

**Fred Hoerner**  
**Carol Lax Hoerner**  
30 Atwood Avenue, Sausalito, California  
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To: Joshua Montemayor  
Re: Proposed construction project at 26 Atwood Ave, Sausalito, #VA-ADR-EA 16-061  
Date: 20 June 2016

We welcome the opportunity to comment on the proposed project. Since we are out of town on 29 June, we are writing this letter to include in the Staff report.

We have lived at 30 Atwood Avenue for 24 years and have done extensive upgrade and remodeling to our home (the original house on Atwood) and we endorse the Garnicks' desire to upgrade their home and in so doing enhance the neighborhood.

The Garnicks shared some of the plans with us previously and we generally support them including the significant interior remodel and addition of a master bathroom. We would appreciate the negative noise, debris, critters, problematic parking impacts, etc. be handled professionally, as we know this is a very long-term project that will affect us and our tenant's daytime tranquility and quality of life. Much work will be within a foot of our property. We have already been impacted with major construction on Atwood for the last several years and have polka dots of cement on our roof and skylights as a daily reminder!

After examining the detailed plans, we have the following concerns for which we would like to comment:

1. We are highly against removing the exterior wall at the northeast corner (part of the right of way). It takes away the windbreak protection that has been provided since we purchased our property and has been very a valuable and necessary function when we get our hurricane gulch winds. The wall has offered a windbreak to our tenant whose entry steps run just adjacent to it. It also has provided a windbreak for our mature landscaping and for our own entry and egress. We would like an alternative solution proposed to the windbreak problem, or we must oppose the wall's removal. We believe the proposed plantings would be insufficient, and if additional plantings were proposed, could take a significant amount of time before functioning as a windbreak.

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**EXHIBIT**

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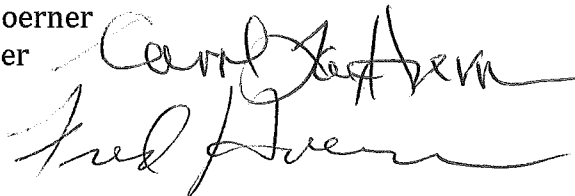
2. We are concerned about extending the roof line on the same east side of the structure as it appears that it may abut or hinder work on our existing roof line and the new slope of the roof may direct rainwater during storms onto our tenant's adjacent steps. The roofline (and footprint) at 26 Atwood was modified in the 1960s to its present location and is less than one foot from the property line. We would like assurances that our roofline and gutter system will not be impacted and that rainwater will be directed away from our property. A detail of the gutter system would be helpful.

3. The proposed roofline may present another issue. We have west-facing windows in our kitchen above the cabinetry, allowing us to see over the existing roofline at 26 Atwood and offer a tree line and some sunset lighting views as well as natural light. We are concerned that the proposed changed roofline especially with the added solar panels may interfere with that view (no story polls are installed to judge the impact). We have already lost our only other (northern) kitchen views with the extensive height addition at 33 Atwood.

Thank you for the opportunity to comment. We would appreciate these issues be addressed as we do not want to withdraw our support of the Garnick's project.

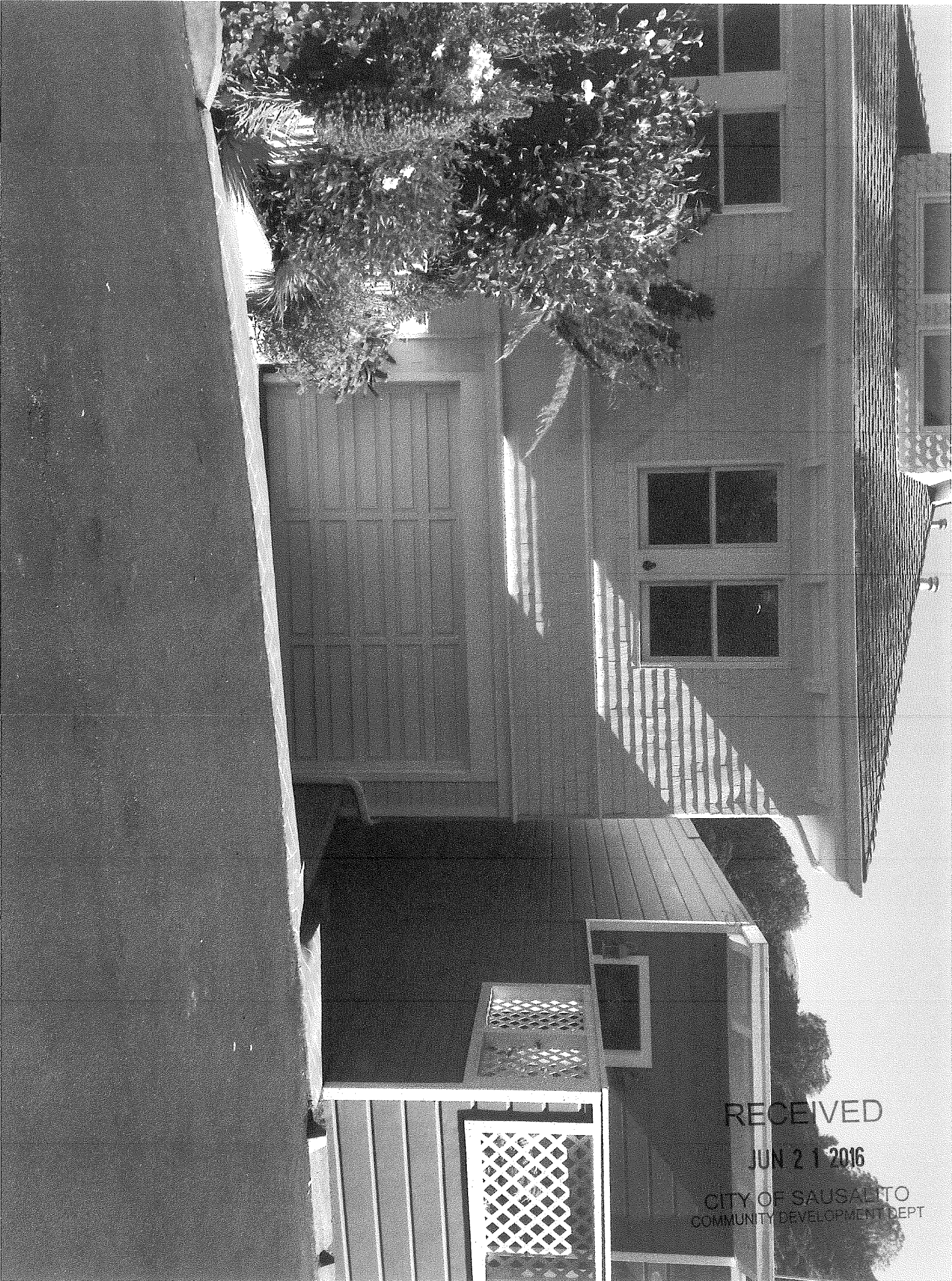
Sincerely,

Carol Lax Hoerner  
Fred Hoerner



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5 Photos Enclosed



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