

Donna Redstone

From: Cyndie Martel
Sent: Tuesday, November 07, 2023 12:05 PM
To: Christa Johnson - Town Manager; Roberta Feliciano
Cc: Cyndie Martel; Donna Redstone
Subject: FW: 2 Crest Agenda Item - Nov. 9 Town Council Meeting
Attachments: 2CREST.PROPOSEDwENCROACHMENT [1].pdf; 2CREST.encroachment[1][2].pdf; 2CRESToriginal plantings[1].png; 2CRESTexistPLANTS[1].png

I noticed you were not copied. We will get this comment uploaded onto the website. Should the attachments be included??

From: Alison Pickart <Alison@alisonpickart.com>
Sent: Tuesday, November 7, 2023 10:59 AM
To: Cyndie Martel <cmartel@townofross.org>
Cc: Elizabeth Brekhus <elizabethb@brekhus.com>; Julie McMillan <juliemcmillan@comcast.net>; Elizabeth Robbins <eliz.robbs@ gmail.com>; Alex Lopez-Vega <alopez-vega@townofross.org>; Beach.kuhl@sedwicklaw.com; Bill Kircher <cwkmisc@ gmail.com>; Ken Pickart <Ken@ap-build.com>
Subject: 2 Crest Agenda Item - Nov. 9 Town Council Meeting

Dear Town Council Members,

With regards to the proposed project at 2 Crest Road, as their direct neighbor across the street, we have comment.

We have issues with the location of their pool and the removal of three designated parking spaces.

- 1. Location of pool.** We understand that the proposed landscape is formatted in a way that extends out (on center) from a living space in their home. This is lovely, no doubt, but with ample OTHER areas in which the pool could exist WITHIN the setback, it seems odd that an exception would be made here. Having been through this process on a number of occasions, I can appreciate how frustrating it is to have the Town interfere with an intended design... For example, when we were building our home at 33 Wellington, we had sited our pool in the center of our back yard, WITHIN setbacks, on center to our living room doors... that would have been lovely. Out of concern for the Live Oak trees in the yard (and despite our Arborists sign off), the Town asked us if we would consider pushing the pool away from the trees. In doing so, our pool would be located out of setback, but everyone could 'feel good' about keeping it away from the tree... what we lost was our beautiful 'intended' design... which was frustrating, but in the end, it was a concession we were amenable to make for the sake of the character of the Town... and it all worked out to look lovely anyway.
The proposed pool at 2 Crest could fit on their lot within their setback (which I would argue is not sub-par, given the size of neighboring properties in Winship) if turned 90 degrees. This would allow for the hardscape to be moved away from the lot line and brought into conformance.
Their illustration showing the other pools in the neighborhood seems to only reinforce the fact that the properties that have pools, have those pools well within the setbacks of those properties. Worth noting that in this illustration, more properties up on the hill do NOT have pools than do, so it is hard to see how this would be something that would compel an argument for the 'need' of a pool up on the hill. Again, a pool is a fun luxury... we want them to have one on their property, we would just like to see them conforming with the setbacks at this property line.
- 2. Designated Parking Spaces.** The location of the new pool and hardscape is proposed in the location where they currently park 2-3 cars every day. We are worried that their plan is to claim additional

ownership of the 'Right of Way', parallel to their proposed new fence, in doing this. The residents of 2 Crest have demonstrated a lack of understanding of their property boundary and have planted significant amounts of screening vegetation in a planter bed which exists in the Right of Way. This planter has created constriction of the Baywood Ave roadway between the two properties and makes parking already challenging. (please see attachments).

We also fear that if this designated parking area is taken away, and they relocate their cars to the roadway parallel to the proposed new fence, our ability to get in and out of our garage (which was built to satisfy the parking requirements at 70 Baywood) will be significantly limited. If the pool was turned, the residents of 2 Crest could build a fence that jogs into their lot that would still allow designated parking on their property, parallel to the fence.

IF this new fence does get approved, in the location they have proposed, the residents of 2 Crest need to understand that the parking parallel to this new fence is NOT a part of their property, and NOT solely designated for their use.

Our compromise would be that if they are proposing a 6' high fence at the property line, then there is no longer need for the screening vegetation in the planter in the right of way on Baywood Ave. We could possibly see our way to supporting this proposal IF they remove that planter bed in the Right of Way, so adequate passing distance, with parking, can be achieved between the two houses, on Baywood Avenue.

As always, if the residents of 2 Crest, or their Design professionals, would like to reach out to us to have a conversation about a compromise or solution, we are more than amenable.

Alison and Ken Pickart

Attached:

1. Proposal with Existing and proposed area of encroachment into the Right of Way highlighted
2. Aerial photo with the proposed new fence line and planting illustrated relative to where the 70 Baywood garage entry is. This should further explain our concern of egress in and out of our garage, if their intention is to claim the roadway for the three vehicles regularly parked in their designated spots
3. Photo of vegetation at planter in the Right of Way at time of house construction completion
4. Existing photo of landscaping and screening added in the Planter outside of their property line.

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PLANTINGS ADDED TO THE
PLANTER BED OUTSIDE OF
THE 2 CREST AVE
PROPERTY LINE; IN THE
RIGHT OF WAY



AMOUNT OF PLANTING
AT THE TIME OF SALE



LOT LINE
BOUNDARY OF 2
CREST: SEE
SURVEY

ADDITIONAL
PROPOSED
SCREENING
OUTSIDE OF
PROPERTY

Entry to
70 Baywood
Garage

CONSTRICTED
ROADWAY IN
FRONT OF OUR
ENTRY GATE DUE
TO PLANTER

PRE EXISTING and
NEW LARGE
PLANTINGS IN THE
RIGHT OF WAY



CREST AVE.

(N) GATE PER POOL SAFETY CODE

CUSTOM METAL GATE

CONC. STEPS W/ LIGHTS

(E) REDWOOD

(N) HOG WIRE FENCE TO MATCH EXISTING

BAYWOOD AVE.

(E) PLANTS TO REMAIN

(E) LAWN

(E) CONC. DRIVEWAY

WOOD SCREEN FENCE W/ SOUND INSULATION

RELOCATE AC

CRUSHED ROCK PATH

STONE STEPS W/ LIGHTS

MAIN HOUSE

POOL EQ

BATH

STEEL PLANTER

(TOP +90°)

WOOD STEPS

SPA

POOL (14 X 36')

TURF

28" OAK

(E) CONC. SWALE

ROCK WALL (TW +82° / BW +80°)

(E) BIO RETENSION BASIN

STEEL PLANTER (TOP +91°)

(E) REDWOOD GROVE

BENCH

ROCK GARDEN / BIO RETENTION

CONC. WALL W/ SAFETY RAIL (TW +90°)

WOOD STEPS

(E) WIRE FENCE

WOOD DECK

REPLACE EXISTING GATE (PER POOL SAFETY CODE)

CONC. WALL W/ METAL SCREEN FENCE (TW +100° / TOP FENCE +106°)

SCREEN TREE

(E) PATH

EXISTING ENGLISH LAUREL HEDGE

NEW HOGWIRE FENCE TO MATCH EXISTING

CONC. WALL W/ METAL SCREEN FENCE (TW +100° / TOP FENCE +106°)

(E) WIRE FENCE

WOOD STEPS

CONC. WALL W/ SAFETY RAIL (TW +90°)

(E) WIRE FENCE

STEEL PLANTER (TOP +91°)

(E) BIO RETENSION BASIN

ROCK WALL (TW +82° / BW +80°)

DESIGN REVIEW NOTES

- GENERAL NOTES**
1. THE LANDSCAPE PLAN IS BASED ON DRAWINGS PROVIDED BY THE OWNER. SITE MEASUREMENTS AND A PROFESSIONALLY SURVEY ANY MAJOR DISCREPANCIES SHALL BE REPORTED TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY.
 2. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS AND UNIFORM CONSTRUCTION STANDARDS (UCS) OF THE COUNTY OF MARIEN AND THE TOWN OF ROSS.
 3. THESE DRAWINGS ARE FOR DESIGN REVIEW APPLICATION PURPOSES ONLY. THIS DRAWING IS NOT EXTENSIVELY DETAILED AND IS NOT TO BE USED FOR PERMIT APPLICATION AND/OR CONSTRUCTION.

- CONSTRUCTION NOTES**
1. ALL PAGES AND STEPS ARE TO BE CONCRETE WITH INTEGRAL COLOR. CONCRETE IS TO MATCH THE EXISTING CONCRETE.
 2. ALL WALLS ARE TO BE SEALED FROM FINISH TO MATCH EXISTING CONCRETE WALLS.
 3. CRUSHED ROCK PATHS ARE TO BE 3/4" SERRA TAN OR APPROVED EQUAL.
 4. NEW PRIVACY SCREEN FENCING TO BE TUBULAR STEEL. COLOR TO BE DARK BRONZE TO MATCH HOUSE WINDOW AND DOOR TRIM COLOR.
 5. NEW WOOD DECK TO MATCH THE EXISTING WOOD DECK.

- IRRIGATION NOTES**
1. ALL PLANTING TO BE IRRIGATED IN ACCORDANCE TO THE PROVISIONS OF ORDINANCE 021 OF THE MARIEN MUNICIPAL WATER DEPARTMENT. ALL PLANTING AREAS ARE TO BE IRRIGATED UTILIZING DRIP METHODS.

- LIGHTING NOTES**
1. ALL LIGHTS ARE TO BE LOW VOLTAGE / LED.
 2. LABELS TO NOT EXCEED 7/16" DIMENSIONS.

- PLANTING NOTES**
1. ALL EXISTING PLANT MATERIAL IS TO BE REMOVED AND REPLACED AS SHOWN.
 2. NO PYROPHYTIC PLANT MATERIAL IS PROPOSED FOR THIS PROJECT.
 3. ALL PLANTING IS TO CONFORM TO MAINTENANCE AND TOWN OF TIBURON VEGETATION MANAGEMENT ORDINANCES AND REQUIREMENTS.

AREA OF ENCROACHMENT IN TO RIGHT OF WAY

RELIMINARY PLANT LIST (DEWAR)

SR.	BOTANIC NAME	COMMON NAME	SIZE	Q	HT. / WTH	NOTE
SR.	BOTANIC NAME	COMMON NAME	SIZE	Q	HT. / WTH	NOTE
1	ARECATUS CHINENSIS "MARIANA"	STRANGEHARTY TREE	10' x 10'	1	20' x 20'	E.N.W.F.
REB / PERENNIALS / GRASSES / GROUND COVER LIST						
1	AGAVE LILIPUTANA	AGAVE	15' x 15'	1	4' x 4'	E.W.F.
2	BULBS "TERRAZZO REALITY"	BULBWOOD	3' x 3'	3	3' x 3'	E.W.F.
3	CLAMUS FORMI					
4	CAREX "EVERKLEAF"	SIDING	1' x 1'	10	3" x 10"	E.W.F.
5	CHONDRILLALIS "TACTORIUM"	CAPIE BUSH	1' x 1'	4	4' x 4"	E.W.F.
6	LOMANORA "BERGEE"	MAT BUSH	1' x 1'	3	3' x 3"	E.W.F.
7	MAGNOLIA "SHORT CAREES"	MAHONIA	5' x 5'	4	4' x 4"	E.W.F.
8	MYrica CALIFORNICA	WAX MYRTLE	15' x 15'	1	10' x 10"	E.N.W.F.
9	OLEA "LITTLE OLEA"	OLIVE	5' x 5'	3	3' x 3"	E.W.F.
10	POLYTAIA BAMBARDIANA	ENGLISH LAUREL	5' x 5'	4	4' x 4"	E.W.F.
11	PRUNUS LAUROCASSIA	ENGLISH LAUREL	15' x 15'	1	15' x 15"	E.P.
12	RHAMNUS ALATRIORIBIS (STARKER)	BLACK THORN	15' x 15'	1	15' x 15"	E.N.W.F.
13	RHAMNUS CALIFORNICA	COPPERBERRY	1' x 1'	4	4' x 4"	E.W.F.
14	SARCOCODON BURSIFOLIA	SARCOCODON	5' x 5'	4	4' x 4"	E.W.F.
15	VERBENA DE LA MINA	VERBENA	1' x 1'	3	3' x 3"	E.N.W.F.

- LEGEND**
- EVERGREEN
 - DECIDUOUS
 - CALIFORNIA NATIVE
 - LOW WATER USE REQUIREMENTS
 - LOW FIRE - NON - PYROPHYTIC
- ITL:**
- 1. PLANTS ARE TO BE IRRIGATED UTILIZING DRIP IRRIGATION METHODS.
 - 1. PLANTS ARE NON-PYROPHYTIC (NON-FLAMMABLE)
 - 1. PLANTS ARE LOW WATER

Dewar Residence
 2 Crest Road Ross, CA.
 AP#:072-023-27
 Date: 4/6/2023
 Scale: 1/8"=1'-0"
Landscape Concept Plan
SHEET L1.2



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