacy and character of the neighborhood. The Commission also considered all of the arguments presented by the Applicants. In response, the Commission provided thoughtful feedback and a sound basis for rejecting the application. The proposed project is simply too large in scale in relation to the other homes in the neighborhood and is a complete overbuild for the lot.

While we certainly appreciate the fact that the Applicants have an interest in making improvements to the property, we feel that the adverse impact on the neighbors should outweigh the interests of property developers who have made it clear that their primary goal is to profit off of this project. They can still reap a tremendous profit by completing a tasteful remodel that does not adversely impact the air, privacy and light rights of the surrounding neighbors.

Finally, this appeal should be rejected from a public policy standpoint since granting it would essentially be rewarding the vitriolic name calling that the Applicants have engaged in at the previous hearings. Moreover, the proposed project does nothing to alleviate the current housing crisis in our town and county. If anything, the proposed project simply takes another relatively affordable home and pushes it out of reach for potential homebuyers in our town all in the name of lining the pockets of property developers.

Respectfully Submitted,

Matthew, Colleen and Claire Noel

mattthewpcnoel@yahoo.com

415.572.4899

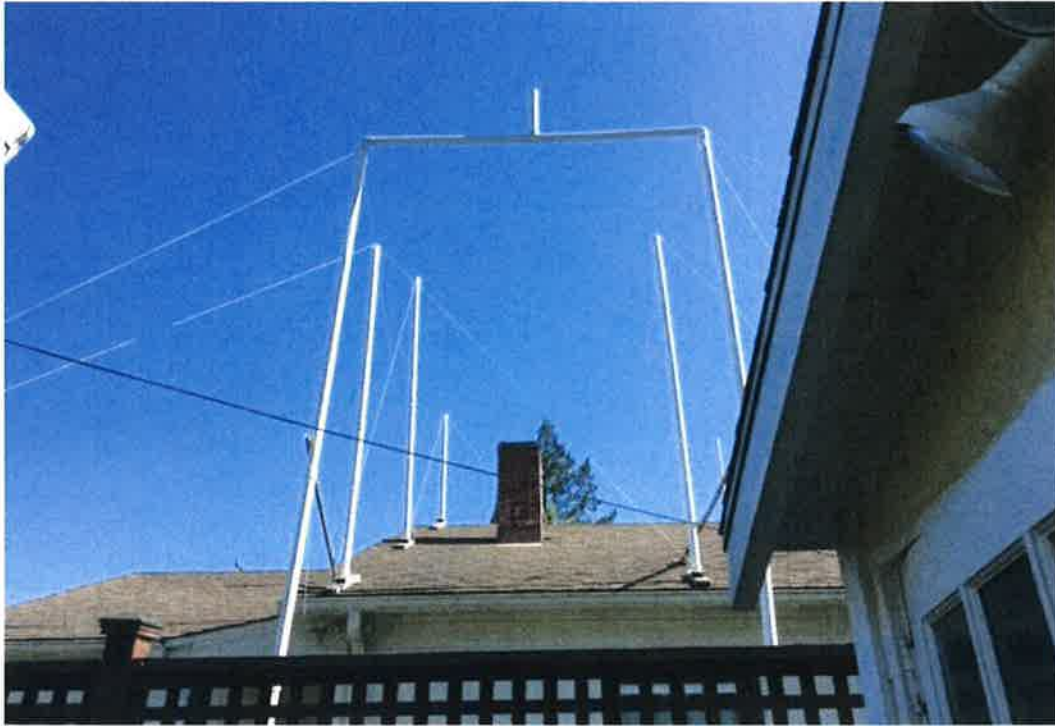
View from the rear deck at 15 Laurel Avenue



View from the rear deck at 15 Laurel Avenue



View from the driveway at 15 Laurel Avenue



View from the street of 15 Laurel Avenue adjacent to 9 Laurel Avenue



Ellen Caldwell
25 Laurel Ave.
San Anselmo, CA 94960

May 18, 2022

San Anselmo Town Council Members
525 San Anselmo Ave.
San Anselmo, CA 94960

Dear Town Council Members:

I am writing to ask for the denial of the 9 Laurel applicants appeal of the Planning Commission's decision to deny a second story. The applicants design is incongruent with our neighborhood and most importantly, it denies the immediate surrounding neighbors of their ***light, air & privacy***.

I have lived in my home for 28 years in a wonderfully friendly cohesive neighborhood. What I specifically enjoy about living here is the small human scale of the houses that embrace the charm and aesthetics from the 1920's and 30's. This is what "wooded" me to buy in San Anselmo. Our neighborhood consists of small 2-3 bedroom single story homes that are harmonious in design and style. I specifically purchased my home based on these attributes and because of the great light.

I agree with the other neighbors letters describing the applicants behavior, his reason for developing the property and how the Planning Commission was painfully fair in this long and drawn out process. The applicant was initially asked by the PC to come back with a design that reflected a single story home which was ignored. I embrace improvements for a single story design and an ADU as he will still profit handsomely.

Please deny the applicants appeal.

Sincerely,

Ellen Caldwell

ellen@ncps1.net
415-298-8860

Fran Farmer
5 Laurel Ave
San Anselmo, CA 94960

Sent via Email

Feb 17, 2022

Re: 9 Laurel Ave

Dear Town Council Members,

I am the owner of 5 Laurel Ave and a long-time resident of San Anselmo - 28 yrs. I am opposed to the proposed remodel of 9 Laurel Ave because it has a 2nd story. I am in support of a single-story improvement of the property.

A 2nd story addition in this case violates the Town's General Plan and the Town's Housing Elements:

- Town's General Plan expressed in Land Use Goals 1 and 2
- The Land Use Map *Object 11, Policies: 11.1*
- San Anselmo Housing Element, H2.2, (1) (2) (3)

This proposed project adversely affects the Light, Air and Privacy of Matt and Colleen Noel (15 Laurel Ave), Rosalind Jackson and Terry Curley (1055 San Anselmo Ave), Chris Braun (8 Laurel Ave #2) and me. This project, if built, would adversely affect myself, my neighbors & our neighborhood as it is not in the character and scale of the charming cottages in our immediate area.

The developers submitted inaccurate shade studies with each of their previous applications. After the neighbors challenged the previous shade studies the Planning Commission required an independent shade study be acquired if the developers wanted to move forward with this plan. I have referenced the new peer reviewed shade study for the shade impact in my calculations below, along with images of the light in and on my home – *refer to the end of this letter.*

I am a commercial designer in the home textile and apparel industries. A very large part of my work is to create color palettes, recolor prints, review color swatches and print strike offs. To do these tasks I need to have great light and the best light to check color in is full, natural daylight. Light bulbs do not compare to natural sunlight. **Luckily this is what I have in my south facing studio from the sunlight starting every day at noon throughout the afternoon.** The morning light coming from the east is an ambient light. Soft and diffused. No right for checking color.

This *Meaningful Sunlight* also lights up my entire house and is one of the reasons I bought my house. Losing this light would not only prohibit me from doing my work accurately, but it would also degrade my quality of life. My property would be devalued - who wants to live in a dark house? And with the *Meaningful Sunlight*, which warms my home, dramatically reduced my house would be colder resulting in higher heating costs.

I have also been looking into adding solar panels to my home. I have spoken with solar companies and have been told that my home would generate enough solar power for me to convert my gas appliances to electric – *see images below*. If a 2nd story is adding onto 9 Laurel Ave. the full benefit of solar panels would be greatly compromised. With our current state of energy resources and a focus on moving away from natural gas, to endanger the rights of a resident from participating in solar energy, is short sighted and a bad environmental practice.

If approved this proposed project would add 646.5 hours of shade onto my home.
My *Meaningful Sunlight* would be reduced by 73.72%, over 7 months, 212 days.
And adversely affect the full benefit of converting to a clean, renewable energy source.
This would be devastating to my work, my wellbeing, and the investment I have in my property.

The Planning Commission got it right at our last meeting. The developers' appeal is desperate and an insult to the Planning Commissioners who listened to all the data on this unique case. Please deny the appeal and uphold the Planning Commission's decision that upholds the Town General Plan and maintains our charming neighborhood – classic San Anselmo.

Thank you for your time,
 Fran Farmer

CHART 1, from the new shade study. The conclusion is a 15% reduction of sunlight on my house. This is incorrect and misleading.

CHART 2, the percentages in the last column total 200. Divided by 12 months is 16.66%, however there are 5 months with no impact, so the accurate shadow impact percentage is 28.57% as 7 months, not 12 are impacted.

CHART 3, focuses on the *Meaningful Sunlight* hours over the months affected. 212 Days, 877 hours of current sunlight, 646.5 hours of additional shade. **A 73.72%. reduction of sunlight**

IMAGE 4, the *Meaningful Sunlight* on the south side of my house in January. It also shows the shadows of the story poles.

IMAGE 5, the proposed shadows that would be cast by a 2nd story at 9 Laurel.

IMAGE 6, the *Meaningful Sunlight* shining thru my windows into my studio in January.

IMAGE 7, the ambient light at 7:05 & 9:00 AM, and *Meaningful Sunlight* starting at noon.

IMAGE 8, arial view of my roof's potential for solar.

IMAGE 9, position of solar panels on my roof.
 Also attached - The 2nd petition of neighborhood support.

CHART 1

Numerical Analysis of Shadow Impact of 9 Laurel Ave. on One South Facing Window at 5 Laurel Ave.										
	Daylight					Shadow Impact				
	Sunrise	Sunset		Hours	Minutes	Existing	Proposed	Hours	Minutes	Percent
21-Jan	7:22	5:21	PST	9:59	599	3:30	12:00	3:30	210	35%
21-Feb	6:52	5:55	PST	11:03	663	4:30	1:30	3:00	180	27%
21-Mar	7:11	7:23	PDT	12:12	732	5:30	3:00	2:30	150	20%
21-Apr	6:26	7:52	PDT	13:26	806	No Impact		0	0	0%
21-May	5:55	8:19	PDT	14:24	864	No Impact		0	0	0%
21-Jun	5:48	8:36	PDT	14:48	888	No Impact		0	0	0%
21-Jul	6:04	8:28	PDT	14:24	864	No Impact		0	0	0%
21-Aug	6:31	7:54	PDT	13:23	803	No Impact		0	0	0%
21-Sep	6:57	7:08	PDT	12:11	731	5:30	3:00	2:30	150	21%
21-Oct	7:25	6:23	PDT	10:58	658	4:00	12:30	3:30	210	32%
21-Nov	6:57	4:54	PST	9:57	597	3:00	11:40	3:20	200	34%
21-Dec	7:22	4:54	PST	9:32	572	3:00	12:00	3:00	180	31%
Cumulative					8,777				1,280	15%

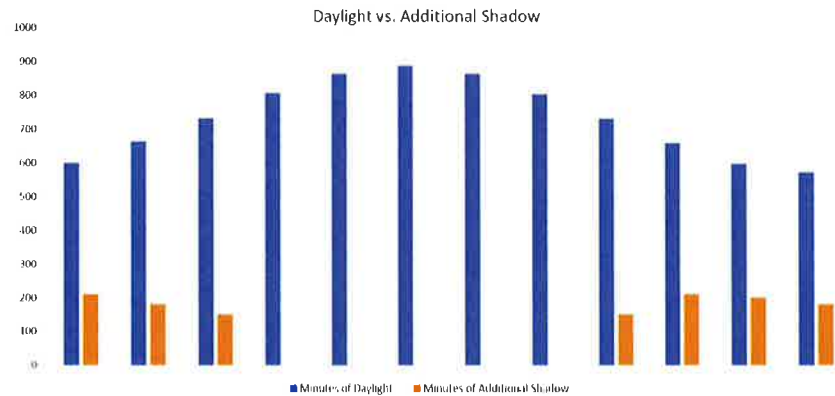


CHART 2

Numerical Analysis of Shadow Impact of 9 Laurel Ave. on One South Facing Window at 5 Laurel Ave.										
	Daylight					Shadow Impact				
	Sunrise	Sunset		Hours	Minutes	Existing	Proposed	Hours	Minutes	Percent
21-Jan	7:22	5:21	PST	9:59	599	3:30	12:00	3:30	210	35%
21-Feb	6:52	5:55	PST	11:03	663	4:30	1:30	3:00	180	27%
21-Mar	7:11	7:23	PDT	12:12	732	5:30	3:00	2:30	150	20%
21-Apr	6:26	7:52	PDT	13:26	806	No Impact		0	0	0%
21-May	5:55	8:19	PDT	14:24	864	No Impact		0	0	0%
21-Jun	5:48	8:36	PDT	14:48	888	No Impact		0	0	0%
21-Jul	6:04	8:28	PDT	14:24	864	No Impact		0	0	0%
21-Aug	6:31	7:54	PDT	13:23	803	No Impact		0	0	0%
21-Sep	6:57	7:08	PDT	12:11	731	5:30	3:00	2:30	150	21%
21-Oct	7:25	6:23	PDT	10:58	658	4:00	12:30	3:30	210	32%
21-Nov	6:57	4:54	PST	9:57	597	3:00	11:40	3:20	200	34%
21-Dec	7:22	4:54	PST	9:32	572	3:00	12:00	3:00	180	31%
Cumulative					8,777				1,280	15%

200% divided by 12 months = 16.66%
200% divided by 7 affected months = 28.57%

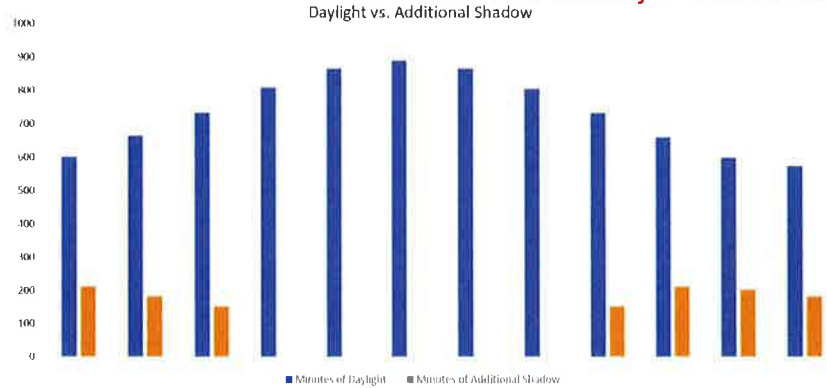


CHART 3**Meaningful Sunlight (Southern Exposure) begins at Noon**

Numerical Analysis of Shadow Impact of 9 Laurel Ave. on One South Facing Window at 5 Laurel Ave.										
	Daylight					Shadow Impact				
	Sunrise	Sunset		Hours	Minutes	Existing	Proposed	Hours	Minutes	Percent
21-Jan	7:22	5:21	PST	9:59	599	3:30	12:00	3:30	210	35%
21-Feb	6:52	5:55	PST	11:03	663	4:30	1:30	3:00	180	27%
21-Mar	7:11	7:23	PDT	12:12	732	5:30	3:00	2:30	150	20%
21-Apr	6:26	7:52	PDT	13:26	806	No Impact		0	0	0%
21-May	5:55	8:19	PDT	14:24	864	No Impact		0	0	0%
21-Jun	5:48	8:36	PDT	14:48	888	No Impact		0	0	0%
21-Jul	6:04	8:28	PDT	14:24	864	No Impact		0	0	0%
21-Aug	6:31	7:54	PDT	13:23	803	No Impact		0	0	0%
21-Sep	6:57	7:08	PDT	12:11	731	5:30	3:00	2:30	150	21%
21-Oct	7:25	6:23	PDT	10:58	658	4:00	12:30	3:30	210	32%
21-Nov	6:57	4:54	PST	9:57	597	3:00	11:40	3:20	200	34%
21-Dec	7:22	4:54	PST	9:32	572	3:00	12:00	3:00	180	31%
Cumulative					8,777				1,280	15%

MONTHS AFFECTED	CURRENT MEANINGFUL SUNLIGHT HRS	TOTAL MONTHLY HRS MEANINGFUL SUNLIGHT	MEANINGFUL LIGHT REMAINING IF 2ND STORY IS BUILT
Jan	12pm - 3:30pm	3.5 hrs/31 days = 108.5 hrs	12pm - 12pm = 0 hrs/31 days = 0 hrs
Feb	12pm - 4:30pm	4.5 hrs/28 days = 126 hrs	12pm - 1:30pm = 1.5 hrs/28 days = 42 hrs
Mar	12pm - 5:30pm	5.5 hrs/31 days = 170.5 hrs	12pm - 3pm = 3 hrs/31 days = 93 hrs
Sept	12pm - 5:30pm	5.5 hrs/30 days = 165 hrs	12 pm - 3pm = 3 hrs/30 days = 90 hrs
Oct	12pm - 4:00pm	4 hrs/31 days = 124 hrs	12 pm - 12:30pm = .5 hrs/31 days = 15.5 hrs
Nov	12pm - 3:00	3 hrs/30 days = 90 hrs	12pm - 11:40am = -.333 hrs/30 days = -10 hrs
Dec	12pm - 3:00	3 hrs/31 days = 93 hrs	12pm - 12pm = 0 hrs/31 days = 0

Total	# of Days effected 212	Current Meaningful Sunlight 877 hrs	Proposed Shade <646.5 hrs>	Meanigful Light Remaining 230.5 hrs
--------------	---	--	---	--

MEANINGFUL SUNLIGHT REDUCED BY 73.72%

IMAGE 4

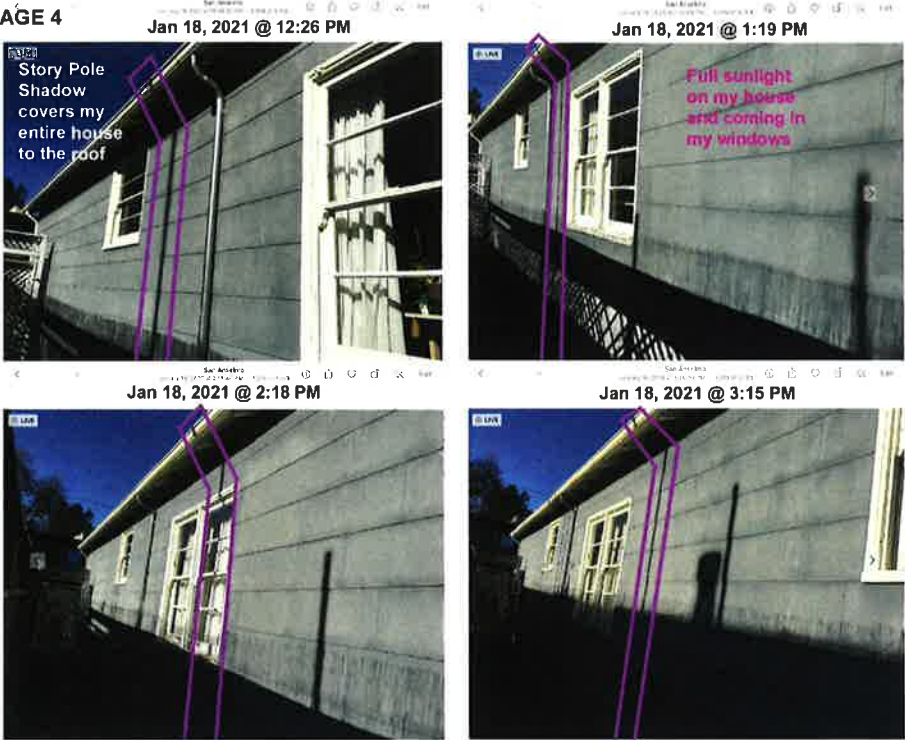


IMAGE 5

If this project is built my Meaningful Sunlight is diminished dramatically



IMAGE 6

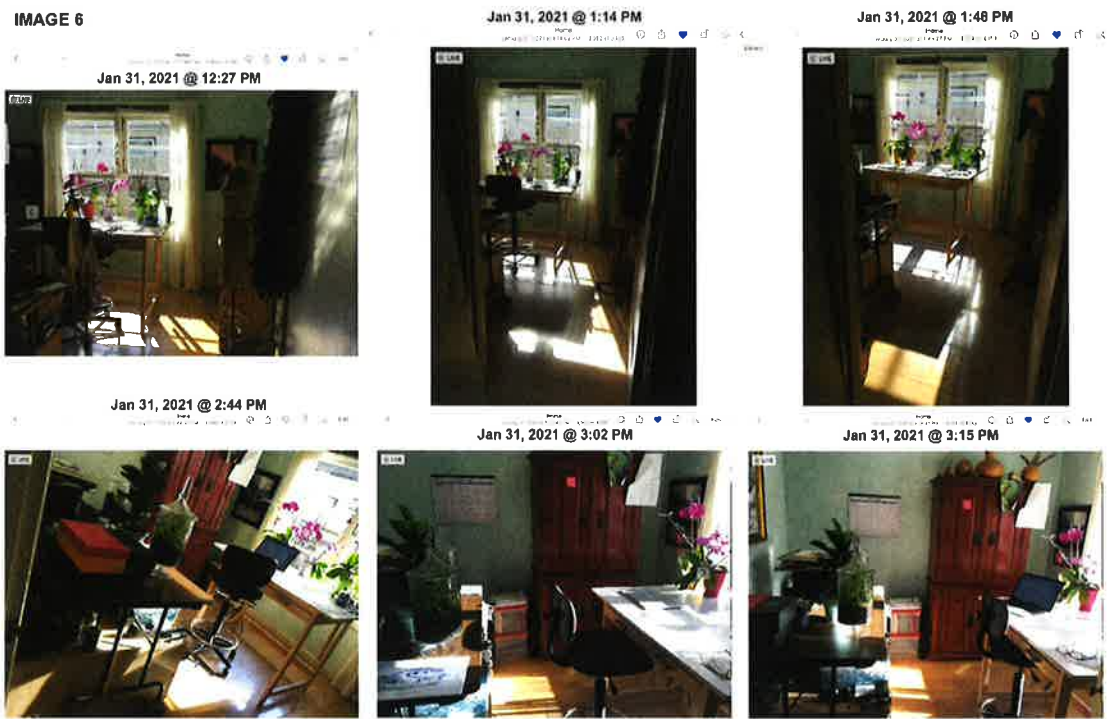
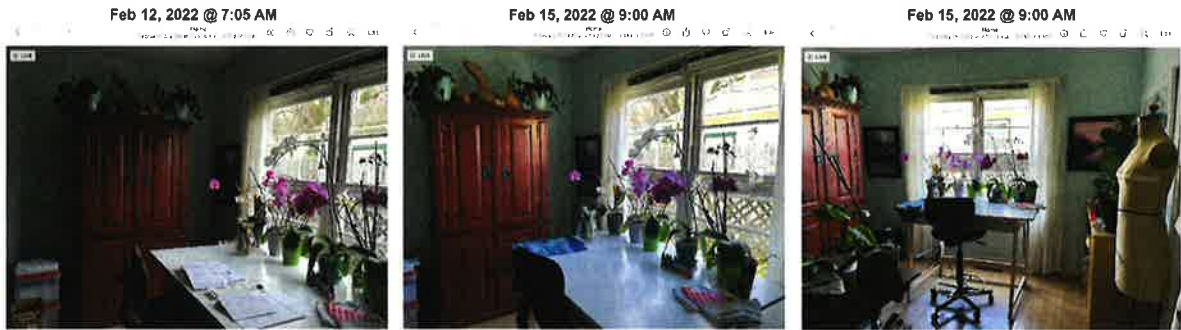


IMAGE 7

Ambient Light (Eastern Exposure) Early Morning



Meaningful Sunlight (Southern Exposure) Begins at Noon - Light needed to do my work

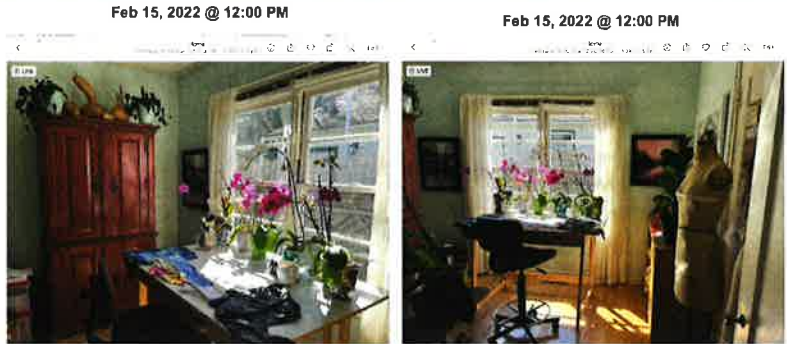


IMAGE 8

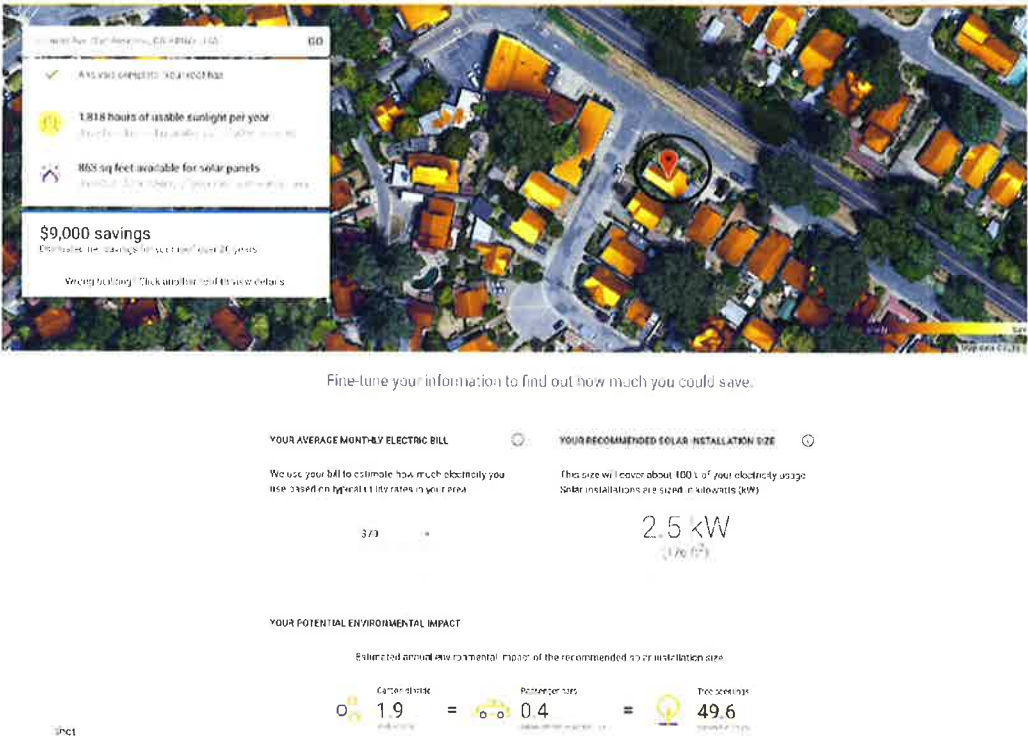
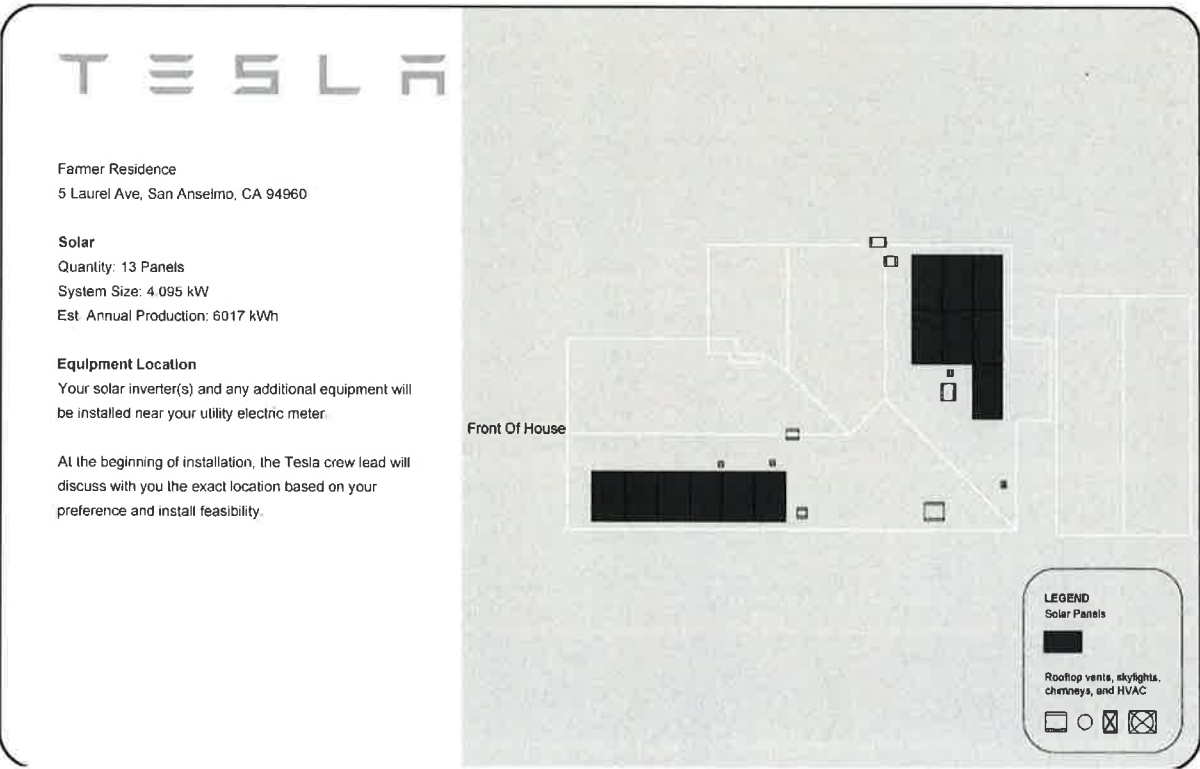


IMAGE 9



I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

Aviva Kamler
Print name


Signature

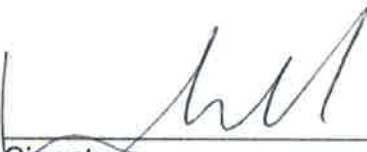
27 Laurel Ave. San Anselmo CA 94960 2/13/21
Address Date

Ellen L. Caldwell
Print name


Signature

25 Laurel Ave 2/13/21
Address Date

Mason McDowell
Print name

 2/13/21
Signature Date

27 Laurel Ave 2/13/21
Address Date

Michael Ferrelli
Print name


Signature

21 Laurel Ave 2/13/21
Address Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

Herbert F. Miller Herbert F. Miller
Print name Signature

16 Laurel Avenue San Angelo 2/13/21
Address Date

Holly C Gadsby Holly C Gadsby
Print name Signature

16 Laurel Avenue San Angelo 2-13-21
Address Date

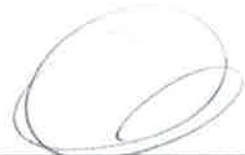
TERRY SOZANSKI Terry Sozanski
Print name Signature
20 LAUREL 2/13/21
Address Date

JORREI A LINN Jorrei A Linn
Print name Signature
20 LAUREL AVE 2/13/21
Address Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

DENNIS MOWBRAY
Print name


Signature

12 LAUREL AVE
Address

02.13.20
Date

Colleen Noel
Print name

C Noel
Signature

15 Laurel Ave
Address

2/13/2021
Date

Math Noel
Print name

M.P.C. Noel
Signature

M.P.C. Noel 15 Laurel Ave
Address

2/13/2021
Date

MARTIN TALLANT
Print name

Martin Tallant
Signature

31 ROWLAND CT. SAN ANSELMO
Address

2.13.2021
Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

Linda Benney Linda Benney
Print name Signature

31 Rowland Ct San Anselmo 2/13/21
Address Date

CAROLYN BURT Carolyn Burt
Print name Signature

29 ROWLAND CT. SAN ANSELMO 2/14/21
Address Date

Christine Perrault C Perrault
Print name Signature

27 Rowland Court San Anselmo, CA 2-14-21
Address Date

DONALD C PERRAULT Don C Perrault
Print name Signature

27 ROWLAND CT 2-14-21
Address Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

Fran Farmer
Print name

Fran Farmer
Signature

5 Laurel Ave
Address

2/14/21
Date

PATRICK R TORRES
Print name

Patrick R Torres
Signature

42 Laurel Ave SA
Address

2-14-21
Date

Anita Torres
Print name

Anita Torres
Signature

42 Laurel Ave, SA
Address

2-21-21
Date

Bradly Long
Print name

Bradly Long
Signature

21 Laurel Ave San Anselmo, CA
Address

2/21/21
Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

Windee Cottle Windee Cottle
Print name Signature

1251 San Anselmo Ave 2/15/21
Address Date

Steve Lamb [Signature]
Print name Signature

8 Laurel Ave Apt 6, San Anselmo 2-15-21
Address Date

Joseph Torzì Joseph A. Torzì
Print name Signature

8 Laurel Ave #4 S.A. 2/15/2021
Address Date

Adam Smith Adam Smith
Print name Signature

44 Laurel Ave 2/15/21
Address Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

GEOFF WOLF G. W. Wolf
 Print name Signature
133 Frustrated Fairfax I grew up 2/21/21
 Address at 26 Laurel Ave. Date

Loretta Wolf Loretta Wolf
 Print name Signature
26 Laurel Ave. S.N. 2/21/21
 Address Date

LENA VOUDOUNJIAN Lena Voudounjian
 Print name Signature
1229 San Anselmo Ave. 20 February 21
 Address Date

KATHRYN HORTON K. Horton
 Print name Signature
1240 San Anselmo Ave. 2/20/21
 Address Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

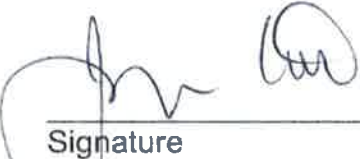
Opposed to the plan

JOAN E JACOBSON 
Print name Signature

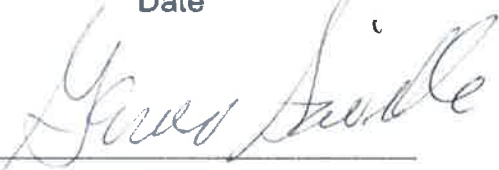
1242 San Anselmo Ave 2/27/21
Address Date

DAN ENGSTROM 
Print name Signature

8 Redwood Rd. 2/27/21
Address Date

James Cottle  2/28/21
Print name Signature Date

1251 San Anselmo Ave
Address Date

1253 SAN ANSELMO AVE 
Print name Signature

Geneva Saville 2/28/21
Address Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

Thomas Frillmann
 Print name Signature
8 Laurel Ave #1 3-2-21
 Address Date

HERBERT CARLSON
 Print name Signature
1029 SAN ANSELMO AVE 3-2-21
 Address Date

ROBERT HOFFMAN
 Print name Signature
1037 SAN ANSELMO AVE 3-2-21
 Address Date

LINDA TRENHOLM Linda Trenholm
 Print name Signature
1001 SAN ANSELMO AVE 3-2-21
 Address Date
SAN ANSELMO CA
94940

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

Nycole Kochenderfer Nycole Kochenderfer
 Print name Signature
8 Laurel #3 San Anselmo 2/28/21
 Address Date

Victor Turkkan Victor Turkkan
 Print name Signature
1119 S.A. Ave SA 3-2-21
 Address Date

Kathleen B. Turkkan Kathleen B. Turkkan
 Print name Signature
1119 San Anselmo, CA 94960 3-2-21
 Address Date

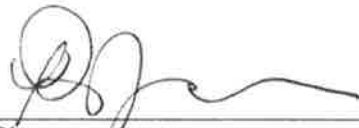
Christopher L. Brian Christopher L. Brian
 Print name Signature
8 Laurel Ave #2 3/9/21
 Address Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

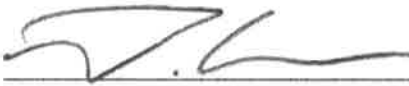
Opposed to the plan

Stephanie Smith 
 Print name Signature

44 Laurel Ave. San Anselmo 2/15/2021
 Address Date

Rosalind Jackson 
 Print name Signature

1055 San Anselmo Ave, SA 2/20/2021
 Address Date

Terry Curley 
 Print name Signature

1055 San Anselmo Ave 2/20/21
 Address Date

DONIEL ELLIS 
 Print name Signature

1051 San Anselmo Ave. 2-21-21
 Address Date

I live close to 9 Laurel Ave and have been informed about the proposed remodel. I have reviewed the plans. I feel the proposed project is too large and out of scale with the neighborhood. I urge the Commission to refer the project back to the applicant and come back with a smaller project that is in character with the neighborhood.

Opposed to the plan

Tucker McHols &
USA HAMILTON

Print name


Signature

18 Laurel Ave SAN ANSELMO MAR 1, 2021

Address

Date

Man Francis

Print name


Signature

1041 San Anselmo

Address

Date

Geraldine Childress

Print name

Geraldine Childress
Signature

32 Redwood Rd 3/6/2021

Address

Date

Stephanie Sharp

Print name


Signature

15 Rowland Court SA 94960 3/10/21

Address

Date

Carla Kacmar

From: Herb Miller <herbmiller52@gmail.com>
Sent: Wednesday, May 18, 2022 9:38 AM
To: Town Council; Planning
Subject: Appeal regarding 9 Laurel Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Sender

To the San Anselmo Planning Department and Town Council:

My wife and I sent the message below to urge the denial of the applicants' appeal from the Planning Commission's decision regarding 9 Laurel Avenue. I'm sending it again in view of the delays in bringing this matter before the Town Council.

Thank you for your attention.

Herb Miller

Herb Miller
 Holly Gadsby
 16 Laurel Avenue
 San Anselmo, CA 94960
herbmiller52@gmail.com
 Via E-Mail

February 15, 2022

San Anselmo Planning Department
 San Anselmo Town Council Members

Re: 9 Laurel Avenue

We, the owners and residents of 16 Laurel Avenue, urge the Members of the Town Council to deny the applicants' appeal of the Planning Commission's decision to deny the proposal to add a second story addition to 9 Laurel Avenue.

A second story at that location is not appropriate. Other than a small apartment building at one end, the first block of Laurel Avenue consists of small cottage-style houses on relatively small lots, typically about 4,000 square feet. Because the lots are small, the houses are necessarily very close to each other. The proposed house would be much bigger and taller, squeezed into a similar sized lot. A second story would impose adverse effects, including the loss of sunlight and privacy, on the residents of the houses on three sides of 9 Laurel Avenue (5 Laurel Ave., 15 Laurel Ave., 1055 San Anselmo Ave.) and in the apartment building across the street. We are friends with all the affected people and do not wish for them to suffer these losses. The other residents of the block would be stuck with the aesthetic incongruity.

Furthermore, we are taken aback by the statement of the applicants' attorney in his letter explaining the basis of the appeal: "... inasmuch as the Commission appears to have pre-determined that Appellants would not receive approval of anything involving a second story, then worked backward from this conclusion."

We attended all three Planning Commission meetings concerning this property, the first in person at Town Hall, the second and third on Zoom, and we have come to the opposite conclusion. In each meeting, the Commissioners acted fairly and professionally. They spent a great deal of time considering the issues, debating among themselves, and offering the applicants suggestions. Some Commissioners even remarked that their decision did not come easily. In the two meetings that ended with a vote, the Commissioners ultimately came to the conclusion that we find to be obvious: a two-story house does not fit in that location.

In conclusion, we bought our home in 1988, attracted to this charming block and the overall sense of community. Since then, we have enjoyed living here. San Anselmans are proud of maintaining the small-town atmosphere. We value the old-time character of our block and believe it must be preserved.

Thank you for your attention.

Herb Miller
Holly Gadsby

Carla Kacmar

From: Dennis Mowbray <dennismowbray@gmail.com>
Sent: Wednesday, May 18, 2022 8:34 AM
To: Town Council
Subject: 9 Laurel Ave

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Sender

Dear SA Planning Dept. and Town Council:

The home at 9 Laurel has been a rental for 50 years. All the neighbors would love to see the home fixed up and well cared for.

The latest proposal for 9 Laurel awkwardly forces too much onto the small lot, to its own detriment and all those around it. The applicant has invested much time and effort into the plans. Unfortunately the goal has been to increase the square footage as much as possible, instead of what is best for the home/site.

We ask that the current application be denied. Hopefully the applicant will return with an appropriate plan that will be an asset to our town, like many other recent projects.

Thank you.

Dennis Mowbray
12 Laurel Avenue
San Anselmo, CA

Carla Kacmar

From: Christopher Braun <chrisbraun756@sbcglobal.net>
Sent: Wednesday, May 18, 2022 11:48 AM
To: Town Council
Subject: 9 Laurel Ave. Appeal May 24th

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: External Sender

To The Town Council members of San Anselmo,

My name is Chris Braun and I live at 8 Laurel Avenue Apt 2, directly across the street from 9 Laurel Ave. I am writing for the 4th time to ask that this Appeal by the Applicants Hassan Affrookteh and Brooke Petersen be denied.

This 2 story proposal, taller than my apartment building, is not only out of character with the neighborhood as stated in the town and general plan, but is seriously detrimental to the privacy, light and air of my neighbors, most significantly 5 Laurel, 15 Laurel, 1055 San Anselmo Ave, and myself.

It will affect everybody in our immediate neighborhood in a myriad of ways, most like myself having lived here for over 20 years. To that point it is simply too big, out of character with the reason my neighbors moved here in the first place. It sets a precedent against affordable housing. It's affect on the immediate neighbors is serious and has been shown clearly in each planning commission meeting. You have access to all of that information. This plan is simply too big for the lot that now like all the other houses on this block has a cottage style one story house.

This project was unanimously denied by the planning commission it's first time, given a continuance after much thought and suggestion by the planning commission at the 2nd meeting, then denied again in it's third form by the planning commission, with only one yes vote. The Applicants continued to fail to correct the same problems expressed in the the Plan and ordinances and to correct the hardships to the immediate neighbors that are still beyond what the planning commission could or would accept.

I have opposed this 2 story remodel each time, and am writing to strongly voice my denial for this appeal. There is not one person in our immediate neighborhood of this part of Laurel Ave. who is for this 2nd story remodel. Please refer to the petition sent to you by Fran Farmer with over 50 signatures of neighbors around the Laurel neighborhood area opposing this 2nd story plan, blocking shade, privacy and air in such a significant way to it's immediate neighbors and myself across the street.

Our neighborhood has said all along it is not opposed to a single story development keeping with the character of this neighborhood and not affecting the privacy, light and air of it's closest neighbors. I will repeat, it is taller than my apartment by 5' 4", and simply does not fit into this neighborhood or on to that small lot.

The Applicants sole basis for this appeal is that "the Commission abused it's discretion inasmuch as the Commission decision was unsupported by substantial evidence".

If you have reviewed the huge amount of extremely accurate information my neighbors have supplied the planning commission in these 3 hearings, and for this appeal, you will immediately see that is NOT the case. Look for yourself at all of the information put forward in good faith by my neighbors and myself.

The planning commission members changed in this long process of the 3 hearings.. In each case they carefully looked at all the information, painstakingly gave suggestions to the applicant on things which would work because of the overly intrusive effect on it's immediate neighbors and the changes he made each time to try and remedy them did not work,

as well as all the variances required. This was all done in good faith by the Planning Commission. In fact I was impressed by their understanding of the plans and the efforts, time, and suggestions they made to the applicants which were rejected by them.

EACH time he was denied, not because the Planning Commission did not have substantial evidence, just the opposite. In fact they had an incredible amount of information, accurate evidence which they knew and understood. In each case made very clear suggestions to the applicants which would bring his plan closer to something they could accept. They were serious, knowledgeable, and acted with good intent.. Unfortunately the Applicant's response did not match the nature of the Planning Commission's efforts.

I refute the Applicant's allegations that the Planning Commission decision was unsupported by substantial information.

Since for the last 21 1/2 years the story poles are still up, I invite all the council members to come to the neighborhood and see for themselves the obvious affects of this out of place proposed 2 story remodel of 9 Laurel Ave.

Seeing is believing.

It is clear and obvious that not just shade, direct and ambient light will be affected to the point of a complete change in my apartment.

In my living room there is one window which looks towards the east facing 9 Laurel Ave. if this 2 story remodel is built the light from the sky and sun through out the year will be affected. Not just the months from the actual shade from the 2nd story.

The view of trees and sky now present above the one story house will be gone and there will be just a wall with a deck and window. The applicant asserts that there is no ordinance that affects the view above 9 Laurel that will be blocked. This is incorrect.

The general plan expressed in land use goals: The primary land use goals for San Anselmo is the conservation of the small town character and its close relationship with with natural beauty of its setting.

1 New developments shall be integrated harmoniously into San Anselmo's existing neighborhoods and commercial areas.

The land Use map

3 The current mixture of residential densities west of the town's downtown area is to be maintained.

Object 11.1 New development, including rehabilitation and expansion projects shall be of a scale, intensity, and design that integrates with the existing character of the surrounding neighborhood.

San Anselmo Housing Element

H2.2 Design that fits into the neighborhood context. The town will encourage innovative design that creates housing opportunities that are complementary to the location of the development.

It is the town's intent to enhance neighborhood identity and sense of community by ensuring that all new housing will (1) have a sensitive transition to the surrounding area (2) avoid unreasonably affecting the privacy of neighboring properties, or (3) avoid imparting access to light and air on surrounding properties.

This proposal in every way does not even remotely become close to any of these parts of the town codes or ordinances. This appeal should absolutely be denied.

There is an abundance of information, noting the letter also of neighborhood member Martin Tallant who cannot attend on the 24th. His letter has pivotal information regarding the last shade study.

I cannot more strongly impress upon you my feeling after all this time that this appeal should be denied.

Thank you very much for your time in looking closely at the information submitted to you. Also the information from the previous three hearings.

I ask that you deny this appeal.

Thank You,

Chris Braun 8 Laurel Ave. #2 San Anselmo. CA 94960 (415) 497-3563

Rosalind Jackson & Terry Curley
1055 San Anselmo Ave
San Anselmo, CA 94960

May 19, 2022

San Anselmo Town Council

Re: Proposed Remodel at 9 Laurel Ave

Dear Town Council Representatives,

We live at 1055 San Anselmo Ave, which shares a property line with 9 Laurel Ave. We are writing today to respectfully request that you uphold the reasoned and reasonable decision of the Planning Commission to reject the 9 Laurel permit application.

For more than two years, we have been living under the 9 Laurel story poles and participating in public processes before the Planning Commission without seeing meaningful compromise or changes to the design proposal. We fully support the Planning Commission's repeated decisions to **not** approve the design given the negative impact that a development of this scale would have on the immediate neighbors' privacy and light as well as the character of our community – issues which are fully under the Planning Commission's jurisdiction to consider in an application of this nature.

Regarding privacy, we have repeatedly expressed particular concern about the acoustic privacy impacts of having a second-story deck off of the master bedroom at 9 Laurel that would be located in close proximity to our side yard and our bedroom – both spaces where we especially value privacy and quiet. Living in close quarters already with our neighbors, we know how easily sound carries between our small properties. This deck, ostensibly designed to be a place for the future dwellers to use before bed and upon waking up, is very likely to be a particular source of nuisance noise for us. We also continue to have concerns about the effectiveness and longevity of tall plantings as a solution to obstructing views from the proposed second story into our home and yard. We have raised concerns about this particular design feature multiple times and have yet to see it addressed in the design proposals. The applicant instead deflected these concerns by saying that future residents will be equally concerned about their privacy and avoid using the second story deck – but then why build a deck if not for it to be used?

As for sunlight, having made our move to San Anselmo to enjoy outdoor living, we especially prize sunlight in our little home's yard. The proposal talked about minimal shadows cast on our building during the required 9 AM- 3 PM period, but we ask the Council to also consider the impact on sunlight in our side yard immediately adjacent to 9 Laurel, which is an area of our small property that we highly value and regularly use as an extension of our home – for grilling, dining and gathering with friends. If approved, the shadows and sightlines from this project would have a meaningful, negative impact on our enjoyment of this outdoor space and our quality of life. Further, the negative impacts on light would be much more pronounced for our

neighbor at 5 Laurel Avenue, whose home is directly north of the 9 Laurel and would see a significant loss of sunlight into her indoor living space.

Finally, the mass of this project remains problematic for affordability in our community and out of character with our neighborhood of predominantly small single-story homes on small lots. We both grew up in the Bay Area and were committed to staying when it came time for us to buy our first home together. We spent 12 heartbreaking months losing offers and worrying that we'd already been priced out of our hometown market for good before landing so happily in this livable, walkable, charming little corner of San Anselmo. The thing about small homes and small properties is that they offer a slice of relative - and we do mean relative - affordability. We are not asking for the Town to prevent improvements or expansions in order to keep housing costs down, but we do think it's important to consider the real value to our community of preserving modest homes that give first time homebuyers and working families a shot at homeownership in our community. This neighborhood around Yolanda Station is extra special and unique because its small cottages provide that opportunity - a goal that is expressly stated in the Town General Plan. At a time when our community and our state faces an acute housing affordability crisis, we feel very strongly that replacing one of those small homes with an oversized single-family project that's roughly double the size of its neighbors would be a mistake, and we urge you to consider those consequences.

We fully support smart property improvements at 9 Laurel, but they should not come at the cost of a rare opportunity for affordability in our community, the charm of our unique neighborhood, and the well-being of the property's immediate neighbors. Again, we urge you to reject this appeal and uphold the decision of the Planning Commission.

Thank you for your consideration.

Sincerely,

Rosalind Jackson and Terrence Curley

rosalindejackson@gmail.com

510-708-6880

Matthew, Colleen and Claire Noel

Sent Via Email

15 Laurel Avenue

San Anselmo, CA 94960

May 16, 2022

San Anselmo Planning Commission

525 San Anselmo Avenue

San Anselmo, CA 94960

Dear Town Council Representatives:

This letter is to oppose the appeal on permit application for 9 Laurel Avenue by Hassan Afrookteh and Brooke Petersen ("Applicants".) Preliminarily, we would like to note that several vertical PVC pipes (aka "story poles") have been allowed to remain erected at the subject property since February, 2020 (two years and two months.) Photos of the story poles are attached below. There appears to be no reason why these poles could not have been taken down and re-erected throughout the Applicants' various iterations of their proposed project since it took the Applicants about 4-5 hours to erect them initially. During the storms in October, 2021, one of the story poles failed but the Applicants failed to repair it for a week despite the fact that a tenant is residing in the home.

However, since the poles remain erected, we strongly encourage all of the members of the Town Council to visit our property so that you can personally view the impact that this proposal, as presently constituted, would have on our property and the surrounding neighborhood. We are also authorized to make this request on behalf of Fran Farmer (5 Laurel Avenue), Chris Braun (8 Laurel Avenue #2) and Rosalind Jackson and Terry Curley (1055 San Anselmo Avenue.) These are the homes most directly impacted by the proposed project.

Regarding the appeal, the Applicants' sole basis is that "the Commission abused its discretion inasmuch as the Commission's decision was unsupported by substantial evidence." It is our position that the Planning Commission ("Commission") did not abuse its discretion and voted against the application after three very thorough and extensive hearings on the matter. The Commission provided some suggestions as to what steps could be taken to mitigate the impact of the project on the surrounding neighbors. However, at no point did any member of the Commission represent to the Applicants that if they made certain modifications, then the application would be granted. As developers, the Applicants assumed the risk of purchasing the subject property with the hope that they would be able to "maximize profits" by building the biggest structure allowable. However, they simply purchased the wrong property for the project they envision since it would result in overbuilding on the lot and significantly impact the air, light and privacy rights of the surrounding neighbors.

Moreover, any allegation that the Commission has somehow conspired against the Applicants from the outset is offset by the fact that the composition of the Commission has changed from the time the application was first submitted. If anything, the fact that three of the Commission members were replaced since the first iteration of the application is further indicative that they were not biased or predisposed to rejecting the application. Different members have reviewed different proposals and heard the arguments in response to each and have all reached the same conclusion.

Our family was always willing to accept whatever decision the Commission reached on the application despite the myriad hardships that would be imposed on us ranging from noisy construction to our fence and deck potentially being removed, as initially threatened by the Applicants. We had hoped that the Applicants would do the same. Instead, the Applicants have subsequently appeared before the Commission and accused them of “playing games”, of being “partisan and unreasonable” as well as being “enablers” to our family and our neighbors while referring to us as “activists” for merely asserting our rights. The Applicants further stated that the Commission’s decision was “bogus” and was not made on any evidence. This is simply not true. If anything, the Commission bent over backwards to consider volumes of evidence and reached the same conclusion at all three hearings.

The Commission heard extensive testimony from our family, neighbors and others who opposed the project regarding the adverse impact the proposed structure would have on the air, light, privacy and character of the neighborhood. The Commission also considered all of the arguments presented by the Applicants. In response, the Commission provided thoughtful feedback and a sound basis for rejecting the application. The proposed project is simply too large in scale in relation to the other homes in the neighborhood and is a complete overbuild for the lot.

While we certainly appreciate the fact that the Applicants have an interest in making improvements to the property, we feel that the adverse impact on the neighbors should outweigh the interests of property developers who have made it clear that their primary goal is to profit off of this project. They can still reap a tremendous profit by completing a tasteful remodel that does not adversely impact the air, privacy and light rights of the surrounding neighbors.

Finally, this appeal should be rejected from a public policy standpoint since granting it would essentially be rewarding the vitriolic name calling that the Applicants have engaged in at the previous hearings. Moreover, the proposed project does nothing to alleviate the current housing crisis in our town and county. If anything, the proposed project simply takes another relatively affordable home and pushes it out of reach for potential homebuyers in our town all in the name of lining the pockets of property developers.

Respectfully Submitted,

Matthew, Colleen and Claire Noel

mattthewpcnoel@yahoo.com

415.572.4899

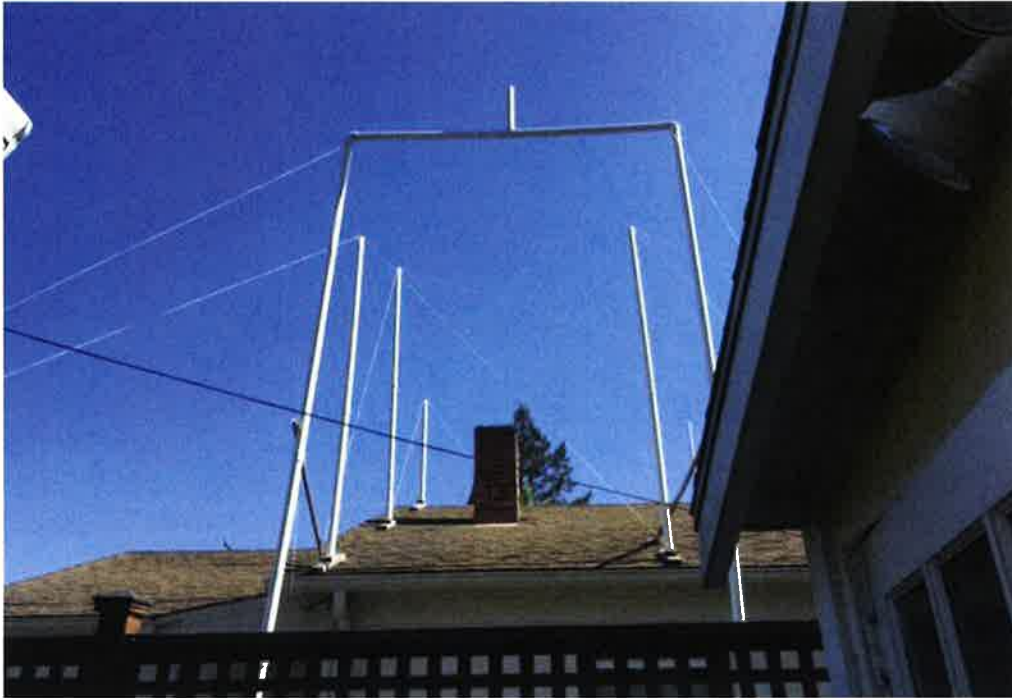
View from the rear deck at 15 Laurel Avenue



View from the rear deck at 15 Laurel Avenue



View from the driveway at 15 Laurel Avenue



View from the street of 15 Laurel Avenue adjacent to 9 Laurel Avenue



Robyn Clifford

From: Robyn Clifford
Sent: Thursday, June 9, 2022 10:08 AM
To: Robyn Clifford
Subject: FW: Opposition to the appeal of 9 Laurel Ave

From: Fran Farmer <lovejoyfran@gmail.com>
Sent: Wednesday, June 8, 2022 10:27 AM
To: Planning <planning@townofsananselmo.org>; Town Council <towncouncil@townofsananselmo.org>
Cc: Steve Burdo <sburdo@townofsananselmo.org>; Eileen Burke <eburke@townofsananselmo.org>; Brian Colbert <bcolbert@townofsananselmo.org>; Alexis Fineman <afineman@townofsananselmo.org>
Subject: Re: Opposition to the appeal of 9 Laurel Ave

CAUTION: External Sender

One additional point. Our street has only single story homes so we all enjoy LAP along with the opportunity to add solar energy to our homes. A 2nd story built on our south side negates all of these things. However, I am in support of a modest single story expansion as our neighbors at 44 Laurel Ave are doing.

Thank you,
 Fran Farmer

Sent from my iPhone

> On Jun 8, 2022, at 8:27 AM, Fran Farmer <lovejoyfran@gmail.com> wrote:
 >
 > Good Morning members of the Town Council and the Planning Dept,
 >
 > On May 18th I sent in my opposition to the appeal of 9 Laurel Ave.
 > I would like to add this additional photo which shows the position of the sun in the winter
 >
 > Please include the following with my previous comments sent on May18th opposition to the appeal of 9 Laurel Ave.
 >
 > This photo show the position of the sun in winter - clearly below the story poles, but above the current roofline.
 > The current roofline does not impinge on my LAP, in compliance with the Town General Plan, but a 2nd story clearly would.
 >
 > Thank you for your time.
 > Fran Farmer
 >



>
>
>

Robyn Clifford

From: Lisa M. Hamilton <lmh@lisamhamilton.com>
Sent: Monday, June 13, 2022 10:20 AM
To: Robyn Clifford
Subject: Fwd: 9 LAUREL AVENUE

CAUTION: External Sender

Begin forwarded message:

From: "Lisa M. Hamilton" <lmh@lisamhamilton.com>
Subject: 9 LAUREL AVENUE
Date: June 13, 2022 at 10:08:44 AM PDT
To: townclerk@townofsananselmo.org

Dear Planning Commission,

I am writing to express my objection to the request for the addition and remodel of 9 Laurel Avenue. I live just around the corner, on Hazel Avenue.

San Anselmo is at a critical juncture in its development as a town and community. The higher real estate prices go, the more pressure there is for houses to be transformed—upgraded, upsized—to meet the prices people are willing to pay for property. But as a resident and home owner here, I do not believe that this is our best path forward as a community. I appreciate that my neighborhood has modest houses, appropriate for the plots on which they are located and, frankly, sufficient for many people's needs. I'm tired of seeing such houses scrapped and replaced with oversized, overly fancy buildings that nearly bulge over the edges of the lot, imposing on neighbors' space and changing the face of the street. By approving such projects, we condone and promote rising real estate prices and speculative building, which in turn shifts our community away from people of modest means and toward only millionaires.

In many respects, the shape of our community begins with the planning commission. I hope you will reject this building plan as too big for its modest lot and out of character with the neighborhood.

Please keep me apprised of developments in this application.

Thank you.

Lisa M. Hamilton

Robyn Clifford

From: Robyn Clifford
Sent: Tuesday, June 14, 2022 8:56 AM
To: Robyn Clifford
Subject: FW: 9 LAUREL AVENUE

FYI
 Sent from my iPhone

Begin forwarded message:

From: "Lisa M. Hamilton" <lmh@lisamhamilton.com>
Date: June 13, 2022 at 10:08:51 AM PDT
To: Carla Kacmar <ckacmar@townofsananselmo.org>
Subject: 9 LAUREL AVENUE

CAUTION: External Sender

Dear Planning Commission,

I am writing to express my objection to the request for the addition and remodel of 9 Laurel Avenue. I live just around the corner, on Hazel Avenue.

San Anselmo is at a critical juncture in its development as a town and community. The higher real estate prices go, the more pressure there is for houses to be transformed—upgraded, upsized—to meet the prices people are willing to pay for property. But as a resident and home owner here, I do not believe that this is our best path forward as a community. I appreciate that my neighborhood has modest houses, appropriate for the plots on which they are located and, frankly, sufficient for many people's needs. I'm tired of seeing such houses scrapped and replaced with oversized, overly fancy buildings that nearly bulge over the edges of the lot, imposing on neighbors' space and changing the face of the street. By approving such projects, we condone and promote rising real estate prices and speculative building, which in turn shifts our community away from people of modest means and toward only millionaires.

In many respects, the shape of our community begins with the planning commission. I hope you will reject this building plan as too big for its modest lot and out of character with the neighborhood.

Please keep me apprised of developments in this application.

Thank you.

Lisa M. Hamilton

June 13, 2022

RE: #9 Laurel Appeal, June 14, 2022 Town Council Meeting

Dear Mayor Fineman and Council Members,

I am writing today in support of the appeal application of Brooke Peterson and Hassan Afrookteh for their house at 9 Laurel Ave.

My husband Michael and I have lived on Oak Avenue in San Anselmo for 30 years. We have raised our children here, and I have both worked and volunteered in this wonderful town. We have known Brooke and Hassan for many of those years, as they are an even longer-time Marin family than we are. I know them to be honorable and committed to the San Anselmo community.

I believe that homeowners have the right to improve their property within the rules and limits established by the Town. Brooke and Hassan are proposing a modest addition – adding a bedroom, closet, and a bath on a second floor – which is all within the Town's objective criteria of size and height limits. Over the last several years, they have modified their design after each Planning Commission hearing following the guidance received from the Commission, including reducing the second floor by half and removing the ADU.

There has been opposition to the addition of the second floor by other community members with related concerns about light and privacy, but my understanding is that that current zoning allows second stories – evidenced by the many two-story homes of mixed styles in the neighborhood and throughout our town. Brooke and Hassan have incorporated many measures in the design to mitigate the impact on neighbors. The proposed design would result in a modest 1,780 sq ft home that would fit well with the character of our town.

I hope that you will evenly and fairly review this appeal, consistent with the rules and policies currently in place, and decide to approve this project. Thank you for your consideration of this letter of support, and thank you for all that each of you do to support our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeanne Lipson", with a stylized flourish at the end.

Jeanne Lipson

June 12, 2022

Dear Mayor Fineman & San Anselmo Town Council,

We are writing this letter to record our support for the 2nd floor addition appeal you will be hearing regarding #9 Laurel on Tuesday night.

We live just up the hill on Allyn Ave. We have been homeowners and residents in this neighborhood for 50 years. We have raised our family in this community and have passed by this property multiple times a day in cars, on bikes or on foot over the years.

More recently, we have been following Brooke Peterson & Hassan Afrookteh design review process over the past 2 ½ - 3 years as we have been excited for the prospect of neighborhood improvement for some of our aging and degraded housing stock.

Brooke and Hassan have presented a design for this project three separate times and revised their design following feedback from each of the Planning Commission hearings. Their 2nd design come back reduced the proposed square footage by half. The 3rd iteration removed a proposed ADU. The current design is a 536 square foot addition of a bedroom, bathroom, and closet to make a very small home two-bedroom, old home into an upgraded, yet still small 3-bedroom family home. Final floor area of 1,783 square feet does not seem to be an “overdevelopment”. It is under the allowable size and height limits for this zone.

The final design is compact, tasteful, and modest in keeping with diverse character of the surrounding neighborhood which includes many architectural styles, single level homes, split level homes, two story homes and even a large multi-unit 2 story apartment complex directly across the street.

We see homes under construction with similar design features that have been approved by the Town Planning Commission, which include second floor additions, tall unarticulated walls, with some expected shadow and privacy impact on their neighbors and side yard parking. #69 Scenic is an example that is currently under construction in the immediate neighborhood, just around the corner from Laurel and down the hill from our residence.



Brooke & Hassan are long time residence and homeowners in San Anselmo that have been characterized as outside developers and profiteers. They have lived within 1/2 mile of Laurel Avenue for 25 years and raised their two sons through the San Anselmo public schools as integral members of our community.

Please consider reviewing Brooke & Hassan's project based on the facts, evidence provided, and objective standards set forth in the zoning code of San Anselmo.

Respectfully,

Jerry Pompili & Nancy Taylor

Robyn Clifford

From: Robyn Clifford
Sent: Tuesday, June 14, 2022 8:46 AM
To: Robyn Clifford
Subject: FW: letter re 9 Laurel Ave.

Begin forwarded message:

From: Tracey Herman Broome <tracey@newleaftherapist.com>
Date: June 13, 2022 at 8:50:59 PM PDT
To: Town Council <towncouncil@townofsananselmo.org>
Subject: letter re 9 Laurel Ave.

CAUTION: External Sender

Dear Mayor Alexis Fineman, and Council members

My name is Tracey Herman Broome. My husband, David, and I have been fortunate to have lived in San Anselmo on Allyn Avenue since 1999. We have raised two children and have greatly enjoyed the beauty and strong sense of community that our town provides in plenty. Our family met Brooke Peterson and Hassan Afrookteh and their two boys (now young men) when our oldest started kindergarten at Wade Thomas. Brooke grew up in Marin and her parents still live in Marin. Brooke and Hassan are the type of friends and neighbors that make our town so special, and it frustrates me how unjustly they have been treated in this process of seeking town approval for their home improvements. I am writing to you in support of their application.

For nearly three years I have been following our friends' plans to build an addition to their house at 9 Laurel Ave. I have attended meetings and have found the level of vitriol towards Brooke and Hassan vexing and uncalled for. It is wrong to use the pejorative term "developer" to our friends. In three successive applications, they have dutifully made the changes that the Planning Commission had asked of them including, among other changes, cutting the proposed addition by half and removing a planned ADU. They are now proposing a very modest addition to their house. I understand that this project fits within the size and is well below the height limits in the code. I see other construction in the neighborhood progress and yet this project, despite all the efforts of Brooke and Hassan, continues to be stalled due to town process.

Residents of San Anselmo have a right to improve their homes, and in doing so, have a right to proper due process. Reciprocally, the Town has a duty to make decisions that are based on evidence and logic, not on personal taste and evidence-free assertions.

It is entirely reasonable for people who live on small lots near downtown to expect some impact on our light and privacy from homes next door. Shadow studies for 9 Laurel Ave. show minimal to no impact on neighboring properties. Proposed landscaping removes any privacy concerns. I understand that the neighborhood character is an important issue for our Town. The house at 9 Laurel Ave. sits in a neighborhood of mixed one and two-story homes with many differed architectural styles including a two-story apartment building across the street. This house, once completed, will fit well in this

neighborhood, and will renew our town's aging housing stock making it suitable for a small family to live and grow there for the long term.

I urge you to rely on facts of this project over evidence-free assertions and reaffirm the legitimate rights of our citizens to improve their homes with approving this appeal application.

Respectfully,

Tracey Herman Broome

Tracey Herman Broome
www.anewleaftherapygroup.com
415.267.1885
tracey@newleaftherapist.com

822 D Street #8, San Rafael, CA 94901
License #40928



Growth through therapy for adults, children, and families

This e-mail may contain confidential or privileged information. If you think you have received this e-mail in error, please advise the sender by reply e-mail and then delete this e-mail immediately. Thank you.

June 13, 2022

San Anselmo Town Council

Via email only:

towncouncil@townofsananselmo.org

Re: June 14, 2022 Town Council Meeting
#9 Laurel Appeal Hearing

Dear San Anselmo Town Council and Mayor Fineman:

I write this letter in support of Brooke Peterson and Hassan Afrookteh regarding their appeal to have the town support their home improvement project at #9 Laurel.

My wife and I have lived on Floribel Ave. in San Anselmo for 19 years. We have raised our children here. I appreciate the varied nature of the homes here in San Anselmo and really enjoy the way our neighbors have made their homes interesting and unique.

I believe that it should be the right of homeowners to improve their homes within reasonable limits and that said limits put on homeowners' rights to do so be applied in a reasonable, fair, and evenhanded way. I am concerned from what I witnessed in prior hearings that Brooke and Hassan have not experienced a reasonable, fair, and evenhanded process so far and I hope our great town is up to changing that now and allowing their project to go forward.

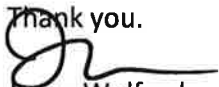
- It seems a large part of the opposition to this project has focused on the proposed second story. However, there are many second story structures in the neighborhood. In fact there is a two story apartment building right across the street.
- The proposed ADU has already been removed – reducing potential housing for a lower income person in our town.
- The design that Brooke and Hassan have submitted is objectively beautiful and is surely compatible with the neighborhood.
- The Opposition's complaints about shadows and privacy have been addressed by the shadow study performed and it is not realistic if you live in a neighborhood to think that adjacent structures will not impact your light and privacy to some degree – that is just a consequence of living in a community that has small lot sizes with structures close together.
- The proposed house is now smaller than what the requirements allow.

- Brooke and Hassan have compromised so much on this project already, following the guidance from the town from prior hearings and it seems that the goal posts are always being moved on them in an arbitrary and unfair manner.

On a final note - Brooke and Hassan represent a multigenerational Marin family. They have raised their children here, have added tremendously to the community, and have deeper roots in Marin than a lot of us. However, they have been referred to pejoratively as "the developers" by people opposed to their project in an effort to adversely influence the town's decision-making process thus far. This is unfortunate, and I hope this tactic stops at the upcoming hearing.

Please approve Brooke and Hassan's project and help improve our town.

Thank you.



Jason Wolford

June 13, 2022

Dear Mayor Fineman, and Council members

Thank you for your leadership in guiding our town through many difficult decisions and for your consideration of our letter. My husband, David Baker and I have lived at 25 Elm Avenue in the San Anselmo community for the last 21 years and have raised our two children here. Brooke Peterson and Hassan Afrookteh have an appeal application for their house at 9 Laurel pending your review. We are writing to you in support of their application.

For nearly three years we have been following Brooke and Hassan's plans to build an addition to their house at 9 Laurel Ave. In three successive applications, they have dutifully made all of the changes that the Planning Commission had asked of them including, among other changes, cutting the proposed addition by half and removing a planned ADU. They are now proposing a very modest addition to their house. I understand that this project fits within the size and is well below the height limits in the code.

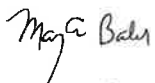
Residents of San Anselmo have a right to improve their homes, and in doing so, have a right to proper due process. Reciprocally, the Town has the responsibility to make decisions that are fair and equitable and based on evidence and logic.

It is entirely reasonable for people like us who live on small lots near downtown to expect some impact on our light and privacy from homes next door. Personally, our home on Elm Avenue is closely surrounded by homes with views into each other's backyards, family rooms, and kitchens. We all live here because we love San Anselmo and accept that close living is part of the character and expectation of our community. Shadow studies for 9 Laurel Ave. show minimal to no impact on neighboring properties. Proposed landscaping removes any privacy concerns. I understand that the neighborhood character is an important issue for our Town. The house at 9 Laurel Ave. sits in a neighborhood of mixed one and two-story homes with a mix of architectural designs. This house will fit well in this neighborhood and in San Anselmo. With the number of small families and children aggregating our recently renovated Creekside Park every night we clearly have more work to do to build up our inventory of homes to accommodate the number of young families that want to live in our town. This renovation will result in a such a home with the added benefit of renewing our town's aging housing stock.

I urge you to rely on the facts of this project over evidence-free assertions and support the legitimate rights of our citizens to improve their homes with approving this appeal application.

Thank you again for your consideration of this letter of support.

Best regards,



Mary Beth Baker
25 Elm Avenue
415.385.6967

Robyn Clifford

From: Carla Kacmar
Sent: Tuesday, June 14, 2022 6:43 AM
To: Robyn Clifford
Subject: Fwd: Appeal to Approve the Project at #9 Laurel APPEAL

Sent from my iPhone

Begin forwarded message:

From: "david dwbroome.com" <david@dwbroome.com>
Date: June 13, 2022 at 10:11:41 PM PDT
To: Town Council <towncouncil@townofsananselmo.org>
Cc: tracey@newleaftherapist.com
Subject: Appeal to Approve the Project at #9 Laurel APPEAL

CAUTION: External Sender

Dear San Anselmo Town Council and Mayor Fineman:

I support Brooke Peterson and Hassan Afrookteh's right to improve their home. I believe they have fully complied with the Town's concerns yet the Town continues to block this reasonable project. I, therefore urge the Town to approve the home improvement project at #9 Laurel.

I have been a proud resident of San Anselmo since 1999. I love our town and this community. I am keenly aware of and in support of maintaining the esthetic and character of this amazing place. I'm a former member of the Town's Open Space Committee. Our children have been raised here from birth and we've now been witness to our last child heading into the world. We plan to remain here and we will continue to contribute to our town in any way we can.

We appreciate the older homes that have evolved over the decades since the Golden Gate bridge construction nearly 90 years ago brought more people and development to Marin. Yet we have maintained a wonderful environment for future generations. Many of our homes, mine included, are (or were) quite old and in need of upgrades, repairs and improvements. If done within the code and character of the town, the evolution is welcome, necessary and should obviously continue. Without it the town character, safety and esthetic would diminish unnecessarily. Homeowners and tax payers that pay huge sums of their wealth to be here should be able to improve their properties without the undue burden of government red tape or unreasonable third parties with nothing to lose.

I believe that it should be the right of homeowners to improve their homes within reasonable limits and such limits put on homeowners' rights should be applied in a reasonable, fair, and evenhanded way. I see what has happened here and I am deeply concerned that Brooke and Hassan have not been treated fairly by the Town. It would seem that the town is curtailing

their rights of ownership unjustly and without accountability or sound reasoning. This is not the way our town should work.

However, the opposition to this project from my personal observation is dealing in irrational emotion, not facts. They seem to have caught the ear of some on the Town's planning commission members with their PowerPoint presentations and well-rehearsed talking points that are exaggerated and inflammatory. Alas, they seem to have successfully overwhelmed the good judgement of the committee and even manipulated the planning commission to repeat a pejorative of naming Hassan and Brooke as "developers". Mind you these developers have been established, upstanding members of this community for decades. Are we to now call people who want to develop their properties "developers" and then shut them down? This must stop. It is not factual sound, it is not reasonable and it is clearly unjustified.

For the Town Leadership I have a question-- what kind of a town do we have here?

Please approve Brooke and Hassan's project and help improve our town.

Thank you,

David Broome

Robyn Clifford

From: Fran Farmer <lovejoyfran@gmail.com>
Sent: Thursday, June 16, 2022 4:05 PM
To: Town Council; Robyn Clifford; Heidi Scoble
Subject: Thank You for your 9 Laurel Appeal decision

CAUTION: External Sender

Hello Town Council members, Robyn and Heidi,

On behalf of myself and the neighbors we would like to extend our gratitude for your time and diligence reviewing the extensive amount of material and listening to our comments regarding the 9 Laurel Appeal. We are very appreciative of the thoughtfulness the Town Council, the Planning Commission and the Planning Dept have put into all of the decisions on this proposed project. Our lovely Town is full of unique neighborhoods and numerous view points. We are not a one size fits all and we are so glad that you did not treat this project as such. Thank you for your contributions to our Town!

Hoping you all have a great weekend.
Fran Farmer and the neighbors.