

My name is Mark McAlonan and I am the owner of Cains Tire, a West End family owned business for 66 years since 1957. I am writing in regards to the devastating building proposal at 1515 4<sup>th</sup> St. The construction and building will not only negatively effect the adjoining neighborhood but also the everyday business of Cains Tire and other West End merchants.

Let me explain,

Cains Tire is set on the corner of 4<sup>th</sup> and Shaver. Our business requires constant traffic flow on Shaver St. For the past 66 years, Cains Tire brings our cars into the entrance of our shop on 4<sup>th</sup> St and exits our shop on Shaver St. Any road closure on Shaver or 4<sup>th</sup> St will be a detriment to the operation of our business. As it is, the roadside parking on Shaver only allows for one vehicle to pass at a time. Construction trucks will not be able to pass through Shaver Street without taking away parking for the neighborhood and local merchants plus obstructing and affecting our daily business at Cains Tire. Shaver St will have to remain open during construction in order for Cains Tire to operate safely and be open to serve our loyal customers. There is no alternative to using our exit on Shaver St.

As an essential business during the pandemic, we have always been there for our customers. The construction of the proposed building cannot override our position in the community. For 66 years Cains Tire has drawn customers from all over Marin and our customers love the West End. Cains Tire helps to feed the local merchants of the West End. While waiting for their cars to be done, our customers eat and shop, get their nails done, etc. We are a supportive part of the West End merchants community. We also provide West End parking to customers which is essential to West End businesses. I will explain.

With that said, lets talk about parking.

There is a lack of parking for the West End community including public parking, merchant parking and residential parking. This is evident in the fact that approx. 45 cars park in the vacant West America Bank parking lot on a daily basis, the very parking lot that is the location for the building proposal. The cars that park there include West End merchants and customers. I own the public parking lot at 1556 4<sup>th</sup> St adjacent to United Liquors, Ice House Studios, The Mountain Play. I rent that lot to the City of San Rafael so that the city can provide a legal and

mandatory number of public parking spots. If Cains Tire loses street parking on Shaver St. and parking availability at West America Bank lot, I will be forced to take back the lease from the city at 1556 4<sup>th</sup> St. in order to provide necessary parking for my employees and the tenants and employees of the businesses at that location. Cains Tire alone has 34 employees who need a place to park. Parking is currently scarce on the West End of San Rafael and I would hate to see it worsen.

The two concerns that I have as a small business owner on the West End of San Rafael, and an owner of a business that provides income to 34 employees and their families in San Rafael. First is the possibility of road closures due to the construction of the site that will negatively affect the ability of Cains Tire to continue normal daily business which will in turn will affect the employment of 34 employees and their families. And two, the decreased availability of parking as a result of the proposed building site which will negatively affect the overall survival and recovery of the West End merchants coming out of the losses as a result of the 2020 pandemic. The merchants of the West End are rebuilding after the pandemic and would hate to endure another blow to successful business.

There is also a concern expressed by the local community, the neighborhoods and residents residing on the surrounding hill areas. Working at Cains allows me to interact and network with the surrounding residents who have voiced their dismay at the erection of a 99 ft tall building within their view. This proposed building will be an eyesore on the view of San Rafael and the community doesn't like it.

Because of the forementioned reasons, this pending building situation is not a positive move for West End San Rafael merchants and residents.

Can you pls forward this email to whoever you think will listen and help to halt the building of the monstrosity at 1515 4<sup>th</sup> St.

I will be at the meeting on March 7 along with whoever else I can urge to attend.

Thank you,

Mark McAlonan