

Riley Rhodes

From: Alexandra Corvello
Sent: Friday, December 5, 2025 8:08 AM
To: Lezanne Jeffs; Riley Rhodes
Subject: 251178 Public CommentFW: ZAPublic hearing on 31 Rockview Planning, Coastal, Pleasure Point, combining district application

Follow Up Flag: Follow up
Flag Status: Completed

Here is another one.

Best,
Alexandra



Alexandra Corvello

Development Review Planner
Community Development &
Infrastructure

Phone: 831-454-3209
701 Ocean Street, Room 410



From: steve Russell <ssssrus@aol.com>
Sent: Friday, December 5, 2025 6:04 AM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcountyca.gov>
Subject: ZAPublic hearing on 31 Rockview Planning, Coastal, Pleasure Point, combining district application

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Good morning Alexandria,

Thanks for the staff report and county code.

I realize this is a little late to submit comments on this application and I do not have elevations of the proposal, but they sound interesting from the staff report. I have three comments/concerns regarding the project .

- 1-I believe three parking spaces are required, two for the primary residence and one for the ADU.
- 2-according to the pleasure point combining district the side setbacks are not met , 10' requiring , a variance or exception to the requirement. This is a particular concern on the north side where the façade is not articulated by the second floor set back.
3. as indicated below the maximum height of the ADU above the garage is 18 – 22 feet according to the pleasure point district requirements. From the staff report, I cannot tell if that requirement is met.

Thank you for the opportunity to comment on the proposal. It looks like it would be an interesting addition to

Rockview Dr.

Regards,
Steve Russell
(S. Palisades Ave.)

C. Inside the Pleasure Point District, ADUs that are built as attached and detached garages shall be 10 feet at exterior wall and 22 feet

Riley Rhodes

From: Alexandra Corvello
Sent: Wednesday, December 3, 2025 9:38 AM
To: Lezanne Jeffs; Riley Rhodes
Subject: FW: 31 Rockview Hearing December 5
Attachments: OceanView.1.jpg; OceanView.2.jpg; StreetView.1.jpg; StreetView.2.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Everyone,

Here is the first public comment for 251178.

Best,
Alexandra



Alexandra Corvello

Development Review Planner
Community Development &
Infrastructure

Phone: 831-454-3209
701 Ocean Street, Room 410



From: Philip Taylor <phil898@gmail.com>
Sent: Tuesday, December 2, 2025 12:23 PM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcountyca.gov>
Subject: 31 Rockview Hearing December 5

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Good morning Alexandra,

My name is Philip Taylor and I'm a resident at 37 Rockview for the past 23 years. I received notice of a hearing this Friday related to new construction at 31 Rockview Drive (item 1.251178). Multiple variances and building code exemptions are requested to allow for:

- a higher front yard fence than permitted by existing code/zoning;
 - a larger cantilevered deck than permitted by existing code/zoning;
- and
- modified second-story side setbacks not permitted by existing code/zoning.

For decades, Rockview residents have thoughtfully cooperated to ensure we all enjoy unobstructed views of the ocean. My immediate neighbor, for example, keeps their hedge at or below the maximum height for a front fence, as attached photos (ocean view photos) show. Neighbors have also occasionally removed trees and large shrubs that began to impede views. Any front yard fence height that is above what is currently permitted will negatively impact our views.

Regarding the request for a front balcony that protrudes 9' and is in violation of existing code, it would also impact our views, and would be the largest balcony in the neighborhood.

With regard to the side setbacks, that would seem to have the least direct impact on views and neighborhood continuity since surrounding side setbacks seem to be closer to 5', so that request seems reasonable.

But I am absolutely opposed to the County granting variances that will result in reduced ocean views by a higher front fence or larger front balcony. Which prompts my main question:

If a new property owner wants to construct a larger-than-permitted structure by side-stepping current zoning and code restrictions, while also negatively affecting neighboring properties, why would the County of Santa Cruz consider?

The buyer of 31 Rockview wants to construct the largest house it can, in violation of multiple existing zoning and code restrictions and with no regard to how it affects its neighbors. On what possible grounds is this even being considered? Please read this email into the record at your meeting this Friday; if I am in town I will personally attend as well.

If you could please respond to this email so I know it was received.

Thank you,
Philip Taylor
37 Rockview Drive
408 398 5555

Riley Rhodes

From: Alexandra Corvello
Sent: Wednesday, December 3, 2025 9:43 AM
To: Lezanne Jeffs; Riley Rhodes
Subject: 251178 Public Comment 2

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Everyone,

Here is the second public comment for 251178.

Best,
Alexandra

Alexandra Corvello

Development Review Planner
Community Development & Infrastructure

Phone: 831-454-3209
701 Ocean Street, Room 410

-----Original Message-----

From: D & S Besson <dsjbbesson@gmail.com>
Sent: Tuesday, December 2, 2025 7:29 PM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcountyca.gov>
Subject: Opposition to Construction, 31 Rockview Dr., Santa Cruz

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December 2, 2025

Attn: Alexandra Corvello, Project Planner, County of Santa Cruz

Subject: Item 1. 251178, 31 Rockview Drive, Santa Cruz, CA 95062, APN: 028-304-50

To Whom It May Concern:

Our family has owned property on Rockview Drive for the past 70 years. We are writing in opposition to the proposal to demolish the existing home and garage at 31 Rockview Dr. to construct a 2,961 sq.ft. two-story home with a 430 sq.ft. attached garage, and to the Exceptions and Variances requested. The proposed construction requires a Pleasure Point

Exception to reduce both second story setbacks from 10' to 5,' a Site Development Permit for an over height fence in the front yard, and a variance to increase the allowed encroachment by a cantilevered deck from 6' to 9.'

The existing ordinances and regulations in the Rockview Drive area are in place to enhance the quality of life and create an aesthetic for its residents and the surrounding coastal environment. They exist to benefit the neighborhood as a whole- as a community, and not to be eliminated for the sole benefit of a single property owner. Doing so would disrupt and destroy the quality of life and existing neighborhood character for its residents.

We strongly urge that the requested variances and exceptions to the new construction proposed at 31 Rockview Drive are not approved.

Sincerely yours,

Denis J. & Sherrie A. Besson

Santa Cruz County Community Development & Infrastructure
Zoning Administrator
701 Ocean Street
Santa Cruz, CA 95060

December 3, 2025

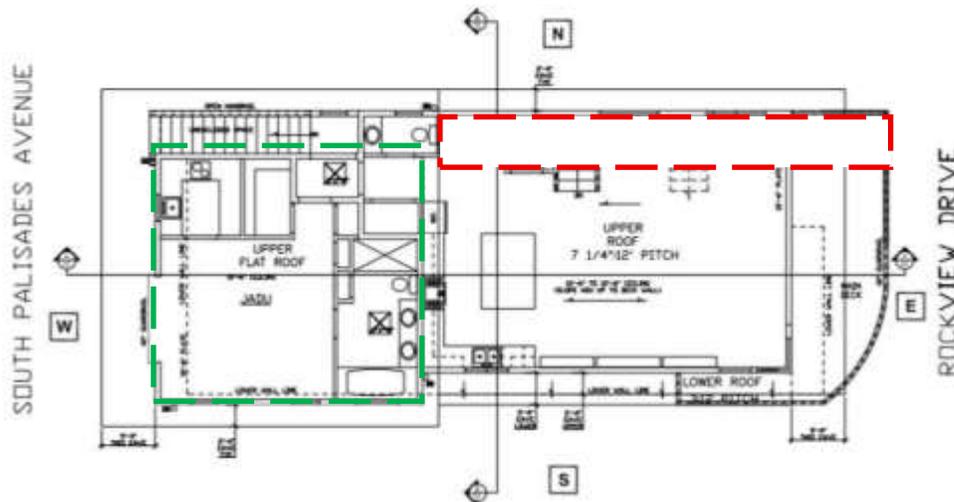
Re: Application No. 251178; 31 Rockview Drive
Agenda Date: December 5, 2025; Agenda Item 1

Position: DENY (in the alternative, approve with further conditions as described herein)

I am writing to express my opposition to the staff recommendation that the Zoning Administrator approve Application Number 251178. The project as submitted and reviewed is significantly non-compliant to the requirements of the Pleasure Point Community Design Combining District, and the proposed exceptions cannot be justified as consistent with the Combining District purposes. In fact, they are antithetical to the purposes of the Pleasure Point Community Design Combining District. This is just the type of development that the Pleasure Point rules were intended to prevent.

I take specific exception to (at least) Coastal Development Permit Finding (C) and to Pleasure Point Exception Finding (1).

The proposed development seeks to have its entire north-side yard offset at 5 feet, including both the first and the second story. The requirement under 13.10.446(A)(1)(a) is that the second story is offset 10 feet. This code section applies as the lot is over 35 feet wide. The staff report purports to justify this exception because of the JADU that is present at the rear of the building and is allowed to have a reduced offset. The staff report glosses over this topic simply by referring to the JADU portion of the rear of the building. There is absolutely no basis for extending the 5 foot offset exception to any area of the building other than that where the JADU resides. In fact, articulation of the side wall of the building is what is called for, is required, and is consistent with the purposes of the Pleasure Point Community Design Combining District purposes.

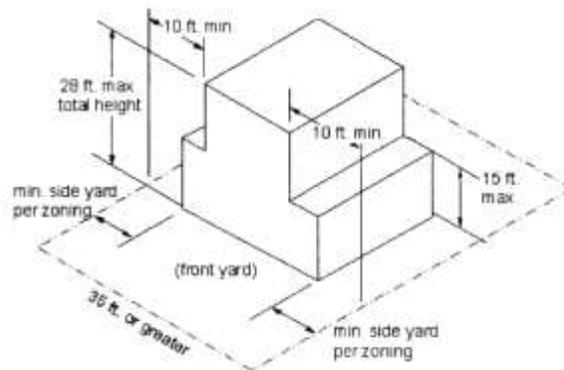


As seen above, the JADU (green box) is at the rear. There is no justification for extending the reduced offset further forward than that area. The area forward needs to be removed from the second story (red box).

The Pleasure Point Community Design Combining District codes were geared to address the concerns of the community. There are things one can do in this District that one cannot do outside of the District, such as uncovered porches in the front yard offsets, counting of triple stack parking, and others. In addition, there were customized restrictions placed on the building envelopes. These were broken down to lots narrower than 30 feet, 30-35 feet, and over 35 feet wide. One of the primary purposes of the Pleasure Point Community Design Combining District was to require that new development on the wider of the lot categories offset their second stories further than the minimum required for the first story. This could be done by offsetting the second story, or by moving both the first and second story inward. The purpose of this approach was dual: to reduce the visual impact of massing by removing the second stories from minimum offset, and to reduce adjacent shading, especially on lots running east-west along their northern edge.

The pertinent part of the Pleasure Point Community Design Combining District code is seen here:

**Figure 13.10.446-1
Building Envelope Limits for Lots 35 Feet or Greater in Width**



The code relating to exceptions is seen here, from **13.10.447 Exceptions (A)**, in pertinent part:

Exceptions to the Pleasure Point residential development standards may be granted if the project is found to be consistent with the Pleasure Point Community Design “PP” Combining District purposes

Not only does the proposed development not meet the requirements for lots over 35 feet wide, it does not meet the requirements for lots 30-35 feet wide, nor the requirements for lots under 30 feet wide. With regard to massing and side yard offset, this proposal is completely outside the rules regarding side yard offsets, with no demonstration of compromise of any type. With regard to shading, the non-compliant offset runs the entire east-west length of the northern boundary of the lot, which is exactly the worst case scenario discussed when shading was considered during code formation. The proposed side yard exception is completely at odds with the intent and purposes of the Design District.

Exceptions to the second story side yard offset have been granted, and I myself have come in to speak in favor of some of them – in limited circumstances. For example, exceptions for a deck railing that extends up into the offset area are sometimes given, with the condition that the railing be open so as not to appear as a wall. Other exceptions have been given for a foot here or there along a portion of a side wall. In this case, however, there is just a complete waiver of a requirement along the entire side of a building. **There is no basis for this design other than**

Michael A. Guth

that the Applicant simply wants a larger house. That does not come close to being a legitimate basis for providing an exception.

It is important to note that these codes were meant to capture new development as the housing stock is rebuilt or remodeled over time. References to earlier built homes as support for exceptions on this parcel are not appropriate. The codes were changed to capture new development, which this project certainly is.

It is the intent of the Pleasure Point Community Design Combining District to prevent this type of project – that of minimum offset of second stories on larger lots. Lots less large have a smaller offset, but then also have a height restriction at the minimum offset that this proposed development does not meet. For the very narrowest lots, without a required second story offset, they also have a height restriction at the minimum offset that this proposed development does not meet. The intent of these codes can be deduced from the project documents at the time of the code’s creation and adoption. Using the Pleasure Point Community Planning Process Community Workshop #2 Summary, from June 7, 2007, as an illustrative reference, it can be seen (at page 6) that second-story setbacks was the most strongly supported strategy regarding building mass and height to keep “new development in scale with surrounding land, nature, and people.” With regard to sun and light access, side building setbacks were also the most strongly supported strategy. These community preferences were then shaped into code requirements and presented to the Planning Commission on December 9, 2009. The key item chosen by the Planning Commission of the options presented regarding Proposed Standards To Reduce Building Mass & Bulk was option A1. Second Story Setbacks Required. The Staff Report identified this strategy to “reduce the perceived mass and bulk and reduce shadowing of neighboring parcels by setting back second stories at least 10-feet from the sideyard property line.” Based on the above, it is clear that the proposed exception along the northern boundary (other than along the JADU) is in complete conflict with the purposes of the Pleasure Point Community Design Combining District. For at least this reason Coastal Development Permit Finding (C) and Pleasure Point Exception Finding (1) cannot be made in a manner supportive of the proposed development.

It is also important to note just how many new developments are successfully complying with these requirements. For example, the closest new development, just nearing completion, is six lots up on Palisade. That home has the required, proper, full second story setbacks, as seen here:



South side of home with full second story offset

Michael A. Guth



North side of same home with full second story offset

The home across from the present proposed development, four lots down on Pleasure Point Drive, has its second story offset, as seen here:



Second story offset reduces mass/bulk visual impact

As an example of a request for exception that comes back into the realm of reasonable discussion, please see this Notice Of Proposed Development on the property two lots over from the present parcel:



Notice now seen on Pleasure Point Drive

As seen in the photo above, an exception is sought to reduce the required second story setback from 10 feet to 7 feet 9 inches, and this is for a 322 square foot second story addition, where concerns relating to the existing structure come into play. In contrast, the current application is for a completely new house, where no such concerns are present. And the current application is seeking not merely some relief, as seen in the Notice above, but complete waiver of an important rule that was put in specifically to prevent this kind of development.

As some may recall, it was a development proposal on Pleasure Point Drive that was the straw that broke the camel's back regarding side yard setbacks. Although the Pleasure Point Community Design Combining District code did not exist at that time, the proposal was appealed up to the Board of Supervisors where it was conditioned to have a second story offset. That home is seen here:



The second story setback is just above the rain gutter

Michael A. Guth

Further, the directly adjacent inland house has significant articulation on both sides. The side next the current application is seen here:



Directly adjacent home on north side is highly articulated

The other side of the adjacent also has significant articulation, as seen here:



The other side of the directly adjacent home is articulated

The articulation of homes, whether with differential second story side yard offset, or complete differential offset, as seen above, greatly reduces the visual mass and bulk impacts of the development. This was a key goal of the Pleasure Point Community Design Combining District code.

In summary, not only is there no basis for the proposed exception as it conflicts with the purposes of the Pleasure Point Community Design Combining District, new development has repeatedly successfully incorporated the side yard setback requirements into their designs, and the

Michael A. Guth

directly adjacent home is significantly articulated. The imposing mass of the design as proposed impinges upon the public's right, under code, to not be imposed upon in this fashion.

For at least the foregoing reasons, the proposed exception on the north side of the property cannot be granted. The north side of the proposed development is the most egregiously noncompliant, however the south side is similarly noncompliant.

At a minimum, the north side of the home should have its second story setback in the area other than the JADU comply with the code requirement. This area was highlighted in red on the first page, above. The Zoning Administrator should either deny this project application, or, in the alternative, approve the project application conditioned to remove north side impingement into the side yard setback. The south side is also noncompliant, but there has been further offset (although limited to 3 feet) for the second story in the area other than the JDU.

This application presented a development that is not in compliance with County Code or the Pleasure Point Community Design Combining District. I strongly urge you to deny this application or approve with the conditions noted above.

Thank you for your consideration of these comments.

Michael A. Guth

A handwritten signature in black ink that reads "Michael Guth". The signature is written in a cursive, slightly slanted style.

Karen Tucker
867-4065

865 Dogwood Loop, Lincoln, CA 95648

Tel: (408)

December 4, 2025

Dear Zoning Administrator and planner Alexandra Carvello:

I am the owner of 33 Rockview Drive, the property adjacent to and north of the applicant's property, 31 Rockview Drive. I object to the application and ask the zoning administrator to deny it for the following reasons:

The applicant proposes to double the size of the current single story, approximately 1450 square foot house, to over 2900 square feet on two stories. In order to accommodate this size home, the applicant has asked for exceptions or variances to the side yard setback requirements and to the required 6-foot depth of the proposed second story balcony (the applicant has proposed nine feet).

The most impactful proposal to my home would be the project's proposed encroachment of five feet into the ten-foot side yard setback requirement on the north side of the applicant's property. The encroachment would significantly eliminate any light and air between the two houses. These impacts would negatively affect the value, use and enjoyment of my property.

The staff report notes that the proposed JADU has the right to a four foot setback, and is only taking five, then allows the five-foot set back for the rest of the house, which is, of course, substantially larger than the JADU. Is there a reason that the remainder of the house should automatically be granted such a generous exception? This puts the applicant's extended second story practically on top of our patio. It is also concerning to me that the plans allow a broader second story while maintaining a smaller footprint on the first floor. This seems to acknowledge that the house's second story would be objectionably large if applicants had to live with setbacks on the ground level. It is my understanding that the Coastal Commission has been in favor of granting second stories in order to increase square footage for houses in this area, but that these second stories are typically narrower than the first stories to allow for air and light. What is happening here is just the opposite. I am asking that the main home be required to conform with required setbacks.

Moreover, the proposed encroachment is not supported by the findings required to grant the exception because there is nothing unique about the applicant's property that makes the imposition of the usual requirements unfair or unreasonable. Here the need for an exception can be eliminated simply by proposing a smaller house (one that reduces the width of the second story).

Similarly, the applicant proposed a nine foot deep second story balcony at the front of the house, where six feet is the required maximum. Like the second story proposal, the applicant's desire for more living space or a better view does not meet the required findings for a variance. A six foot balcony already threatens to take away our privacy when spending time in our front yard, and that impact would be exacerbated by allowing a larger balcony.

Please forward this letter to the appropriate decision-makers on this application, and I further request that this letter be included in the official record of the relevant proceedings. Thank you in advance for your time and consideration of my objections to the 31 Rockview Drive application.

Thank you.

Karen Tucker

Riley Rhodes

From: Alexandra Corvello
Sent: Thursday, December 4, 2025 10:08 PM
To: Lezanne Jeffs; Riley Rhodes
Subject: 251178 Public Comment: Fw: Supplemental comments on ZA Item 1, Dec 5 2025

Follow Up Flag: Follow up
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Additional comment.

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From: Michael Guth <mguth@guthpatents.com>
Sent: Thursday, December 4, 2025 5:53:18 PM
To: Donovan Arteaga <Donovan.Arteaga@santacruzcountyca.gov>; Alexandra Corvello <Alexandra.Corvello@santacruzcountyca.gov>
Subject: Supplemental comments on ZA Item 1, Dec 5 2025

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These comments are in addition to my letter previously submitted with regard to

251178 31 Rockview Drive, Santa Cruz CA 95062 APN: 028-304-50**

In addition to my discussion about the side yard offsets, I also object to the extension of the front yard deck beyond that allowed by code, and the raising of the front yard fence from 3 to 4 feet.

There are at least five elements that impact the public perception of the bulk and massing of the project, and the impacts upon the public. These are the left side second story offset, the right side second story offset, the height, the distance from the street, and the front fence. This Applicant seeks to exceed the limits on four of the five elements. Four of the Five! This is no case of seeking some minor relief on one aspect of the proposed development. It is totally out of bounds.

That the staff report could have proposed a finding that this project in line with the purposes of the Pleasure Point Combining District may be the greatest error I have seen in quite some time.

With regard to the extended deck, about which I did not previously comment: Decks are allowed out six feet. My deck goes out six feet, as does my next door neighbor's, and the opposite neighbor two door's over. If someone wants a longer deck, then they may bring back their front wall of their second story - thus creating a larger area - just as the property directly across the street from this parcel has done. Although there may not be specifically a private right to view through allowable building

envelopes, there is a view through the stay out areas: front yard offsets, side yard offsets, and other such areas. Allowing building into offsets not only impacts the public through massing and bulk effects, it also interferes with the viewlines granted through the stay out areas.

With regard to the fence height, about which I did not previously comment: My front fence is three feet. Across the street my neighbor's front fence is three feet, and across the corner/street from him the front fence is less than three feet. The new fence two door's over from me is three feet. There is no reason to grant a fence height exception to a home along a street like Rockview. The staff report's mention of other higher fences in the area fails to mention that some fence line exceptions were because the front fence was over 10 feet from the front property line, as is the case with one house on Pleasure Point Drive. For others, rather than use the higher fences as a basis for comparison, instead the staff planner should be referring these to code compliance.

This project is starting from scratch, a complete rebuild. There is no need for any exceptions or variances when starting with a blank canvas.

--
Yours Sincerely,
Michael A. Guth
Attorney at Law
(831) 462-8270

Riley Rhodes

From: Alexandra Corvello
Sent: Thursday, December 4, 2025 10:09 PM
To: Lezanne Jeffs; Riley Rhodes
Subject: 251178 Public Comment: Fw: 31 Rockview Dr Hearing on December 5, 2025

Follow Up Flag: Follow up
Flag Status: Flagged

Here is another one.

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From: brian nunes <brian_nunes@hotmail.com>
Sent: Thursday, December 4, 2025 7:59:56 PM
To: Alexandra Corvello <Alexandra.Corvello@santacruzcountyca.gov>
Subject: 31 Rockview Dr Hearing on December 5, 2025

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Planning Commission,

I am writing to express my opposition to granting any exceptions for the property at 31 Rockview Dr (Item 1.251178) regarding oversize decks, second-story additions, or high fences. It is important that our local government consistently enforces the established zoning regulations. All residents should be held to the same standards outlined in the *Pleasure Point Plan*, which has guided past permits and helped maintain the character and integrity of our neighborhood.

The property at 31 Rockview Dr is already extremely limited in space, positioned directly on the alley, pressed tightly against adjacent homes, and located on a portion of Rockview Dr with no sidewalks on the odd-numbered side of the street. Despite these constraints, the proposed expansion would more than double the size of the home from 1,436 sq ft to 2,961 sq ft. This plan also involves demolishing a cherished and historically significant Pleasure Point home, which many consider an important part of the neighborhood's charm.

I would also like to bring attention to the cumulative impacts of ongoing construction in our area. Our once quiet neighborhood has experienced significant noise disturbances, such as early-morning jackhammering this past summer near the cliffs by the Pump House, well before 7:00 AM. Additionally, multiple construction projects have caused noticeable deterioration of Rockview Dr and Pleasure Point Dr, which are now marked by numerous potholes.

Compounding these concerns, many of the newly remodeled homes are subsequently flipped to absentee owners or used as short-term rentals through Airbnb or VRBO. This trend further disrupts the community and diminishes the sense of stability and neighborly connection that define Pleasure Point.

I respectfully urge the Commission to deny this request or require the property owner to fully comply with existing zoning regulations without exceptions. Protecting the integrity of the Pleasure Point Plan and the quality of life for current residents should remain a top priority.

Thank you for your consideration.

Sincerely,
Brian Nunes
Resident of Rockview Dr for the past 30+ years