

426 Pine St. Remodel

Document authors:

Georgia and Jake Beyer

426 Pine St.

Sausalito, CA 94965

Overview

The goal of this document is to provide enough context to the members of Sausalito Planning Commission in order to make a well informed decision on the proposed designs for 426 Pine St. The owners, Georgia and Jake Beyer, along with G Family Design have conducted over 120 hours of extensive community outreach in person, over Zoom, email, text, and they even delayed their project for 3 months to put up temporary story poles for Sam and Ingrid Chase at 19 Bonita. Despite these efforts it has become clear that there may never be a *kumbaya moment* with all neighbors agreeing on the same proposed design for 426 Pine. In this document you will find a synthesized communication log, all emails, and photos of view claims that were exchanged between the Beyers and the following neighbors;

1. Sam and Ingrid Chase from 19 Bonita St.
2. Conrad and Shana Gann from 26 Cedar Ave Larkspur, CA 94939 as well as Michael Rex Architects
 - a. The Ganns own rental properties 104 Bonita St. and 428 Pine St. Both properties are tenant occupied.
3. Dennis and Kate Green from 421 Pine St
4. Ken and Eileen Economy from 111 Bonita St
5. Ray and Lisa Swanson from 422 Pine St.

Communication around Objection from Sam and Ingrid Chase:

Photo of tree in neighboring yard (422 Pine St) Sam Chase requested be trimmed:

Location of view claim by Sam Chase at 19 Bonita St.

Image 1b: View from 19 Bonita of the Schoonmaker Point Marina showing no blockage with story poles

Before vs. after designs working with Sam Chase for 70+ hours

Photo showing Sam Chase's concern based on erection of temporary story poles for an initial design which has since been remedied (see previous two photos with story poles for current design)

Comunication log: Sam Chase

Communication around Objection from Conrad and Shana Gann:

Photos from 104 Bonita provided by L&L Property Management

Comunication log with Conrad and Shana Gann and Michael Rex Architects

Communication around Objection from Kate and Dennis Green:

Comunication log with Kate and Dennis Green

Communication with Ray and Lisa Swanson:

Comunication log with Ray and Lisa Swanson

Communication around Objection Ken and Eileen Economy:

Comunication log with Ken and Eileen Economy

Communication around Objection from Sam and Ingrid Chase:

Residence: 19 Bonita St. Sausalito, CA 94965

Overview:

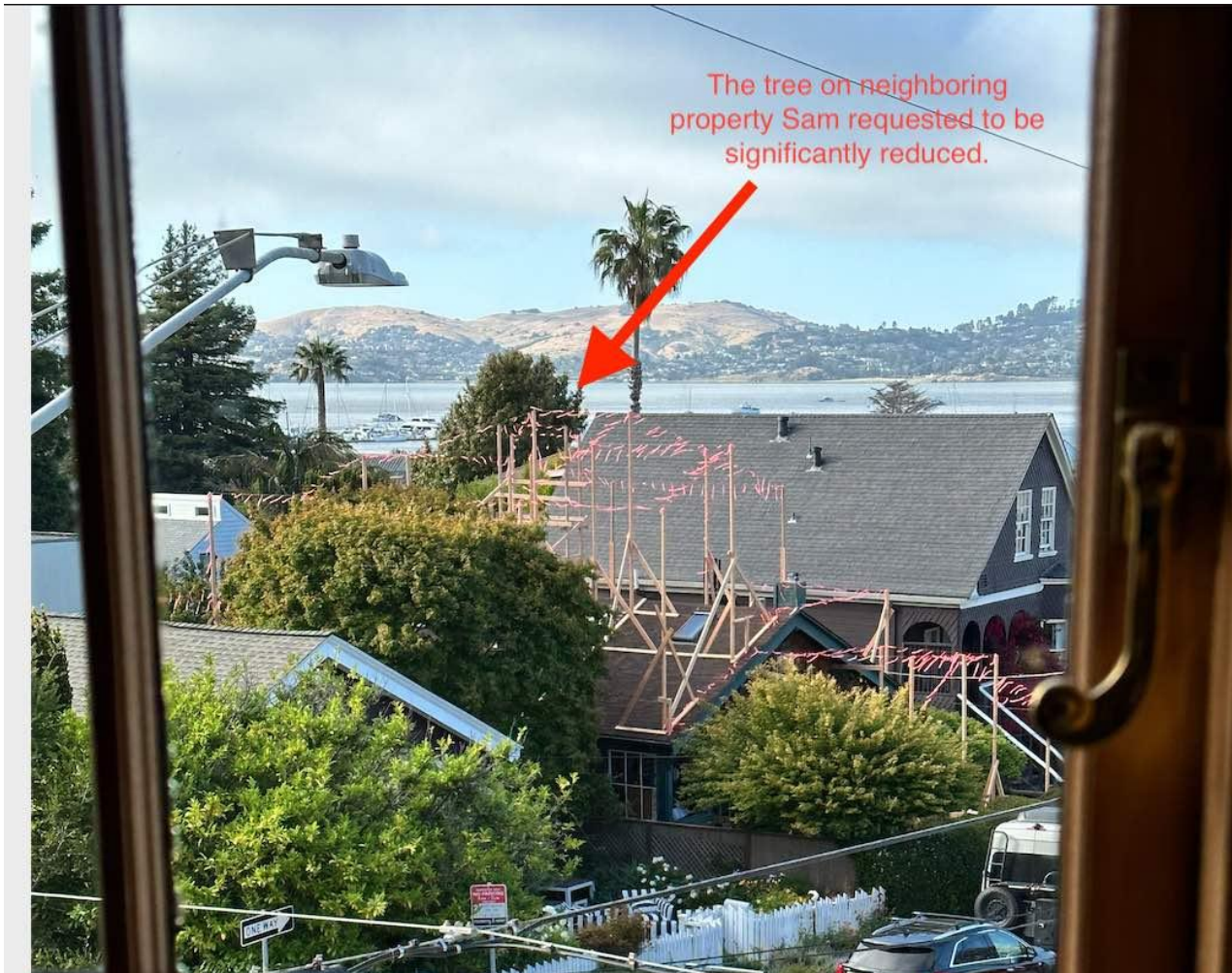
Jake and Georgia Beyer first informed Sam and Ingrid Chase in person about their renovation project at 426 Pine St. in September of 2022. Over the last year the Beyers and G Family Design spent over 50 hours working with Sam Chase. Sam requested a hard to-scale copy of the plans which we dropped by free of charge. After reviewing the plans, Sam expressed concern over potential blockage of his secondary view from his 3rd story office.

In an effort to address Sam's concern, we spent over 70 hours putting up temporary story poles using white PVC pipe and bright orange line. This process delayed our project submittal by 3 months. As a result, we made major revisions and reductions to our proposed plans in an effort to appease Sam and Ingrid. We reduced the rear/south roof hip ridge, sacrificing critical closet and master-bedroom space.

Ultimately, Sam and Ingrid submitted a conditional letter of support that would require Jake and Georgia to convince the owners of 422 Pine (Ray and Lisa Swanson) to trim an avocado tree in their backyard that was blocking Sam Chase's secondary views from his 3rd story office. Jake spent an additional 20+ hours working directly with Ray and Lisa Swanson about trimming of the avocado tree. Despite the fact there would be zero cost to Ray and Lisa Swanson for the tree trimming (Jake offered to pay for it), Ray and Lisa objected to this proposal, stating, "they didn't want to be involved". Ray Swanson later submitted a letter of support to our project but because the avocado tree has not been trimmed, Sam and Ingrid are now objecting to the project. Unannounced to Jake and Georgia, Ray appeared at the July 12 planning commission meeting to object to the aesthetics of the design, in contradiction to their written letter of support.

See photo below taken from 19 Bonita St overlooking the proposed design of 426 Pine and avocado tree Sam requested to be significantly reduced.

Photo of tree in neighboring yard (422 Pine St) Sam Chase requested be trimmed:



In an attempt to resolve Sam's concerns Jake tried to arrange a time for the planning commission members to visit Sam's house and his view claim. Although Sam welcomed Jake Beyer and David Grabham into his house over 8 times

during the design process Sam objected to having any members of the planning commission review his secondary view claim.

According to Sausalito Municipal code Section 11.12.020 'Definitions', "the term 'view' does not mean an unobstructed panorama of all or any of the above (including skylines, bridges, distant cities, geologic features, hillside terrains and wooded canyon or ridges)." If the project is approved as submitted, Sam and Ingrid Chase will still have an enormously expansive panoramic view of Richardson and San Francisco Bays.

Sam submitted an objection letter on July 12 of nearly 1000 words without a single photo and inaccurately claiming, "the rear hip roof structure blocks the shore side view of the Schoonmaker Point Marina area when seated in a frequently used office chair in our library and intrudes on our Richardson Bay view". Sam's office and expansive secondary views span the entire third floor of his 2500 square foot home. In the center of his 3rd floor office there is a massive desk that even when seated in there is zero blockage. The photos below clearly indicate that when standing in throughout most of the office, or sitting in his main desk, there is no blockage of secondary views of the shore side of the Schoonmaker Point Marina area. The Beyers acknowledge that it may be possible to situate oneself in Sam's far south east office edge from an unnatural vantage point to create a few inches of blockage. Sam is unwilling to to invite planning commission membersto review his claim or submit photos. See [photo of view from 19 Bonita of the Schoonmaker Point Marina showing no blockage](#)

Location of view claim by Sam Chase at 19 Bonita St.



Image 1b: View from 19 Bonita of the Schoonmaker Point Marina showing no blockage with story poles

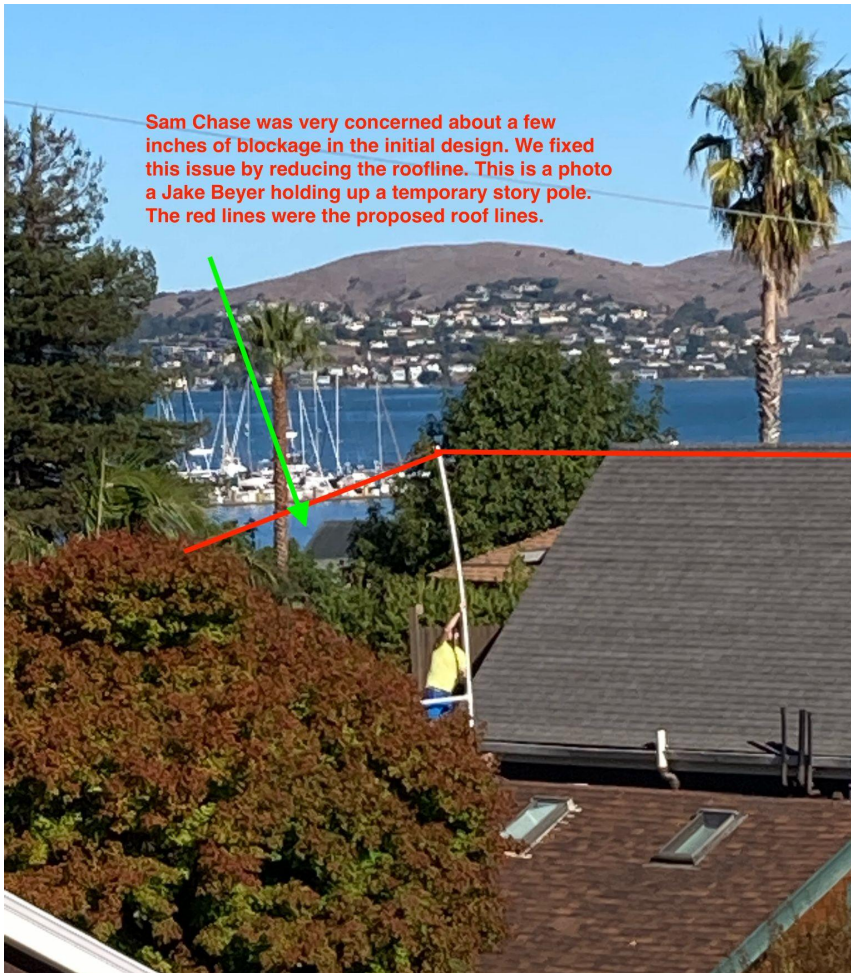


Before vs. after designs working with Sam Chase for 70+ hours



The roofline changes by Sam Chase required an entire rework of the 3rd floor floorplan.

Photo showing Sam Chase's concern based on erection of temporary story poles for an initial design which has since been remedied (see previous two photos with story poles for current design)



Comunication log: Sam Chase

Below is a communication log of interactions between Sam Chase, Jake Beyer, and G Family Design during the design process for 426 Pine St

Date	Type	Duration	Description	Attendees
9/14/2022	In person	0:30:00	Jake Beyer first visits 19 Bonita to introduce himself and explain that we were renovating our house at 426 Pine St. Sam Chase requested that we drop off a full paper version of the plans for him to review.	Jake Beyer, Sam Chase (owner of 19 Bonita)
9/19/2022	In person	1:00:00	Jake Beyer drops off a full set of paper plans to Sam Chase free of charge.	Jake Beyer, Sam Chase (owner of 19 Bonita)
9/23/2022	Phone	0:05:00	Sam leaves voicemail to express interest in inviting the architect over to 19 Bonita. He had not reviewed the plans yet.	Jake Beyer, Sam Chase (owner of 19 Bonita)
9/23/2022	Email	0:15:00	Jake Beyer emailed Sam Chase to confirm an in person meeting at 19 Bonita with David Grabham of G Family Design to review any potential primary view blockages	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham
9/25/2022	In person	3:00:00	Jake Beyer and David Grabham visit 19 Bonita to review secondary views from the 3rd floor office at 19 Bonita	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham
10/10/2022	In person	0:15:00	Jake Beyer drops 2nd-floor floor plans. These plans were accidentally omitted from the first set that was dropped off.	Jake Beyer
10/10/2022	Email	0:15:00	Jake Beyer communicates that official story poles will go up after plans are submitted but offers to put up temporary story poles to determine any potential view blockage. Scheduled tentative date to review the temporary story poles on 10/15/2022.	Jake Beyer, Sam Chase (owner of 19 Bonita)
10/10/2022	Email	0:15:00	Sam confirms he will be available on 10/17/2023	Jake Beyer, Sam Chase (owner of 19 Bonita)
10/14/2022	Email	0:15:00	Jake Beyer confirms that Sam should see white PVC piping poking on our the roof of 426 Pine St tomorrow morning.	Jake Beyer, Sam Chase (owner of 19 Bonita)

10/15/2022	In person	6:00:00	Jake Beyer and David Grabham install temporary story poles using white PVC pipe and visit 19 Bonita to review secondary views from the 3rd floor office	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham
10/22/2022	In person	8:00:00	After significant revisions to the plans Jake Beyer and David Grabham install more temporary story poles using white PVC pipe and again review secondary views from the 3rd floor office at 19 Bonita	Jake Beyer, David Grabham
10/22/2022	Phone	0:05:00	Sam leaves voicemail to confirm that he can see the new story poles and will call tomorrow to confirm what he is seeing.	Jake Beyer, Sam Chase (owner of 19 Bonita)
10/24/2022	Email	0:30:00	Jake Beyer informs Sam Chase that the potential development sites listed in the housing element. Site #47, the view corridor under review may be severely impacted.	Jake Beyer, Sam Chase (owner of 19 Bonita)
10/24/2022	Email	0:15:00	Sam Chase states, "I'll deal with those sites when and/if they ever impact my view."	Jake Beyer, Sam Chase (owner of 19 Bonita)
10/25/2022	In person	4:00:00	David Grabham and Jake Beyer install new temporary story poles based on revised roofline using white PVC pipe and visit 19 Bonita to again review secondary views from the 3rd floor office	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham
10/25/2022	Email	0:45:00	Sam Chase sends email to outline the verbal agreement made with David Grabham. Sam Chase states if that Jake Beyer could get the owner of 422 Pine to trim his avocado tree so that Sam Chase could expand his expansive secondary views he would support the current plans	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham
10/25/2022	Email	0:15:00	Jake Beyer confirms receipt and that he will try his best to make this happen.	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham
10/26/2022		0:15:00	David Grabham confirms receipt and accuracy of Sam's email.	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham
11/19/2022	Email	0:45:00	Sam Chase introduces Scott Herring (owner of 505 Pine) via email because he was wondering about the timing of the neighborhood zoom and project details	Jake Beyer, Sam Chase (owner of 19 Bonita), Scott Herring (owner of 505 Pine St)
01/12/2023	Email	0:30:00	Jake Beyer sends email to Sam Chase stating he spoke with the owner of 422 Pine about trimming the avocado tree and that he would follow up via email to confirm the ask behind	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham

			trimming the tree.	
01/12/2023	Email	0:15:00	Sam Chase confirms receipt and acknowledges the effort.	Jake Beyer, Sam Chase (owner of 19 Bonita), David Grabham
01/26/2023	Email	0:15:00	Sam Chase sends email to inform me that he is paying to trim another tree on Conrad Ganns property. This tree also overhangs on 426 Pine, providing shade to existing kids bedroom.	Jake Beyer, Sam Chase (owner of 19 Bonita)
01/26/2023	Email	0:15:00	Jake Beyer asks if he can please wait to trim the tree until after the summer months.	Jake Beyer, Sam Chase (owner of 19 Bonita)
01/26/2023	Email	0:15:00	Sam Chase confirm he will go onto 426 Pine property to trim this tree that grows on Conrad Ganns property.	Jake Beyer, Sam Chase (owner of 19 Bonita)
01/26/2023	Email	0:15:00	Jake Beyer confirm that tree branches hanging over 426 Pine property should not be trimmed	Jake Beyer, Sam Chase (owner of 19 Bonita)
01/26/2023	Email	0:15:00	Jake Beyer expresses frustration that since Sam Chase learned about the 426 Pine St project he been going around offering to pay for trees in the surrounding area to be trimmed that have not been trimmed in 8+ years.	Jake Beyer, Sam Chase (owner of 19 Bonita)
01/27/2023	Email	0:15:00	Sam Chase asks for email address for another neighbor with a tree he would like to be trimmed.	Jake Beyer, Sam Chase (owner of 19 Bonita)
7/13/2023	Email	0:15:00	Jake Beyer emails Sam Chase to let him know that we read his public comment and objection to his project. Despite the fact the Jake and Georgia of 426 Pine have already made major concessions to Sam, Jake made a final effort to come to an agreement by lowering his roof 6 inches and reducing the size of the already small master bedroom and master closet.	Jake Beyer, Sam Chase (owner of 19 Bonita)
7/13/2023	Email	0:15:00	Sam Chase rejects Jake Beyer's final offer and threatens to appeal to city council even if the planning comission approves the project.	Jake Beyer, Sam Chase (owner of 19 Bonita)

Communication around Objection from Conrad and Shana Gann:

Conrad and Shana Gann

Residence: 26 Cedar Ave Larkspur, CA 94939

Overview:

Jake and Georgia Beyer first informed Conrad and Shana Gann about their renovation project at 426 Pine St. in May of 2021. Over the last two years the Beyers and G Family Design spent over 20 hours working with the Ganns over email, Zoom, and in person. Jake and Georgia tried to be as accommodating as possible given that Conrad was living in New York City at the time. Despite a good faith attempt to resolve all issues with regard to the project at 426 Pine St. the Gann concerns have evolved during the course of the two years into a game that is best characterized as whack o'mole. It seems that when one issue is resolved another issue arises.

First, Conrad was adamant that we would be blocking views. L&L Property Management was able to provide photos from within 104 Bonita that confirmed that no views existed, thus the proposed plans are not blocking any views. Please review these [photos from 104 Bonita provided by L&L Property Management](#).

It is also important to note that the lot size of the Gann property that contains both the 428 Pine and 104 Bonita structures is the exact same size as the 426 Pine lot. Conrad's litany of complaints included maintaining a "feeling a space" for his rental properties at 428 Pine and 104 Bonita that both have legal non-conforming setbacks. 104 Bonita for example has near zero foot setbacks on two sides and <3 foot setbacks on the other two.

Next, Conrad expressed concern over privacy and light. We spent over five hours on Zoom working to address these concerns. Jake explained to Conrad how the new design is actually going to provide more privacy compared to the current design due to the offsetting floor levels between the structures, and offsetting windows. In addition, Jake emphasized that both lots face east-west and so the vast majority of the time, the Gann rental properties actually cast a shadow on 426 Pine St. This is why the Beyers have the solar panels on the south slope of the roof facing toward Conrad's properties. The Beyer also added privacy green-screening per Conrad's request along the lot line. The Beyers also agreed to create frosted glass panel cut out in their deck privacy walls in order o allow for more ambient light to

pass through to Conrad's property. Lastly, the Beyer's offered to lighten the color of the siding but Conrad rejected this idea.

Separately, the Beyers have heard from multiple neighbors that Conrad has aggressively approached them attempting to garner support for his absolute objection. Many of these neighbors either already supported the project or have explicitly stated that they don't want to be involved, and some stated that Conrad's actions have bordered on harassment. Despite this extreme behavior, Jake and Georgia have maintained an open line of communication with Conrad, Shana, and Michael Rex Architects (who was hired to represent Conrad) because they really want to find a win-win scenario. Jake Beyer hand-delivered to Michael Rex a hard copy of the to-scale set of plans. Rex scheduled a last minute meeting with David Grabham and Jake Beyer to explore possible revisions. Rex canceled the meeting 30 minutes before the start time and despite numerous subsequent requests to meet, he has been completely unresponsive. The Beyers expect Michael Rex Architects may re engage after the next planning commission meeting has been scheduled in an effort to force another continuance.

Photos from 104 Bonita provided by L&L Property Management































Communication log with Conrad and Shana Gann and Michael Rex Architects

Below is a communication log of interactions between Conrad Gann, Shana Gann, Michael Rex, Jake Beyer, Georgia Glassie, and G Family Design. The Ganns own two investment properties located at 428 Pine St. and 104 Bonita. They have not lived in Sausalito for over a decade.

Date	Type	Duration	Description	Attendees
5/6/2021	Letter via USPS	1:00:00	Letter was dropped in the mailboxes of 428 Pine St and 104 Bonita by Zwick Architects informing Conrad we were begining our project at 426 Pine St.	Conrad and Shana Gann
5/15/2021	In person	0:15:00	Conrad pulled over in front of 428 Pine st in his black Acura SUV to speak to me, Jake Beyer, in person. He confirmed he had received the letter from Zwick Architects. He wished me luck with the project. He stated that he had tried to renovate his home but gave up because of neighbors. He warned and stated to me that the owner of 19 Bonita, Sam Chase, was "an a**hole".	Jake Beyer and Conrad Gann
09/12/2022	Email	0:15:00	Jake Beyer, the owner of 426 Pine Street emailed Conrad Gann to see if he wanted to review the first version of the project plans. Conrad responded and confirmed a zoom meeting September 17, 2022.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
09/17/2022	Zoom	1:15:00	During this call, David Grabham presented the initial plans to Conrad and Shana Gann. Conrad immediately objected to the designs but did not articulate their issues. He requested that we share full plans for the design.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)

09/21/2022	Email	0:15:00	Jake Beyer followed up to all zoom call participants to share plans. The link included both a PDF version and 3D interactive model viewable in BIMx.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
09/27/2022	Email	0:15:00	Jake Beyer followed up with Conrad to see whether he was interested in working together. Jake Beyer requested photos of any and all potential view points from within 104 Bonita.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
09/27/2022	Email	0:15:00	Jake Beyer explained to Conrad that he planned to hold off on the shade study until it was necessary and that he was working with the owner of 19 Bonita to put up temporary poles.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
09/28/2022	Email	0:15:00	Jake Beyer explained to Conrad that the city requires story poles only after the plans are submitted.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
09/30/2022	SMS	1:00:00	L&L Property management, the property management company hired by Conrad to look after 104 Bonita sent 20 photos via SMS to Jake Beyer. These photos confirmed that there are no views from 104 Bonita.	Jake Beyer and Diane Morando
10/04/2022	Email	0:15:00	Conrad reached out to Jake Beyer stating, "We would welcome the opportunity to have a follow-up call with you and your architect."	Jake Beyer, Conrad Gann, Shana Gann
10/04/2022	Email	0:15:00	Jake Beyer told Conrad Gann that we were still working with the neighbor at 19 Bonita, so we weren't ready to schedule a meeting until we had updated plans. Jake Beyer shared the	Jake Beyer, Conrad Gann, Shana Gann

			photos via Google Drive that were sent from Diane Morando at L&L property management	
10/24/2022	Email	0:15:00	Jake Beyer reached out to Conrad and Shana Gann to inform them we had finished collaborating with the owner of 19 Bonita and were ready to schedule a follow up meeting.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
10/28/2022	Email	0:15:00	Jake Beyer scheduled another zoom call for 11/05/2023 with Conrad, Shana, and G Family Design.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
11/4/2022	Email	0:15:00	Jake Beyer sent an email to reschedule due to a G family team member having a family emergency	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
11/9/2022	Email	0:15:00	Jake Beyer sent an email to confirm the zoom for 11/19/2022	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
11/19/2022	Zoom	1:15:00	David Grabham presented the revised plans after working extensively with the neighbor at 19 Bonita. Conrad and Shana expressed concerns on how this project may impact their "courtyard" in between 428 Pine St. and 104 Bonita. Based on Conrad's feedback we made major revisions to the plan including the additions of frosted glass to allow more ambient light, privacy screening, and adjusting the color of the siding to offer more " light reflection" (this revision has since been	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)

			rejected)	
12/1/2022	Letter via USPS	2:00:00	Conrad and Shana received an official neighborhood letter from G Family Design that contained information about scope, design reference, information about the Beyer family, and links to the plans.	Conrad and Shana Gann
12/04/2022	Email	0:45:00	<p>Jake Beyer followed up after the 11/19 Zoom call to address Conrad's specific concerns: "To recap some of the concerns you have voiced during our previous zoom calls: Sunlight/shade - both of our lots face east-west and we have discussed how the path of the sun will actually cast a shadow from <i>your</i> two structures onto our yard. It's my understanding that you have not lived on this property for 5+ years or so. If you come back to Sausalito in January to live in 104 Bonita you should be able to self-assess the direction of the sun and eliminate shading as a possibility. All that said, if the city requires a sun/shade study, we will abide. Historic preservation - the historic preservation commission has already reviewed, determined, and voted on the status of our structure as not being historically significant. Side yard setbacks - our site plans abide by all front, side, and rear yard setbacks."...</p> <p>... "Primary views - thank you again for providing photos of the 2nd story of 104 Bonita. Based on these photos we don't see primary views that we would be blocking. As requested, you can also access the 3D flyby and site plans at this website - https://www.gdesignpro.com/426-pine-street."</p>	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad)
12/19/2022	Zoom	1:00:00	Neighborhood zoom call - Conrad and Shana join the neighborhood call. David Grabham presents that latest designs.	Jake Beyer, David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family), Conrad Gann, Shana Gann (wife of Conrad), Sam Chase (Owner of 19 Bonita), Kate Courteau (Owner of 425 Pine)

06/25/2023	Email	0:15:00	<p>Conrad Gann reaches out to Jake Beyer 3 days before the first intended public hearing date. "Jake - I'm back now and available to meet with you to discuss this further.</p> <p>After viewing the story poles we are opposed to this project. This design crams a 3 story tower at the property edge in such a way that is detrimental to the natural light of the 104 Bonita home.</p> <p>Here are some pictures - the impact of the project on sunlight on 104 Bonita is devastating.</p> <p>Have you ordered the sun/shade report?"</p>	Conrad and Shana Gann, Sam Chase (Owner of 19 Bonita), Eileen Economy (owner of 11 Bonita), Scott Herring (owner of 505 Johnson).
06/25/2023	Email	1:30:00	<p>Jake Beyer responded to Conrad outlining all the changes to the plans that have been made based on his direct feedback. Below is the request I made as a next step. "Conrad - let's keep communication over email for now. We have already spent many hours working together which unfortunately now appears to have not been productive for you. I want to make sure we are both making a good-faith attempt as neighbors. Can you help me understand what you would like to discuss?"</p>	Conrad and Shana Gann, Sam Chase (Owner of 19 Bonita), Eileen Economy (owner of 11 Bonita), Scott Herring (owner of 505 Johnson), Magda Gonzalez (city planner), David Grabham (Designer and owner of G Family), Lam Nguyen (BIM specialist @ G Family)
06/26/2023	Email	0:15:00	<p>Michael Rex reaches out to David Grabham informing him that Conrad has hired him to represent him.</p>	Michael Rex and David Grabham
06/26/2023	Phone	0:15:00	<p>Michael Rex and David Grabham schedule an in person meeting on 06/29/2023 at 104 Bonita.</p>	Michael Rex and David Grabham
06/29/2023	Phone	0:15:00	<p>30 minutes before Michael Rex was supposed to meet David Grabham and Jake Beyer at 104 Bonita Michael Rex's secretary cancels the meeting.</p>	Michael Rex's secretary and David Grabham
06/29/2023	Phone	0:15:00	<p>Michael Rex calls David Grabham to explain they believe they have found a zoning issue related to the ADU. Michael Rex said he had tried contacting the city 6 times but did not receive a response.</p>	Michael Rex and David Grabham

07/10/2023	Email	0:15:00	David Grabham emails Michael Rex to arrange a zoom call to get feedback on Conrad's concerns	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
07/10/2023	Email	0:15:00	Conrad Gann declines offer to meet and discuss concerns.	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
07/10/2023	Email	0:15:00	Jake Beyer expresses concern that Conrad is not working in good faith to find a win-win scenario and asks again to meet.	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
07/10/2023	Email	0:15:00	Conrad Gann asks Jake Beyer is he will pay for Michael Rex time to oppose their project.	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
07/10/2023	Email	0:15:00	Conrad again declines to meet.	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
07/11/2023	Email	0:15:00	David Grabham email threads to explain that Michael Rex was the one who requested the meeting and then canceled.	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
07/11/2023	Email	0:15:00	Conrad offers a phone call.	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
07/12/2023	Email	0:15:00	Jake Beyer follows up to see if Conrad has a clear path forward for a win-win situation. Given Conrad's public comment it seems like Conrad is just trying to stop the project completely rather than find a mutually-agreeable path forward. Conrad continues to introduce new concerns.	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
07/13/2023	Email	0:15:00	Conrad suggests meeting over drinks	Conrad Gann and Jake Beyer
07/19/2023	In person	0:30:00	Conrad and Jake meet for drinks. In the first 5 minutes of the meeting Conrad said that the only way he would support the project would be if we remove the third floor and the ADU. Jake explains that if he did that the house would no longer be viable for a family of 5. Conrad tells Jake, "maybe this house isnt" for you.	Conrad Gann and Jake Beyer

07/19/2023	Email	0:30:00	Jake follows up with email thread to provide a recap of Conrads demands and notes from the meeting..	Michael Rex, David Grabham, Conrad Gann, Jake Beyer, Georgia Glassie
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Communication around Objection from Kate and Dennis Green:

Residence: 421 Pine St. Sausalito, CA 94965

Overview:

Jake and Georgia Beyer first informed Kate and Dennis Green in person about their renovation project at 426 Pine St. in May of 2021. The Beyers and G Family Design spent over 15 hours working with Kate and Dennis Green. Kate Green is the owner of Slice of Sausalito and Dennis Green is the owner of Karl the Store.

Jake and Georgia have requested feedback from Dennis and Kate on countless occasions over SMS, email, and in person. Both Kate and Dennis have stated to Jake and Georgia on numerous occasions that they don't care what we do on our property and that of course they support us. Then on July 3rd, only 9 days before the initial planning commission meeting, Kate Green sent an email to Jake and Georgia stating;

“Honestly we thought there was no way this project would be approved because it is a much larger footprint than the existing home and the design is so out of character with the neighborhood. We also thought the historical commission would object to the teardown of the existing 1922 Bungalow. But it does seem that this project could become a reality. So we need voice our opinion.”

Jake and Georgia were blindsided and disheartened to learn that neighbors they had considered to be friends could not find it in themselves to be upfront, honest, and authentic with the Beyers all along. Change is hard for most people. But the unfortunate reality is that California and Sausalito both have a housing crisis and a climate crisis that we need to work together to address. The rampant and harmful NIMBYism attitude is only going to impede the progress of our future for our children. When the Beyers asked Dennis Green on July 20, 2023 for a list of proposed changes, Dennis responded by stating, “your request for a detailed list of all desired modifications on your current plans is beyond my scope of expertise.”

Comunication log with Kate and Dennis Green

Below is a communication log of interactions between Kate Green (owner of Slice of Sausalito), Dennis Green (owner of Karl the Store), Jake Beyer, Georgia Glassie, and G Family Design.

Date	Type	Duration	Description	Attendees
5/6/2021	Letter via USPS	1:00:00	Letter was dropped in the mailboxes of 421 Pine St by Zwick Architects informing Conrad we were begining our project at 426 Pine St.	Kate and Dennis Green
May 2021 - Sept 2022	In person	4:00:00	Between May 2021 and May 2022 Kate and Dennis had many in person conversations woith Georgia and Jake about their project at 426 Pine St. Although feedback was requested countless times, Kate nor Dennis did not provide any.	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green
09/18/2022	Email	0:15:00	Jake sends email to Kate and Dennis that includes a URL to the plans, the 3D model, along with a screen shot of the front facade. Jake cc's the entire team and G Family Design and offer to do a walkthrough of the plans. Dennis and Kate never repsond.	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green, David Grabham, Lam Nyugen
09/22/2022	In person	0:15:00	Jake stops by Dennis's store (Karl the Store) to ensure that he was able to open to plans. During the meeting Dennis pulled out his iphone and Jake showed him how to click on the link and view the model. Dennis opens model of the plans.	Jake Beyer and Dennis Green
12/1/2022	Letter via USPS	2:00:00	Kate and Dennis receive official neighborhood letter from G Family Design that contained information about scope, design reference, information about the Beyer family, and links to the plans. Despite in person reminders about the meeting neither Kate nor Dennis attended the neighborhood zoom call which was intended to solict feedback.	Kate and Dennis Green
06/16/2023	Email	0:15:00	Kate Green sends an email after the story poles have gone up and says, "My personal hope is the final exterior design complements the charm, heritage and history of the	Kate Green, Dennis Green, Jake Beyer

			architecture on Pine St. so would love to hear your thoughts and intentions."	
06/16/2023	Email	0:45:00	Jake Beyer explains that they went through the process with historic preservation commission has they determined the house is not historic. Jake attached the report from the historian and staff report from the historic preservation commsision. Jake once again offers to walk through the model with G Family design team. Jake also shares a URL to the model.	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green, David Grabham, Lam Nyugen
06/19/2023	Email	0:15:00	Kate and Dennis confirm, "Ultimately Jake and Georgia have our support whatever they decide"	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green, David Grabham, Lam Nyugen
06/19/2023	Email	0:30:00	Jake follows up, says thank you, and explains that another neighbor had requested a lighter color and that the mdoel doesn't include all the greenery we plan to add.	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green, David Grabham, Lam Nyugen
07/03/2023	Email	0:30:00	Kate Green send email 9 days before our first planning comission hearing date objecting to our project. Kate states, "Honestly we thought there was no way this project would be approved because it is a much larger footprint than the existing home and the design is so out of character with the neighborhood. We also thought the historical commission would object to the teardown of the existing 1922 Bungalow. But is does seem that this project could become a reality. So we need voice our opinion."	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green
07/03/2023	Email	0:30:00	Jake sends email to Kate and Dennis that describes the intent for the project and to emphasize the massize efforts we took to solicit feedback from all neighbors including the Greens.	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green
07/03/2023	Email	0:15:00	Dennis replies with, "I guess we will just have to leave it to the discretion of the city planners and live with the results."	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green
7/20/2023	Email	0:30:00	Georgia follows up to ask if there are there any specific, actionable modifications we could make to the remodel to gain your support of Kate and Dennis	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green, David Grabham, Lam Nyugen

7/20/2023	Email	0:30:00	Dennis replies with, "Your request for a detailed list of all desired modifications on your current plans is beyond my scope of expertise."	Jake Beyer, Georgia Glassie, Dennis Green, Kate Green, David Grabham, Lam Nyugen
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Communication with Ray and Lisa Swanson:

Residence: 422 Pine St. Sausalito, CA 94965

Overview:

Jake and Georgia Beyer first informed Ray and Lisa Swanson about their renovation project at 426 Pine St. in December of 2022. Jake knocked on the door of 422 Pine to formally introduce himself (beyond neighborly waves and hi's) and to ask Ray if he would be willing to have the avocado tree in his backyard significantly trimmed per the request of Sam Chase at 19 Bonita. Over a period of two months Jake and Georgia spent approximately 6 hours communicating with Ray and Lisa Swanson in person and over email. Although Jake made it very clear to Ray and Lisa that they would bear no cost to trimming their overgrown avocado tree they decided to object to the proposition stating, "we prefer to just disengage in these types of situations".

Despite the Swanson's unwillingness to work together as neighbors, Ray eventually submitted a letter of support of the proposed renovation. Later, Ray appeared at the July 12 planning commission meeting to reverse his position of support to object to the aesthetics of the design. Ray claimed he had 'never reviewed the plans' even though Jake sent the plans to Ray via email multiple times and Ray even confirmed receipt of the plans. Both Ray and Lisa were invited to the neighborhood zoom meeting in December 2022 to review the plans but they did not attend. Jake and Georgia solicited feedback from Ray and Lisa about their project and neither of them made any attempt to reach out and work together as neighbors to resolve.

Communication log with Ray and Lisa Swanson

Below is a communication log of interactions between Ray Swanson, Lisa Swanson, Jake Beyer, and Georgia Glassie.

Date	Type	Duration	Description	Attendees
12/1/2022	Letter via USPS	2:00:00	Ray and Lisa Swanson receive official neighborhood letter from G Family Design that contained information about scope, design reference, information about the Beyer family, and links to the plans. Despite in person reminders about the meeting neither Lisa nor Ray attended the neighborhood call which was intended to again solicit feedback.	Ray and Lisa Swanson
1/6/2022	In person	0:30:00	Jake Beyer knocks on the door 422 Pine to introduce himself to Ray. Jake explains that the owner of 19 Bonita would like to have his avocado tree trimmed. If the tree on Ray's property is trimmed then Sam Chase at 19 Bonita has stated that he would support our project.	Ray Swanson and Jake Beyer
1/6/2022	Email	0:30:00	Jake Beyer follows up via email to confirm the request. Jake Beyer and Sam Chase would pay for the tree to be trimmed. Jake also includes a link to the plans and 3D model.	Ray Swanson and Jake Beyer
1/18/2022	Email	0:30:00	Jake follows up via email to Ray because he never responded to the email sent on Jan. 6th. Jake includes the conditional letter of support written by Sam Chase at 19 Bonita.	Ray Swanson and Jake Beyer
1/18/2022	Email	0:15:00	Ray responds from the same email address that received the Jan. 6th email and claims he did not see the previous email.	Ray Swanson and Jake Beyer
1/19/2022	Email	0:30:00	Jake follows up to provide his number and asks if he can include Sam Chase to start organizing the tree trimming. Jake confirmed that all costs of the trimming will be covered by Jake and Sam (owner of 19 Bonita).	Ray Swanson and Jake Beyer
1/22/2022	In person	0:45:00	Jake and Ray chat in person. Ray says that he and his wife are not willing to trim the tree and they are frustrated by this	Ray Swanson and Jake Beyer

			request. Jake is understanding and sympathetic.	
1/22/2022	Email	0:30:00	Jake follows up with Ray to let him know that he will be advising Sam to complete a view and tree application with the city to deal formally with his issue over the avocado tree.	Ray Swanson, Lisa Swanson, Jake Beyer
1/22/2022	Email	0:30:00	Ray follows up via email and says "we prefer to just disengage in these types of situations"	Ray Swanson, Lisa Swanson, Jake Beyer
1/22/2022	Email	0:30:00	Jake and Georgia follow up to apologize for any inconvenience and ask if Ray or Lisa would be up for a conversation. Neither Ray or Lisa respond to this email.	Ray Swanson, Lisa Swanson, Jake Beyer, Georgia Glassie
2/14/2023	In person	0:15:00	Ray places a hard copy letter of support for the project in Jake and Georgia's mailbox.	Ray Swanson, Jake Beyer, Georgia Glassie
06/28/2023	Email	0:30:00	Ray follows up via email to confirm that another neighbor (Conrad Gann) stopped by to discuss project. Ray wanted to confirm that he had the latest rendering.	Ray Swanson, Jake Beyer, Georgia Glassie
06/28/2023	Email	0:30:00	Jake Beyer responds and attached the latest 3D model and plans. Ray never responded or attempted to connect Jake or Georgia	Ray Swanson, Jake Beyer, Georgia Glassie
07/12/2023	In person	0:30:00	Jake Beyer and Ray Swanson spoke after the planning commission on July 12. He claimed that he and Lisa never had a chance to review the plans.	Ray Swanson and Jake Beyer

Communication around Objection Ken and Eileen Economy:

Residence: 111 Bonita St. Sausalito, CA 94965

Overview:

Jake and Georgia Beyer first informed Ken and Eileen Economy about their renovation project at 426 Pine St. in November of 2022. Jake knocked on the door of 111 Bonita St and introduced himself. Jake explained that he was expanding his home for his family of five. Jake told Eileen that he was made aware by Conrad Gann that when he attempted to expand his property at 428 Pine St circa 2010 the Economy's objected to that the Ganns' project.

In the initial conversation with Eileen on November 12, 2022 Jake asked for any photos of their view from 111 Bonita in an effort to ensure the proposed designs would not be blocking any views. Jake followed up with Eileen and Ken via email an additional *four* times. The Economys never provided any photos of their view claim. Shockingly, the Economys again wrote a letter of objection to the proposed design project on July 12 and never provided any photos.

It's ironic that when the Economy's remodeled their own home they had no issue adding a modern contemporary home to the neighborhood. And now they object to the 426 Pine remodel stating a fear that another distinctively styled home may change the neighborhood.

Communication log with Ken and Eileen Economy

Below is a synthesized communication log of the majority of interactions between Eileen Economy, Ken Economy, Jake Beyer, and Georgia Glassie.

Date	Type	Duration	Description	Attendees
11/12/2022	In person		Jake Beyer knocks on the door 111 Bonita St to introduce himself to Eileen. Jake explains that he is renovating his home and would like to determine if the project could block any views. Jake also asks for feedback, concerns, and photos of their view. He also tells Eileen that he learned from Conrad (owner of 104 Bonita) that Eileen and Ken objected to Conrad's proposed project circa 2012, but hopes he can work together with them. This was a pleasant conversation.	Eileen and Ken Economy
11/12/2022	Email	0:30:00	Jake follows up with Eileen over email to confirm what was discussed in person and once again asks for photos of their view. Jake shares links to plans and 3D model.	Eileen Economy and Jake Beyer
11/13/2022	Email	0:15:00	Eileen responds to say, "I don't really think that plans and 3D drawings will be able to help us determine what changes we would see from your proposed addition from our vantage point." She doesn't provide any photos of their view	Eileen Economy and Jake Beyer
11/14/2022	Email	0:15:00	Jake responds, "The city does require story poles after we submit the plans. To be clear we aren't asking you to prematurely commit to anything, we are just trying to see what you see in an effort to save time and money for all parties involved down the road." Asking again for photos of their view.	Eileen Economy and Jake Beyer
11/13/2022	Email	0:15:00	Eileen asks again about story poles.	Eileen Economy and Jake Beyer
11/13/2022	Email	0:15:00	Jake again confirms that story poles will definitely go up after submitting the plans and asks for photos of the Economy's view.	Eileen Economy and Jake Beyer

11/16/2022	Email	0:15:00	Jake sends a follow up email asking for photos and stating, "Preempting any issues would save time for all parties involved, including the planning department." Jake also wanted to confirm that the Economys received the invite to the neighborhood letter and invite to the neighborhood zoom call.	Eileen Economy and Jake Beyer
12/1/2022	Letter via USPS	2:00:00	Eileen and Ken Economy receive official neighborhood letter from G Family Design that contained information about scope, design reference, information about the Beyer family, and links to the plans. (Neither Eileen nor Ken Economy attended the neighborhood call which was intended to solicit feedback.)	Eileen and Ken Economy
12/4/2022	Email	0:15:00	Eileen confirms receipt of the neighborhood letter + invite and expresses concern over modern look and blocking views.	Eileen Economy and Jake Beyer
12/12/2022	Email	0:15:00	Jake asks for photos of the Economy's view for a 5th and final time. The Economys do not respond or comply with the friendly request	Eileen Economy and Jake Beyer
6/25/2023	Email	0:15:00	Jake sends email to Magda cc'ing Eileen Economy to request a site visit	Eileen Economy, Jake Beyer, Magda Gonzalez
6/26/2023	Email	0:15:00	Eileen responds to say, "I do not wish to have a site visit." The Economy's stil have never provided photos of their "views".	Eileen Economy, Jake Beyer, Magda Gonzalez