

Applicants and committee,

While the new design presented is somewhat more interesting than the last composition, it appears that the scale and volume have remained almost exactly the same. Any house designed on that corner would project out beyond the others on the Birch Street block, but it should not have to excessively dominate the space as this seems to. The first floor of the new plans is a bit smaller due to the "cut-outs" and the 2nd floor is now actually larger than on the previous plans. The new projection at the stairway area doesn't really help as it has really just made the impression of the building much larger rather than smaller. The white stucco is anything but subtle. Stick with the "wood"? The single story at the front helps. Maybe there could be more single story. The hip roofs help. The sunken position and lower overall height help too. But still the length of the complex runs the complete length of the property minus 20 feet at the George Street side. Even though the entrance has been placed on that side, the house is being treated as Birch being the front (which really is the most appropriate place for a front door as in the case across the street). The "back yard" area where the dining room, bedrooms and kitchen open up to and overlook for outdoor living space appears to be on the east side, which is exactly the most invasive to the next door property. All traffic from the garage is along that side of the house as well! The garage sits where a typical 20 foot backyard would normally be and none of that area seems to be used for anything other than parked cars. On the opposite George Street side, if one were to park a car on the "walkway", there is virtually no length of the property not being occupied. No natural corridor.

I am not sure we neighbors are being heard in our request to have the size of the house reduced to conform to the community. There are so many design opportunities to minimize spaces in the drawings as they exist. Again, it doesn't have to be a box. There is a huge living room, dining room, stair area. Are 6 bedrooms really necessary? I guess I don't believe that the owners understand or can visualize the impact that their current planned residence would have on the neighborhood they are building in. The renderings do not accurately reflect the adjacent houses. For many of us the only way to understand the impact would be to have some real imagery. Story poles? It would surprise some of us no doubt..

The 700 George Street design pursuit has been tedious and frustrating for everyone involved and I want you to know that I am not here because I enjoy the challenge to break down the project. I am sincerely concerned that the plans that have been presented to us would be a mistake that cannot be erased.

If I had choices:

Wherever possible should reduce exposure to adjacent neighbors

Relocate the garage window toward owner's property (not necessary to face neighbors)

Address privacy windows that look down onto the adjacent lot and houses

    first floor master window/door could face the garage

    second story windows

Landscaping

    add tall screen hedge to east side to provide privacy at first floor level

    fence along east side to provide privacy

    any privacy vines planned for the planter box?

Put entrance on Birch Street

Reduce the size of the second story

Remove "walkway" from George street (certainly designed to be another driveway)

it is the only space for neighbor to not look at structures

Revise the drainage plan; it's a LOT of water that could devastate all of our properties

get a second opinion

I think there are ways to include all of the elements that is desired in the home without maximizing all of the square footage possible. I also might add that quality is something that adds value to a home much better than quantity.

Janine Stegmaier  
770 George Street  
Montara

Coastside Design Review Committee,

RE: PLN 2022-00173

After reviewing the plans for 700 George Street unfortunately I have found many inconsistencies that are concerning.

Page A1.0 - Renderings are different than what was posted.

Page A2.0 - 1. There are no closets in three of the bedrooms

2. Gas appliances which are not allowed, also there is no accommodation for Mechanical, Electrical, or Plumbing services including fire sprinklers, or "Mechanical closet".

Page A.3/ A - Elevations are wrong compared to most recent surveys from construction across the street that have been recorded with the County.

A.3/C - No articulation on eastern wall, plus three large blank walls.

A5.0 & A 5.1 - Elevations don't match current conditions.

C0.1. Conflict of interest. Owner is the Civil engineer responsible for his own inspections.

C1.0. Conflict of interest. Owner is the Civil engineer that has submitted a very conflicting survey.

C1.1 Retaining wall with three foot drop will be dangerous in the dark, especially on Halloween, maybe add a short fence on top.

C1.2. Overflow box will flood out existing conditions.

C1.3 Utility plan

1. Location of gas and water utilities on Birch conflict with the spacing from existing services. There are no gas service connections allowed.

2. Since the applicants address is on George all utilities should be taken from George street.

3. No electrical service shown. The utility pole that is located on Birch Street has already received the max size of transformer with the max amount of services allowed on it. I also personally paid for and installed the electrical vault and there are no more available underground to locations available to tap into even for temp power.

C2.0. Details don't match plans. Detail #7 is potentially allowing drainage on county property behind the retaining wall.

C3.0

1. Move portable sanitation to North West corner of house. This is extremely close to neighbors bedroom windows.

2. No gas generators to be used for construction and show temp power location if it is feasible.

Denise and I believe that a multiple story home should be built on this site, but with the overwhelming inconsistencies in the total design, we can not support this project at this time. As a professional builder, these design issues do not make us confident or comfortable about how the construction of this project will go. Especially since there are three families with five children under the ages of 4 directly adjacent to the project on all sides. All construction access should be at the North West corner of the lot to minimize impact.

I also believe that the amount of earthwork or grading for this project has been grossly under calculated, and not included. There is over 100 cubic yards based on these plans to come out of the western section of the property alone based on the current conditions. That still doesn't account for any portion of the house or its potential footings.

I would also like to add as a homeowner and builder I believe that ANY and ALL multistory residential projects in the CDRC should be mandatory in erecting story poles based on an official survey with clear markings of elevations and perimeters. After going through this process ourselves, Denise and I realized that our house was too tall and removed 2' from the top floor. I believe this is helpful to the neighboring home owners due to renderings being easily corruptible and out of scale. If done correctly all of the materials for the story poles can easily be recycled back into the project, and I believe shows real investment and honesty in completing the project.

Any communication I have had with the applicants has been through "Gary" the owner over the last two years, who I know realize is in-fact is "Igor M. Kleyнар" the Civil Engineer for the project due to connecting information. Is it a conflict of interest that during the building process he will be conducting inspections on his personal home that should be done by an independent third party? There is a huge difference between self performing work or self designing and self inspecting.

Thanks You,

Michael Uniacke  
1212 Birch Street  
Montara, CA 94037

Dear Design Review Committee,

My name is Alisa Stegmaier. I live at 770 "B" George Street (just West of 770). I am also in the process of purchasing the lot between my home and the proposed building at 700 George Street. My home and lot are arguably the most directly impacted by the proposed building.

About me:

I moved to Montara when I was 3 years old. In my 20s I traveled and studied in various countries. I have lived in many beautiful places and I must say that Montara is still one of my favorite places on Earth. I am a mother of two, a newborn and a 3 year old. I am a hardworking mama. I own a business in El Granada and I work as an Orientation and Mobility Specialist at Vista Center for the Blind and at the Avalon Academy school for children with severe motor disabilities. I have worked very hard to stay here on the coast. I am here to say that the proposed building at 700 George would negatively impact my quality of life, as well as my neighbors, and that it would be a disservice to Montara.

About 700 George Street proposed building plans:

Home to land ratio:

You will notice in all renderings the applicant uses 1212 Birch street to make his home appear a reasonable size when compared to his environment. However, 1212 Birch street is NOT a reasonable size. It is an absurdly large home in comparison with surrounding homes and to the lot on which it was built. To build another home this size (and potentially larger) would be a huge mistake. The owners of 1212 are kind and reasonable. It's unfortunate that the neighborhood (myself included) did not show up to review 1212 Birch. I believe they would have listened to their community and made adjustments as needed. I cannot express this enough: the proposed home is INSULTINGLY large in length, width, and height and the ratio of the proposed home to the lot size would have a NEGATIVE impact on Montara. If story poles were to be placed, I doubt many people would think this house is a good idea. This home would also significantly reduce green space as there is barely room left for foliage, grass, trees, or dirt - which is damaging to the environment and to the beauty of Montara. I don't know if there are laws in place to protect land itself, but if so, I suggest exploring the environmental compliance of this design. For all of the mentioned reasons, I would like to **request story poles**.

Impact on nearby homes & property:

The proposed home will block much of the sky from my west facing windows AND the windows of the proposed home will look directly into my home and onto my property. For this reason, I would like to **request 1) a 6 foot fence with a 2 foot trellis to be built prior to construction of the home and 2) that all second story windows face the applicants own property instead onto my property and into my living room** as this is a serious invasion of privacy. I don't know if there are any laws to protect me in this situation, but it is unsettling to say the least. I would also like to **request all entrances and driveways be placed on Birch street**. It makes more sense and is less invasive.

Summary of Requests:

- Story poles: for so many reasons.
- Much smaller home overall; preferably a single story home; something that fits with the surrounding community (not with 1212 Birch).
- Windows adjusted to respect the privacy of neighbors.
- All entrances and parking facing Birch street; allowing for privacy.
- A six foot fence with a 2 foot trellis built prior to construction of the home.
- Green space requirement; trees, landscaping, etc.

Sincerely,

Alisa Stegmaier  
770 "B" George street, Montara CA 94037  
[alisa@theavalonacademy.com](mailto:alisa@theavalonacademy.com)  
(650) 269-7209

**From:** [Crys B](#)  
**To:** [Glen Jia](#); [Camille Leung](#)  
**Subject:** Design Review PLN2022-00173  
**Date:** Wednesday, April 12, 2023 11:08:51 PM

---

**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 Coastside Design Review Committee,

I'm writing as a resident and homeowner of the Montara community that will be impacted by the proposed design of a new construction 8 bedroom house. This community is a thriving hotspot of families, artists, and unique individuals that want to be part of a quiet community.

I have deep concerns that the proposed structure is way too large and does not seem to be a single family residence. It's important to keep this area accessible and attractive to regular families to help maintain a safe community. Most of the neighborhood is made up of single story homes, and/or more moderate 4 bedroom homes. This 8 bedroom mini-mansion does not fit with the feel of the neighborhood and seems like it's meant to become another AirBNB, or vacation rental which reduces the safety within the community. In addition, the noise and disturbance of construction of such a large project will disrupt an already busy intersection (of George and Birch) for a longer period of time than a smaller build would. I respectfully ask that the current proposal is declined due to the size and lack of consistency with the majority of the community.

Sincerely,  
Crystal Burback  
Homeowner & Resident of Montara

**From:** [Alex Shoemaker](#)  
**To:** [Glen Jia](#); [Camille Leung](#)  
**Subject:** Letter in Opposition to Proposed Project at 700 George, Montara  
**Date:** Wednesday, April 12, 2023 11:49:00 PM

---

**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 San Mateo County Design Review Committee, We are writing to express our opposition to the proposed project at the corner of George and Birch Streets (700 George - PLN2022-00173). This development is far too large for the neighborhood. The existing homes in the area are primarily single story, with some modest bi-level homes incorporated. The proposed project is the same height or taller than the house across the street and stretches 15' longer when you include the detached garage, taking up all but 20' along the west side of the property. The applicant has been to three CDC hearings and returns with an oversized structure each time. The local community has asked him from the beginning not to build such a large home. It would be a shame to spoil our quaint neighborhood with a grand 6 bedroom, 5 bathroom home. I urge the Design Review Committee to consider the size and scale of the existing homes in the neighborhood and reject the applicant's plans. Thank you for your consideration. Sincerely, Alex and Jennifer Shoemaker  
1265 Cedar St, Montara



**From:** [Mark O'Connell](#)  
**To:** [Glen Jia](#)  
**Cc:** [Mark O'Connell](#)  
**Subject:** RE: File No. PLN2022-00173 Consideration of Design Review Permit for George St. Montara on Thursday April 14, 2023  
**Date:** Thursday, April 13, 2023 1:42:25 AM

---

**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.**

---

April 12, 2023

San Mateo County Planning & Building Department Coastside Design Review Committee  
County Office Building  
455 County Center, Redwood City, CA. 94063

RE: File No. PLN2022-00173  
Consideration of Design Review Permit, Parcel No. 036-103-620 George St. Montara

Dear Ms. Leung and Mr. Jia,

As the resident owners of the home at 1216 Birch St. in Montara, we petition you to deny the permit for the planned construction of the 2-story residence and detached garage on George Street (referenced above.) We find ourselves, once again, after your previous approval of the large residence next door to us, imploring you to consider the impact these unnecessarily imposing structures have on the neighborhood, its residents and the quality of life in our small Coastside community.

A one-story residence would be sufficient and appropriate on this particular lot. Given that the application is for a much taller building, the installation of story poles should be required to demonstrate the scope and character of the projected plans to the neighbors. Story poles erected for the home recently built at 1212 Birch St. (the lot next door to 1216 Birch) allowed our neighbors-to-be and us to discuss small accommodations to the plans such as moving windows and lowering the ridge of the second story by two feet before building began.

I recall from the October 13, 2022 Design Review for the George St. residence, one committee member offered the one-story option as a reasonable and obvious compromise to address the concerns of the community. We agree. I also recall from the same meeting, that another committee member stated bluntly that the building side facing Birch St. really “doesn’t matter.” If this submitted plan is approved and built, I will ruefully remember that comment whilst looking from our dining room, kitchen, family room or bedroom at the “wall of building” which would, by then, surround our once country home.

Respectfully yours, Mark & Lori O’Connell

1216 BIRCH STREET, MONTARA CA. 650 728-5491 [MARKPOAK@GMAIL.COM](mailto:MARKPOAK@GMAIL.COM)