



August 25, 2020

Sausalito Planning Department
City of Sausalito
420 Litho Street
Sausalito, CA 94965

RE: Application for new home @ 654 Sausalito Blvd.

Mr. Evanson,

I am writing on behalf of Peter and Jody Wardle who have lived in the adjacent home at 652 Sausalito Blvd which is directly to the south of the proposed project. It has been many months since there was any movement on the application so I have included a summary of some of the correspondence related to the Wardle's concerns they have expressed over the past year. The attached documents include:

- Attachment 1: 8/2019, Wardle letter to CDC.
- Attachment 2: 9/3/19, Couture Architecture letter to project applicants.
- Attachment 3: 12/30/19, Couture Architecture letter to project applicants.
- Attachment 4: 2/20/20, Photo mock-ups by Puliatti Photography.
- Attachment 5: 1/2020, Neighborhood opposition petition w/ signatures.

The current set of story poles and plans raise numerous concerns. Along with the Wardle's, there are several other neighbors who have reached the conclusion that the current design & site planning are not appropriate for the neighborhood and will have significant negative impacts to the neighboring homes. The Wardle's concerns are expressed in more detail in the attachments, however, in general fall into the following significant issues:

1. **View blockage:** Since the rear of the proposed home sits further downhill than the Wardle's home and is much taller than the current residence, the current view to Angel Island and the northern part of Richardson Bay, enjoyed by the Wardle's, will be significantly impacted from the North Master Bedroom and the Living Room Patio.
2. **Visual Presence:** The current design of the proposed project includes a tall, vertical southwestern wall, that has little to no roof or wall articulations and is finished in a light-colored stucco. This three-story, flat southwestern wall will be highlighted in the sun most of the day and have a strong visual brightness, thus resulting in a significant visual presence over the upper bedroom and main outdoor living space of 652 Sausalito Blvd. The height of the proposed structure will render any added screening landscaping ineffective in any effort to mitigate the bulk.



August 25, 2020

3. **Heritage oak tree & canopy removal:** The proposed removal of several Heritage oak trees is highly undesirable from the standpoint of all adjacent property owners. This will be a significant loss to a very valued neighborhood asset, the oak tree grove and canopy. The removal will have significant visual impacts to the neighborhood and the public right of ways. The removal will, also, open up view corridors between the adjacent residents creating various privacy impact issues, particularly to the kitchen and upper level bedrooms of 44 Sunshine Ave.
4. **Project Arborist Report:** The Arbor Green Services arborist report dated January 2019 was peer reviewed by James McNair of McNair & Associates. Mr. McNair found various issues with the report and its findings (see attachment 3). In particular, the recommendation that the existing trees are not in good health and should be removed. We request the applicant be open to provide for a third-party arborist's review, with the arborist being selected by the Community Development Department.

We appreciate your time in reviewing the following attachments so the Planning Department can have a full understanding of the Wardle's concerns. We are open and available to meet with you at the Wardle's home (Covid precautions included). Please feel free to reach out with any questions or to set up a time to meet at the Wardle's home.

Thank you,

Scott Couture, AIA

TO: Community Development Department

FROM: Peter and Georgiana Wardle
652 Sausalito Blvd

RE: Buttle's Building Proposal for 654 Sausalito Blvd.

The story poles for the proposed structure at 654 Sausalito Blvd. are in place. We live at 652 Sausalito Blvd and have been there thirty-four years. We have determined that the new building will block our view of Angel Island and the East Bay Hills and cut off our daytime light.

Here are our CONCERNS:

1. The new structure will block our view from our bedroom.
2. We will lose much of the direct morning light from the East.
3. We will be looking at a solid blank wall to the East.
4. We object to the loss of four vintage oaks.
5. Loss of oak trees from steep hillside could create a risk of landslides, such as the recent one that occurred farther down Sausalito Blvd.
6. Loss of oak trees negatively impacts our view from our main outdoor living area.
7. Building mass blocks the light and outlook from our deck, our main outdoor living area.

Here are our REQUESTS:

1. Move the proposed structure closer to Sausalito Blvd.
2. Recess the 3rd. story opposite our bedroom to allow a little more view of Angel Island, the Bay and the East Bay Hills.
3. Reduce the number of Oak Trees to be removed from the hillside.

September 3, 2019



Re: 654 Sausalito Blvd, proposed new home.

Dear Jackson Buttles & Alison Sonsini,

I am writing to you on behalf of Peter and Jody Wardle who have resided at 652 Sausalito Boulevard for over 30 years. As the immediate neighbors to your new property, they have desire to understand the design of the new home next to their property and what impacts the new structure and impending construction may have on their home and neighborhood. Although the Wardle's are cognizant that neighborhood changes do involve some impacts, our outreach here is to minimize the impacts while still allowing you to enjoy a reasonable use of your property.

We appreciated your openness and willingness to listen to the Peter and Jody's concerns that you had expressed at our meeting at the Wardle's home on June 26th along with my subsequent conversations with Mason Wodhams and Greg Spalasso. I have been working in Sausalito and Marin County for over 25 years and the design review process can become a daunting and unfortunate process when neighbors and applicants become adversarial and noncommunicative. I believe openness and willingness to communicate is the key to avoiding this.

It is my own practice, for my proposed projects, to open up direct dialogue with the neighbors and communicate the proposed design while at the same time, viewing the proposed design from the perspective of the adjacent neighbors. This process is extremely productive way to find ways to mitigate project impacts in such a way that both parties can be comfortable with. This is best achieved, and easiest to undertake, prior to entering the Planning Commission review process.

The Wardle's greatly appreciate your sharing of the proposed plans so my office could review them to get a better understanding of the design. From this review, I have noted below a few areas of concerns the Wardle's would like to address and understand better.

1. **West Elevation:** The current design for this elevation is a flat, unbroken wall that is 40' wide and up to 36' tall. There is also a balcony in the upper eastern portion of this wall. Since this elevation directly faces the Wardle's property, the design of this elevation has a significant visual impact to their home for several reasons.
 - a. **Visually Imposing Massing:** Since this elevation faces south west, the light color stucco finish and unarticulated wall will reflect the sun and become very visually prominent from the rooms on the northern side of the Wardle's home and for the eastern facing primary outdoor living space. Due to the proposed 36' height above grade, landscaping screening cannot be effective to mitigate these impacts.
 - b. **Privacy:** The upper level balcony off the proposed master bedroom will be able to look into the Wardle's upper level, northern office/bedroom and directly down upon their primary outdoor living space.
 - c. **Sun & Light Blockage:** The southern corner of the proposed home is directly due east of the Wardle's home this may block the morning sun, particularly in the summer time.

September 3, 2019



- d. **View Blockage:** The top eastern portion of will have a very significant impact to the view of Angel Island currently enjoyed from the upper level, northern office/bedroom of the Wardle's home.
2. **Oak tree removal:** The removal of the four heritage out trees will have a large negative impact to the Wardle's view from their home. The canopy tops of these trees play a large part in the beauty of the current viewscape and provide privacy and screening from the homes below.

The comments are routed in the intent and wording of the Sausalito Municipal Code, particularly the Design Review Findings 10.54.050 (D) and the Heightened Review Findings 10.54.050 (E).

Please note, our review above is based upon the proposed plans dated 6.18.19 by Mason Wodhams Architect and done without the opportunity to see the proposed home outlined with story poles nor the opportunity to visit the property at 654 Sausalito Blvd. We welcome the prospect to open the discussion and get a better understanding of the proposed design to see if the concerns expressed above are true issues and to what extent the actual impacts may be.

I suggest the most productive way to move forward is to have a meeting at the Wardle's home to continue this discussion. Please let me know some good times and days that you are available for a meeting. Again, the Wardle's greatly appreciate your expression & openness for this discussion.

Thank you,

Scott Couture, AIA

415.482.0224

design@couturearchitecture.net

December 30, 2019



Greg Spalasso
Portola Design Build interiors Development, Inc.

Mason Wodhams Architect, LEED GA

Greg & Mason,

While it is appreciated that the Buttle's have responded to the concerns expressed by Jody & Peter Wardle by making some revisions to the proposed new home next to theirs, the current set of story poles and plans still raise numerous concerns. Along with the Wardle's, there are several other neighbors who have reached the conclusion that the current design & site planning is not appropriate for the neighborhood and will have significant negative impacts to the neighboring homes.

Below, I have outlined a few significant issues that come from the perspective of the Wardle's, who reside in the adjacent home to the south at 652 Sausalito Blvd and the home at 44 Sunshine Ave. I have included the text for the Zoning Ordinance Design Review Findings or your review, in addition to our interpretation of them in regard to the impacts of the proposed design. Since we do not have an updated current landscape plan, the comments and concerns regarding the hardscape and landscape designs are based upon the original application proposal.

View Blockage:

1. **View blockage:** The lowering of the home from the original application has lessened the view blockage from the Wardle's upper level, however, sliding the location of the home further downhill has made the view blockage on the living level worse. Specifically, due to the proposed home failing to continue with the neighborhood pattern of each home's rear aligning with adjacent homes' rear to allow all homes access to peripheral views. This neighborhood pattern allows each neighbor to have peripheral views across each other's property, thus widening the view corridor for all neighbors (see attachment A). The current proposed home location is located within the northern peripheral view corridor of 652 Sausalito Blvd. (see attachment B), thus cutting off the view to Angel Island and the northern part of Richardson Bay. Furthermore, sliding the proposal further downhill makes the proposed home more visible from the Wardle's primary living spaces on the main level.
2. **View Blockage & Design Review Findings:** The current proposal does not meet the following required Design Review and Heightened Review Findings:
 - a. **Design Review Finding 10.54.050 (D)(2):** *"The proposed architecture and site design complements the surrounding neighborhood and/or district by either maintaining the prevailing design character of the neighborhood and/or district or introducing a distinctive and creative solution, which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito."*

December 30, 2019



- The proposed project breaks the existing neighborhood home location pattern, thus resulting in significant view blockage (see attachment B).
- b. **Design Review Finding 10.54.050 (D)(4):** *“The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.”*
 - The proposed project blocks views of Angel Island and Richardson Bay from the primary living area and the primary outdoor living spaces.
- c. **Heightened Review Finding 10.54.050 (E)(3):** *“The site will be developed in a manner that minimizes the obstruction of views from surrounding properties and public vantage points, with particular care taken to protect primary views.”*
 - The proposed project blocks views of Angel Island and Richardson Bay from the northern master bedroom, living area and the primary outdoor living spaces.

Visual Presence

1. **Visual Presence:** The current design of the proposed project includes a tall, vertical southwestern wall, that has little to no roof or wall articulations and is finished in a light-colored stucco. This three-story, flat southwestern wall will be highlighted in the sun most of the day and have a strong visual brightness, thus resulting in a significant visual presence over the upper bedroom and main outdoor living space of 652 Sausalito Blvd. The height of the proposed structure will render any added screening landscaping ineffective in an effort to mitigate the bulk.
2. **Visual Presence & Design Review Findings:** The current proposal does not meet the following required Design Review and Heightened Review Findings:
 - a. **Design Review Finding 10.54.050 (D)(3):** *“The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.”*
 - The proposed project’s above grade unarticulated massing will give the design a much larger appearance than the surrounding homes and, therefore, is not consistent with the neighborhood. Excavation should be a considered means to mitigate this.
 - b. **Design Review Finding 10.54.050 (D)(7):** *“The design and location of buildings provide adequate light and air for the project site, adjacent properties and the general public.”*
 - The proposed project will have a significant visual presence to the upper, northern master bedroom, office, the main level living room and outdoor living space.
 - c. **Design Review Finding 10.54.050 (D)(9):** *“The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.”*

December 30, 2019



- The proposed master bedroom balcony on the southern corner will look directly down onto the primary outdoor living area and into the northern master bedroom of 652 Sausalito Blvd.
 - The removal of several Heritage oak trees and their canopies will expose the kitchen area and upper level bedrooms of the home at 44 Sunshine Ave. to the new home proposed at 654 Sausalito Blvd, as well as to the existing home at 652 Sausalito Blvd. and potentially to the public walkway of Sacramento Way.
- d. **Design Review Finding 10.54.050 (D)(13):** *“The proposed project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited, to stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets) and using varying rooflines.”*
- The proposed design includes no stepping back of levels, has very little facade articulation, no roof level variations and will have a significant visual presence to the upper level northern master bedroom & office plus the main level living room and outdoor living spaces, as well as on surrounding properties.
- e. **Heightened Review Finding 10.54.050 (E)(7):** *“The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk.”*
- The proposed project is too tall to rely on landscaping to adequately provide privacy or minimize the appearance of bulk. This is particularly an issue on the southwest and southeast facades. The removal of several Heritage oak trees exasperates this issue and may create additional privacy issues between 652 Sausalito Blvd. and 44 Sunshine Ave.

Oak Tree Removal: this is based upon the 6-26-19 dated landscape plans.

1. **Heritage oak tree & canopy removal:** The proposed removal of the Heritage oak trees is highly undesirable from the standpoint of all adjacent property owners. This will be a significant loss to a very valued neighborhood asset, the oak tree grove and resulting canopy. The removal will have significant visual impacts to the neighborhood and the public right of ways. The removal will, also, open up view corridors between the adjacent residents creating various privacy impact issues, particularly to the kitchen and upper level bedrooms of 44 Sunshine Ave.
2. **Project Arborist Report:** The Arbor Green Services arborist report dated January 2019 was peer reviewed by James McNair of McNair & Associates. Mr. McNair found various issues with the report and its findings (see attachment C). In particular, the recommendation that the existing trees are not in good health and should be removed. We request the applicant be open to provide for a third-party arborist’s review, with the arborist being selected by the Community Development Department.

December 30, 2019



3. **Tree removal & Design Review Findings:** The current proposal does not meet the following required Design Review and Heightened Review Findings:
- **11.12.020 (P)(4): “Heritage Tree”** means a tree which has a D.B.H. of 10 inches. No “undesirable tree”, as defined in this chapter, is a heritage tree.”
 - **11.12.020 (P)(4): “Protected Tree”.** *Those listed below.*
 - The California or Coast Live Oak (*Quercus Agrifolia*) measuring four inches D.B.H. or larger;
 - Heritage Trees and...”
- a. **Design Review Finding 10.54.050 (D)(6):** *“The landscaping provides appropriate visual relief, complements the buildings and structures on the site and provides an attractive environment for the enjoyment of the public.”*
- The proposed project’s unarticulated above grade massing gives the design a much larger appearance than the surrounding homes and is not consistent with the neighborhood.
- b. **Design Review Finding 10.54.050 (D)(9):** *“The proposed provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.”*
- The proposed project’s unarticulated above grade massing gives the design a much larger appearance than the surrounding homes and is not consistent with the neighborhood.
- c. **Design Review Finding 10.54.050 (D)(11):** *“The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.”*
- The proposed project’s site plan and hardscape plan do almost the opposite of preserving protective trees. The project arborist’s report takes a decidedly heavy-handed approach to the health & condition of the protected trees. As pointed out by McNair & Associates’ letter, the existing oak trees appear to be in reasonable health compared to typical oaks in Sausalito. A third party arborist would be helpful in resolving these discrepancies.
- d. **Heightened Review Finding 10.54.050 (E)(1):** *“The development of the site maximizes preservation of protected trees.”*
- The proposed project, as noted above, does not maximize the preservation of the protected trees. The hardscape and pool proposals require removal of several protected trees for their construction. There is, also, concern for the health of the existing Heritage oak trees just below the pool and terrace on the property of 44 Sunshine Ave.

December 30, 2019



- e. **Heightened Review Finding 10.54.050 (E)(7):** *“The proposed plan provides adequate landscaping to maximize privacy and minimize the appearance of bulk”*
- The proposed bulk of the project is too tall to be mitigated by any proposed landscaping. Also, the removal of several protected trees exacerbates the appearance of the bulk.

We encourage the review of your design in relation to the concerns of the adjacent neighbors and, in relation to the required findings listed in the Sausalito Zoning Ordinance noted above. We, also, continue to encourage you to be open to meeting with the adjacent neighbors in their homes, so you can hear their concerns firsthand and see the impacts of the proposed design from their perspective. If you would like to set up a meeting with any of the adjacent neighbors, we would gladly assist in facilitating this.

Thank you,

A handwritten signature in black ink, appearing to read 'S C', with a stylized flourish extending to the right.

Scott Couture, AIA

669 SAUSALITO BLVD.
JAMES AND MAY WYATT
UNKNOWN S.F.
MULTI-FAMILY

667 SAUSALITO BLVD.
GERALD AND RAYNER NEEDLEMAN
3,283 S.F.
2-STORY

existing
neighborhood
development
downhill
pattern

678 SAUSALITO BLVD.
CHRISTOPHER AND SUSAN WHITE
4,133 S.F.
2-STORY

proposed home

22 SUNSHINE
SUSAN W
4,155 S
3/4-STO

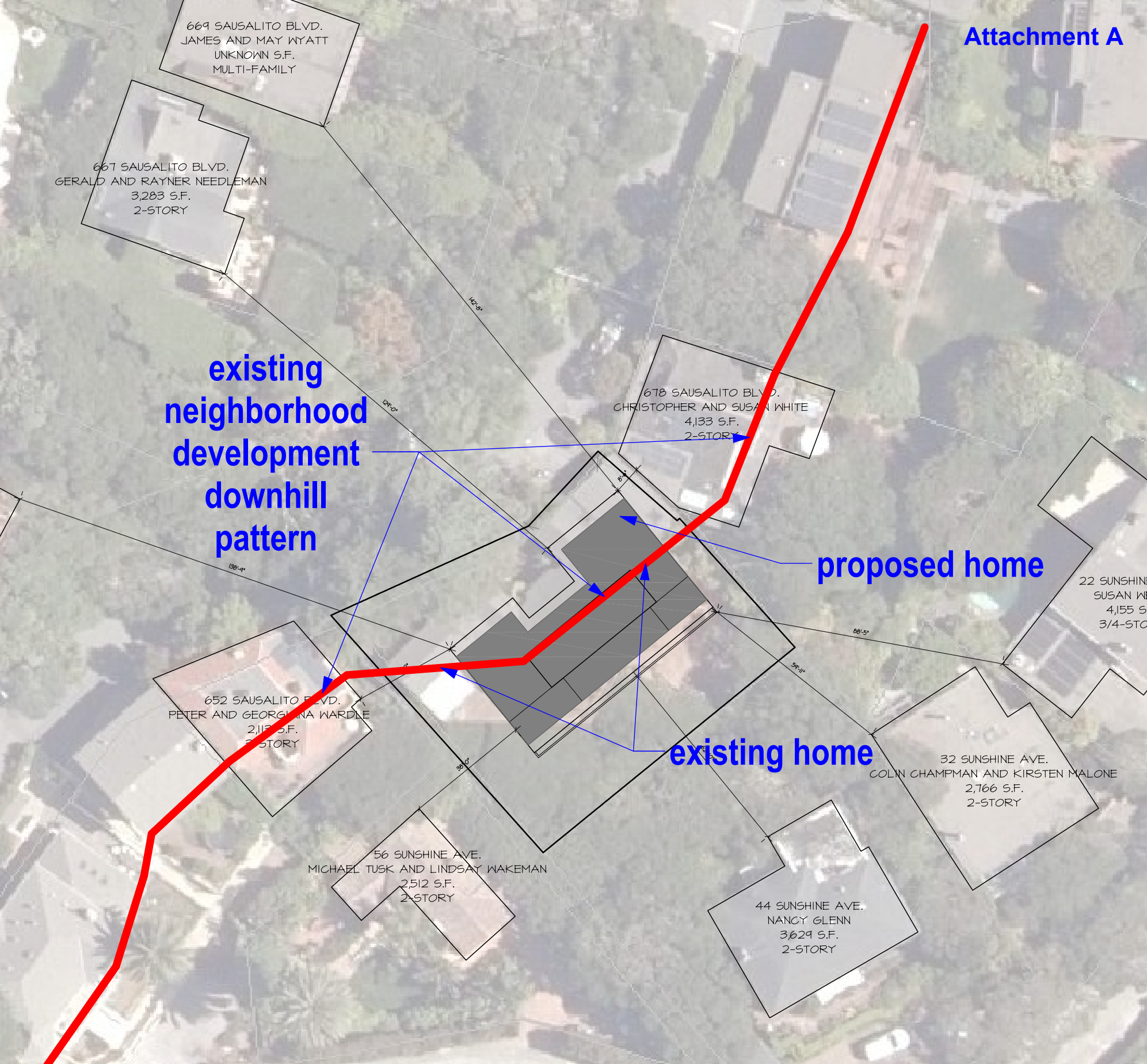
652 SAUSALITO BLVD.
PETER AND GEORGINA WARDLE
2,115 S.F.
2-STORY

existing home

32 SUNSHINE AVE.
COLIN CHAMPMAN AND KIRSTEN MALONE
2,766 S.F.
2-STORY

56 SUNSHINE AVE.
MICHAEL TUSK AND LINDSAY WAKEMAN
2,512 S.F.
2-STORY

44 SUNSHINE AVE.
NANCY GLENN
3,629 S.F.
2-STORY



669 SAUSALITO BLVD.
JAMES AND MAY WYATT
UNKNOWN S.F.
MULTI-FAMILY

667 SAUSALITO BLVD.
GERALD AND RAYNER NEEDLEMAN
3,283 S.F.
2-STORY

proposed
neighborhood
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downhill
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678 SAUSALITO BLVD.
CHRISTOPHER AND SUSAN WHITE
4,133 S.F.
2-STORY

proposed home

22 SUNSHINE
SUSAN WE
4,155 S
3/4-STO

652 SAUSALITO BLVD.
PETER AND GEORGINA WARDLE
2,115 S.F.
2-STORY

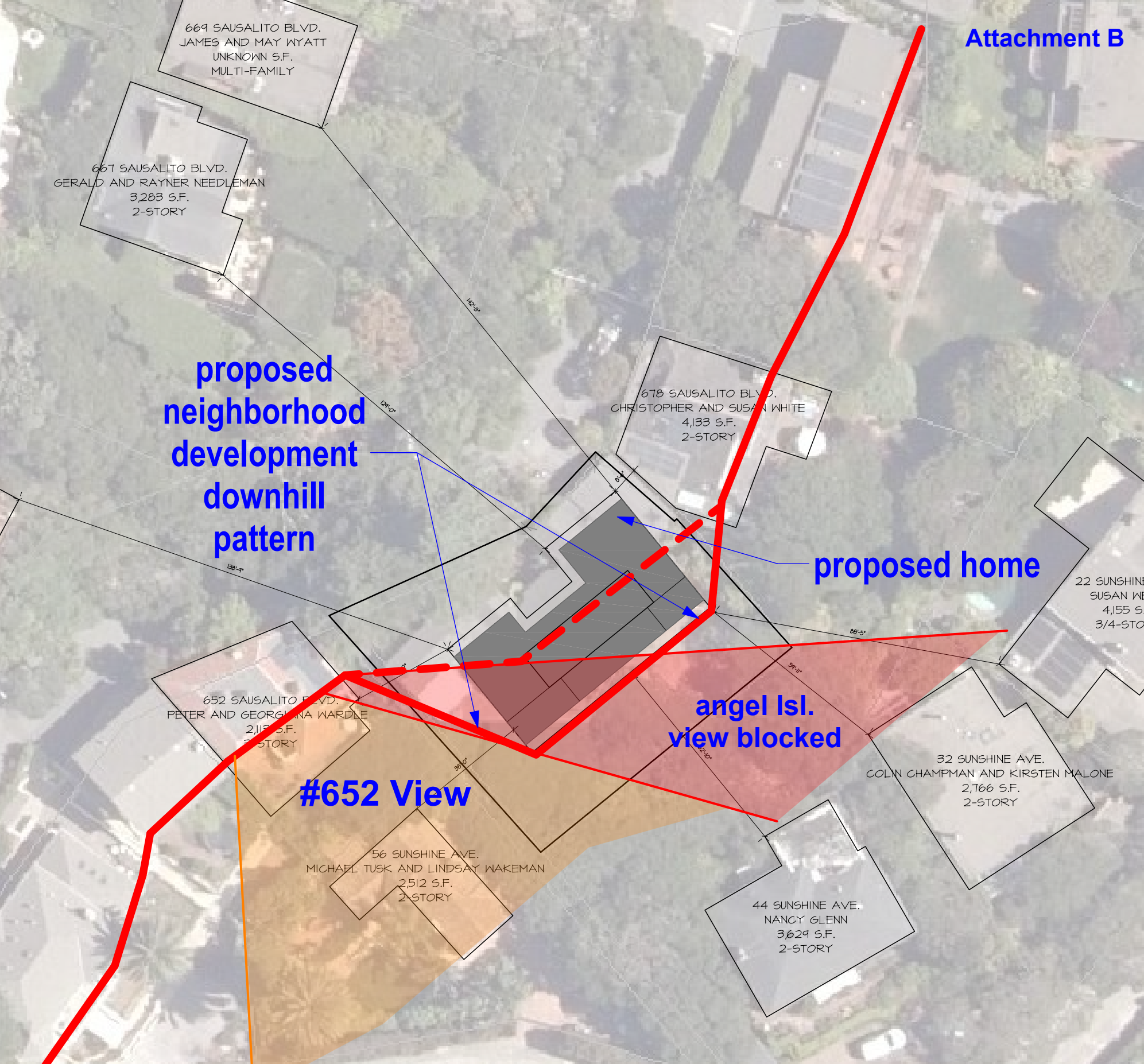
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#652 View

32 SUNSHINE AVE.
COLIN CHAMPMAN AND KIRSTEN MALONE
2,766 S.F.
2-STORY

56 SUNSHINE AVE.
MICHAEL TUSK AND LINDSAY WAKEMAN
2,512 S.F.
2-STORY

44 SUNSHINE AVE.
NANCY GLENN
3,629 S.F.
2-STORY



MACNAIR
&
ASSOCIATES
CONSULTING ARBORISTS AND HORTICULTURISTS



November 12, 2019

Mr. Peter Wardle.
652 Sausalito Blvd.
Sausalito, CA 94965

RE: 654 Sausalito Blvd. Arborist Report Review

Dear Mr. Wardle:

Pursuant to your request, I have reviewed an arborist report for the property at 654 Sausalito Blvd., dated January 2019 and prepared by Thomas Erikson of Arbor Green Services (AGS). The report provides an assessment of seven coast live oaks (*Quercus agrifolia*) and one bay laurel. All of the coast live oaks qualify as protected species as defined in the Sausalito Municipal Code Chapter 11.12. Preservation of Trees and Views.

The AGS report lists the botanical name for the bay laurel as *Laurus nobles*, which is the Grecian laurel or sweet bay, a non-native tree and correctly spelled *Laurus noblis*. It is unclear if the tree evaluated is actually a Grecian laurel or the native California bay laurel (*Umbellularia californica*).

This report documents my observations pertaining to condition of the trees and a review of the structural and health condition assessment provided in the AGS report. I have also reviewed the appraisal values provided in the report.

Limitations:

All observations were from outside the 654 Sausalito property boundaries and required the trees to be reviewed from a distance. Further the report copy has only poor resolution black and white images, which were not reliable for review.

Methodology:

The subject trees were observed from the 652 Sausalito Blvd, the Sacramento Way pedestrian pathway (southwest side of the property) and from the rear yard of the property at 44 Sunshine Avenue which abuts the rear yard of 654 Sausalito Blvd. Also, reviewed were Google Earth aerial images.

Observations:

The AGS report does not provide individual tree observations for evaluating the health issues. Symptoms of various pest and disease issues are generally listed but not well documented with photographs or applied to the individual trees. Root and crown rot are listed for tree #5 as a

photo caption but not specifically described or shown in the images. The other listed pest and disease issues (anthracnose, aphid damage, branch dieback, and “some” twig blight) are common, and typically non-serious, issues with coast live oak. The AGS report does not mention any trees with symptoms of Sudden Oak Death (*Phytophthora ramorum*) infection.

My observations from the various vantage points indicate the trees to be in moderate or better health and typical of the trees in the neighborhood and of naturally occurring coast live oak groves. I did not observe serious pest and disease issues or indications that the trees were in poor health or in decline. Visually healthy trees could have serious root or trunk infections not visible from a distance, which would require a close inspection.

The AGS report describes structural defects including leans, stress cracks, trunk cavities, and decay. As discussed previously, these defects are not clearly documented or evaluated using industry standard Tree Risk Assessment Best Management Practices. The information in the report does not permit an understanding of the significance of the reported defects.

From the Sunshine Avenue property, I observed basal cavities on at least two trees and a tree that had been historically partially topped. All of the trees appear to have been regularly pruned for height control and view preservation. The leans of the three identified trees appear to be the result of growing in shaded conditions and are now exposed due to the removal of a tree on the east side of the property.

Conclusions/ Discussion:

The AGS report provides appraisal values for the trees based upon the 9th Edition of the Guide for Plant Appraisal. I am not sure of the purpose of the appraisals, but, in my opinion, there are substantial and unsupported depreciations affecting the opinion of value. It should be noted that the 10th Edition of the Guide for Plant Appraisal was published in September of 2018 and is now the official document.

Following are the depreciation and calculation issues with the AGS appraisal methodology:

1. The species ratings are low for a coast live oak, given the protected status of the trees in Sausalito. The Species Listing and Classification Guide for the ninth edition lists the rating for coast live oak at 90%. There is flexibility of 10% up or down, but a 90% or 100% rating is more appropriate for a protected species.
2. The condition ratings for five of the seven coast live oaks are very low. Given the apparent moderate to good health of the trees at the time of my evaluation, these values do not seem justified. It should be noted that significant structural defects that place the trees at high or imminent risk of failure could justify these low ratings. No detail is provided for these depreciation values.
3. The location value is an average of the site value, the contribution value, and the placement value. No discussion or documentation is provided for the calculation of these values. The same five trees with low condition ratings are given low locations ratings. Given the distribution of the trees in the area, I would expect that the location values would be similar.

4. The basic value calculations are in error. The AGS calculations use an incorrect value for the Replacement Trunk Area. Other potential mathematical or methodological errors may exist. The report does not provide detailed data or values for a complete review of the appraisal.

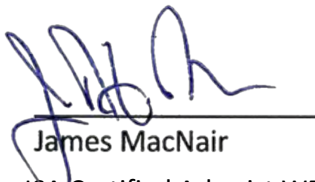
The AGS report concludes that based upon the structural defects and combined with the health assessment that all of the trees are in poor condition and recommended for removal.

It is my opinion that the trees appear healthy and normal for the species. Certain trees have visible cavities and may have significant decay issues. The AGS report does not sufficiently document the health issues or the structural defects (using a Level 2 risk assessment) to support removal of protected status trees. A peer review of the report with access to the trees is recommended.

If the listed bay laurel (tree #8) is a California bay laurel, then that would warrant removal due to the status of this species as a primary host of Sudden Oak Death and proximity to the coast live oak on both the 654 Sausalito Blvd, and the Sunshine Avenue properties.

Please contact me with any questions, or if additional information is required.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J MacNair', is written over a horizontal line.

James MacNair
ISA Certified Arborist WE-0603A
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified



1

652 Sausalito Blvd: Living Room Patio - Before View, standing

Photos & Renderings by Puliatti Photography

2-20-20



2

652 Sausalito Blvd: Living Room Patio - After View, standing

Photos & Renderings by Puliatti Photography

2-20-20



3

652 Sausalito Blvd: North Master Bedroom - Before View, standing

Photos & Renderings by Puliatti Photography

2-20-20



4

652 Sausalito Blvd: North Master Bedroom - After View, standing

Photos & Renderings by Puliatti Photography

2-20-20



5

652 Sausalito Blvd: North Master Balcony - Before View, standing

Photos & Renderings by Puliatti Photography

2-20-20



6

652 Sausalito Blvd: North Master Balcony - After View, standing

Photos & Renderings by Puliatti Photography

2-20-20



7

44 Sunshine: Patio & Kitchen Window - Before View

Photos & Renderings by Puliatti Photography

2-20-20



8

44 Sunshine: Patio & Kitchen Window - After View

Photos & Renderings by Puliatti Photography

2-20-20

January 2020

To: Brad Evanson, Community Development Department

Re: Proposed New Home Construction at 654 Sausalito Blvd.

As residents of Sausalito, we the undersigned, feel it is important to express our concerns about the proposed new home construction at 654 Sausalito Blvd.

It is our view that the current design & site plan is not in keeping with the character of the neighborhood and will significantly and negatively alter the neighborhood. In addition, the proposed home will have a significant negative impact on adjacent homes.

It is our desire that the new homeowners will adjust their design & site plan to alleviate our concerns outlined below:

- View blockage, light blockage, loss of privacy and altered views from the nearby homes.
- The street impact of the 4,000 sq. ft tall, modernist structure, entirely visible from the street, will overwhelm the street, surrounding homes and will negatively impact the tree-shaded & relaxed character of Sausalito Blvd., which we feel is important to preserve.

Currently, as one looks down Sausalito Blvd. from the Spencer intersection, the view is of woods, low and medium elevation homes that blend well into the environment; along with larger homes, surrounded by foliage, making their street impact minimal.

We believe, the scale and design of the proposed house will completely alter that look, feel and attitude of the street.

- The removal of 4 protected heritage oak trees to accommodate a back yard pool is of serious concern. Oak trees are vital to the character of the neighborhood and should be preserved at all costs. These specific oak trees provide much needed privacy between properties adjacent to and between 654.

Letter to: Brad Evanson, Community Development Department, continued

We support the approach that other Sausalito Blvd. homeowners have taken in new home construction which is to excavate to achieve their needed space - going down, rather than building up. Adopting this approach would greatly alleviate many concerns of surrounding homeowners while still providing the desired square footage.

It is our sincere hope that the Buttles will take our concerns into account, as we would enjoy welcoming them to the neighborhood.

Thank you for your continued assistance on this project.

	Name	Address	Phone #	Signature
★	1 H. MISHAL	1 SPENCER Ct	408-268-2741	<i>H. Mishal</i>
★	2 L. LEVINSON	27 Spencer Ave	415-332-1118	<i>L. Levinson</i>
★	3 Dave Levinson	27 Spencer Ave	415-332-1118	<i>Dave Levinson</i>
★	4 Peter Ward	652 Saus Blvd.	415-332-6246	<i>Peter Ward</i>
★	5 David Salesin	640 Saus Blvd	206-849-1630	<i>David Salesin</i>
★	6 Ed Zinnman	618 Saus Blvd	415-332-2578	<i>Ed Zinnman</i>
★	7 MIKE ZINNMANN	"	"	<i>Mike Zinnman</i>
★	8 Penny WRIGHT	600 Sausalito Blvd	415-332-7276	<i>Penny Wright</i>
★	9 DOUG CLOYD	614 SAUSALITO BLVD	415-332-6443	<i>Doug Cloyd</i>
★	10 Mickie Lloyd	614 Sausalito Blvd	415-332-6443	<i>Mickie Lloyd</i>
★	11 JERRY NIEDLEMAN	667 SAUSALITO BLVD	415-332-2608	<i>Jerry Niedleman</i>
★	12 Chris Peterson	79 Sunshine Ave	816-550-6311	<i>Chris Peterson</i>

★ = neighbors living within 300 yds. of 654 Sausalito Blvd.


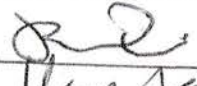
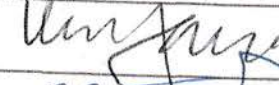
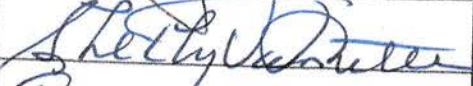

Letter to: Brad Evanson, Community Development Department, continued

We support the approach that other Sausalito Blvd. homeowners have taken in new home construction which is to excavate to achieve their needed space - going down, rather than building up. Adopting this approach would greatly alleviate many concerns of surrounding homeowners while still providing the desired square footage.

It is our sincere hope that the Buttles will take our concerns into account, as we would enjoy welcoming them to the neighborhood.

Thank you for your continued assistance on this project.

★
★
★
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★

	Name	Address	Phone #	Signature
1	Sherrie Faber	164 San Carlos	415.339.9200	<small>DocuSigned by:</small> Sherrie M. Faber 
2	Janelle Hinton	44 Sunshine	3039121236	<small>5C7D51D03280463</small> <small>DocuSigned by:</small> Janelle Hinton
3	Mark Muelheisen	44 Sunshine	6029891686	<small>4969716C90E6472</small> <small>DocuSigned by:</small> Mark Muelheisen
4	Dane Faber	164 San Carlos Ave	415.331.6100	<small>3632D78490DF47A</small> <small>DocuSigned by:</small> Dane S. Faber
5	CAROL BAKER	645 SAUSALITO Blvd	415.335-6968	<small>5C7D51D03280463</small> CAROLYN Baker
6			cbaker21460@gmail.com	
7	JOHN ROBINSON	601 SAUSALITO BLVD	415 332 8200	
8	Walt Lemmermann	60 Spencer / 1 mile	415 331 8765	
9	Shelby Van Meter	4 Cloud View Circle	415.609.2732	
10	Rayner Needleman	667 Sausalito Blvd	415 332 2608	
11				
12				

Letter to: Brad Evanson, Community Development Department, continued

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	Name	Address	Phone #	Signature
1	CAROL COTTON #235	1001 Bridgeway		Carol Cotton
2	Keith Karpinski #1	Bonita		Keith Karpinski
3	Joubert Caston	5020 Bridgeway #333		Joubert Caston
4	NATE KENNEDY	143 JASPER PL. SF, CA 94133		Nate Kennedy
★	Gillian Dilglio	615 Sausalito Blvd Sausalito, CA 94965		Gillian Dilglio
6	Edwina Smith	440 Sausalito Blvd Sausalito 94965		Edwina Smith
★	ALLAN HAYES	33 SPENCER		Allan Hayes
8	Neil Thomson	1001 Bridgeway 725 Sausalito		Neil Thomson
9	David Spaulding	21 Lincoln Dr Sausalito, CA		David Spaulding
10	TIM NOUSER	1445 BRIDGWAY		Tim Nouser
11	MARY ANN CORAL	126 FILBERT AVE 915-895-8700		Mary Ann Coral
★	Yee White	678 Sausalito Blvd	415-332-4785	Yee White

Letter to: Brad Evanson, Community Development Department, continued

We support the approach that other Sausalito Blvd. homeowners have taken in new home construction which is to excavate to achieve their needed space - going down, rather than building up. Adopting this approach would greatly alleviate many concerns of surrounding homeowners while still providing the desired square footage.

It is our sincere hope that the Buttles will take our concerns into account, as we would enjoy welcoming them to the neighborhood.

Thank you for your continued assistance on this project.

	Name	Address	Phone #	Signature
1	Janae Barrett	40 Central	312 593-5172	Janae Barrett
2	Mette Noygaard	41 Liberty Ship Way	415 971 2848	Mette Noygaard
3	Chris White	678 Sausalito Blvd.	415-332-4785	Chris White
4	Kevin McCauley	608 Sausalito Blvd	415-332-9035	Kevin McCauley
5	Eve McCauley	608 Sausalito Blvd	415-332-9055	Eve McCauley
6				
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8				
9				
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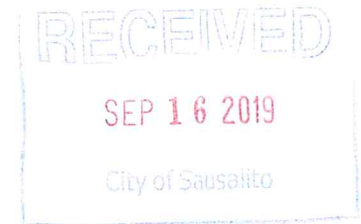


★	13	Luigi Wan	79 Sunshore Ave		Luigi Wan
★	14	Berjit Salazar	170 ^{San} Carlos Ave.		Berjit Salazar

TO: Calvin Chan, AICP
Sausalito Community Development Department
450 Litho St.
Sausalito, CA 94965

Sept. 13, 2019

FROM: Peter and Georgiana Wardle
652 Sausalito Blvd.
415 332 6246



RE: Buttle's Building Proposal for 654 Sausalito Blvd.

We live at 652 Sausalito Blvd and have been here thirty-four years. We have determined that the proposed new building will block our view of Angel Island and the East Bay Hills and cut off our morning light.

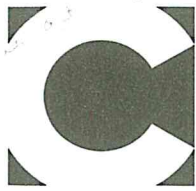
Here are our CONCERNS:

1. The new structure will block the view from our second master bedroom.
2. We will lose much of the direct morning light from the East.
3. We will be looking at a solid blank wall to the East.
4. Building mass blocks the light and outlook from our deck, the main outdoor living area.
5. We object to the loss of four heritage oaks.
6. Loss of oak trees negatively impacts the view from our main outdoor living area.
7. Loss of oak trees and lap pool excavation from steep hillside could create a risk of landslides, such as the recent slide that occurred farther down Sausalito Blvd.

Here are our REQUESTS:

1. Move the proposed structure up hill, closer to Sausalito Blvd.
2. Recess the 3rd. story opposite our bedroom to reduce loss of view of Angel Island, the Bay, Racoon Straits and the East Bay Hills.
3. Obtain a written report from a third party arborist before removing any oak trees.

cc. Scott Couture



September 3, 2019

RECEIVED

SEP 17 2019

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

Re: 654 Sausalito Blvd, proposed new home.

Dear Jackson Buttles & Alison Sonsini,

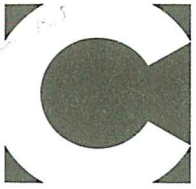
I am writing to you on behalf of Peter and Jody Wardle who have resided at 652 Sausalito Boulevard for over 30 years. As the immediate neighbors to your new property, they have desire to understand the design of the new home next to their property and what impacts the new structure and impending construction may have on their home and neighborhood. Although the Wardle's are cognizant that neighborhood changes do involve some impacts, our outreach here is to minimize the impacts while still allowing you to enjoy a reasonable use of your property.

We appreciated your openness and willingness to listen to the Peter and Jody's concerns that you had expressed at our meeting at the Wardle's home on June 26th along with my subsequent conversations with Mason Wodhams and Greg Spalasso. I have been working in Sausalito and Marin County for over 25 years and the design review process can become a daunting and unfortunate process when neighbors and applicants become adversarial and noncommunicative. I believe openness and willingness to communicate is the key to avoiding this.

It is my own practice, for my proposed projects, to open up direct dialogue with the neighbors and communicate the proposed design while at the same time, viewing the proposed design from the perspective of the adjacent neighbors. This process is extremely productive way to find ways to mitigate project impacts in such a way that both parties can be comfortable with. This is best achieved, and easiest to undertake, prior to entering the Planning Commission review process.

The Wardle's greatly appreciate your sharing of the proposed plans so my office could review them to get a better understanding of the design. From this review, I have noted below a few areas of concerns the Wardle's would like to address and understand better.

1. **West Elevation:** The current design for this elevation is a flat, unbroken wall that is 40' wide and up to 36' tall. There is also a balcony in the upper eastern portion of this wall. Since this elevation directly faces the Wardle's property, the design of this elevation has a significant visual impact to their home for several reasons.
 - a. **Visually Imposing Massing:** Since this elevation faces south west, the light color stucco finish and unarticulated wall will reflect the sun and become very visually prominent from the rooms on the northern side of the Wardle's home and for the eastern facing primary outdoor living space. Due to the proposed 36' height above grade, landscaping screening cannot be effective to mitigate these impacts.
 - b. **Privacy:** The upper level balcony off the proposed master bedroom will be able to look into the Wardle's upper level, northern office/bedroom and directly down upon their primary outdoor living space.
 - c. **Sun & Light Blockage:** The southern corner of the proposed home is directly due east of the Wardle's home this may block the morning sun, particularly in the summer time.



September 3, 2019

- d. **View Blockage:** The top eastern portion of will have a very significant impact to the view of Angel Island currently enjoyed from the upper level, northern office/bedroom of the Wardle's home.
2. **Oak tree removal:** The removal of the four heritage out trees will have a large negative impact to the Wardle's view from their home. The canopy tops of these trees play a large part in the beauty of the current viewscape and provide privacy and screening from the homes below.

The comments are routed in the intent and wording of the Sausalito Municipal Code, particularly the Design Review Findings 10.54.050 (D) and the Heightened Review Findings 10.54.050 (E).

Please note, our review above is based upon the proposed plans dated 6.18.19 by Mason Wodhams Architect and done without the opportunity to see the proposed home outlined with story poles nor the opportunity to visit the property at 654 Sausalito Blvd. We welcome the prospect to open the discussion and get a better understanding of the proposed design to see if the concerns expressed above are true issues and to what extent the actual impacts may be.

I suggest the most productive way to move forward is to have a meeting at the Wardle's home to continue this discussion. Please let me know some good times and days that you are available for a meeting. Again, the Wardle's greatly appreciate your expression & openness for this discussion.

Thank you,

Scott Couture, AIA

415.482.0224

design@couturearchitecture.net

Nancy Glenn
44 Sunshine Avenue
Sausalito, CA 94965
(415) 608-8800 nancy@nancyglenn.com



September 19, 2019

Mr. Calvin Chan, AICP
Community Development Dept.
420 Litho Street
Sausalito, CA 94965

Dear Mr. Chan,

As an over forty year resident of Sausalito, I am writing to you about my concerns regarding the Buttle Building proposal at 654 Sausalito Boulevard. My home is located at 44 Sunshine Avenue and is immediately below the Buttle building site where I actually share the entire property line with the lower level of the Buttle property. Due to my extended illness, I spend much of my time in my combined kitchen and dining area, which has large windows that look directly at the Buttle property and at the beautiful heritage oaks and other trees that are proposed to be removed.

Please know the loss of the oak trees and the proposed building of a lap pool very close to my property line will be a major problem for me. The peaceful outlook that I now enjoy will be gone, my privacy (which is very Private right now) will also be gone as I will be in full view of not only the Buttle property but the Sacramento Way public pathway. Anyone will have a full view into my home, where I am elderly and live alone.

To summarize, here are my main concerns:

- . Loss of privacy
- . Loss of the peaceful wooded outlook that I now enjoy
- . GREAT concern that the excavation and large equipment that will need to be used to do the work will destroy the root system of my oak and maple trees that grow close to the property line.
- . GREAT concern that the whole excavation process will destabilize the hillside between the two houses. (Having owned a building at 517 Bridgeway I am well aware of the mudslide issues of Sausalito from 1982)

- . Loss of the quiet neighborhood (which I realize I cannot control) with the pool so close to my home
- .The additional mass of a home that will be much larger and higher than the current home, which is more in scale with the adjacent homes

In conclusion, I am opposed to the removal of the four heritage oak trees. I am opposed to the installation of a lap pool so close to my home and the potential damage to my existing trees in the installation process. I am upset beyond words to express the loss of my privacy and peaceful Setting I have loved in for so many years. I recognize that change is inevitable but I do think this whole project needs to be carefully examined before going ahead.

Sincerely,



Nancy Glenn











Calvin Chan

From: Chris White <Cwhite678@outlook.com>
Sent: Monday, October 21, 2019 2:17 PM
To: Calvin Chan
Cc: 'Peter Wardle'; 'swhite678@outlook.com'
Subject: EXTERNAL SENDER: 678 Sausalito Blvd
Attachments: 20191020_115401_resized.jpg; 20191020_115626_resized.jpg; 20191020_115028_resized.jpg; 20191020_115410_resized.jpg; 20191020_115358_resized.jpg

Dear Mr. Chan.....as I understand you now know, the story poles were just constructed for our new neighbor's house at 654 Sausalito Blvd. My wife & I wish to go on record strongly objecting to the height of the current design. The principal objection involves significant blocking of the sun on our solar panels. We invested \$30,000 about 7 years ago to install these panels.....and, they are working better than we ever expected. Hopefully, this also makes us good citizens re the environment. You can see from the attached pics how the height of our neighbor's house will affect the sun on these panels. In addition, we feel that the current design will significantly affect the aesthetics of this end of Sausalito Blvd. I cannot tell you how many people walk by our house commenting on the good feel our house projects. A 24 ft wall just 5 feet from our house will dramatically affect this appearance. It was my understanding that the original designs presented last May called for the house extending more into their back yard. This is much preferred to a gigantic boxlike looking structure so close to the street. Please let me know if you have any questions. Thank you for your consideration-
----Chris White

Chris White

678 Sausalito Blvd. | Sausalito, CA 94965
cell: 202.294.2865 | landline: 415.332.4785
email: CWhite678@outlook.com | fax: 415.332.4785











MACNAIR
&
ASSOCIATES
CONSULTING ARBORISTS AND HORTICULTURISTS



November 12, 2019

Mr. Peter Wardle.
652 Sausalito Blvd.
Sausalito, CA 94965

RE: 654 Sausalito Blvd. Arborist Report Review

RECEIVED
JAN 23 2020
CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

Dear Mr. Wardle:

Pursuant to your request, I have reviewed an arborist report for the property at 654 Sausalito Blvd., dated January 2019 and prepared by Thomas Erikson of Arbor Green Services (AGS). The report provides an assessment of seven coast live oaks (*Quercus agrifolia*) and one bay laurel. All of the coast live oaks qualify as protected species as defined in the Sausalito Municipal Code Chapter 11.12. Preservation of Trees and Views.

The AGS report lists the botanical name for the bay laurel as *Laurus nobles*, which is the Grecian laurel or sweet bay, a non-native tree and correctly spelled *Laurus noblis*. It is unclear if the tree evaluated is actually a Grecian laurel or the native California bay laurel (*Umbellularia californica*).

This report documents my observations pertaining to condition of the trees and a review of the structural and health condition assessment provided in the AGS report. I have also reviewed the appraisal values provided in the report.

Limitations:

All observations were from outside the 654 Sausalito property boundaries and required the trees to be reviewed from a distance. Further the report copy has only poor resolution black and white images, which were not reliable for review.

Methodology:

The subject trees were observed from the 652 Sausalito Blvd, the Sacramento Way pedestrian pathway (southwest side of the property) and from the rear yard of the property at 44 Sunshine Avenue which abuts the rear yard of 654 Sausalito Blvd. Also, reviewed were Google Earth aerial images.

Observations:

The AGS report does not provide individual tree observations for evaluating the health issues. Symptoms of various pest and disease issues are generally listed but not well documented with photographs or applied to the individual trees. Root and crown rot are listed for tree #5 as a

photo caption but not specifically described or shown in the images. The other listed pest and disease issues (anthracnose, aphid damage, branch dieback, and "some" twig blight) are common, and typically non-serious, issues with coast live oak. The AGS report does not mention any trees with symptoms of Sudden Oak Death (*Phytophthora ramorum*) infection.

My observations from the various vantage points indicate the trees to be in moderate or better health and typical of the trees in the neighborhood and of naturally occurring coast live oak groves. I did not observe serious pest and disease issues or indications that the trees were in poor health or in decline. Visually healthy trees could have serious root or trunk infections not visible from a distance, which would require a close inspection.

The AGS report describes structural defects including leans, stress cracks, trunk cavities, and decay. As discussed previously, these defects are not clearly documented or evaluated using industry standard Tree Risk Assessment Best Management Practices. The information in the report does not permit an understanding of the significance of the reported defects.

From the Sunshine Avenue property, I observed basal cavities on at least two trees and a tree that had been historically partially topped. All of the trees appear to have been regularly pruned for height control and view preservation. The leans of the three identified trees appear to be the result of growing in shaded conditions and are now exposed due to the removal of a tree on the east side of the property.

Conclusions/ Discussion:

The AGS report provides appraisal values for the trees based upon the 9th Edition of the Guide for Plant Appraisal. I am not sure of the purpose of the appraisals, but, in my opinion, there are substantial and unsupported depreciations affecting the opinion of value. It should be noted that the 10th Edition of the Guide for Plant Appraisal was published in September of 2018 and is now the official document.

Following are the depreciation and calculation issues with the AGS appraisal methodology:

1. The species ratings are low for a coast live oak, given the protected status of the trees in Sausalito. The Species Listing and Classification Guide for the ninth edition lists the rating for coast live oak at 90%. There is flexibility of 10% up or down, but a 90% or 100% rating is more appropriate for a protected species.
2. The condition ratings for five of the seven coast live oaks are very low. Given the apparent moderate to good health of the trees at the time of my evaluation, these values do not seem justified. It should be noted that significant structural defects that place the trees at high or imminent risk of failure could justify these low ratings. No detail is provided for these depreciation values.
3. The location value is an average of the site value, the contribution value, and the placement value. No discussion or documentation is provided for the calculation of these values. The same five trees with low condition ratings are given low locations ratings. Given the distribution of the trees in the area, I would expect that the location values would be similar.

4. The basic value calculations are in error. The AGS calculations use an incorrect value for the Replacement Trunk Area. Other potential mathematical or methodological errors may exist. The report does not provide detailed data or values for a complete review of the appraisal.


The AGS report concludes that based upon the structural defects and combined with the health assessment that all of the trees are in poor condition and recommended for removal.

It is my opinion that the trees appear healthy and normal for the species. Certain trees have visible cavities and may have significant decay issues. The AGS report does not sufficiently document the health issues or the structural defects (using a Level 2 risk assessment) to support removal of protected status trees. A peer review of the report with access to the trees is recommended.

If the listed bay laurel (tree #8) is a California bay laurel, then that would warrant removal due to the status of this species as a primary host of Sudden Oak Death and proximity to the coast live oak on both the 654 Sausalito Blvd, and the Sunshine Avenue properties.

Please contact me with any questions, or if additional information is required.

Sincerely,



James MacNair

ISA Certified Arborist WE-0603A

ISA Tree Risk Assessment Qualified

ASCA Tree and Plant Appraisal Qualified

Images:



View of the crowns of the subject tree. All of the tree crowns appear healthy and with normal density.



View of the mid and upper crowns of the trees on the west side of the property. The trees have a history of pruning for height control.



The lower trunks of the trees on the west side of the yard.



Tree #5 where a portion of the crown was removed. Epicormic sprouting is occurring and appears vigorous.



Trees #5 and #6 with leans due to growing in shaded conditions. The trees appear stable.