

From: [Carla Kacmar](#)
To: [Elise Semonian](#)
Subject: FW: 75 Jones
Date: Monday, January 3, 2022 2:36:53 PM

FYI
Sincerely,
Carla Kacmar
Town Clerk

-----Original Message-----

From: Corinne Geramoni <artista700@gmail.com>
Sent: Monday, January 3, 2022 11:00 AM
To: Town Council <towncouncil@townofsananselmo.org>
Subject: 75 Jones

CAUTION: External Sender

Dear Town Council,
I live at 71 Ross Avenue and want to express my support for the project at 75 Jones. Erin and Jim have consistently and tastefully renovated and improved dwellings on Tunstead, Ross, Mariposa and now Jones. Our neighborhood has been enhanced by their vision and years of improvements. The current project retains the historical and unusual shape of the former nursery school. I look forward to another thoughtfully designed building and appreciate the expense and time they have put into preserving and enhancing San Anselmo.
Thank you,
Corinne Geramoni
71 Ross Avenue

From: [Kendra Gilbert](#)
To: [Planning](#)
Cc: [Peter Gilbert](#)
Subject: Support for the Heath-Rivera project, 75 Jones
Date: Monday, January 3, 2022 9:15:38 PM

CAUTION: External Sender

To whom it may concern,

We are writing to provide our full support of Jim Rivera's and Erin Heath's project at 75 Jones.

We have known the Heath-Rivera's since moving to San Anselmo in 2012. They have continued to preserve and upgrade their property over 10 plus years with intention and deep consideration for aesthetic and functionality.

We believe their project is a vast improvement. The previous building was a commercial daycare and it created much more traffic, noise and congestion in the neighborhood than a single-family home. The previous building was not in good shape and the Heath-Rivera's took great care to consult all town departments before beginning their conceptual work. Once they had plans, they consulted and reviewed with their neighbors. The neighbors welcomed the project for its design and appreciated that it reduced the noise and traffic. The Heath-Rivera's went through the review process with the Planning Commission and once they received their approval, they proceeded with the building.

Given that they completed the planning and review process and there was just an unanimous vote to proceed with the project, we are concerned at the precedent overturning this decision would establish.

The Heath-Rivera's have always been conscientious and engaged community members. They have developed their property slowly, with all the proper review and approval processes and with meticulous care to restore and improve the neighborhood.

We hope that you will allow this project to be completed without further costly delays and disruption.

Sincerely,
Kendra and Peter Gilbert
San Anselmo residents

From: [Carla Kacmar](#)
To: [Elise Semonian](#)
Subject: Fwd: 75 Jones Street
Date: Tuesday, January 4, 2022 8:38:00 PM

FYI

Sent from my iPhone

Begin forwarded message:

From: Susan Lund <susan.lund@mac.com>
Date: January 4, 2022 at 8:12:54 PM PST
To: Town Council <towncouncil@townofsananselmo.org>
Subject: 75 Jones Street

CAUTION: External Sender

Hello,

Its come to my attention that a stop-work order was issued for the project located at 75 Jones Street.

I am writing back to express my continued support of the homeowner's improvements to their property. As a design professional in our community (for over 23 years), I can say that Erin Heath is a genuine professional looking to add value and preserve the spaces she designs.

I've carefully watched the work they have done to develop not only this property, but also 101 Ross. The Jones Street project is a tremendous improvement over the dilapidated preschool that once existed at that site.

We are in unprecedented times in our world, so I sincerely hope that the planning commission will allow this project to move forward.

Warmly,

Susan

Susan Lund

From: [Carla Kacmar](#)
To: [Elise Semonian](#)
Subject: Fwd: Support for 101 Ross + 75 Jones improvement projects
Date: Tuesday, January 4, 2022 9:55:56 PM

Sent from my iPhone

Begin forwarded message:

From: Gretchen Richardson <gretchen@richardsonclark.com>
Date: January 4, 2022 at 9:06:27 PM PST
To: Town Council <towncouncil@townofsananselmo.org>
Subject: Fwd: Support for 101 Ross + 75 Jones improvement projects

CAUTION: External Sender

Hello Town Council,

I'm writing in support of the 75 Jones Street project that has been put on hold and kindly ask that you let it continue as desired by the owners.

Please see my previous note to the Planning Commission (below) where I share that the owners have previously developed lovely, conscientious & appropriate local properties while keeping neighbors considerably involved and informed about their remodels that have been built to code.

Having a single family home at 75 Jones Street rather than a school will have far less of an impact on the neighborhood, especially where we already have a preschool, elementary school and seminary. We believe that the owners of this property have taken everyone in the neighborhood into consideration with their new project, as they have always done. We were dismayed to hear that the project has been stalled and hope to see it reinstated soon. Please consider the above when reviewing this project, and allow this new single family home build to resume. It will surely be a wonderful addition to the neighborhood. Thanks for your time and attention to this matter.

Cheers,
Gretchen Richardson
San Anselmo, CA
C: [415-595-3915](tel:415-595-3915)
E: gretchen@richardsonclark.com

Begin forwarded message:

From: Elise Semonian <esemonian@townofsananselmo.org>

Date: November 12, 2021 at 11:34:30 AM PST
To: Gretchen Richardson <gretchen@richardsonclark.com>
Subject: RE: Support for 101 Ross + 75 Jones improvement projects

Thank you. I'll provide your comments to the Planning Commission.
-Elise

<!--[if !vml]-->
<image003.png>
<!--[endif]-->Elise Semonian, Planning Director

525 San Anselmo Avenue
San Anselmo, CA 94960
Lands of the Coast Miwok
(415) 258-4617
www.townofsananselmo.org

The Building, Public Works and Planning Department counter is open Mondays and Wednesdays 8:30 a.m. to 11:55 p.m.
We are still available to contact by email and phone outside of those hours.

From: Gretchen Richardson <gretchen@richardsonclark.com>
Sent: Friday, November 12, 2021 11:08 AM
To: Elise Semonian <esemonian@townofsananselmo.org>
Cc: Planning <planning@townofsananselmo.org>
Subject: Fwd: Support for 101 Ross + 75 Jones improvement projects

CAUTION: External Sender

Good morning, Elise—

I would like to share a note of continued support for the project at 75 Jones. Erin Heath designs beautiful, respectful, family homes and I've always found her to be a very conscientious communicator and planner, keeping her neighbors informed and aware of construction impact. When I volunteered at San Anselmo Preschool and Wade Thomas Elementary (spanning 10 years), she consistently reached out to the schools to share her plans to mitigate noise and traffic, working around school timing. I found this to be extremely conscientious of her as she recognized the potential impact on her neighbors. The properties she's restored and preserved tend to be some of the most loved in town and I look forward to the development of this residential property as well.

I'm writing in support of her being able to continue the project at 75

Jones. It's replacing an old, decrepit preschool building that was an eyesore—and not structurally sound—with a lovely home that will certainly be a welcomed site in San Anselmo. Please consider enabling this project to move forward and to result in a safe, thoughtfully built home in the neighborhood.

Cheers,
Gretchen Richardson

Gretchen Richardson
Principal, Richardson Clark Design
San Francisco, CA
C: 415-595-3915
E: gretchen@richardsonclark.com

Begin forwarded message:

From: Gretchen Richardson
<gretchen@richardsonclark.com>
Subject: Support for 101 Ross + 75 Jones
improvement projects
Date: January 29, 2020 at 11:54:12 AM PST
To: Elise Semonian
<esemonian@townofsananselmo.org>

Dear Elise and Town of San Anselmo,

My husband and I are writing in support of projects at 101 Ross and 75 Jones, owned by Erin Heath and Jim Rivera. We are big fans of theirs and their ability to improve properties within our community in a responsible and trustworthy way. We have loved what they have done at 205 Tunstead as well as the Victorian on Ross Ave. We ask that you grant their request to move forward with the proposed improvement project for 101 Ross and 75 Jones.

Many thanks,
Gretchen + Clark Richardson

Gretchen Richardson
415-595-3915
gretchen@richardsonclark.com

From: [Carla Kacmar](#)
To: [Elise Semonian](#)
Subject: FW: Support of 75 Jones Development
Date: Wednesday, January 5, 2022 4:51:33 PM

Sincerely,
Carla Kacmar
Town Clerk

From: Kimberly Hawks <kimberly.e.hawks@gmail.com>
Sent: Wednesday, January 5, 2022 4:44 PM
To: Town Council <towncouncil@townofsananselmo.org>
Cc: Kurt Hawks <hawks.kurt@gmail.com>
Subject: Support of 75 Jones Development

CAUTION: External Sender

Dear San Anselmo Town Council Members,

We are writing this letter to show our support of the property development at 75 Jones in San Anselmo.

We have known Erin Heath and Jim Rivera professionally and personally for nearly a decade, and hold them in the highest regard. We have watched as they have conscientiously improved their property over the last 10+ years and have been impressed by this and their other San Anselmo property and home renovation projects; they have beautifully preserved and upgraded their properties, which has benefitted the entire neighborhood. Erin and Jim are of the utmost integrity--communicating with neighbors and consulting with all town departments before and throughout their projects, researching and following building codes, maintaining the architectural integrity of their properties in San Anselmo, and being mindful of the environment.

These are the kind of people that we love having in our community, and we appreciate their investment in our town. They are a local couple personally invested in our community, and are not developers. We trust wholeheartedly that Erin and Jim are thoughtfully following any town guidelines and being respectful of neighbors in their development. Erin is a designer who considers the aesthetic of the neighborhood and minimizes any inconveniences to neighbors in all of her designs. Their previous and current projects are a vast improvement over the rundown structures that were there previously, and the property at 75 Jones will be less of an impact on the neighborhood than the rundown preschool that caused traffic and noise, or a multi-family dwelling.

We encourage you to consider their amazing track record, commitment to this community, meticulous development, and maintenance of their past projects within San Anselmo, and to please support continuing their project at 75 Jones. Please feel free to reach out to us with any questions.

Thank you,
Kimberly & Kurt Hawks
14 Agatha Ct

San Anselmo

Sent from my iPhone