

**Item 2: San Francisco Theological Seminary Attachment 10:**

**Comment letter from Corinne Geramoni and comment letter from Peter Breen.**

## Phil Boyle

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**From:** Corinne [cgeramoni@comcast.net]  
**Sent:** Friday, March 02, 2012 3:56 PM  
**To:** tmm@odhss.com; colemankp@comcast.net; Ford Greene; jkarch2@comcast.net; ljlopin@aol.com  
**Cc:** Phil Boyle; Debbie Stutsman; Diane Henderson  
**Subject:** MPA SFTS  
**Attachments:** Response of Neighbors 11711.pages.zip; ATT00001.htm; Submitted Appeal.pages.zip; ATT00002.htm

Dear Members of the Town Council,  
I have included the original letter signed by over 30 neighbors and presented at Planning Meeting on November 7, 2011, and the Appeal to the Planning Commission on the November 7, 2011 decision. I will not repeat issues already addressed in these two documents.

This Appeal was denied. The Planning Commission decision was called a recommendation and we were told that the final decision will be made by the Town Council.

In preparation for your decision on March 13, 2012, I will bring you up to date. At Diane Henderson's suggestion Marcia Strom and I met with Brian Schwartz in November to present neighborhood concerns and again on January 9, to hear the Seminary's response. We were delighted to hear flooding concerns of Town of Ross and our neighborhood have been addressed. The Seminary will retain water on campus during storms.

Brian reported the Seminary would plant redwoods and put hanging plants on Oxtoby Hall. This does not address our concerns about the cumulative affect of the proposed maintenance facility. Brian told us historically the facility had to be in this area because the old incinerator on the hill from the late 1800 early 1900s made this the maintenance area. This makes no sense. Ross Avenue was the commercial street in 1910. Does that mean I can now open a butcher shop or store on my property?

The visual impact of a two story facility on a large hill is huge. Mariposa is dominated by four story Oxtoby Hall which obliterates sun and sky. The proposed facility next door will create a wall of buildings further blocking natural light and views. That side of Mariposa will be like an inner city with tall buildings and parking lots.

If you pass this part of the MPA we understand there will be future meetings on design and specifics. However, we will be stuck with the activity, congestion, noise and light pollution no matter what the design. It will permanently alter the character of our neighborhood.

The proposed storage/truck parking/maintenance facility is a culmination of dumping the unsightly parts of the Seminary on the North side of campus, out of Seminary view in our neighborhood. Security lighting will dim the stars in the night sky, the noise of worker's machines, gardeners, dumpster pick ups as well as deliveries will interrupt our peace. The cigarette smoke of worker's on breaks, carbon monoxide of idling and delivery trucks, fumes of paints, cleaning products, batteries and propellents, the dust from saws and machines will have a cumulative affect on air quality.

The Seminary has 21 acres and yet the major student housing and parking are in our neighborhood. Oxtoby Hall has parking for 4 vans and 11+ cars in full view. The corner of Mariposa and Richmond has parking for 18 trucks or cars, 2 handicapped and 2 vans spaces in full view. (Pictures provided in second email) No area of campus is as unsightly as Oxtoby Hall, Mariposa and Richmond parking. Now they want to add insult to injury with more parking. This time for loud maintenance trucks. I think we've done our share. This facility does not serve us.

Kensington neighbors have complained of dumpster and delivery noises at Alexander Hall cafeteria. The proposed facility on Mariposa would create the same annoyances. Both facilities built against a hill project noises into the surrounding areas.

The traffic at this facility could have significant impact on safe routes to school. There was no traffic analysis on Ross/Jones, Ross/Cedar, Mariposa/Jones, Mariposa/Richmond, Ross/Kensington or Kensington/Mariposa. These areas are highly congested with pedestrians, children, cars, vans, bikes and skateboards. They are part of safe routes to school for St. Anselms, Wade Thomas, two nursery schools and are part of bicycle routes.

In a perfect world the site would be left alone. The old incinerator is an indicator of the presence of heavy metals and contaminated soils which would be best undisturbed. The old building could have asbestos material and lead based paints. If a building is necessary it should fit into our residential area. There is nothing residential about this proposed structure or parking facility.

It's a huge stretch to call this proposal "replacing one storage building with another". It is a HUGE change of land use. There are no daily trucks coming to the current site. A gardener will drop leaves from time to time. The building has not stored anything or been used for years. Seek and Find was a rummage store with furniture and baby items for student use. There were no toxic materials, daily deliveries, maintenance machines, toxic supplies or truck parking.

Brian seemed to feel it was a god given right for the Seminary to build a supply/maintenance/truck parking facility there. In reality they must have the town's permission. We as tax paying members of the community are asking for your help. The Seminary has 21 acres. Ask them to find a place on their campus that does not further impact the small town feel, ambience and quiet of our neighborhood.

Thank you,

Corinne Geramoni

71 Ross Avenue

San Anselmo, 94960

PS Photos in a separate email

Peter Breen  
85 Woodside Dr.  
San Anselmo, Ca 94960  
March 9, 2012

Received

MAR 09 2012

March 9, 2012

Town of San Anselmo

Town of San Anselmo  
Attention: Town Council  
525 San Anselmo Avenue  
San Anselmo, Ca. 94960

Dear Council members:

I am writing to you regarding the proposal submitted by the San Francisco Theological Seminary to amend their plans and to build perhaps one of the most dramatic and beautiful campuses on the West Coast. In addition to the campus the Seminary plans to sell excess holdings, which are predominantly useable housing assets.

I have had the privilege of following the process that the Seminary has been following for the past four or five years, both as Mayor and as private citizen. For some residents change of any kind is difficult to accept. It appears that the issues of concern have been reasonably handled in a way that benefits both the neighborhood and the community.

What you before you this evening represents literally thousands of hours and many meetings with all the parties involved. The result of this work has produced a world-class project that San Anselmo and our residents can be proud of. I encourage your Council to approve the plan and adopt the documents that are necessary to proceed forward.

Thank you for what you do and I look forward to seeing this project completed in a timely manner.

Sincerely,



Peter Breen