

San Mateo County Planning & Building Department
455 County Center
Redwood City, CA 94063

6 April, 2021

Re: PLN2015-00262

Dear Planning Department Team, Committee Officers & Members,

We are writing to address the first agenda item on your April 8, 2021 hearing. Attached is a brief copy of the original plans that were approved by the CRDC on October 22, 2015. The original plans were drawn by and are exclusive property of Mark Stegmaier, who has not licensed or otherwise authorized the new Owner/Applicant or others to use them nor plans and drawings derived from them. Therefore the modifications based on the original plans that have been made by Owner/Applicant or any other party are infringements of copyright. We have previously notified the Owner/Applicant through counsel to cease and desist using the original plans or any derivative plans. On that basis alone, this project should not be considered or approved.

Aside from the legal offenses, the proposed project is using convenient portions of the original concept; an attempt to make it a “modification”. The original project was approved based on its size, style and compatibility with the neighborhood. The narrative reads:

***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”***

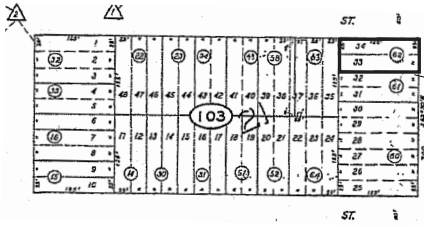
The new proposed revision has not conformed to any of the above noted descriptions of the approved project. On the contrary, it appears to maximize the potential square footage (and THEN some if you consider the **exempt** space / area calculations of the 3 covered porches and additional garage). It appears that the applicant is attempting to take advantage of the approval process, exploit the new ADU policy and circumvent the orderly procedures with which he should be required to comply for a new and different project.

We believe that morally, aesthetically and legally, the modifications to this project should be rejected and that the applicant should be required to apply for a new project. The applicant received notification of this in the summer of last year, when Sierra West Builders was made aware of the project. Letters to the San Mateo County Planning & Building Department personnel were also delivered expressing our position at that time.

Yours very truly,

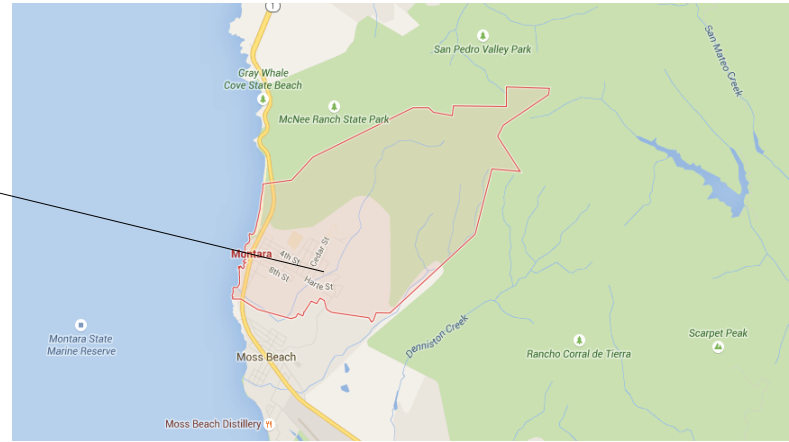
A handwritten signature in blue ink, appearing to read "Mark Stegmaier", with a stylized flourish at the end.

Mark Stegmaier
President, Sierra West Builders



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%



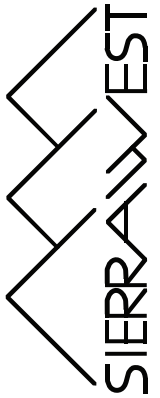
FARM STYLE HOUSE FOR RANDAL AND RACHEL SHERIDAN

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



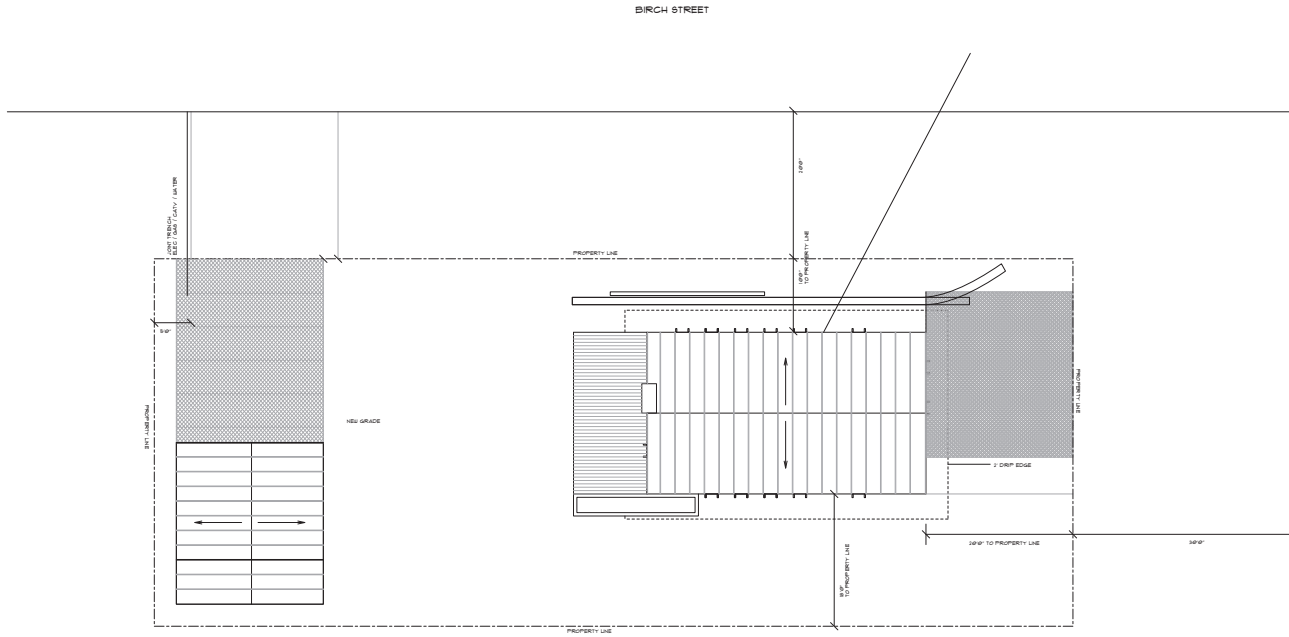
SIERRA WEST BUILDERS, CA LIC # 139315
 P. O. BOX 371473 MONTARA, CA 94037
 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM

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

TITLE SHEET

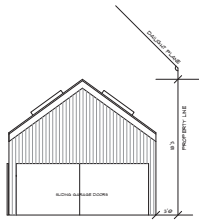
SHEET

T1

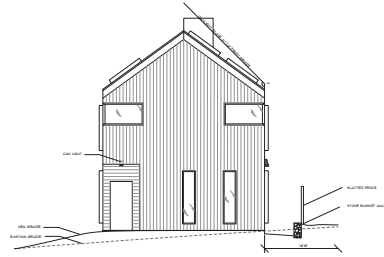


SITE PLAN, ACCESS AND DRAINAGE PLAN

SCALE: 1/8" = 1/8'



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



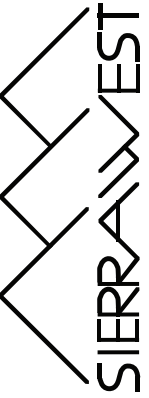
NORTH ROSELINE ELEVATION SCALE: 1/8" = 1/8'

CEDAR STREET

ROOF PLAN

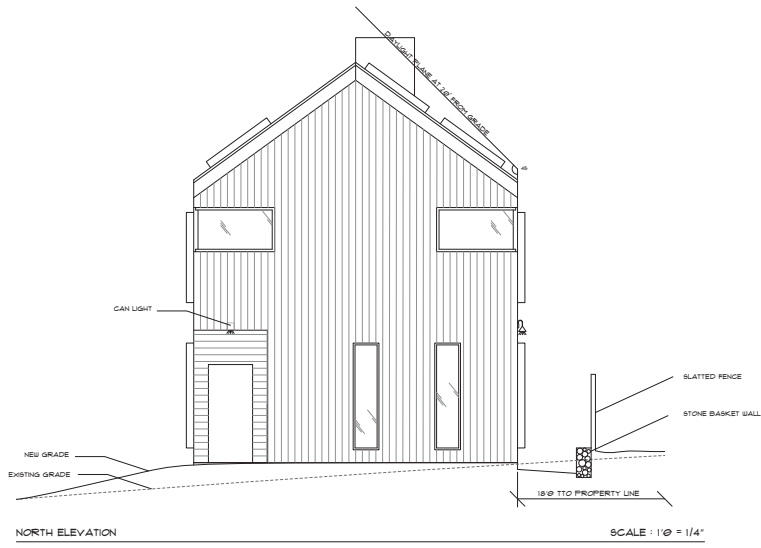
SHEET

A8



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

SIERRA WEST BUILDERS, CA LIC # 13937B
 P. O. BOX 371473 MONTARA, CA 94031
 (650) 728-0960 WWW.SIERRAWESTBUILDERS.COM



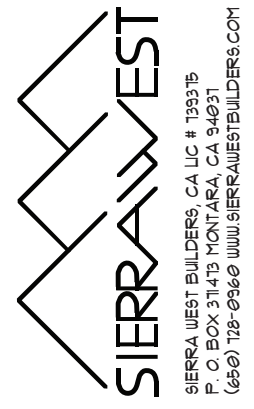
NORTH ELEVATION

SCALE: 1" = 1/4"



WEST ELEVATION

SCALE: 1" = 1/4"



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NORTH AND WEST ELEVATIONS

DRAWN BY: JAMISON STEPHANER

SHEET

A3