

From: Jeanne Cronis Campbell [REDACTED]
Sent: Tuesday, June 8, 2021 4:49 PM
To: Dave Hogan <Dave.Hogan@cityofsanrafael.org>
Subject: Design Review Board Re Ross Street Terrace

Dear Mr. Hogan,

I would appreciate it if you would forward this email to the Design Review Board. While I hope to be able to speak tonight, there may not be an opportunity to do so depending on how many are participating, therefore I appreciate you forwarding this to the Design Review Board.

Thank you.
Jeanne Campbell

To the Design Review Board:

I live at [REDACTED] and have for several decades and am very familiar with the unimproved road and project that is the subject of tonight's meeting.

I hope that anyone who is involved in making a decision on this Ross Street Terrace project will visit the proposed site. Looking at plans, whether they're electronic or a hard copy, cannot convey or demonstrate the enormous impact this proposed project will have on the environment, the properties and the residents in the immediate and adjacent areas.

The proposed project does not conform to San Rafael's own Hillside Design Guidelines — which by the way are very impressive and well thought out -- rather the project requires several variances and exceptions. Because the two homes are too large for their proposed lots, the applicant has requested an exception/variance to the natural state requirements. Natural State is an essential component of our ecosystem. It is an undisputed fact that natural vegetation stabilizes soil and protects against erosion. The project would remove over 50 trees. Natural state provides shelter, nesting and food for a variety of wildlife -- many different animals, birds, pollinating insects. The exception/variance requested by the applicant results in a substantial reduction (50%) in natural state and should be rejected.

The proposed 12 foot high retaining walls to be built along the road will negatively impact property abutting Ross Terrace, especially properties downslope from the road, as well as property owners' rights, including but not limited to loss of egress, especially important during an emergency, drainage issues and impact, maintenance of retaining walls and road. There are safety and liability issues as well especially during construction of the road which cannot be done during the rainy season.

This is not your ordinary, cookie cutter type of project. This is a massive project requiring heavy construction equipment and vehicles. The "road" as it currently exists cannot support anything of that nature. The road will need to be stabilized BEFORE any construction vehicle can drive on it. It is complicated and there are serious safety issues as there are properties directly adjacent to, abutting the undeveloped road.

At least 55 residents will be strongly affected by this project forever. It's hard to understand how two homes that are too large for their respective lots resulting in the need for exceptions and

variances to the natural state and for off street parking; 2 homes that will not solve the housing crises in Marin and are strongly opposed by many people and for many good reasons, how the construction of 2 homes can possibly be justified by this project.

The developer has been notified in writing by the City that his Certificate of Compliance neither ensures nor guarantees that the parcels he purchased are buildable lots.

And let's not forget the drought and the possible hold on new hookups.

There is also the issue of granting what is a public right of way to the applicant — a private developer — and the liability issues that could arise from such a conveyance such as the continuing "private" obligation to maintain/repair public roadway.

It would be best if this project does not go forward. There is simply too much at stake on many different levels that lend themselves to health, safety and legal issues.

Please do not approve this project; it is ill conceived and creates an enormous, negative impact on multiple levels and does not address various potential problems, such as:

1.
What does the city contemplate as the method for enforcing a private party's obligation to maintain and repair a public road?
2.
Will neighbors have to bring a lawsuit to enforce maintenance and repairs?
3.
Will the developer's deed to the property be amended to contain an easement burdening the property with a maintenance and repair covenant that benefits every one of the neighbors who abut the project to give them a direct enforcement right on the developer's property?
4.
Will there be a right of easement to access that private roadway attached to every legal description of property that abuts the road?

If you have visited the site and your house was in immediate proximity to the project, would you approve it?

Thank you,
Jeanne Campbell
[REDACTED]
San Rafael