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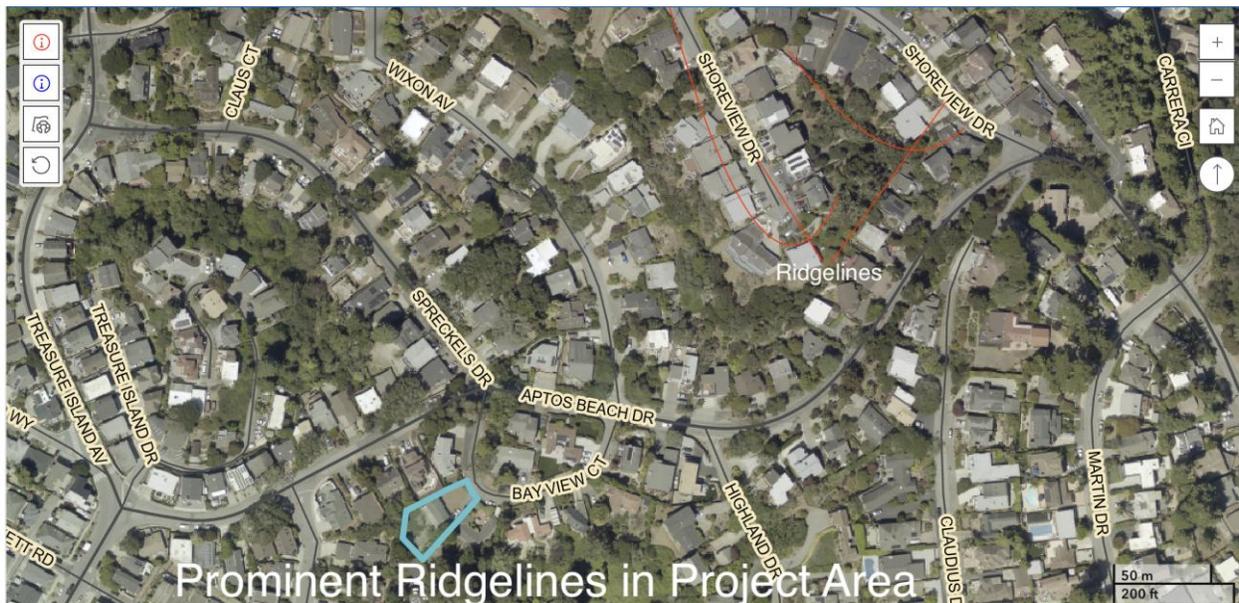
Zoning Administrator
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, CA 95060

Re: Hearing Item # 3- 206 Bayview Court (#251423).

Dear Zoning Administrator:

Thank you for considering our item in tomorrow's hearing (sorry the last minute comment letter0. Thank you Alexandra Corvello for all the work you put into getting this to hearing. We have reviewed the staff report and proposed conditions and are in agreement with most everything except as follows:

The staff report inaccurately describes the project site as a prominent ridgeline (without any analysis) and justifies additional conditions based upon the fact that property falls into a large region that was identified back in the late 70's as a scenic resource. As shown in the aerial photo below, the property is only 55' above sea level (Rio Flats) and is an interior neighborhood that cannot be seen by any public vantage points and essentially will mostly be visible only to the immediate neighborhood.



We are requesting that Condition 6 A be removed. SCCC 13.11 doesn't require a licensed architect except under extreme situations that don't apply. The request to plant trees in the back yard for screening is both unnecessary since the site is surrounded on all sides by larger mature redwoods, oaks, dense black acacia trees. (see photos below) and other mature vegetation most of which are on adjoining parcels (see photoe). In addition the elevation height difference from the rear fence which is at 55' elevation to the first floor just under 30' which make this condition further infeasible.





Direct South Facing View

In summary, we had discussed with staff early on this issue of the property being inaccurately designated as scenic which clearly doesn't apply. It is surrounded by mature and dense vegetation and cannot be seen from any public vantage point. Requiring these additional conditions isn't necessary and adds significant costs and complexity to the project.

Thanks for your consideration!

Steven Graves
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