

Glen Jia

From: mark@pmckm.com
Sent: Thursday, November 9, 2023 7:36 AM
To: Camille Leung
Cc: Silke Aumann; karenwilsondesigns@gmail.com; Glen Jia; Rachel Wang
Subject: Re: Parcel no 036-103-490

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Karen,

We met a few years back at another design review, and you and I talked in detail about your water problems again, when we met in Montara. I am sorry to hear that you are still experiencing these water issues on your property. Let me assure you, that we have a very sensible solution that takes this issue into account. As Camille explained, the stormwater runoff peak flow and volume will be less or equal to the undeveloped stormwater runoff peak flow and volume at each point of discharge from the project parcel. I have a few slides in my presentation for the design hearing today that speaks to this specifically. If you can not make it, I am very happy to meet you afterwards.

Again, I am very sensitive to your issue, however, I am hesitant to use the easement that you suggest as it will impact the neighbor in the east too much, but I can imagine a sump pump system (condition of approval by DPW) on the bottom of the lot that would pump any additional water up to the Birch Street sewer line in case of a storm surge. We are building a similar system for a house down the coast at the moment. As we are shooting for a high level of sustainability for this house, there are other things we are thinking of, such as a potential rain water collection system for toilet flushes or irrigation, but these are things that are usually addressed during the building permit stage together with our civil engineer and the involved authorities, and not in the design stage. Maybe we can discuss some of this today at the hearing, I am sure we will find a solution that will satisfy your needs.

Warm Regards,
Mark

PMCKM
Paz de Moura Castro King Mückenheim

Prof. Mark Mückenheim
Co-President PMCKM
Architekt AKNW (Germany & EU)
International Associate AIA (US)
International Architect NOMA

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On Nov 8, 2023, at 14:35, Camille Leung <cleung@smcgov.org> wrote:

Hi Mark and Silke,

I just met with Karen (neighbor at 1256 Cedar Street, see phone number below) re: the concerns I described below. She will also be submitting a letter. I would recommend calling her before the meeting tomorrow to see if you can work out a solution to the drainage issue, to share with the CDRC. Thanks

From: Camille Leung
Sent: Wednesday, November 8, 2023 2:14 PM
To: Glen Jia <bjia@smcgov.org>
Cc: Richard Lee <rlee@smcgov.org>; 'Karen Wilson Designs' <karenwilsondesigns@gmail.com>
Subject: FW: Parcel no 036-103-490

Hi Glen and CDRC,

Glen, please post this comment online and send to CDRC members.

I just met with Karen at 1256 Cedar Street. Karen is concerned that project drainage should not be infiltrated into an on-site pit in the backyard, which will saturate soil and end up saturating her property which is immediately lower. Instead, she asks that the project drainage be put into a new pipe running the length of the existing drainage easement along 1234 Cedar Street, which outputs at the County drainage system.

Thanks

From: Camille Leung
Sent: Wednesday, November 8, 2023 9:57 AM
To: KA Wilson <karenwilsondesigns@gmail.com>
Cc: Richard Lee <rlee@smcgov.org>; Sophie Mintier <smintier@smcgov.org>; Glen Jia <bjia@smcgov.org>
Subject: RE: Parcel no 036-103-490

Hi Karen,

The County reviews all new houses for compliance with the Drainage Manual, which states that “the post-development stormwater runoff peak flow and volume must be less than or equal to the undeveloped stormwater runoff peak flow and volume at each point of discharge from the project parcel”. This means that no extra drainage than that which existed before the project should result from development.

<https://www.smcgov.org/planning/drainage-manual>

I will call you to set up a meeting today and we can go through the drainage plan together.

Regarding drainage concerns on your property, please work with Richard Lee in DPW (copied here), as FYI there is an open DPW case that needs to be resolved.

Thanks

From: KA Wilson <karenwilsondesigns@gmail.com>
Sent: Monday, November 6, 2023 2:06 PM
To: Camille Leung <cleung@smcgov.org>
Subject: Parcel no 036-103-490

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i only received notification Saturday,

The drainage is a huge problem, who do I need to talk with?

could you give me a call when you have a moment, 650-389-4972

Glen Jia

From: Camille Leung
Sent: Wednesday, November 8, 2023 2:14 PM
To: Glen Jia
Cc: Richard Lee; 'karenwilsondesigns@gmail.com'
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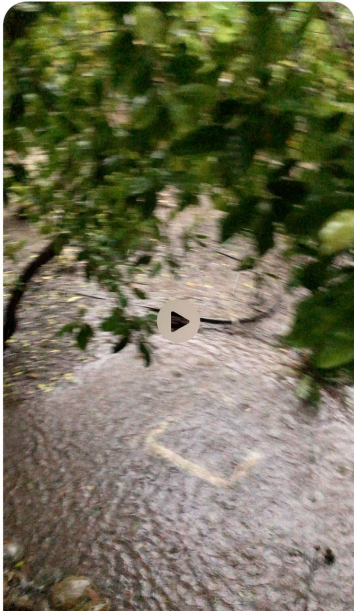
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TO: Coastside Design Review Officer [Camille](#) Leung and Glen Jia
FROM: Karen Wilson 1256 Cedar St. Montara, CA

RE: Agenda Item # 1 PLN 2022-00265 APN 036—103-490
November 8, 2023

This neighborhood flooding should not be the burden of the existing homeowners when there is a deeded easement clearly designated for drainage. See attached

- Drainage easement is not complete or correctly defined on plan A1.7, it extends through 1234 Cedar Street. This picture is at the corner of 1255 Birch street next to your property at the start of the easement. This is the tank upwelling from the storage tanks and pouring onto the rear corner of my property at 1256 Cedar Street.



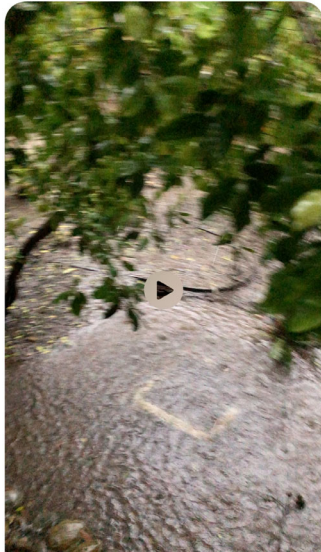
- The current drainage easement does not work. It was not designed by an engineer nor is there any drainage pipes to carry the water to the street. It is just grading fill over tree stumps (acting as wicks drawing the water on to my property) with decorative rocks, it also **has not been properly maintained** per the easement. It is humped and graded to deliver 100 percent of the water directly on to my property. By installing a below ground solid pipe this will not in any way interfere with the beauty or use of 1234 Cedar Streets.

- Two outside industrial commercial water pumps could not manage the amount of water, including an additional pump in my back yard and two under my home this winter.
- During the storms of early 2022/2023 the ground saturation and water moving from Birch St. to Cedar St. caused this tree to fall.



- The Cypress tree in the rear corner of 1234 Cedar street must be removed including the root ball. The water collection point on your plans will saturate the ground even further at the base of the tree. I had an arborist look at it a couple of years ago, he said the tree is in bad health and is at high risk of falling on one of the surrounding homes, he recommended removal for the safety of all the neighbors.
- The easement was created due to flooding when the developer of 1255 and 1265 Birch St. removed all the trees in my back yard. In or around 2000.
- The Storm Drains installed at 1255 and 1256 Birch street designed to retain water instead they over flow on to my property and the collected water rises up in my back

yard and more severely 2 feet of water rise up in my crawl space in my 100 year old home.



History: when I purchased my home 30 years ago, one ¼ hp sump pump was all that was necessary to keep my home safe, after the tree removal in or around 2000, I had to install a ½ hp sump pump. There is more history I am happy to provide so that the property owner has as much information as I have.

In conclusion, Montara lots were originally sold very inexpensively due to the fact that no infrastructure was built on the Mid Coast, leaving it up to individual development. Now I am the center of all the new development drainage.

Please let me know if I can answer any questions.


Karen Wilson

Recording requested by and when
Recorded please return to:

Christopher D. Cook
423 Broadway, No. 622
Millbrae, CA 94030

#4617L
3/9/00
LAA:dmk

DOC # 2000-041980
04/12/2000 02:01P ES Fee:13.00
Page 1 of 3
Recorded in Official Records
County of San Mateo
Warren Slocum
Assessor-County Clerk-Recorder
Recorded by OLD REPUBLIC TITLE COMPANY



DEED OF EASEMENT

31

THE MARY LIBRA TRUST, 1983, GRANTOR, the current owner of certain real properties situate in the unincorporated area of the County of San Mateo, State of California, said real properties being a building site facing onto Birch Street comprised of Lots 39, 40 and 41, Block 21, and a building site facing onto Cedar Street comprised of Lots 18, 19 & 20 in said Block 21, as said streets, lots and block are shown on that certain map entitled "AMENDED AND SUPPLEMENTAL MAP OF MONTARA, SAN MATEO COUNTY, CALIFORNIA", filed for record in the office of the County Recorder of San Mateo County on October 16, 1907 in Book 5 of Maps at page 35 (consisting of 4 sheets), a copy of the related portion of said map labeled "EXHIBIT A" is attached hereto and is hereby made a part of,

AND

CHRISTOPHER D. COOK, a married man, GRANTEE, as purchaser as his sole and separate property of two building sites facing onto said Birch Street comprised of Lots 42 and 43, being one site, and Lots 44 and 45 as the other site, all in said Block 21, as shown on said map (Book 5 of Maps at page 35),

AGREE THAT the GRANTOR having received good and valuable consideration, including the sum of \$ 1.00 cash, receipt of which is hereby expressly acknowledged by the GRANTOR, said GRANTOR, on behalf of itself, its heirs, assigns, and successors in interest,

DOES HEREBY GRANT to said GRANTEE, two non-exclusive easements for access and to use portions of said lands of the GRANTOR for the purpose of installing, maintaining and replacing reasonable storm drainage facilities, said portions of said lands of the GRANTOR being particularly described as follows:

PARCEL 1 - All that certain real property being the southeasterly ten (10) feet of the southwesterly ten (10) feet of said Lot 41, Block 21, as shown on the above described map (Book 5 of Maps at page 35).

PARCEL 2 - All that certain real property being the southwesterly ten (10) feet of said Lot 18, Block 21; said portion of said Lot 18 lying 10 feet northeasterly of, contiguous to and parallel with the southwesterly line of Lot 18; said portion of said Lot 18 being contiguous to the northwesterly line of said Lot 18 at its northwesterly terminus and being contiguous to the northwesterly right of way line of said Cedar Street, a 60-foot wide street, at its southeasterly terminus.

Grantor Eric John Grantz Trustee
Eric John Grantz, Trustee of the Mary Libra Trust 1983

Grantee Christopher D. Cook
Christopher D. Cook

ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF San Francisco S.

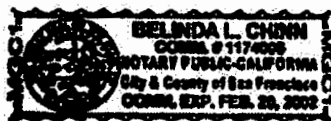
On April 10, 2000, before me, Belinda L. Chinn,
personally appeared Eric John Grantz and Christopher D. Cook,
personally known to me (or proved to me
on the basis of satisfactory evidence) to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized capacity, and
that by his signature on the instrument the person, or the entity upon behalf of which the person
acted, executed the instrument.

WITNESS my hand.

My principal place of business is in the
County of San Francisco

Signature: Belinda L. Chinn

My Commission Expires: February 20 2002



2000-041000
04/12/2000 02:51P
ES Page: 2 of 3

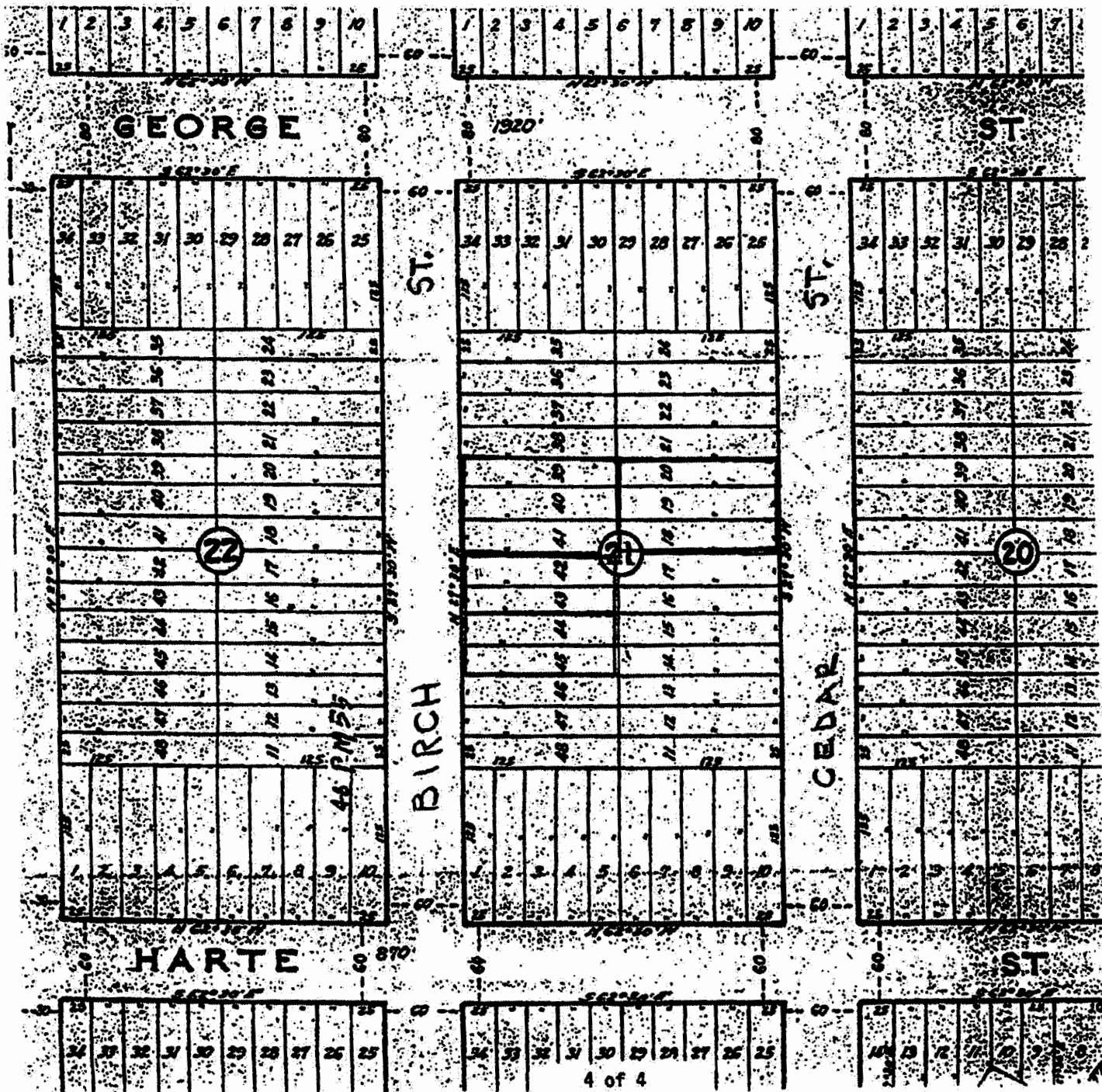


2000-041880
04/12/2000 02:51P
SS Page: 3 of 3

#4617L
3/9/00
LAA

EXHIBIT A

(A portion of the subdivision map filed for record in Book 5 of Maps at page 35)



Glen Jia

From: mark@pmckm.com
Sent: Thursday, November 9, 2023 7:00 AM
To: Glen Jia; Camille Leung
Cc: rachel@pmckm.com; Silke Aumann
Subject: Re: PLN2022-00265 Additional Correspondence
Attachments: Item 1-Additional Correspondence.pdf

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Thank you Glen,

This is a very nice email from our neighbor to the south. We offered both direct neighbors to meet us, see the plan set and the physical model, and discuss our proposal in detail. Both neighbors unfortunately didn't take the opportunity, the neighbor to the north reiterated that both neighbors do not want to see a house built on the lot, and that they would rather purchase the lot, as they seemingly got used to live next to an empty lot. We feel that our design is taking a lot of sensibility towards the neighbors issues, sunlights and (almost non existing) views. We hope that the planning department supports the right to develop houses in a suburban neighborhood according to zoning regulations.

Best,
Mark & Silke

PMCKM
Paz de Moura Castro King Mückenheim

Prof. Mark Mückenheim
Co-President PMCKM
Architekt AKNW (Germany & EU)
International Associate AIA (US)
International Architect NOMA

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brazil@pmckm.com

On Nov 8, 2023, at 19:57, Glen Jia <bjia@smcgov.org> wrote:

Hi,

Please see additional correspondence regarding PLN2022-00265 in attached.

Regards,

Glen Jia, AICP (he/him)
**Planner III, Design Review Officer (Coastside),
& WELO Coordinator**

County of San Mateo
Planning and Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
628-258-3159
bjia@smcgov.org
www.smcgov.org/planning

Glen Jia

From: Kendra Holland <kendra.holland@gmail.com>
Sent: Wednesday, November 8, 2023 5:04 PM
To: Glen Jia
Subject: Public Comment Agenda Item #1

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Coastside Design Review Hearing - November 9, 2023 Agenda Item #1

Public Comment: My family and I are excited to welcome our new neighbors to Birch Street. We can't tell from the posted plans if the current design will obstruct our view of Montara Mountain. We eagerly await the story poles to see how our home will be affected.

Thank you,
kendra holland*
1255 Birch Street

PLN2022-00265: Proposed two story (plus loft areas) on vacant lot on Birch Street Public Comments from owner at 1227 Birch Street (Immediately north of proposed new home).

I. Summary of Main Points

Demonstration of Scale: What has been provided in lieu of story poles does not inform/illustrate the massing impacts of the proposed two story (with lofts) from 1227 Birch Street. I respectfully request story poles to depict massing as viewed from my residence.

Q: Does the size of this house fit into the ratio of lot size?

Landscaping: Cypress tree proposed in front grows large. I have newly installed solar panels on rooftop both south and west facing rooftop and need height to be considered so as not to block sun. I'm requesting another ornamental option that will not grow so tall that it blocks sun early to mid day when fully grown. Additionally, my landscaping in the front is new and I want assurance that debris and dust accumulated in my yard and patio from construction will be addressed at the end of each week.

Materials and color choice: the proposed materials and color choice do not integrate into the existing character of the immediate neighborhood and street. (section 565.20) This house, while very attractive for an ocean front, ocean view or mountain side in El Granada or the back side of Montara, doesn't fit the character of Birch Street or the surrounding immediate neighborhood. The façade is closed and doesn't meet the standards of the friendly community.

The design and prominence of entries in the neighborhood should also be considered. Standards: (1) Front Doors – Design front entries on a scale compatible with the other features of the house to maintain a residential rather than institutional or commercial appearance. (2) Front Porches - Where front porches are a part of the neighborhood pattern, a new house or new entry should consider including this feature similar in size and proportion to the other homes in the neighborhood.

Runoff: A great deal of money has been spent over the last twelve years of owning my home to mitigate runoff and flooding in our backyard and the homes on Cedar, directly behind us. My hot tub motor is located in the far back southeast most corner of the lot and if runoff isn't addressed properly our hot tub motor will be flooded.

Privacy: All three of our bedrooms are on the south facing side of our home. We have three small windows (one per bedroom) for light and fresh air – our only south facing windows. Every one of the proposed house's large windows faces directly at our three little windows and backyard. Several years ago I planted pittosporum to act as a screen for privacy. With the proposed details, my concern is lack of continued privacy.

Additionally, my backyard is my sanctuary and all the sliding windows open to my side of the house. Again, my point is this is a fabulous house for a large lot but doesn't take into

consideration the fact that there are neighbors within five feet. Is there going to be a walled fence to protect each of our privacy?

Portable: We request it be disguised or protected from view for entirety of construction.