

Nathan MacBeth

From: Jennie Micko <jlmicko@yahoo.com>
Sent: Sunday, January 4, 2026 10:02 AM
To: Nathan MacBeth
Subject: 2914 Pleasure Point Drive

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

Hello,

We are neighbors on Pleasure Point Dr and wish to see the permit information for additions to the house at 2914 Pleasure Point Dr. We do not expect to object, but we do want to make sure that the additions are in the spirit of the Pleasure Point community guidelines. Thank you for any information you can provide.

Jennie and Jeff Micko
Jlmicko@yahoo.com
408-834-6612

Sent from my phone

Nathan MacBeth

From: Geoffrey Flavell <gflavell1@me.com>
Sent: Monday, January 5, 2026 4:41 PM
To: Nathan MacBeth
Subject: Item #2. 251440

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

Dear Mr. MacBeth,

I'm writing in support of the proposed construction changes for the improvements on APN 032-232-04. In my opinion, the design exception and the minor exception to FAR do not have any adverse impact to the Pleasure Point community. In fact, I think the new design adds character and allows the residence to become more family oriented in the future.

Thank you,
Geoff Flavell
2970 Pleasure Point Dr.

Michael A. Guth
2-2905 East Cliff Dr., Santa Cruz, CA 95062

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

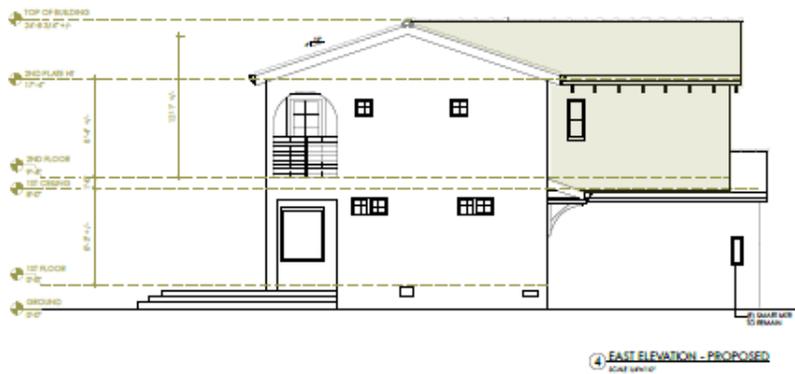
January 15, 2026

Re: Application No. 251440; 2914 Pleasure Point Drive
Agenda Date: January 16, 2025; Agenda Item 2

Position: APPROVE

I am writing to express my support for the staff recommendation that the Zoning Administrator approve Application Number 251440. The project as submitted and reviewed is a wonderful example of complying to the spirit of and the requirements of the Pleasure Point Community Design Combining District.

The exceptions sought are minimal in nature. Importantly, the design has multiple aspects which breakup the continuity of large walls, which minimizes the visual impact of development. The new second story extension towards the road has a stepback on the second story, as seen here:



The side yard setback exception is primarily of three inches only, and provides continuity along the western side of the house to the garage, as seen here:



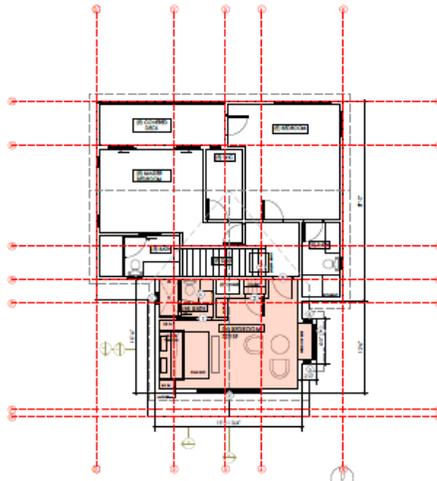
Although continuity along a wall is perhaps not something sought when seeking to reduce mass and bulk impacts, a significant mitigation is that the existing wall at lower offset further south along the western perimeter is at a different offset, so that the three inch exception

Michael A. Guth

portion is on a wall portion offset from much of the existing structure – which provides an articulation relief, as seen here:



Finally, the most “impactful” exception (in dimension), for the bay window, is only for a small feature and in part self-mitigates by presenting an articulation along a wall, as seen here lower right:



The Pleasure Point Design Guidelines and the codes promulgated therefrom included an opportunity for exceptions with a lower threshold than set for a variance. This project illustrates how exceptions of a minor nature can be properly used to allow a homeowner to modify their home in a sensitive manner and in accord with the intent of the Guidelines.

This application presented a development that seeks some minor exceptions to the Pleasure Point Community Design Combining District. The exceptions result in a project that complies with the intent of the Design Guidelines. I urge you to approve this application.

Thank you for your consideration of these comments.

Handwritten signature of Michael A. Guth.

Michael A. Guth