

Dear Committee Members,

We are the architects of the original approved design and neighbors who are most impacted by the project being presented today. We appeal to the committee to reject the modifications that were submitted regarding this project. As previously presented, the drawings are owned by Mark Stegmaier, protected by both federal statutory and common law, and he has not authorized the applicant nor others for any use or modifications of them. In addition we find the revisions objectionable in both scale and appearance and in direct conflict with the original intentions of the project. The applicant is conveniently using our approved plans to circumvent the process of the planning department by means of exploiting the new ADU policy. The integrity of the design and the nature of the house no longer exists. We have included drawings from the approved plans which reflects the following narrative on the cover page:

Minimal footprint with minimal energy requirements

Tall narrow farm style profile with contemporary trim

In tune with the old and new homes in immediate area in order to bring back old Montara

Natural old and new wood contrasted with projecting metal windows

1. The original house that was approved for this property was a residence that resembled old coastal structures combined with modern features that compliment neighboring houses. The new proposed modification to these plans eliminates the “barn” look and turns it into an antithesis of the original design. There is no longer a “tall, narrow profile”, contemporary trim, natural old & new wood with projecting metal windows. The new revision diminishes the quality and character of the approved design, using inferior finishes and a muddled look.
2. The small footprint of the original design was intentional to preserve as much permeable surface as possible. The ground coverage of the proposed construction more than doubles the footprint on the site, which will also greatly affect the sensitive drainage that requires special management to flow.
3. It is not compatible with existing development. The homes on this block are low profile with relatively low square footage. They have substantial green space around them, in contrast

to the proposed complex with almost non-existent space around it other than the large driveway surface area.

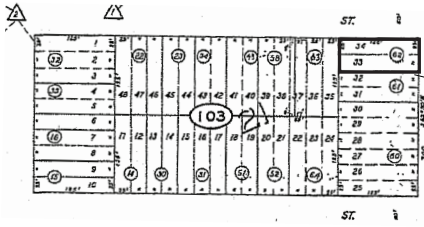
4. The garage and driveway could prove hugely invasive to the adjacent properties. It is questionable if there is adequate turning radius for a car to enter the second garage. Even so, the car lights entering the driveway would shine directly onto the neighbors at eye level as it sits several feet higher than the next lot. In the rendition on the plans there is a car parked next to the main garage that would do the same. It is not required that this project even have a garage as there is a bus stop a block away (per ADU policy).
5. As to the decks and porches, the ADU policy states that “accessory dwelling units...may have rooftop decks and balconies to the extent otherwise allowed in the relevant district”. The 3 covered balconies and deck sit 5’ away from the adjacent property. Two of them are on the 2nd floor where they loom over and are invasive to the privacy of the neighbors. We question whether these features are allowed in the relevant district (zoning reg 6565.20). In addition normally any covered area above 18” is included in the square footage of the project. If one were to include the actual square footage that is being added to the approved project, including all covered areas, the project would be 3842 sq ft; 1967 more than the original submittal.

We believe it is in everyone’s best interest to start fresh with a new planning project. If the applicant is interested in a large bungalow style home, there are much nicer ways to do it with other alternatives for an ADU; a project that is unified in design rather than one that looks like an afterthought or add-on; an original design that makes more sense of the lot and without the negative impact on the neighbors and environment. It is not our intention to stop development but to see something built other than a distortion of our plans and to maintain the character of the neighborhood with the fast developing community. This type of development negates all of the charm of this coastal community, where design and scale should be considered. Thank you for consideration of these issues that impact the lives of the people in our community.

Sincerely,

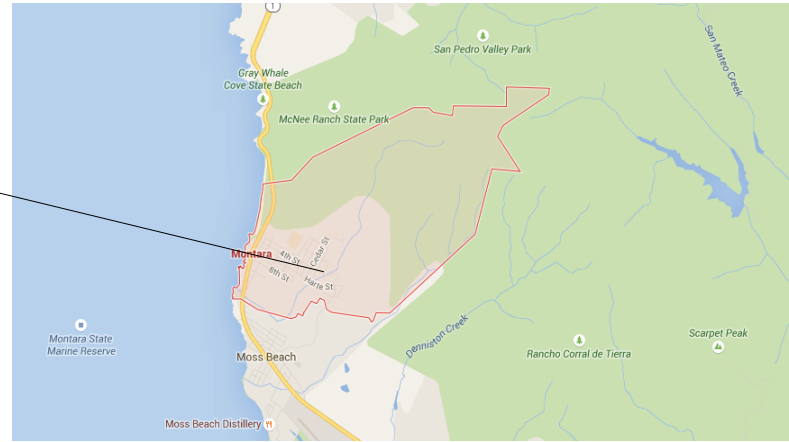
Mark and Janine Stegmaier

770 George Street



PROJECT DATA

APN 036-103-620
 ZONING R-1 / S-11 / DR / CD
 PARCEL: 6250 SQ. FT.
 AREA OF RESIDENCE: 1432 SQ. FT.
 AREA OF GARAGE: 551 SQ. FT.
 LOT COVERAGE: 836 SQ. FT.
 LOT COVERAGE DETACHED GARAGE: 600 SQ. FT.
 FAR: 23%
 MAXIMUM ALLOWED FAR < 51%



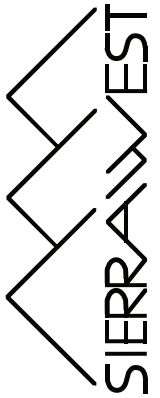
FARM STYLE HOUSE FOR RANDAL AND RACHEL SHERIDAN

MINIMAL FOOTPRINT WITH MINIMAL ENERGY REQUIREMENTS

TALL NARROW PROFILE

IN TUNE WITH THE OLD AND NEW HOMES IN IMMEDIATE AREA IN ORDER TO BRING BACK OLD MONTARA

NATURAL OLD AND NEW WOOD CONTRASTED WITH PROJECTING METAL WINDOWS



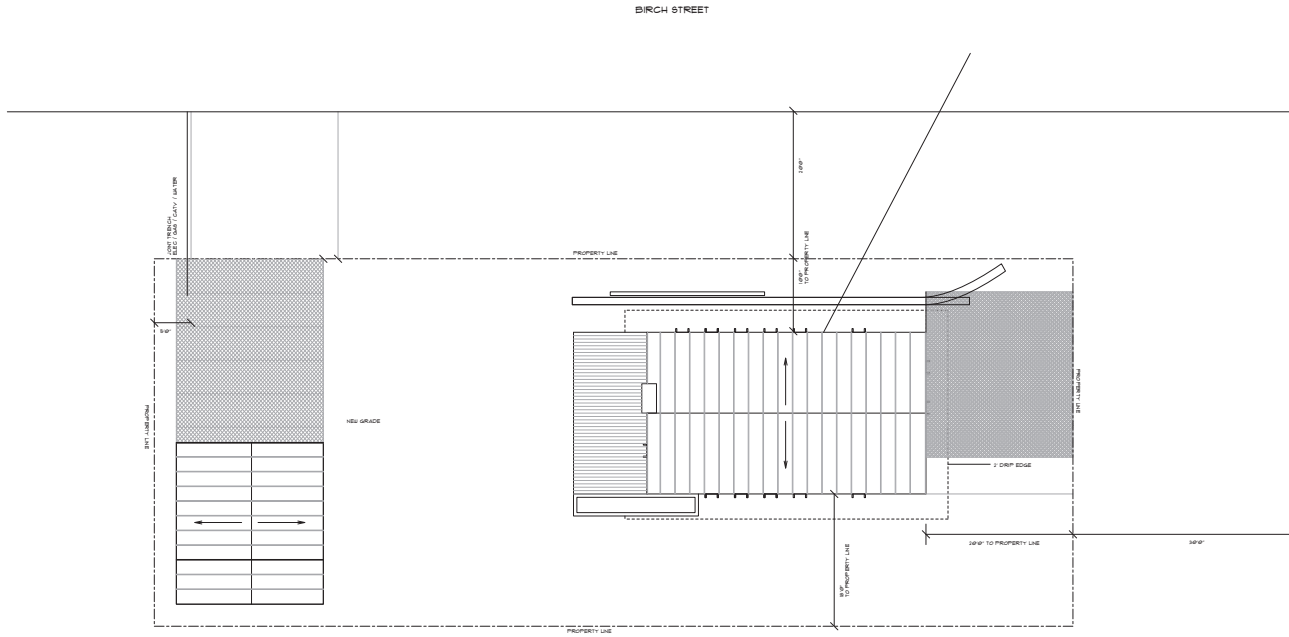
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 P. O. BOX 371473 MONTARA, CA 94037
 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

FARM STYLE HOME FOR
RANDALL AND RACHEL SHERIDAN
 160 GEORGE STREET
 MONTARA CA 94037

TITLE SHEET

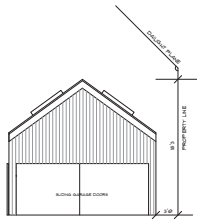
SHEET

T1

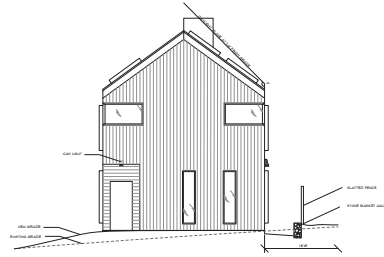


SITE PLAN, ACCESS AND DRAINAGE PLAN

SCALE: 1/8" = 1/8'



GARAGE ROSELINE ELEVATION SCALE: 1/8" = 1/8'



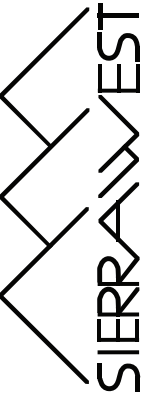
NORTH ROSELINE ELEVATION SCALE: 1/8" = 1/8'

CEDAR STREET

ROOF PLAN

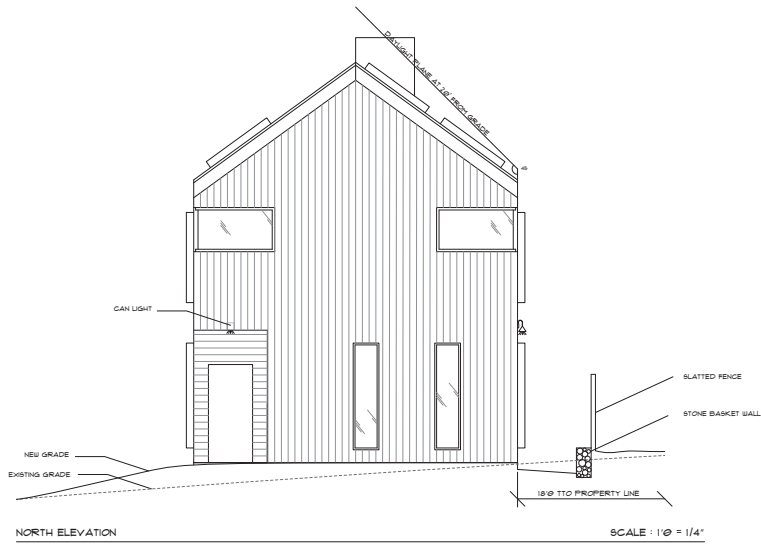
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A8



FARM STYLE HOME FOR
RANDALL AND RACHEL SHERIDAN
 100 GEORGE STREET
 MONTARA CA 94031

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NORTH ELEVATION

SCALE: 1" = 1/4"



WEST ELEVATION

SCALE: 1" = 1/4"



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 P. O. BOX 371413 MONTARA, CA 94031
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**NORTH AND
 WEST ELEVATIONS**

DRAWN BY: JAMISON STEPHANER

SHEET

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