

Evan Ditmars

From: Sunil Bhojwani <sunilb101@gmail.com>
Sent: Sunday, May 3, 2026 12:09 PM
To: Evan Ditmars; Michael Guth
Subject: Objection to the design of 111 24th Ave SC
Attachments: 111 24th.doc

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Dear Mr Ditmars,

Please see my attached letter.

Thanks in advance for your consideration.

Sunil Bhojwani.

sunilb101@gmail.com

831 566 1116.

**SUNIL BHOJWANI
124 23RD AVE
SANTA CRUZ, CA 95062
831 566 1116
SUNILB101@GMAIL.COM**

5/2/2026

**ATTN: EVAN DITMARS
SANTA CRUZ COUNTY PLANNING DEPT.,
701 OCEAN ST
SANTA CRUZ CA 95060**

REF: PROPOSED DWELLING 111 24TH AVE SC

DEAR MR DITMARS,

**ONE OF MY NEIGHBORS ON 23RD AVE SHARED THE
PRELIMINARY DESIGN FOR THE VUCKOVICH RESIDENCE ON
24TH AVE.**

**I WAS ALSO TOLD THAT THE DEVELOPER IS PLANNING TO
BUILD UP THE LOT BY FOUR FEET AND PLACE THE 30FT TALL
HOUSE 4300 SQUARE FOOT ON TOP.**

**IF THIS IS TRUE, I ASK YOU HOW THIS FITS WITH THE PLEASURE
POINT DESIGN STANDARDS?**

“The Pleasure Point home design guidelines, established through the [Pleasure Point Community Plan](#), are a set of specialized standards designed to preserve the neighborhood's eclectic, coastal character by regulating the bulk, scale, and street presence of residential buildings. These rules primarily apply to R-1 and RM zoned parcels within the designated Pleasure Point Community Design (-PP) Combining District. [\[1, 2, 3\]](#)”

Key Residential Design Standards

- **Second Story Stepbacks:** New homes or additions are required to have additional setbacks for the second story—specifically, a minimum 10-foot

side yard setback—to reduce the "looming" effect on neighbors and the street.

- **Building Envelope & Height:** On narrow lots (less than 30 feet wide), the maximum height for outer side walls is capped at 22 feet, with a total peak roof height of 28 feet at the center.”

WE LIVE ON A STREET COMPRISED OF 1900-2500 SQ FT HOMES. THEY ARE ALL BUILT BACK INTO THE GRADE. NONE OF OUR HOMES SIT ABOVE GRADE. ADDITIONALLY ,WHILST THIS PROPOSED HOME HAS A 24TH AVE ADDRESS, IT ORIENTS ITSELF, (AS OUR HOMES DO), TO TAKE IN THE SOUTHWEST FACING VIEW. SO, YOU WILL SEE THIS HULKING MONSTROSITY AS YOU DRIVE DOWN EAST CLIFF.

IN MY OPINION YOU ARE NOT CONSIDERING THE “BULK, SCALE AND STREET PRESENCE” OF THIS HOME. THE DESIGN SIMPLY DOES NOT FIT THE STREET.

IT HAS NOT ESCAPED MY ATTENTION THAT FUSE IS THE ARCHITECT AND THAT DEMATTEI IS THE BUILDER. THEY SEEM TO BE INVOLVED WITH MOST IF NOT ALL OF THE NEW MCMANSIONS IN OUR COMMUNITY. HOWEVER, THEY SHOULD NOT BE GIVEN CARTE BLANCHE.

I ASK YOU, RESPECTFULLY, TO RECONSIDER THE SIZE, HEIGHT AND RE-GRADING PROPOSED BY THE APPLICANT.

THANK YOU.

SINCERELY

SUNIL BHOJWANI

Evan Ditmars

From: John Wescoat <johnawescoat@gmail.com>
Sent: Tuesday, May 12, 2026 7:11 PM
To: Evan Ditmars
Cc: Stan Vuckovich; Melissa Vuckovich
Subject: Support for Application 251312 - 111 24th Avenue

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Evan,

I am writing to express my support for the new residential construction at 111 24th Avenue by Stan and Melissa Vuckovich (Application# 251312). I am a nearby resident and property owner at 178-24th Avenue. Stan and Melissa took the initiative to proactively share architectural plans with the neighbors and listen to their feedback. Their home is striking, and their design complies with the zoning codes; the project is under the maximum square footage allowed for the lot and requires no variances. I appreciate how the structure has been designed to lessen the impact on neighboring views.

Sincerely,

John

John Wescoat
178-24th Avenue
Santa Cruz, CA 95062

Evan Ditmars

From: Nikki Hotvedt <nikki.hotvedt@gmail.com>
Sent: Tuesday, May 12, 2026 7:18 PM
To: Evan Ditmars
Subject: Support for 111 24th Avenue

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Dear Planning Department,

I'm writing to you today as a neighbor to express my strong support for the new home being planned at 111 24th Avenue.

I grew up in Santa Cruz and I've seen a lot of changes. What stands out to me about the Vuckovich family's proposal is how much they've prioritized doing things the right way. It's rare to see a project this thoughtful that doesn't ask for a single variance or special exception. They are following the city's rules exactly as they are written, which I really respect.

A few things that I think make this a great addition to the neighborhood:

- **It fits the bluff:** The design uses natural materials like wood and stone that actually look like they belong on our coast. It's scaled appropriately for the lot.
- **Fixing old problems:** The lot swap they arranged gets rid of that old, awkward easement, improving usability of the property.
- **Keeping good people here:** More than anything, I'm just happy this allows the Vuckovich family to stay here. They are kind neighbors who are involved in the community and genuinely care about the character and stability of our community.

I hope the Planning Department moves forward with an approval.

Sincerely,

Nikki Hotvedt

500 37th Ave
Santa Cruz, CA 95062
nikki.hotvedt@gmail.com
May 12, 2026

Evan Ditmars

From: Mark and Marilee <madams2000@comcast.net>
Sent: Wednesday, May 13, 2026 6:00 PM
To: Evan Ditmars
Subject: Vukavich Building Plans

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Marilee Adams
80 23rd Ave
Santa Cruz, CA 95062
madams2000@comcast.net

May 13, 2026

Evan Ditmars, Project Planner and County Staff
County of Santa Cruz
Planning Department/Zoning Administrator

Re: Request for Revision to the Vukavich Building Plans, please forward to the Zoning Administrator

Dear Evan and County staff:

I am writing to formally express my concerns regarding the proposed Vukavich residential building project and to request that the County require revisions to the plans before construction is approved.

From my understanding, the Pleasure Point Community Plan was implemented specifically to preserve the character of Pleasure Point by balancing the right to develop with the need for preservation. It includes the goals and policies intended to protect the neighborhood's oceanside character, compatibility of development and the rights of existing residents.

From my understanding of the current Vukavich Building Plans, their proposed development does not take into account those goals and policies, with respect to size and height of the building. When our house was designed (we are two houses away from the proposed development), we were required to build in a manner that limited the visual bulk and preserved views. We were required to grade back into the slope, specifically to minimize how visible the home was from the road.

From my understanding, the Vukavich proposal raises the natural grade by four feet, increasing the size, bulk and greatly impacts the view from the street. I have to ask, why one property owner is

being allowed to pursue a design approach that was restricted when my house was built, six years ago. Why is there not a consistent review process?

I ask that there be a consistent review process, and that developments should be held to the same standards as we were held to during our development process.

I have been in Pleasure Point since 2009, and it is a unique and special community, and the County has recognized its importance by formally adopting policies intended to preserve it. I feel that the Vukavichs have skirted the Pleasure Point Community Plan in terms of their Buildings Plans. I ask that their project should be revised to comply with the Community Plan to preserve the nature of our Community.

Thank you for your time and consideration. I hope that the representatives of the County will evaluate the plans as it complies to the Community Plan and reflects the same standards that have been applied to us and other residents in our neighborhood.

Sincerely,

Marilee Adams

Evan Ditmars

From: john mclaren <johnfmclaren@icloud.com>
Sent: Thursday, May 14, 2026 8:34 AM
To: Evan Ditmars
Cc: Brenda McLaren
Subject: Support for the project at 111 24th

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

Hello Evan,

My wife and I are writing to communicate our support for the project that Stan and Melissa Vukavich are building at 111 24th.

We live in Santa Cruz at 23925 East Cliff Dr. and spent a lot of time with them as well as others in their area and we're completely supportive of this project. I have several friends whose properties look directly at this lot and they are all in support of it as well. In fact, I'm unaware of anyone who's voiced any concern whatsoever for this project. I would suspect that anyone doing so would be an outlier. My perspective is that the building will add further value to the area. My understanding is that everything is being built to code and they are not maximizing, setbacks, square footage, ADUa, etc. that they could be, so they're building it as a good neighbor would. The architectural plan along with the finishes look to be exceptional.

We therefore ask you to approve this project without hesitation.

Best Regards,
John and Brenda McLaren

Evan Ditmars

From: Michelle Coats <coatsconsulting@gmail.com>
Sent: Thursday, May 14, 2026 10:44 AM
To: Evan Ditmars
Subject: Letter to County Staff and Zoning Administrator
Attachments: Letter to Evan. ZA Hearing. May 11, 2026.pdf

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Evan;

I was not certain you received my letter earlier this week. We had a new email service installed and have had some clients complain they had not received our emails.

I am resending this to you and will give you a quick call in 5-10 mins.

Thank you for taking the time to speak with me this morning. I will make it quick.

Merci beaucoup;

Michelle

COATS CONSULTING

P 831.238.7415 | P 831.238.7416

PO Box 1356 Carmel, CA 93921

 Please consider the environment before printing any part of this email

May 11, 2026

Mr. Evan Ditmars
County of Santa Cruz
Planning Department
701 Ocean St
Santa Cruz, CA

Evan;

We appreciate that the review process for this discretionary permit has allowed us the opportunity to provide you with the issues we find to be at odds with the relevant land use policies which govern development in the Pleasure Point area. We did attempt to work with the Architects, as you suggested. It appeared that there was room for discussion as to how they might modify the project to address the impacts of the size and massing of the proposed structure on adjacent properties. The architect did agree to perform a Shade Study and was to provide it to us last week, however as of this writing, we still have not received it. Should it come in this week, we will do what we can to accommodate a speedy peer review.

We are aware that the applicant is anxious to initiate construction this year. It is not our intent to slow him down or prohibit him from building a home on his property. We do feel that with adjustments to his plan, the plan can be brought into conformance with the directives put forth in the Pleasure Point Community Plan (PPCP) and County Zoning ordinance. This conformance would be consistent with previous actions on the other homes that were built on 23rd Ave., following the adoption of the Pleasure Point Community Plan in 2008/2009 (PPCP). Since the adoption of the Community Plan, there have been two homes proposed and built on 23rd Avenue adjacent to the subject site. Both homes were required to prepare shade studies, and to evaluate the potential impacts of their proposed structures as it related to 'Sun and Light' on the adjacent properties. Once completed, the results of the shade studies identified potential impacts to the neighboring homes. To address these potential impacts, the two homes being proposed were modified by incorporating the findings of the Shade Study and utilizing the "Wedding Cake" design approach referenced in the Pleasure Point Community Plan and the current zoning district ordinance. It is our request that when a Shade Study is completed for the proposed project, that if warranted, changes be made to mitigate any identified impacts, in keeping with the Pleasure Point Community Plan directives.

It has been explained to us that the interpretation of the Pleasure Point Community Plan has changed somewhat since its adoption in 2008, but to clearly approve a project plan that is in direct violation of one or more of the Goals in the Pleasure Point Community Plan is not an interpretation that should be acknowledged. In the Pleasure Point Community Plan, page 56, under Section A

“A. PROPOSED STANDARDS & GUIDELINES FOR BUILDING MASS AND HEIGHT”, the document clearly addresses how new homes and/or second story additions are to be evaluated for conformance. Under the section beginning with **“STANDARDS: Proposed measurable regulations for residential development in all areas (both “discretionary” and “building permit-only) of Pleasure Point**, the Plan identifies four Goals to be accomplished. Three of those goals are directly applicable to the proposed project’s evaluation.

“Applicability: Would apply to any new two-story residential structure or to second story structures.”

Addresses:

GOAL # 1: Retain Small Town/Beach Town Character

GOAL # 2: Ensure Complementary Scale of New Development

GOAL # 3: Promote Access to Sun and Light

“This proposed standard aims to create a design framework (i.e., a building envelope in the vertical plane) that encourages appropriately scaled homes to reduce shading impacts to neighbors and maintain the “small town”/beach community character of Pleasure Point. By setting back the second stories of houses from the first story outline/footprint; sun, light, and solar access to neighboring houses is maximized, reducing the effect of large homes “looming over” their neighbor (which has been identified as an increasing trend in Pleasure Point). While all the existing first floor side yard setback standards would be maintained (i.e., 5 or 8 feet on most lots) a new second floor side setback 10’ wide from the side yard parcel line is proposed. This “stepping-back” of the second story will help break up the overall apparent mass and bulk of two-story houses/buildings and help minimize shade impacts on adjoining existing houses/buildings.”

This background information is referenced, because these were the standards that were applied to my client’s Coastal Development permit application. In order to evaluate my client’s potential impact on the neighboring homes, he was required to prepare a “Shade Study” and implement the “Wedding Cake” design approach to help reduce potential massing and minimize sun, light, and solar impacts to the neighboring homes as identified from the results of the shade study. The potential impact is even greater with Mr. Vuckovich’s plan, when considering the overall height of the structure, as measured from parent grade, massing of the building (15’ plate height on both floors) and shallow roof design will clearly impact the adjacent property. The overall height of the proposed house, with its shallow roof design, the potential impact to sun and light (solar access) is in direct opposition to the stated goals in the Pleasure Point Community Plan. We feel that applying the same ‘impact’ methodology that was required on our client’s home, will ensure that the enforcement of these standards remain consistent with the intent of the Pleasure Point Community Plan, the development standards as stated in the current County Zoning Ordinance and consistent with the existing Pleasure Point neighborhood character.

I have included a copy of a page from the Pleasure Point Community Plan, which illustrates the effect of a shallow roof design on the shading of an adjacent home. Add to that the height of the building at the maximum allowable of 28', and the four (4) foot of fill added to the parent grade, the increase in the height of the building over the adjacent home will actually be 32' over the 'parent grade' which is in violation of the maximum height of 28' from that existing grade. This will cause the shadowing effect to be significant. All of the existing homes along 23rd Ave. were required to use the existing grade and instead of making the finished grade higher by filling it, they all graded back into the slope behind their homes to keep their visual exposure to a minimum. This is a major goal of the Local Coastal Plan to minimize massing and the subsequent views from public areas of the coastal bluff areas.

In reality, the proposed Vuckovich home is a large house by any standard. There is nothing wrong with that in the 'right' location and environment. If the house's allowable square footage was based upon the existing **buildable** area of the lot, it would allow a home of 3,462 sq. ft. in size rather than the 4,362 sq. ft. The subject property proposes using the 'unbuildable area' of the driveway to increase the lot size. By doing this, it increases the overall lot by 1,500 sq. ft., which will add an additional 900 sq. ft. of structure in a building area that should only accommodate 3,462 sq. ft. Using this manner of calculating lot size to determine maximum building size allowable, does not meet the intent of the Pleasure Point Community Plan which seeks to maintain a commonality among neighborhoods. The Plan calls for the preservation of neighborhoods which are 'human' sized, not massive and grand. Compatibility with the neighborhood is called out in several places in the PPCP, as is the admonition to avoid the presence of "looming houses" next to smaller homes. The PPCP calls out the trend of buyers acquiring 1 or 2 lots in Pleasure Point because ocean view property in this area is less expensive than in other seaside towns, and building large 'looming' houses next to smaller ones.

While it is not our intent to prevent the applicant from building his house, it is our intent to have the goals and policies of the Pleasure Point Community Plan entered into the evaluation of the project, as it relates to the character, house size, and scale of the community of Pleasure Point. With regards to the discretion of the decision makers, in deciding this discretionary permit, we ask that the decision makers be directed by the goals and policies of the Pleasure Point Community Plan. Selective enforcement of these directives is not in keeping with the intent of the Pleasure Point Community Plan and is inconsistent with the manner in which the neighboring homes were evaluated by staff in the past.

Respectfully, we would request that staff's evaluation of the current application be informed by a Shade Study, as well as the Pleasure Point Community Plan, in accordance with the Plan's directive to maintain 'the small town/beach town' character of the Pleasure Point Community. Based upon the information presented within this correspondence, and the intent of the PPCP, the Vuckovich Coastal Development permit is not ready for final action by the Zoning Administrator. A Shade Study needs to be prepared and peer reviewed for potential impacts. Also we would request that staff reevaluate their findings, based upon the information presented within this communication. It is our opinion that following such a review, it should be the conclusion of the staff that this project is not compatible with the existing neighborhood. We also feel this project needs to be evaluated and

conditioned in the same manner as were the two neighboring homes. Selecting to perform some evaluation and not others is providing Mr. Vuckovich a selective enforcement of all goals and policies. Also, Mr. Vuckovich's architects requested that once the shade study was completed, that we propose what "exit strategies" in the form of modifications would we suggest for their consideration. Since we have not had the opportunity to have a peer review the shade study, we are not prepared to satisfy this request, at this time.

We respectfully request that the Vuckovich Coastal Development Permit be continued to the next regularly scheduled Zoning Administrator's meeting. This will provide all parties involved the opportunity to hopefully come to some form of agreement so Mr. Vuckovich can have the support of his neighborhood and the intent of the Pleasure Point Community Plan can be maintained. Approving a 'precedent setting' structure, such as is proposed by Mr. Vuckovich will be damaging to the overall intent of the goals of the Pleasure Point Community Plan.

Respectfully Submitted;



Michelle Coats
Principal
Coats Consulting

cc: Mr. Greg Howell

Evan Ditmars

From: Nancy Moore <slvrlkr@sbcglobal.net>
Sent: Thursday, May 14, 2026 11:23 AM
To: Evan Ditmars
Subject: Application #251312, 111 24th Ave. Santa Cruz, CA 95062

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May 14, 2026

My name is Nancy Moore, and I am writing because I am very concerned about the proposed home the Vuckovichs are planning to build in our Pleasure Point neighborhood.

I have lived here a long time, and I have seen how carefully this community has worked to protect the special character of Pleasure Point. This area is not like other parts of the County. People live here because it is a unique coastal neighborhood, and the Pleasure Point Community Plan was created to preserve that character while still allowing reasonable development.

Over the years the County has required homeowners on this bluff to build in a way that respects their neighbors. When many of us built or remodeled our homes, we were not allowed to raise our building pads just to make our houses taller or bigger. Instead, we had to grade into the slope so the homes would not be too visible and so they would not block views.

That is why it is so upsetting to see the Vuckovich plans which include raising the natural grade about four feet. Raising the house by four feet will make the house larger and more imposing. This is exactly the type of impact the Pleasure Point Community Plan was meant to prevent.

I also believe the neighbors should be kept informed. That is part of living in a real community. Most of us who have lived here for many years care deeply about protecting this neighborhood, and we would have appreciated more consideration and communication about a project of this scale.

Most importantly, I want to ask the County to treat everyone the same. Homeowners on this bluff have been required to follow strict rules for years. The review process for the Vuckovich application seems very different.

Pleasure Point is a special place, and the County has recognized that in the Community Plan. I ask that the County revise their plans to comply with the Pleasure Point Community Plan, should not allow them to raise the grade of the house, and to ask them to build a reasonable house that complies with the spirit of the Pleasure Point Community Plan.

Thank you for taking the time to read my comments. Please forward them to the Zoning Administrator before this Friday's hearing. I hope the County will do what is right for the neighborhood.

Sincerely,
Nancy Moore
120 23rd Ave.
Santa Cruz, CA 95062
slvrlkr@sbcglobal.net

A. PROPOSED STANDARDS & GUIDELINES FOR BUILDING MASS AND HEIGHT

Mass and bulk of buildings can be affected by various factors including F.A.R. (Floor Area Ratio), lot coverage, building heights, different setbacks from the lot line for different floors of the house, and individual building elements such as roofs and porches. The following two standards and two guidelines each are proposed for building mass and height in residential developments to achieve a scale and character that respects the Pleasure Point neighborhood. These standards and guidelines are proposed to apply to new residential construction and home additions.

STANDARDS: Proposed measurable regulations for residential development in all areas (both “discretionary” and “building permit-only”) of Pleasure Point

Proposed Standard A1: Require Second Story Setbacks

Reduce perceived mass and bulk of two-story houses by setting back second floors 10-feet from the sideyard property line. Ensure that the height and setback requirements of a residential building fit within the dimensions of a newly proposed designated building volume limit, which is reduced from the existing limit by a new requirement for second floor setbacks (shown in the bottom diagram on the next page). This will have the effect of reducing the volumes of second stories, thereby addressing many of the concerns about bulk/mass and shading that have been expressed by the community. Existing 0.5 Floor Area Ratio (FAR) limits will continue to govern the maximum size of residential development (i.e., building square-footage cannot exceed 50% of lot square-footage, excluding a 225 sq. ft. exemption for the garage).

Applicability: *Would apply to any new two-story residential structure or to second story additions.*

Addresses:

Goal #1: Retain Small Town/Beach Town Character

Goal #2: Ensure Complementary Scale of New Development

Goal #3: Promote Access to Sun and Light

Goal #7: Establish Clear and Simple Design Standards and Permitting Process

This proposed standard aims to create a design framework (i.e., a building envelope in the vertical plane) that encourages appropriately scaled homes to reduce shading impacts to neighbors and maintain the “small town”/beach community character of Pleasure Point. By setting back the second stories of houses from the first story outline/footprint, light, air and solar access to neighboring houses is maximized, reducing the effect of large houses “looming over” their neighbors (which has been identified as increasing trend in Pleasure Point). While all the existing first floor sideyard setback standards would be maintained (i.e., 5 or 8 feet on most lots), a new second floor side setback 10’ wide from the side yard parcel line is proposed. This “stepping-back” of the second story will help break up the overall apparent mass and bulk of two-story houses/buildings and help minimize shade impacts on adjoining existing houses/buildings.

NOTE: The following diagrams in this chapter have been prepared to illustrate principles or standards. When considered with other building and zoning regulations, final building volumes, mass, articulations or site configurations may need to be different from the illustrations shown here.

Proposed Guideline A4: Angle Roofs to Minimize Shading

Encourage roof angles and overall plate heights that minimize shadow impact to adjacent properties.

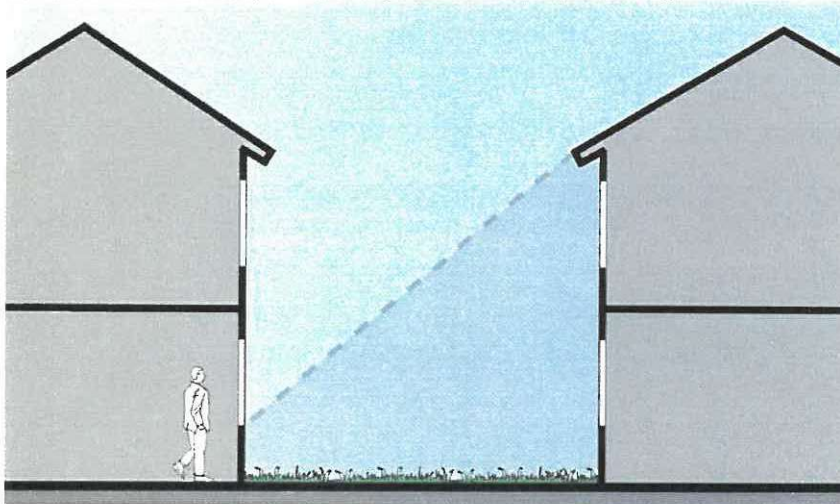
Applicability: Would apply to new 2-story homes and second story additions (i.e., "strongly encouraged" for discretionary projects, only "recommended" for building permit-only projects).

Addresses:

Goal #3: Promote Access to Sun and Light

The shape and profile of certain roofs can increase the shadows cast by the building. This proposed guideline encourages roof angles of new developments to be in tune with the angles of the sun to maximize the direct sunlight exposure to residents of existing residential buildings.

Recommended: Steeper roof angles with lower plate heights



Not Recommended: Shallow roof angle with taller plate heights

