

From: [Daniel Gibson](#)
To: [Ruemel Panglao](#)
Subject: PLN2016-00302
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Hey Ruemel,

My name is Daniel Gibson and I am the home owner of 1077 Date Street in Montara, the property directly next door to [PLN2016-00302](#). There is an upcoming design review for this set to take place on August 12th and I wanted to reach out to see if you might have a few minutes to connect beforehand.

I grew up here on the coastside and recently purchased our home in Montara with my wife in July of last year. We searched for quite some time to find a home and were fortunate enough to find our place on Date Street which is fully of very nice single-family homes, the majority of which are well over 2000 feet in size.

In looking at the pre-fab home that is set to be built on this lot, it brings up a variety of concerns that I wanted to see if we might be able to discuss in more detail (some of which could significantly impact the value of our home):

1. The biggest issue is that the owner is looking to put two homes of roughly equal size on this property. Both homes are significantly smaller (800 sq/ft and 600 sq/ft) than the homes on our street. I'm not sure if the plan is to rent out the second unit or to have it as an in-law unit, but it seems unfeasible to pack two residents into such a small space.
2. In addition, I believe there is a requirement for the size and ADU must be in comparison to the primary home, while these two homes appear to be roughly the same size.
3. While I am not sure about this in Montara, my dad built a home on the coastside and it was required that he has a garage. This plan shows no garage as part of the build. We live on a dirt/gravel road with no real street parking. If the plan is to have two residents in this space, there will inevitably be cars everywhere.
4. I was also under the impression that before any Design review, the overall outline of the home would need to be staked out to allow us to view what the potential structure(s) would look like. To date, someone came and put a flimsy stake in the ground last weekend on the 1st of August (which has since fallen over and won't stay up) with little to no time prior to the design review for us to fully take in what is going on.

I apologize in advance if this is a bit of an entitled note, but we spent every dollar we had to move to this location bc of the quality of the homes on the street and just want to make sure that anything that goes in next door to us is well thought out and will add to ours (and our neighbors) values.

Is there a day/time next week that we might be able to block off 30 minutes for a quick

conversation? Thanks in advance for any support you are able to provide to us.

Best Regards,

Daniel & Chelsea Gibson
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