

Ruemel Panglao

From: Michael Uniacke <mu.driftwoodbuildersllc@gmail.com>
Sent: Wednesday, April 7, 2021 7:50 AM
To: Ruemel Panglao
Cc: Denise David; Camille Leung
Subject: Re: PLN2015-00262

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Ruemel,

I do not think that anything should change from the original farm style narrow house with old wood siding and projecting metal at windows, steep metal roof pitch.

The proposed materials and configuration look confusing and messy. It is on the highly visible corners entering "old town" Montara. My house 1212 Birch is a good example of complimentary materials.

Thanks,

Mike Uniacke

> On Apr 5, 2021, at 5:50 PM, Ruemel Panglao <rpanglao@smcgov.org> wrote:

>

> Hello Michael,

>

> Your questions below are all Building/utility related issues. Planning does not have specific requirements for the location of utilities in this situation unless they impact trees that are intended to be retained. I would recommend discussing your concerns with the Building Section to see if this will be addressed on their end. Keep in mind that this project has already been reviewed by Building under BLD2020-00594. I would also recommend reaching out to the project applicant/owner. They still do not have signoff from Montara Water and Sanitary District, so it may be worth discussing your water service questions with them.

>

> You also noted in a previous email that a storyboard should be erected. If you are referencing story poles or other forms of demonstration of scale, they would not be requested from the applicant in the case of a Major Modification. In addition, the new "bulk" of this project is the ADU; the ADU and ALL aspects related to it are subject to a ministerial checklist style review by staff and not subject to the scope of a public hearing as required by state law (Section 6439.10 of the ADU Regulations applicable in the Coastal Zone). The ADU portion of this project also cannot be appealed per state law (Section 6439.11 of the ADU Regulations applicable in the Coastal Zone). As ADUs are not subject to public hearings, it will not be included in the scope of the CDRC's review on Thursday.

>

> If you have any comments regarding the aesthetic changes to the primary residence, please forward them to me and I will ensure the CDRC receives them.

>

> Thanks,

> Ruemel

>

> -----Original Message-----

> From: Camille Leung <cleung@smcgov.org>

> Sent: Saturday, April 3, 2021 8:00 PM

> To: Michael Uniacke <mu.driftwoodbuildersllc@gmail.com>
> Cc: Ruemel Panglao <rpanglao@smcgov.org>; Denise David <drosedavid@gmail.com>
> Subject: RE: PLN2015-00262
>
> Hi Mike,
>
> Ruemel is the project planner, please discuss your concerns with him and I can assist as needed. Please note I am on vacation the week of 4/5.
>
> Thanks
>
> -----Original Message-----
> From: Michael Uniacke <mu.driftwoodbuildersllc@gmail.com>
> Sent: Tuesday, March 30, 2021 11:05 AM
> To: Camille Leung <cleung@smcgov.org>
> Cc: Ruemel Panglao <rpanglao@smcgov.org>; Denise David <drosedavid@gmail.com>
> Subject: Re: PLN2015-00262
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>
> Camille,
>
> Can you please give me a call sometime this week to discuss some other items regarding this project.
>
> Denise and I would also like to thank you for all of your hard work on 1212 Birch! Without your guidance we would've never been able to accomplish this project.
>
> Thanks,
>
> Mike Uniacke
> 415-666-6111
>
> Sent from my iPhone
>
>> On Mar 30, 2021, at 9:09 AM, Camille Leung <cleung@smcgov.org> wrote:
>>
>> Thanks for your comments.
>>
>> -----Original Message-----
>> From: Michael Uniacke <mu.driftwoodbuildersllc@gmail.com>
>> Sent: Monday, March 29, 2021 9:48 PM
>> To: Ruemel Panglao <rpanglao@smcgov.org>; Camille Leung <cleung@smcgov.org>
>> Cc: Denise David <drosedavid@gmail.com>
>> Subject: RE: PLN2015-00262
>>
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>>
>> Ruemel & Camille,
>>
>>

>> I reviewed the plans for the proposed new construction and found some discrepancies in the Civil plan set. Specifically Page C1.2.

>>

>> 1. Underground Telecom and Electric should cross George Street since the proposed utility pole doesn't carry any electric service and all of the available quadrants are being used for telecom. The J Pole is only for telecom and may be removed since the integrity of the pole is diminished. (Leaning over 15%). The closest transformer that can handle a new service is on George Street.

>>

>> 2. The installation of the gas service will adversely affect the entry to my home since the connection is directly in front of my entry walkway and too close to my services. This is not safe in case of an earthquake or any failure and will prohibit egress and . Also the installation will prohibit access to my home.

>>

>> 3. The water service location is too close to my existing fire and domestic service taps and needs to be a minimum of 4' away. The water main is 4" AC and can only handle so many taps before possible failure. Water calculations should be provided to support the ability to accommodate the proposed house.

>>

>> We would appreciate that all utilities be directed towards George Street or will be forced to submit an appeal.

>>

>> Thanks,

>>

>> Mike Uniacke

>> 415-666-6111

>>

>> Denise Uniacke

>> 415-830-0753

>>

>

Ruemel Panglao

From: Michael Uniacke <mu.driftwoodbuildersllc@gmail.com>
Sent: Tuesday, March 30, 2021 3:39 PM
To: Camille Leung
Cc: Ruemel Panglao; Denise David
Subject: Re: PLN2015-00262

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Camille,

Another comment that I have is that the plan set from 2015 is drastically different from what is being proposed.

We think that a new storyboard should be erected before any design review hearing since the footprint and design of the house has been changed drastically from the original plan set from 2015.

Also based on the plans provided it would be impossible to access the garage for the proposed ADU unit.

Thanks,

Mike Uniacke

> On Mar 30, 2021, at 9:09 AM, Camille Leung <cleung@smcgov.org> wrote:

>

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> Sent: Monday, March 29, 2021 9:48 PM

> To: Ruemel Panglao <rpanglao@smcgov.org>; Camille Leung <cleung@smcgov.org>

> Cc: Denise David <drosedavid@gmail.com>

> Subject: RE: PLN2015-00262

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