

Eric Ditmars
Santa Cruz County Planning
701 Ocean Street ,4th Floor
Santa Cruz CA 95060

Subject: Formal Privacy Concerns and Mitigation Requests – Permit Application 251247

Dear Mr. Ditmarsor

I am writing as an immediate neighbor regarding the pending development permit at 739 Las Olas Drive, Aptos. Our property is located at 735 Las Olas Drive, Aptos, directly adjacent to the proposed building.

After reviewing the submitted architectural plans, we have serious concerns regarding the orientations of the proposed first, second and third- story decks and balconies. As currently designed, these elevated outdoor spaces create a direct line of sight into the primary living areas of our home, specifically impacting the privacy of an upstairs bedroom, first floor family room, first floor living room outdoor ground floor patio and second floor deck areas, and yard.

Santa Cruz County design guidelines stress the importance of protecting neighbor privacy during discretionary reviews. To mitigate these severe impacts, I respectfully request that the County require the applicant to implement the following structural modifications before granting final permit approval:

- **Incorporate Solid Privacy Screening:** Require a permanent, privacy wall along the East Side of Structure on all decks, balconies along with frosted or eyebrow windows facing my property
- **Reorient or Reduce Outdoor Platforms:** Shift or scale back the upper balconies and decks footprints to direct the primary view toward the Ocean facing side of the parcel, rather than looking directly downward into my private yard space
- **Mandate Landscape Buffering:** Require the installation of mature, evergreen canopy trees along the shared property line as a condition of approval to create a natural, long-term visual barrier.

I urge the Planning Department to fully understand the impact of this design.

We are the requesting rejecting staffs findings and conditions in regard to design of decks, balconies and windows facing our property at 735 Las Olas , and redesign all to be in compliance with current Neighbor Visual Privacy requirements And add this letter to the official public record for the project, and keep me informed of all upcoming staff reports, hearings, or public comment deadlines.

Thank you for your time, consideration, and dedication to maintaining the residential privacy of our neighborhood.

Sincerely,

Louie and Bonnie Pellegrini

650 814 9532

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bbpellegrini@aol.com

See Attachments 1 thru 5

Proposed 739 Las Olas



Areas of concern of concrete

LAS OLAS

739 Las Olas Dr
Aptos, CA 95003

Foundry.
803 Soquel Oaks, STE 110
Aptos, CA 95023

Tel: 831.228.8278

Issue	Date	Description
0	08/25/23	CDP Submission
1	10/15/23	CDP Submission
2	10/15/23	CDP Submission
3	10/15/23	CDP Submission



Project Name
LAS OLAS

Project APN
035-197-29

Description
RENDERING FROM BEACHSIDE

Scale

A0.2

© 2024 FOUNDRY ARCHITECTURE

2

WEST



View to West

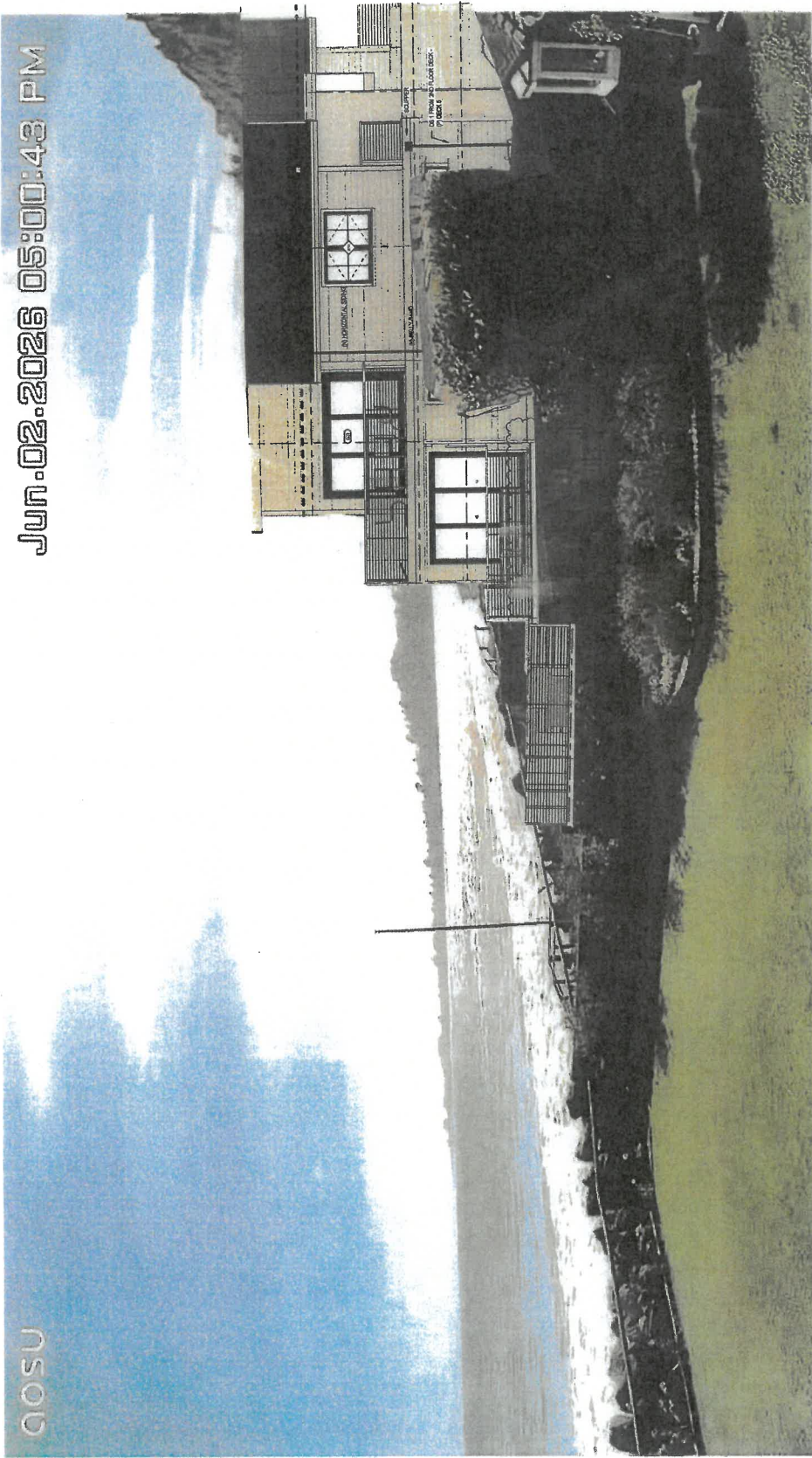
EAST



View to East

3

JUN-02-2026 05:00:48 PM



739
Robson

Sight Line View
from 735 second story Deck

739

#	Issue	Date	Description
0	1	08/25/23	CDP-Submittal
0	2	08/25/23	CDP-Submittal
0	3	08/25/23	CDP-Submittal



Project Name
LAS OLAS

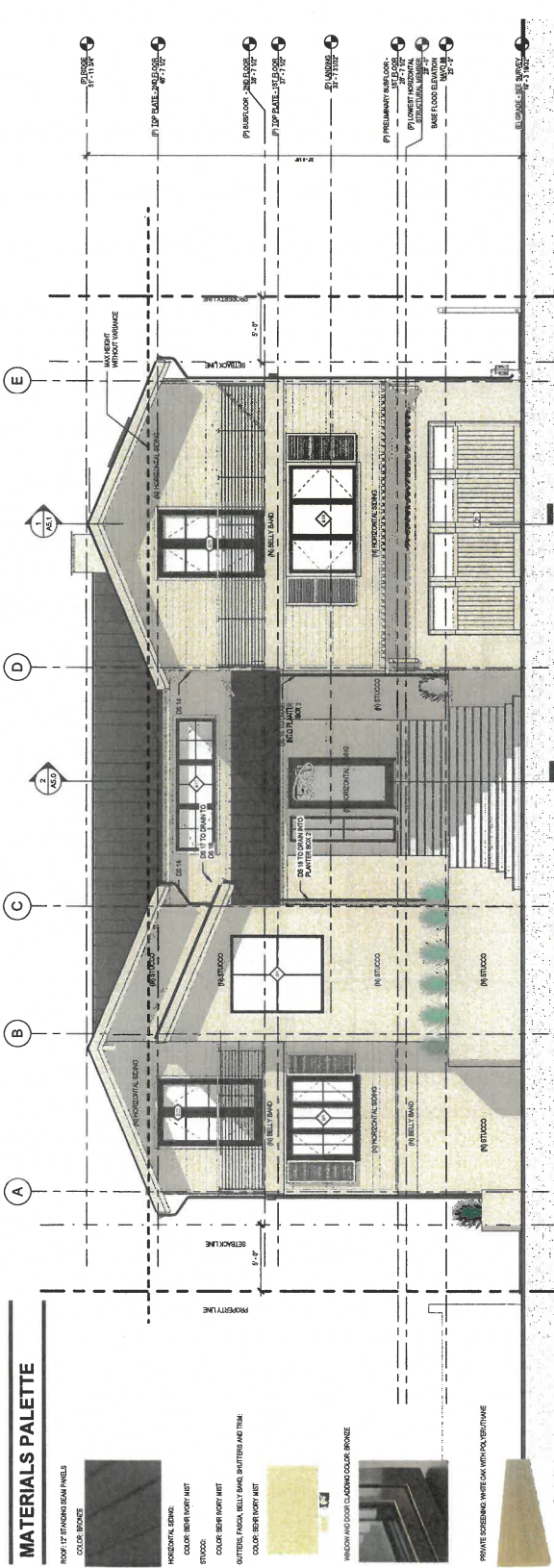
Project MPN
038-19129

Description
PROPOSED ELEVATIONS

Scale
As Indicated

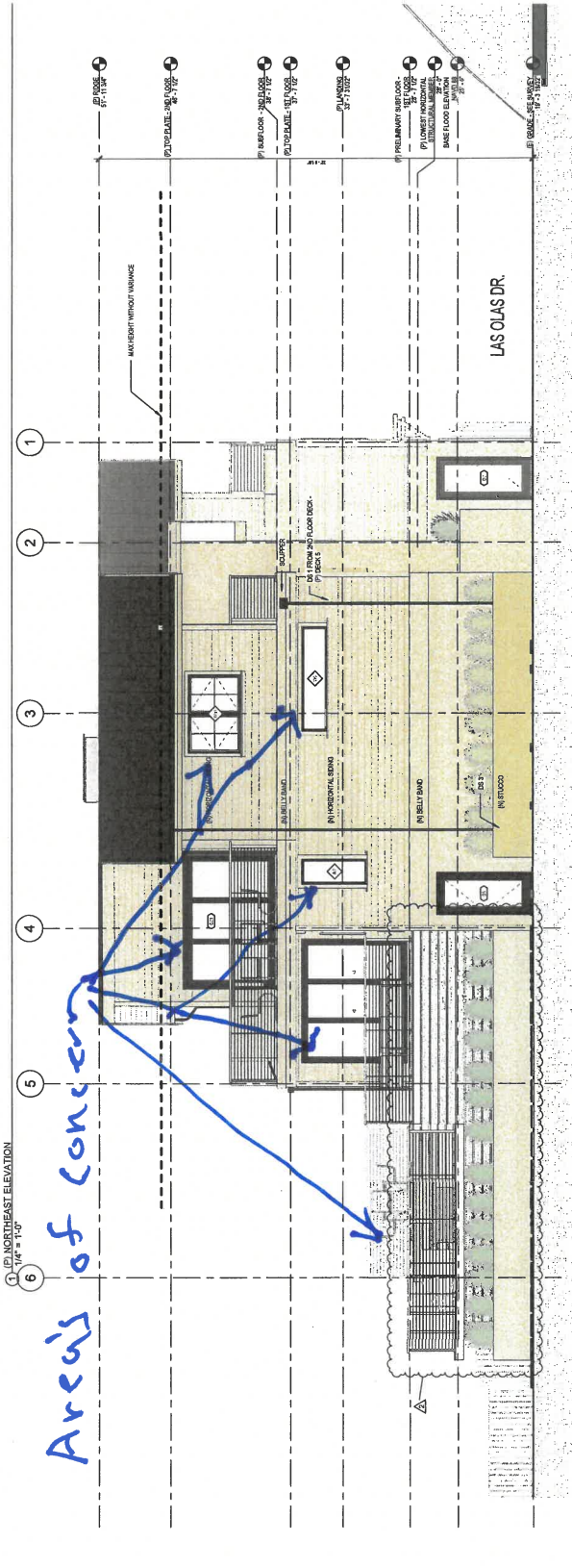
A3.2

5



1) NORTH EAST ELEVATION
1/4" = 1'-0"

Areas of concern



2) SOUTH EAST ELEVATION
1/4" = 1'-0"

Neighbor Visual Privacy concerns