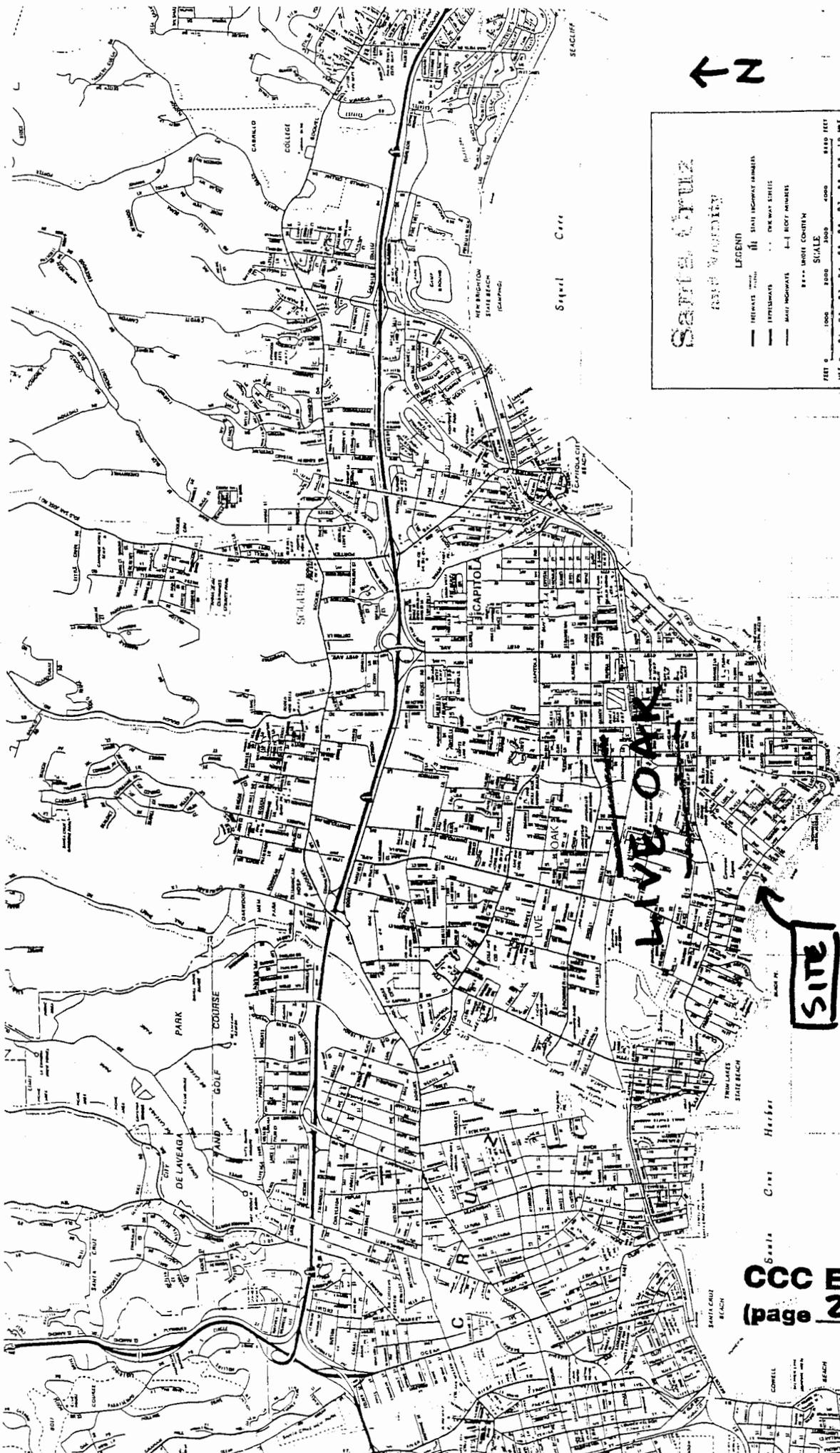


County of Santa Cruz

Sheet 2 of 3

**CCC Exhibit A**  
 (page 1 of 3 pages)



← N

**Santa Cruz**  
**Map Company**

**LEGEND**

- HIGHWAYS
- STATE HIGHWAY NUMBER
- TRAILWAYS
- ONE WAY STREET
- MAJOR HIGHWAYS
- 1-1 BLOCK NUMBER

**SCALE**

FEET 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

METERS 0 300 600 900 1200 1500 1800 2100 2400 2700 3000

ONE INCH = ONE HUNDRED FEET

CARTOGRAPHIC DEPARTMENT  
 COPYRIGHT 1971 BY  
 CALIFORNIA STATE AUTOMOBILE ASSOCIATION  
 150 VAN NESS AVENUE SAN FRANCISCO, CA 94102

**SITE**

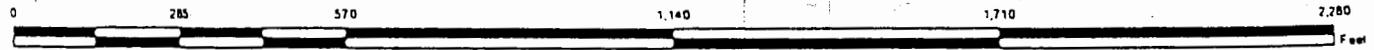
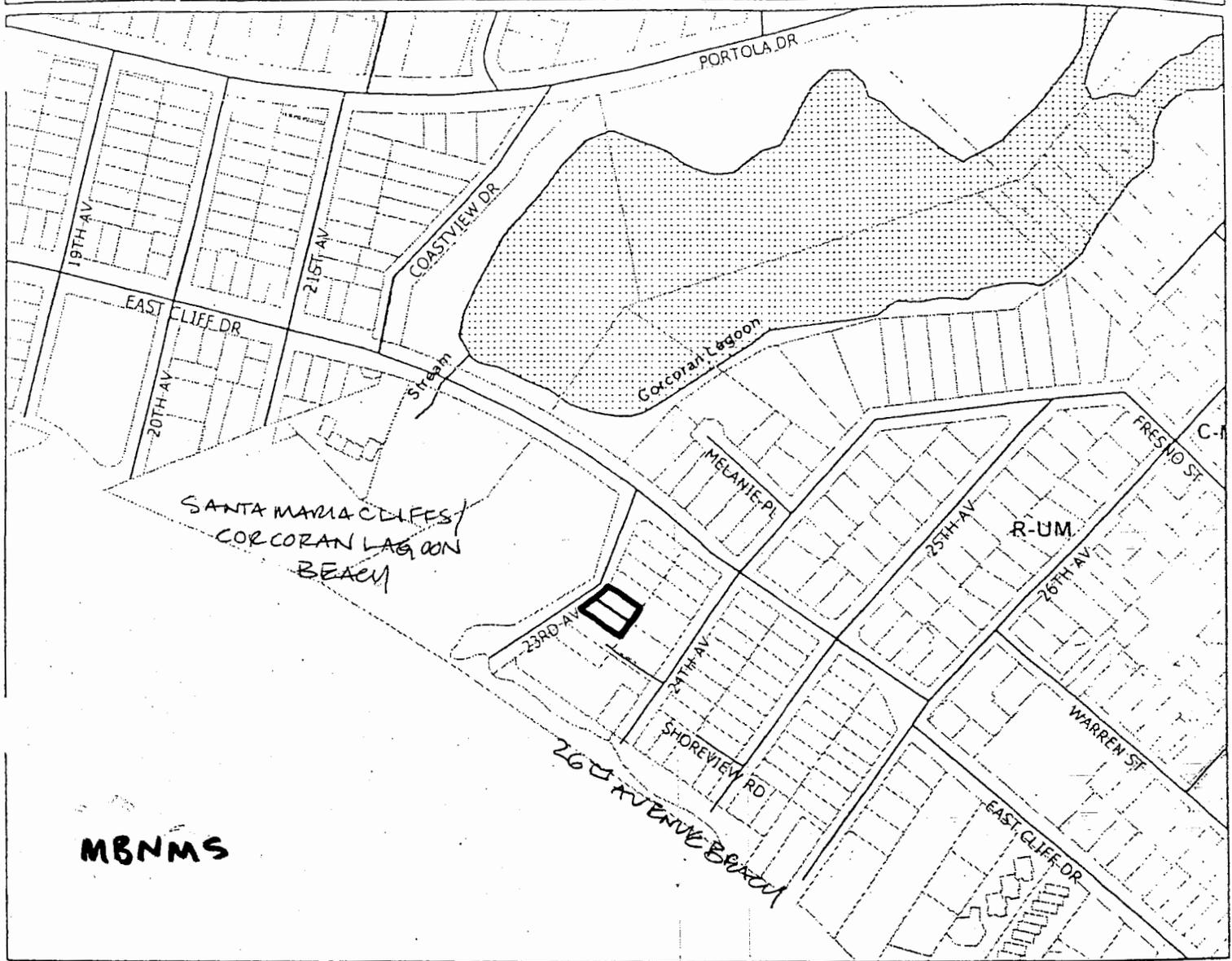
P A C I F I C  
 M O N T E R E Y

**CCC Exhibit A**  
 (page 2 of 3 pages)

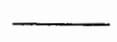
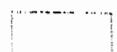
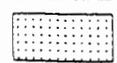
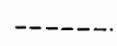
5 6 7 8 9 10 11 12

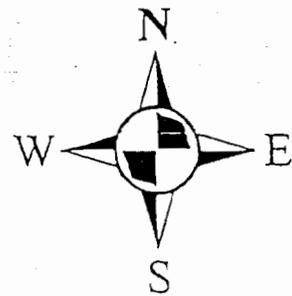


# Location Map



## Legend

-  APNs 028-232-16 + 028-232-15
-  Streets
-  Assessors Parcels
-  Lakes
-  INTERMITTENT STREAM



**CCC Exhibit A**  
 (page 3 of 3 pages)

Map Created by  
 County of Santa Cruz  
 Planning Department  
 August 2005



← SUNNY COVE

PLEASURE POINT →

GCC Exhibit

B

Page 1 of 7 pages

MONTEREY BAY  
NATIONAL MARINE  
SANCTUARY

Source: California Coastal Records Project (Image 628, March 16, 2002)

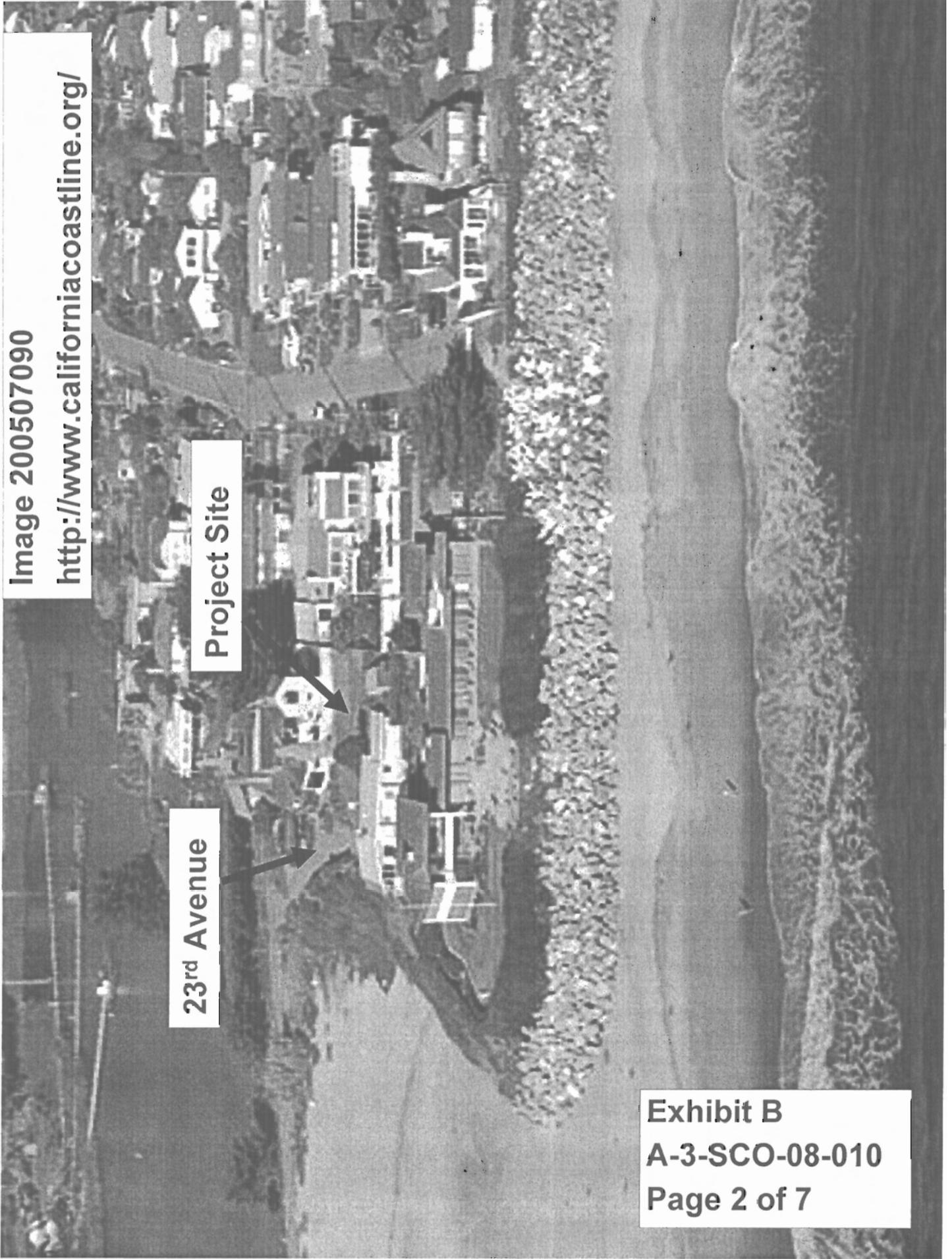
Image 200507090

<http://www.californiacoastline.org/>

23<sup>rd</sup> Avenue

Project Site

Exhibit B  
A-3-SCO-08-010  
Page 2 of 7



**End of Existing Paved Portion of 23<sup>rd</sup>  
Avenue, Leading into Project Site**



**Exhibit B  
A-3-SCO-08-010  
Page 3 of 7**

Existing house #1 on 23<sup>rd</sup> Avenue

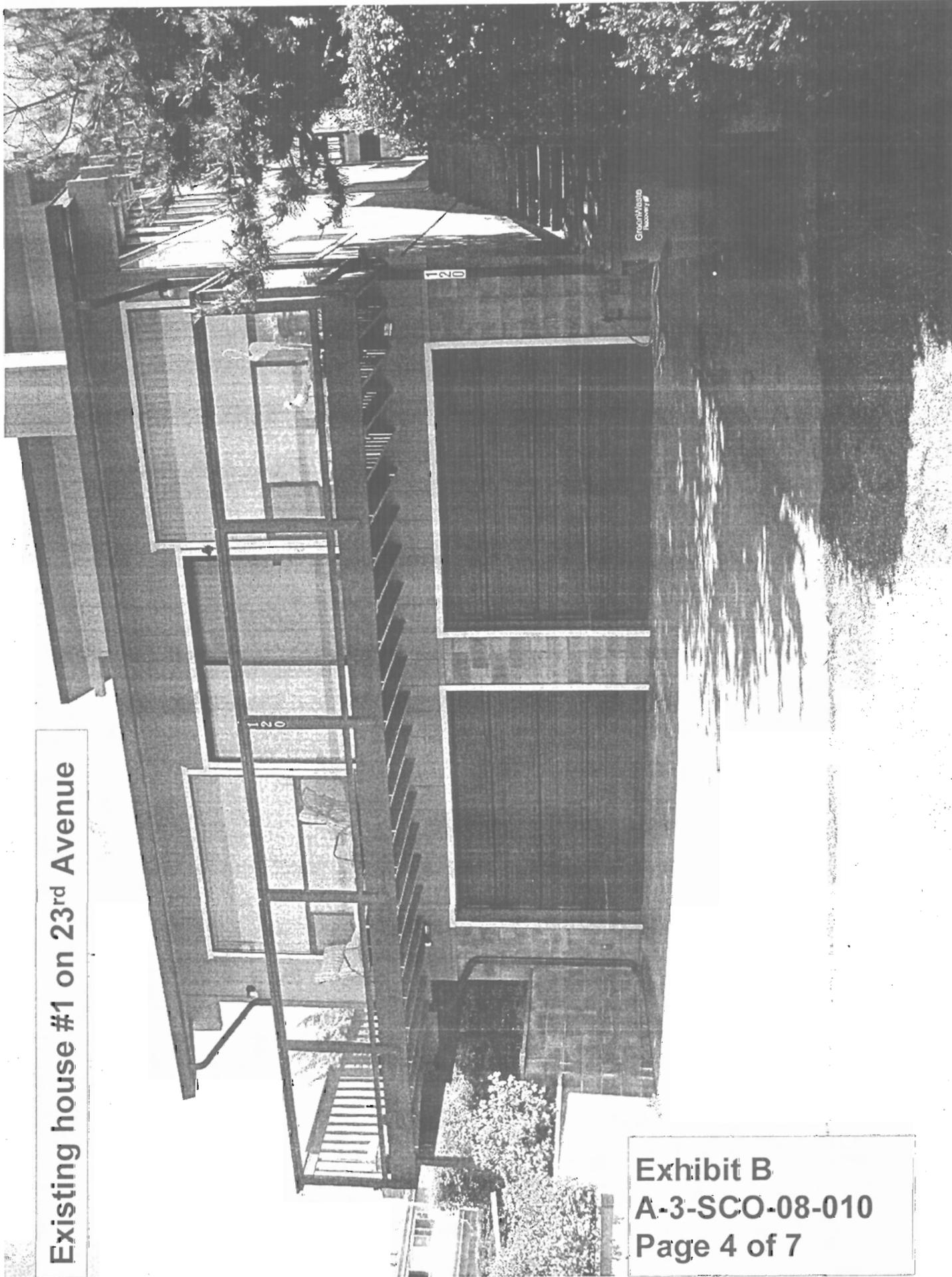
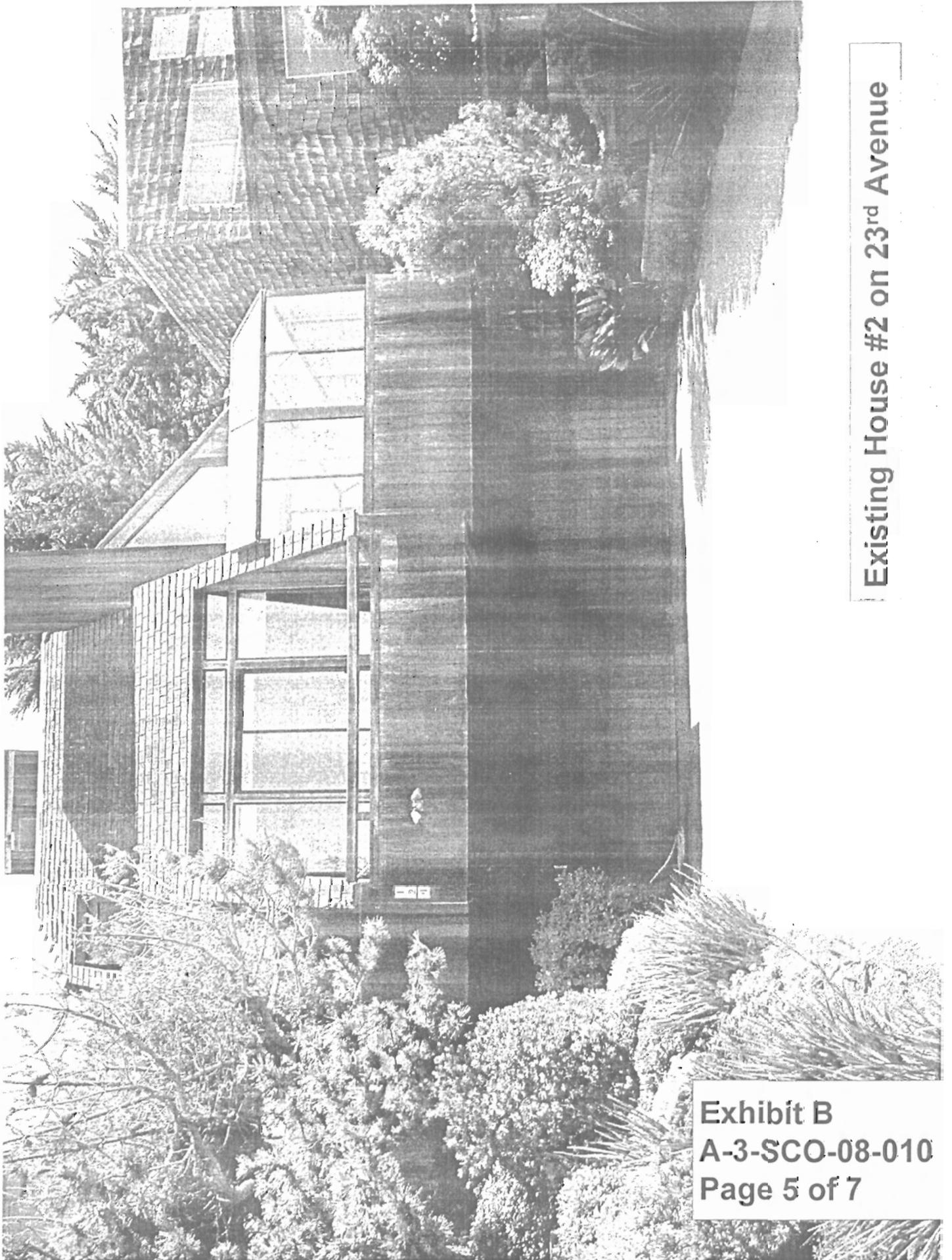


Exhibit B  
A-3-SCO-08-010  
Page 4 of 7



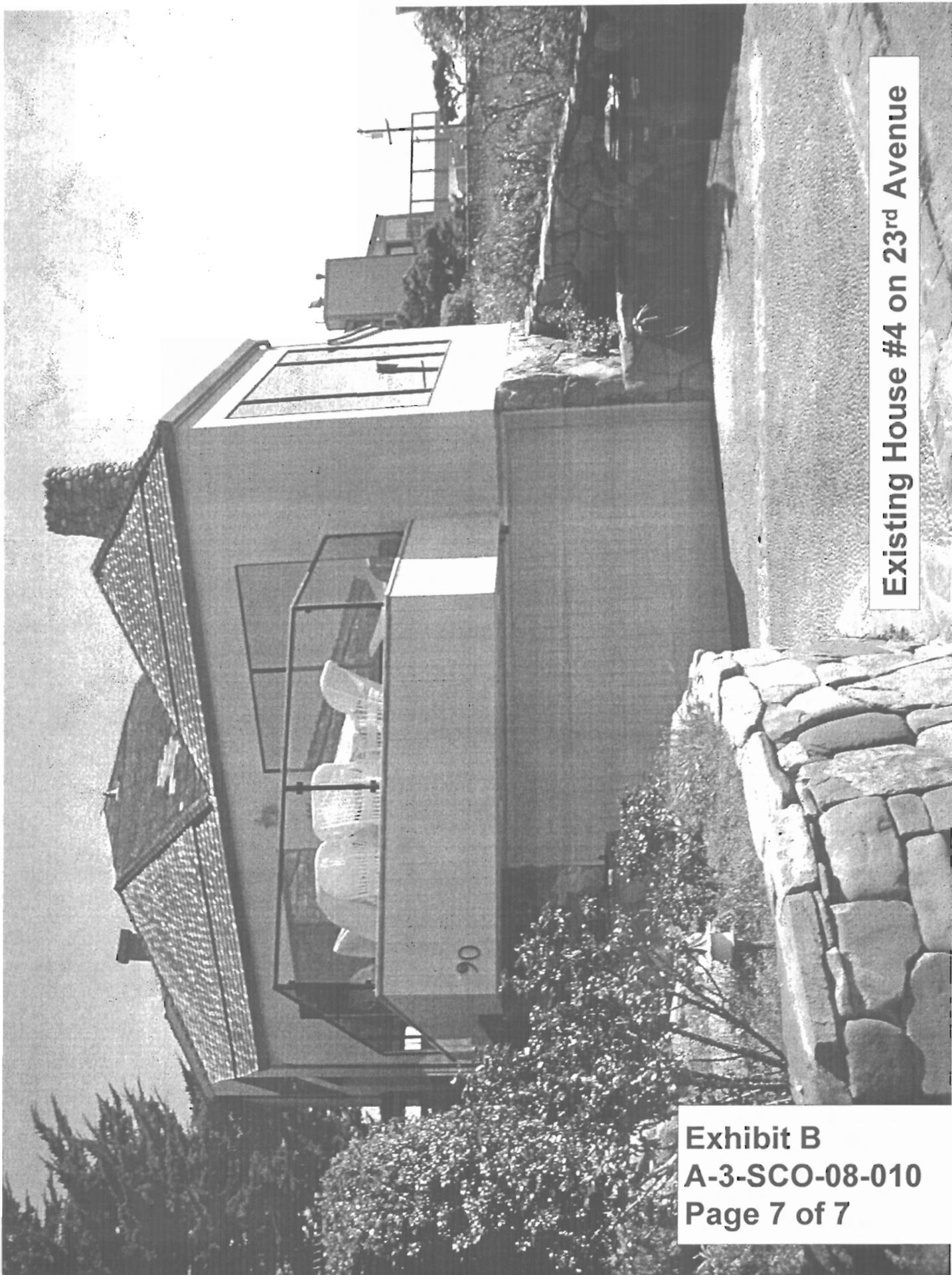
Existing House #2 on 23<sup>rd</sup> Avenue

Exhibit B  
A-3-SCO-08-010  
Page 5 of 7



**Existing House #3 on 23<sup>rd</sup> Avenue**

**Exhibit B  
A-3-SCO-08-010  
Page 6 of 7**



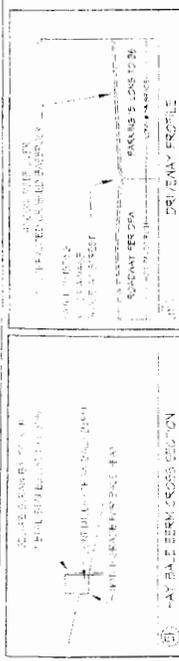
**Existing House #4 on 23<sup>rd</sup> Avenue**

**Exhibit B  
A-3-SCO-08-010  
Page 7 of 7**

RECEIVED

JAN 07 2009

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA



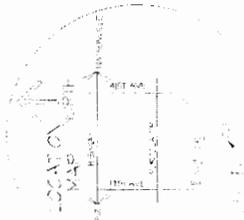
CUT & FILL CALCULATION: TOTAL VOLUME OF CUT MATERIAL... TOTAL VOLUME OF FILL MATERIAL...

FIRE NOTES: FIRE TRUCK ACCESS... FIRE TRUCK APPROACH... FIRE TRUCK TURN-AROUND...

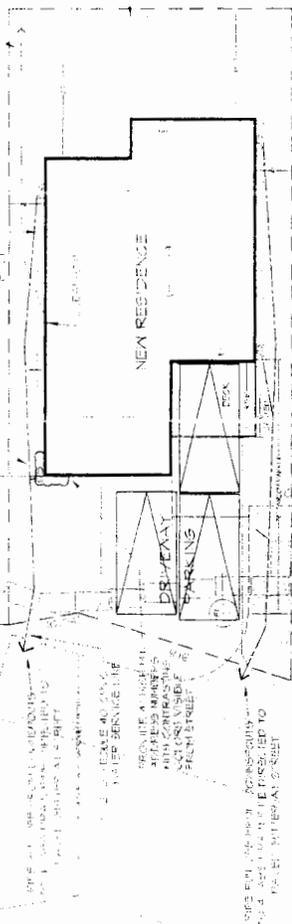
PAVING SCHEDULE: PAVING SCHEDULE... PAVING SCHEDULE...



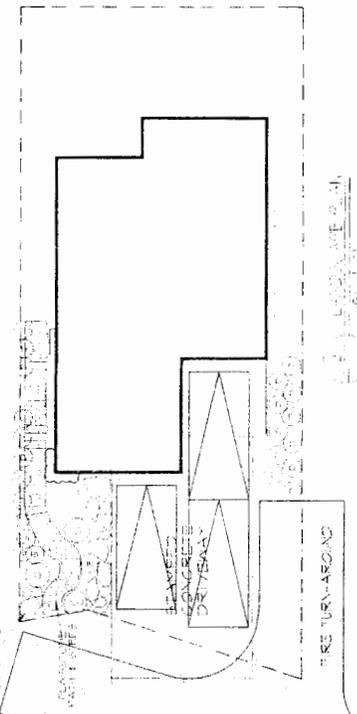
DESIGNED BY WAYNE MILLER P.O. BOX 1024 REDWOOD CITY, CA 94064 650.754.8232



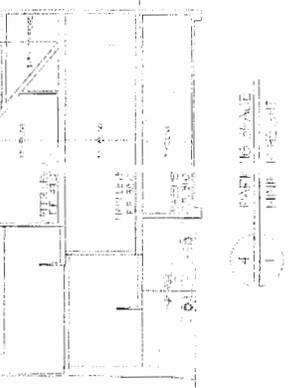
ASSUMPTIONS: ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.



(outline of residence includes County's req'd additional 4.5 foot setback)



SITE STATISTICS table with columns for 'ITEM', 'DESCRIPTION', and 'QUANTITY'. Includes items like 'TOTAL AREA', 'TOTAL VOLUME OF CUT', and 'TOTAL VOLUME OF FILL'.



CCC Exhibit C (page 1 of 4 pages)

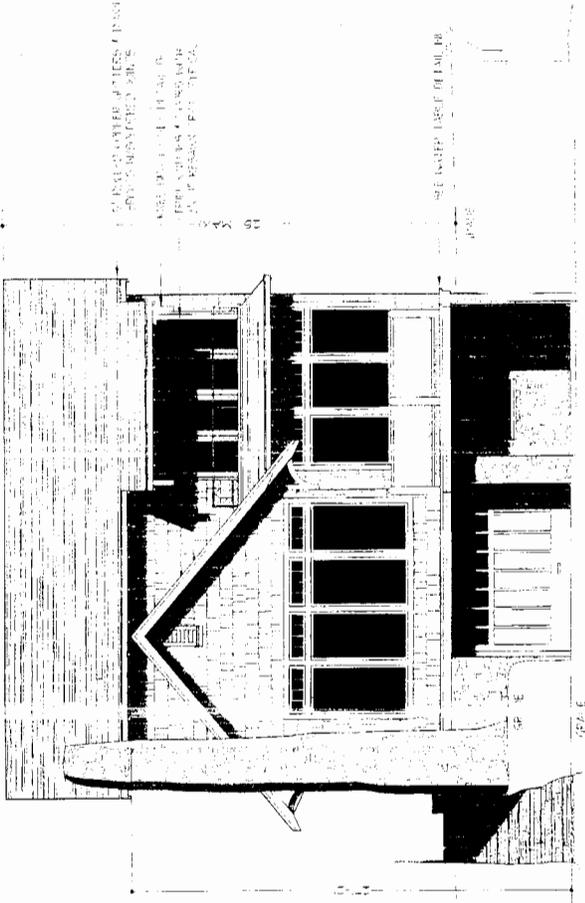
SCALE: 1/8" = 1'-0" SHEET NO. 1 OF 1



DESIGNED BY  
WAYNE MILLER

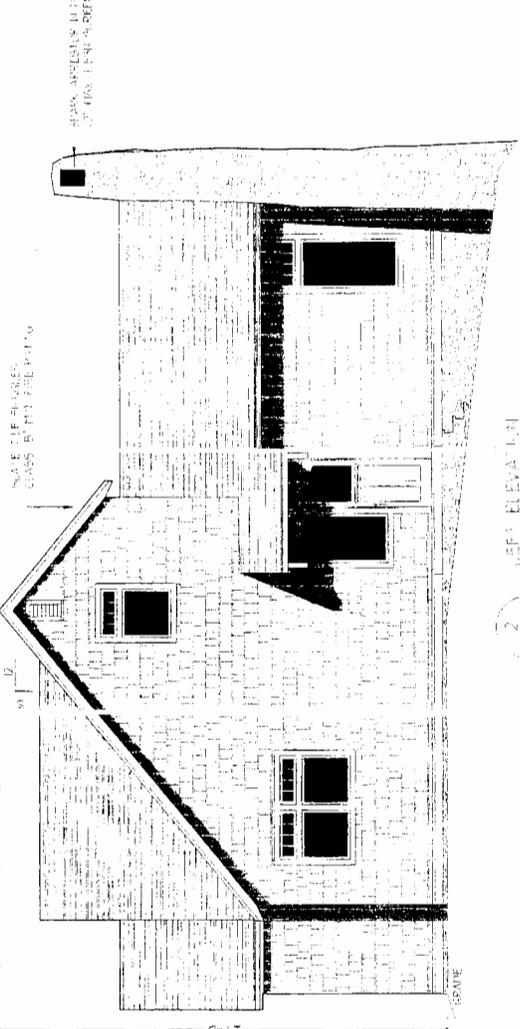
ELEVATIONS  
/ADEN REY RESIDENCE

150  
1-PER  
TWC



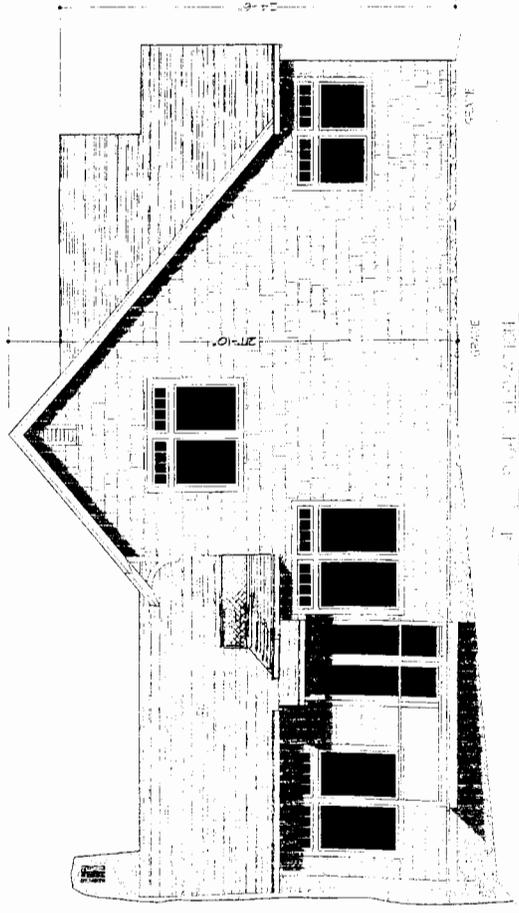
FRONT ELEVATION  
WEST SIDE

5" BRICK VENEER  
RAILS: 2X4 BRIDGE BOARD EXTERIOR - 2X4  
RAILS - 4" X 6" TIE BEAMS - 2X6 EXTERIOR  
SPRINKLER - 2X6 EXTERIOR - 2X6  
SHIELD - 1/2" X 1/2" SHEET  
5" X 6" RAILS  
DAMPERS - 1/2" X 1/2" X 1/2" X 1/2"

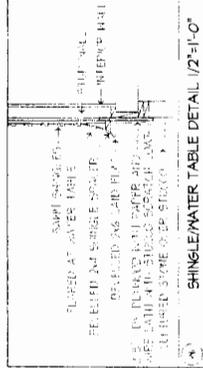


REAR ELEVATION  
EAST SIDE

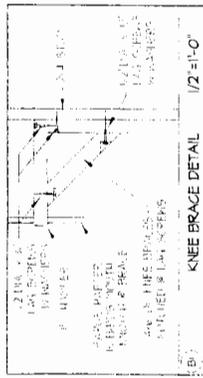
SPAN APPROX. 11' 0"  
OVER 15' 0" DEEP



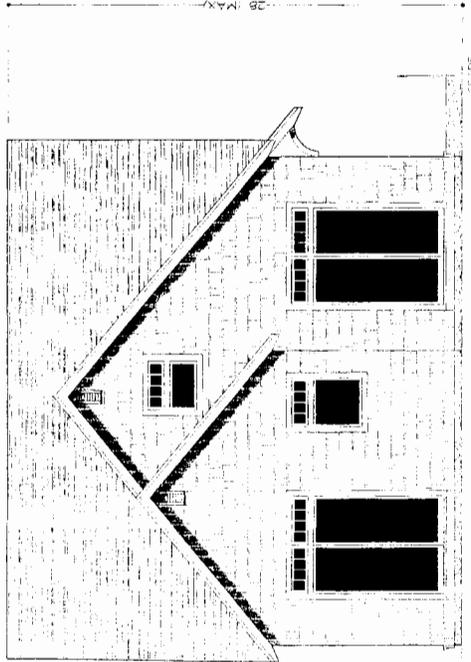
SIDE ELEVATION  
NORTH SIDE



SHINGLE/WATER TABLE DETAIL 1/2" x 1'-0"



KNEE BRACE DETAIL 1/2" x 1'-0"



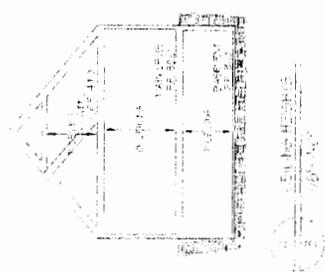
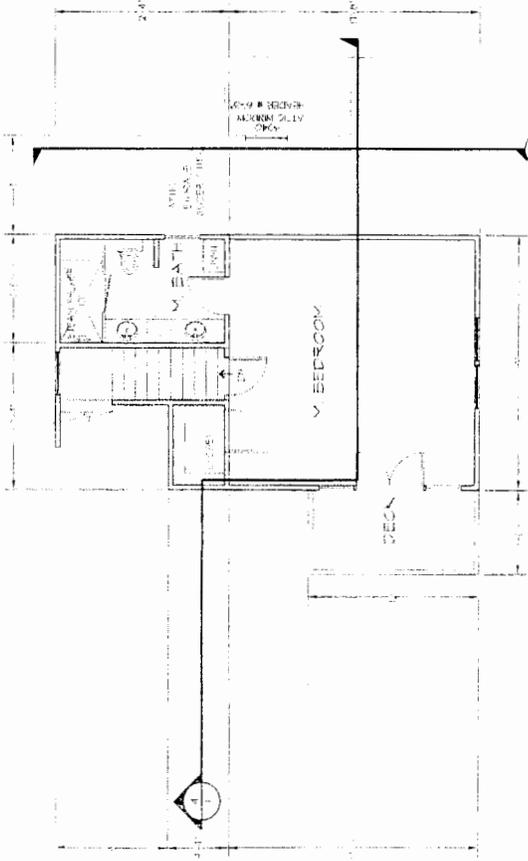
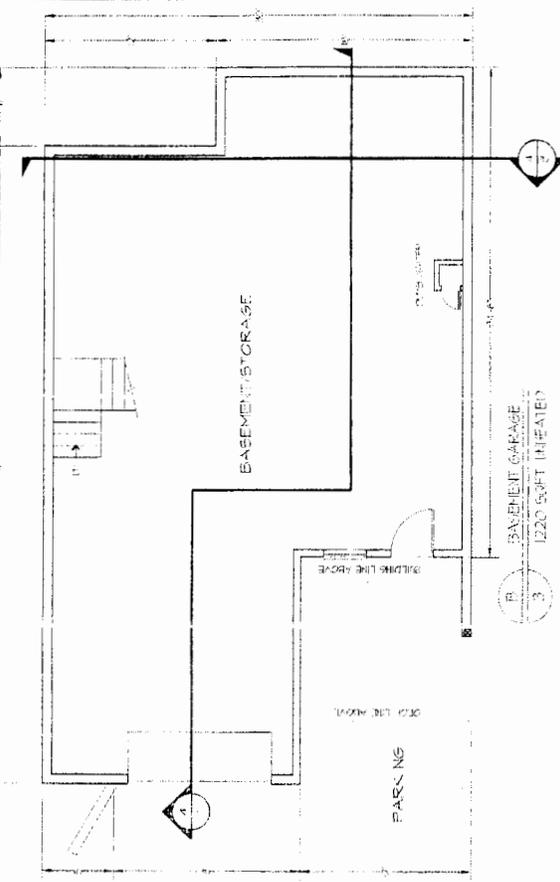
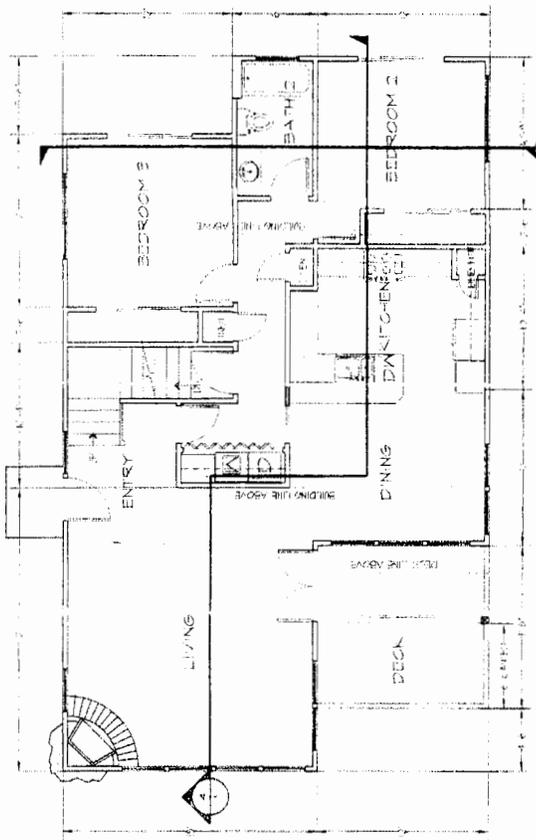
REAR ELEVATION  
EAST SIDE



DESIGNED BY  
**WAYNE MILLER**  
 10 BOX 1224  
 REDDING, CA 96001  
 (531) 734-1932

FLOOR PLAN  
 VADEN REY RESIDENCE  
 28RD AVENUE  
 SANTA CRUZ, CA

15.00
14-10
THREE



**CCC Exhibit** C  
 (page 3 of 4 pages)

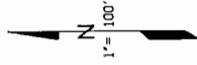


**FOR TAX PURPOSES ONLY**  
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

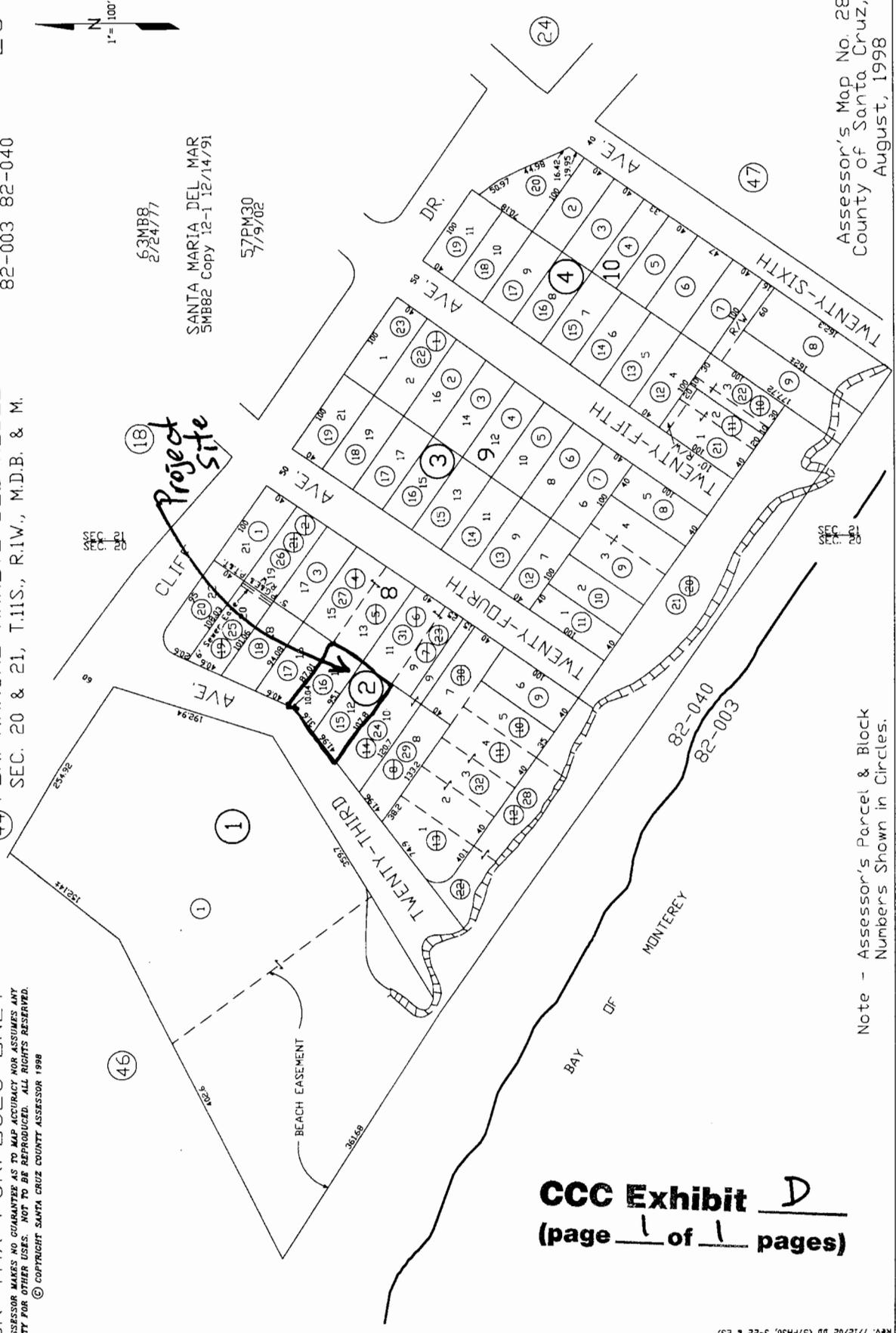
44 POR. RANCHO ARROYO DEL RODEO  
 SEC. 20 & 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
 82-003 82-040

28-23



63MB88  
 2/24/77  
 SANTA MARIA DEL MAR  
 SMB82 Copy 12-1 12/14/91  
 57PM30  
 7/9/02

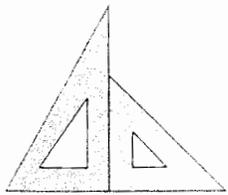


Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 28-23  
 County of Santa Cruz, Calif.  
 August, 1998

**CCC Exhibit D**  
 (page 1 of 1 pages)

Electronically Redrawn 8/20/98  
 Rev 10/21/99 GG (Remove 2/v)  
 Rev 4/4/01 mvm (changed page refs.)  
 Rev 7/12/02 DD (57PM30, 3-22 & 23)



**RICHARD L. EMIGH**      **A.I.B.D.**  
**DRAFTING, DESIGNING & LAND USE ANALYSIS**

413 Capitola Avenue  
Phone: 831-479-1452

Capitola, CA 95010  
Fax: 831-479-1476

1-27-2009

RECEIVED

JAN 27 2009

CALIFORNIA COASTAL COMMISSION  
CENTRAL COASTAL DISTRICT OFFICE  
745 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060

California Coastal Commission  
c/o Central Coastal District Office  
745 Front Street, Suite 300  
Santa Cruz, CA 95060

Subject: Application Number 02-0432

This is a response to the letter to the Coastal Commission dated January 20, 2009 written by William P Parkin, from WHITTER & PARKIN, LLP.

We will not respond in any further detail to the first two paragraphs other than to say that's not what we recall being said in the discussion of the Planning Commission with Mr. Parkin at the meeting. That is a moot point at the moment because we are before the Coastal Commission. At the meeting it was also stated that I was now the representative for Mr. Vaden on the processing of the Development Permit. I wish they had contacted me on what the items to be resolved were. If it was to redesign the structure further I am sure I would have not recommended that because the project complies with all regulations and had been recommended for approval by the County Staff.

The following is my reply to the issues raised in Mr. Parkin's letter.

"Inconsistencies found by Mr. Vierhus and Recommended Plan Updates".

1. The attic area as designed and shown is not habitable space. The County reviewed the proposal and agreed that the attic area was not to be included in the building area. The Site statistics table #11, 13, and 18 on page do not need to be revised.
2. We have not included the "attic area" in the F.A.R. because it is not part of the floor area.
3. The South Elevation was Revised to show deck  $\bar{a}$  6 feet. Please see sheet two marked REV 1/27/09.

Rebuttal to Rebuttal on height and bulk of home.

We (the Owner, the Architect, and I) agree the projects are not the same, and that they should not be the same. The proposed project is compatible as required.

The Attie is not included in the F.A.R. and should not be included in the F. A.R. All the other comments about how the plans could be revised are true, however because the plans are in compliance with the County Regulations as well as the Coastal Development Requirements, we do not believe any further revisions are needed.

As previously stated, we do not believe there is any reason to reduce the building height or proposed 10 ceilings. The project has been reviewed by the Urban Designer, who has determined the proposal complies with the requirements of the County Design Review Ordinance and the Local Coastal Program. (Please review the Design Review Section by Urban Planner listed in the staff report listed on page 10 of the Zoning Administrator staff report). The suggestion that the ceilings be lowered and roof pitch lowered seem very subjective. It does not seem to be merited; the proposal meets all of the requirements of the Design Review Ordinance and Local Coastal Program. The proposed structure is almost the same height when viewed from the West as is the Appellant's residence. We believe that the suggested changes would make the project less combatable with the variety of residential design along 23<sup>rd</sup> Avenue including the Appellant's residence. (Please see Exhibit C which is sketch by RLE dated 12-2-8 which shows the impact changing the roof pitch would have on the upper level).

The Appellant's Architect is correct that the building and roof slope and plate lines could be redesigned. However changing the roof pitch and changing the proposed plate lines does not have any impact on the "coastal bluff". It would require a redesign and new elevations and further delay the review of the project which has taken 5 years to process. Again the proposed development plans comply with all County Zoning Regulations.

Mr. Parkin's last paragraph states they have appealed because the approval of application #02-0432 violates the 25-setback.

We have revised the site plan moving the house back the 4.5' as requested by the Coastal Commission Staff. The move has increased the amount of grading by at least 40 cubic yards and has increase the impervious surface for the driveway and walkway by some 130 square feet. This has increased the setback from the start of the down slope from 36' to 40.5'. The increased setback and proposed lowering of the height does not have anything to do with adherence to the required 25-foot setback, as the proposed structure is now over 40- feet back from the start of the coastal bluff. Changing the height, which is in compliance with the Regulations, will not change the impact on the coastal bluff in any way.

Reply on request to include upper floor attic in F.A.R.

Because of the claim that the attic storage should be counted as part of the F.A.R., we have taken a copy of the revised plans to the County Planning Department for verification that the proposed non-heated storage area, as shown with a 7' 3" ceiling is not counted in the Floor Area for this project. Even with plywood over the joists, as is required for the shear transfer to the east outer wall and foundation, with sheetrock at the 7' 3" height does not meet the code requirements for habitable space. This fact makes it not part of the Floor Area and therefore we have not revised the F.A.R. as requested.

**In summary, we request the Development Permit with the Conditions as approved by the Zoning Administrator should be upheld, with the agreed to revision to move the building an additional 4.5 feet to the East at the Planning Commission hearing. The owner, the Architect and I, believe that the move would not provide any additional protection for the Coastal Bluff. The location of the Bluff has not changed in the past 50 years and a 25-foot setback should be all that is required. The now proposed 40'+setback is more than adequate.**

Sincerely,



Richard L. Emigh  
City Planner, Masters of Urban Planning, UofO 1974  
Member and CA Society President of (AIBD) American Institute of Building Designers  
Professional Building Designer (AIBD) since 1988

Copy:  
Val Vaden - Owner  
Wane Miller - Architect

NOTE: This chart contains the multi-family residential zone districts standards and some of the most commonly used exceptions. For additional exceptions relating to parcels, see Section 13.10.323(d). For additional exceptions relating to structures, see Section 13.10.323(e). Variations from maximum structural height, maximum number of stories and maximum floor area as defined by F.A.R. may be approved with a residential development permit by the appropriate approving body for affordable housing units built on-site or off-site in accordance with Chapter 17.10 and Sections 13.10.681 and 13.10.685 of Santa Cruz County Code.

\* All site standards for the applicable zone district must be met.

(c) Calculating Allowable Gross Building Area. When determining the maximum allowable gross building area for a specific parcel, it is necessary to know the zoning and net site area of the parcel. Definitions of net site area, gross building area, floor area, floor area ratio, story, attic, basement, underfloor, and mezzanine appear in 13.10.700.

Net Site Area x Floor Area Ratio (F.A.R.) = Total Allowable Gross Building Area for All Buildings on Site

Net Site Area x Maximum Parcel Coverage Percentage = Maximum Allowable Parcel Coverage

**AREAS INCLUDED IN GROSS BUILDING AREA CALCULATION**

- All Floor Areas: areas with ceiling heights greater than sixteen (16) ft. zero inches are counted twice, and greater than twenty-four (24) feet zero inches are counted three times (2, 3, 4, 5)
- Garage (credit for one parking space—two hundred twenty-five (225) sq. ft. not counted (1)
- Covered and Enclosed Area (6)
- Stairs and landing at each floor
- Basements, attics and under floor area which reach a ceiling height of seven ft. six inches or higher, then all areas greater than five feet zero inches in height shall count as area for F.A.R. calculations
- Areas under building projections greater than three feet from the exterior wall, or cumulatively greater than 1/3 the length of that side of the building.

**AREAS NOT INCLUDED IN CALCULATIONS**

- first one hundred forty (140) sq. ft. and then 1/2 of all covered, unenclosed porch areas (7)
- uncovered decks (covered decks count)
- uncovered balconies (covered balconies count)
- areas beneath three ft. of roof overhang

SAMPLE PARCEL of three thousand seven hundred eighty-three (3,783) net square feet, R-1-4 Zone District From Site and Structural Dimensions Chart:

Floor Area Ratio = 0.5:1

Maximum Parcel Coverage = 40%

3,783 sq. ft. x 0.5 = 1892 sq. ft. Total Floor Area

3,783 sq. ft. x 0.40 = 1513 sq. ft. Maximum First Floor Area (Round to Nearest Foot)

Total Floor Area = 1892 sq. ft.

Less: Maximum First Floor Area = 1513 sq. ft.

Second Level Area = 379 sq. ft.

The total floor area may be divided equally between floors.

Jonathan Wittwer  
William P. Parkin  
Jennifer M. Bragar

WITTWER & PARKIN, LLP  
147 SOUTH RIVER STREET, SUITE 221  
SANTA CRUZ, CALIFORNIA 95060  
TELEPHONE: (851) 429-4055  
FACSIMILE: (851) 429-4057  
E-MAIL: office@wittwerparkin.com

OF COUNSEL  
Gary A. Patton

RECEIVED

January 20, 2009

JAN 20 2009

Ms. Susan Craig  
California Coastal Commission  
740 Front Street, Suite 300  
Santa Cruz, CA 95060

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**RE: Appeal to Coastal Commission of Application Number 02-0432,  
APN 028-232-16**

Dear Ms. Craig:

This office represents Appellant Ralph Borelli in the above referenced appeal regarding the proposed single family dwelling (the "project"). This letter is in response to the January 7, 2009 submissions to the Coastal Commission by Mr. Emigh criticizing the comments submitted by Mr. Borelli's architect, Mike Vierhus.

In both letters submitted by Mr. Emigh, he asserts that the appellant made an agreement to not appeal the project if Mr. Vaden moved the proposed home 4.5 feet from the Coastal Bluff. However, no such agreement was ever made. The requirement to move the proposed home 4.5 feet away from the Coastal Bluff was a condition set forth by the Planning Commission. One Planning Commissioner did ask me if we would forgo the appeal if the Planning Commission moved the home 4.5 feet further back from the bluff. However, I replied that since my client was not present at the hearing I could not make such a promise. Before appealing the Planning Commission's approval, Mr. Borelli asked that I attempt to resolve the matter with the applicant. I did attempt to contact counsel for Mr. Vaden to try to resolve any differences. However, when Mr. Vaden's attorney would not respond to my phone calls, the appeal was filed. Mr. Emigh's assertions are a distraction. There was no agreement with the applicant and Mr. Emigh's comments in this regard are not relevant to the appeal. The setback is just one of the issues raised by Mr. Borelli. Nonetheless, Mr. Borelli has been reasonable and has attempted to resolve his remaining concerns prior to appealing to the Coastal Commission.

Mr. Vierhus identified the following issues based on his review of Mr. Emigh's letters and the plans on file with the Coastal Commission.

**Inconsistencies found by Mr. Vierhus and Recommended Plan Updates:**

1. Please refer to County Code Section 13.10.700 where attics are defined as "[t]he space between the underside of the roof framing (rafters or beams that directly support the roof

**CCC Exhibit** E  
**(page** 5 **of** 15 **pages)**

sheathing) and the upper side of the ceiling framing.” Attics do not have floors or ceilings. Please revise Section 4 on page 3 and Site statistics table #11, 13 and 18 on page one.

2. Please include 7 feet x 15 feet (105 sf) “attic area” in the F.A.R. calculations per County Code Section 13.10.323 where if attics reach a height of seven feet six inches or higher, then all areas greater than five feet zero inches in height shall count as area for F.A.R. calculations.

3. The master bedroom deck is dimensioned at 6 feet while the south elevation scales at 3 feet.

**Rebuttal from Mr. Vierhus regarding Mr. Emigh’s comment related to height and bulk of home (Item 2 of Mr. Emigh’s letter under heading “Recommendations from Mr. Vierhus”)**

1. Mr. Vierhus’ comments in the letter submitted to the Coastal Commission by our office on November 20, 2008 contained suggestions related to Mr. Borelli’s residence per plans on file with the Santa Cruz County Planning Department. Mr. Vierhus’ comparisons are objective and show that the structures are not the same height:
  - a. Mr. Vaden’s proposed F.A.R. is 200 sf larger than Mr. Borelli’s F.A.R., even though Mr. Vaden’s parcel is smaller than Mr. Borelli’s. Mr. Borelli’s F.A.R. is 1605 sf while the proposed F.A.R. for Mr. Vaden’s house including the attic is 1805 sf.
  - b. Mr. Vaden’s project plans call for a proposed ridge height that is 30 inches higher than Mr. Borelli’s home.
  - c. Mr. Vaden’s project plans call for a proposed ceiling height that is 24 inches higher on the first floor than Mr. Borelli’s first floor height. Mr. Borelli’s first floor ceiling height is 8 feet while the proposed first floor ceiling height for Mr. Vaden’s home is 10 feet.
  - d. Mr. Vaden’s project plans call for a proposed roof pitch that measures 10 inches and 12 inches, where for every 12 inches horizontally, the incline is 10 inches. In contrast, Mr. Borelli’s roof pitch is 7 inches and 12 inches. The result is that the roof for Mr. Vaden’s proposed project is 40% steeper than Mr. Borelli’s.
2. Exhibit C dated December 2, 2008 - Roof pitch can be reduced to 8/12 and the overall height lowered by 21 inches without affecting the interior wall by raising the eastern plate 14 inches and lowering the western plate 12 inches.

Mr. Vierhus’ identification of inconsistencies in the plans and his recommendations are within the overall scope of issues raised in the appeal. Mr. Borelli’s appeal raises a challenge of the approval of application #02-0432 because it violates the 25-foot setback from the coastal

Susan Craig

Appeal to Coastal Commission of Application Number 02-0432. APN 028-232-16

January 20, 2009

Page 3 of 3

---

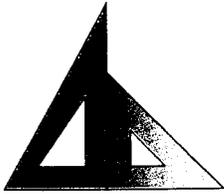
bluff required in LCP Policy 6.5.1. *See also* County Code Section 16.10.070(h)(1)(ii) (new development must be setback at least 25 feet from the top edge of the coastal bluff). Reducing the bulk of the structure per Mr. Vierhus' recommendations would allow for adherence to the requirement of a 25-foot setback from the edge of the coastal bluff. In addition, the Coastal Commission would be able to clarify the conditions of approval to ensure the 25-foot setback is maintained.

Thank you for your attention to this matter.

Very truly yours,  
WITWER & PARKIN, LLP



William P. Parkin



**RICHARD L. EMIGH**      **A.I.B.D.**  
**DRAFTING, DESIGNING & LAND USE ANALYSIS**

413 Capitola Avenue  
Phone: 831-479-1452

Capitola, CA 95010  
Fax: 831-479-1476

1-7-2009

California Coastal Commission  
c/o Central Coastal District Office  
745 Front Street, Suite 300  
Santa Cruz, CA 95060

**RECEIVED**

JAN 07 2009

Subject: Application Number 02-0432

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

This is a response to the letter to the Coastal Commission dated November 20, 2008 written by Jonathan Wittwer. The response is given item by item.

“Inconsistencies found by Mr. Vierhus “

1. “The roof plan indicated on the site plan is not consistent with the elevations.” **The Architect and I have reviewed the plans and elevations and found the site plan shows the first roof design (five years old). We have revised the site plan, and roof plan, with the fireplace base footprint. (See revised sheet one).**
2. “The second floor window shown in the rear elevation does not appear on the second floor plan.” **The window is for the attic area on the second floor. The second floor plan room area is correct. We have added an outline of the attic area and attic window. (See revised sheets with section line location shown as requested by Staff).**
3. “--- there is a 13' x 7' room on the second floor not shown.” **The elevations are correct; the space is the attic area on the second floor. (See revised sheet three we have revised the right and left elevations to reflect the smaller final footprint).**
4. “The site plan does not accurately reflect the chimney projection shown on the elevations.” **The site plan shows the footprint as it is required to do. We have added a line to show the footprint of the chimney and deck projections as well as the covered porch projections. (See revised sheet one)**

“Recommendations from Mr. Vierhus”

1. “The applicant should be required to erect story poles on site to give everyone a better sense of the impact of the project.” **The County of Santa Cruz did**

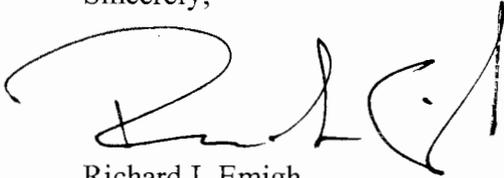
**CCC Exhibit**   E    
**(page**   3   **of**   15   **pages)**

**not believe this was necessary to understand the compatibility and effect on the area. The project as proposed does not change any public views of the Bay. We would only install story poles if required by the Coastal Commission Staff. We have included copies of a computer generated perspective of the house and the streetscape with the house added. (See Exhibit A and B.)**

2. **“Overall height and bulk of the home can be easily reduced by over 5’ by lowering the proposed ceilings from 10’ to 8’ and lessening the roof pitch from 10 to 8.” We do not believe there is any reason to reduce the building height or proposed 10 ceilings. The project has been reviewed by the Urban Designer, who has determined the proposal complies with the requirements of the County Design Review Ordinance and the Local Coastal Program. (Please review the Design Review Section by Urban Planner listed in the staff report listed on page 10 of the ZA staff report). The suggestion that the ceilings be lowered and roof pitch lowered seem very subjective. It does not seem to be merited; the proposal meets all of the requirements of the Design Review Ordinance and Local Coastal Program. The proposed structure is almost the same height when viewed from the West as is the Appellant’s residence. We believe that the suggested changes would make the project less combatable with the variety of residential design along 23<sup>rd</sup> Avenue including the Appellant’s residence. (Please see Exhibit C which is sketch by RLE dated 12-2-8 which shows the impact changing the roof pitch would have on the upper level).**
  
3. **“Moving the house towards the rear of the property-----.” The owners Architect agreed to move the home back 4.5’ with the understanding the project as modified would not be appealed. We have revised the site plan moving the house back the 4.5’ as requested by the Coastal Commission Staff. The move has increased the amount of grading by at least 40 cubic yards and has increase the impervious surface for the driveway and walkway by some 130 square feet.**

In summary, we request the Development Permit with the Conditions as approved by the Z A should be upheld. It was agreed to move the building an additional 4.5 feet to the East at the Planning Commission hearing, with the understanding the project would not be appealed. The owner, the Architect and I, believe that the move would not provide any additional protection for the Coastal Bluff. The shift, if required will result in more grading, and an increase in impervious surface area which is all negative. The location of the Bluff has not changed in the past 50 years.

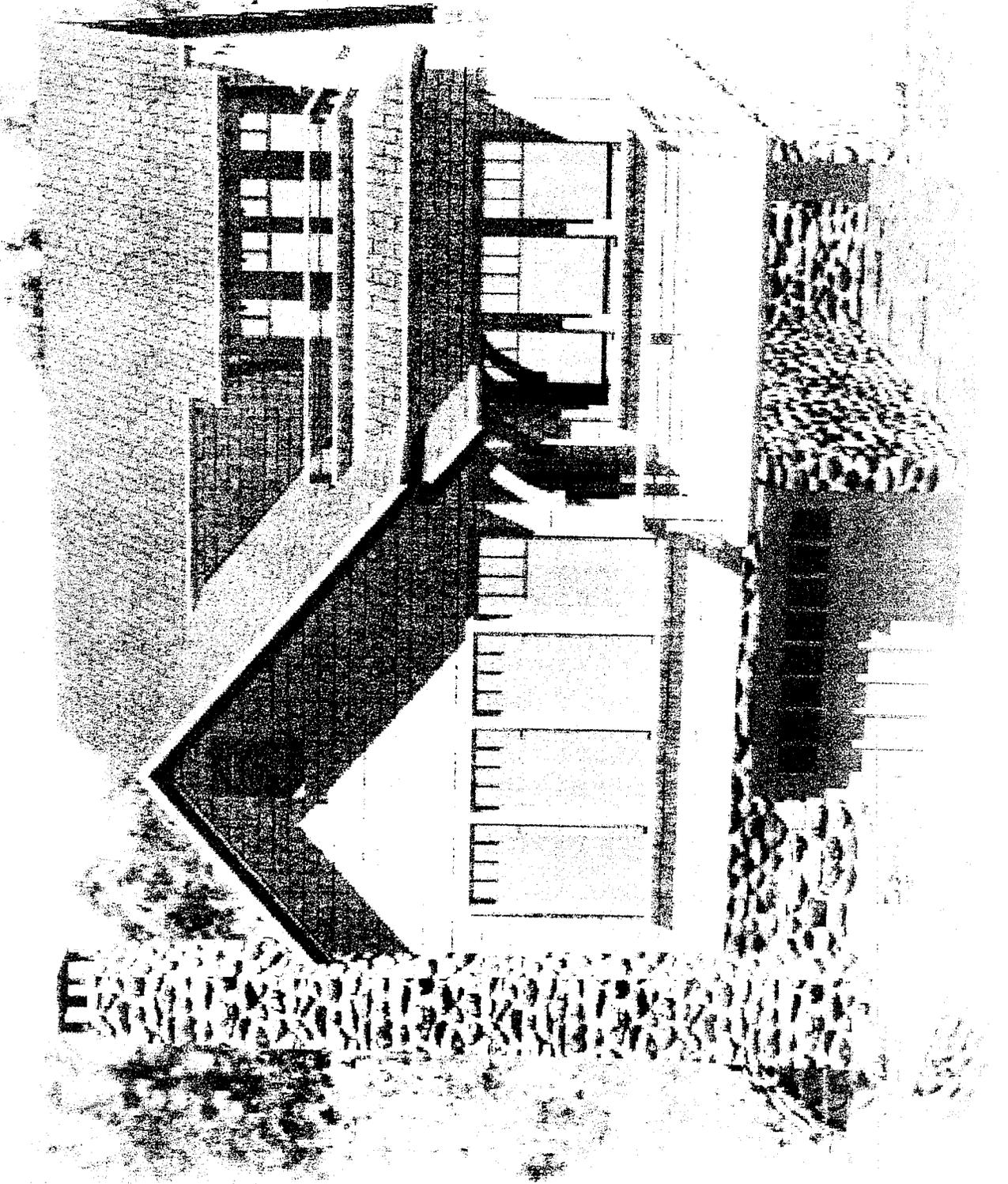
Sincerely,



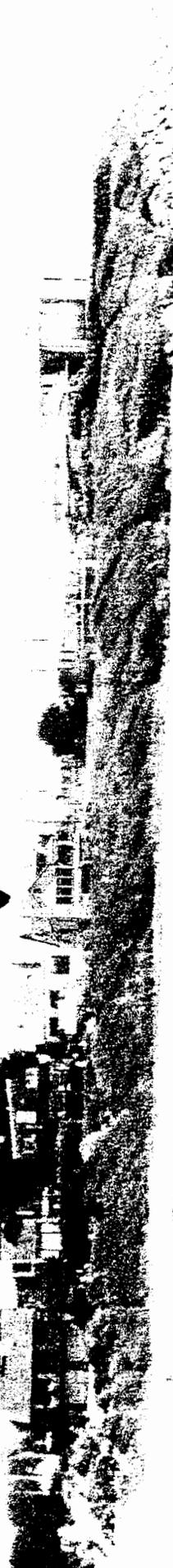
Richard L Emigh  
City Planner, Masters of Urban Planning, Uof O 1974  
Member and CA Society President of (AIBD) American Institute of Building Designers  
Professional Building Designer (AIBD) since 1988

Copy:  
Val Vaden- Owner  
Wane Miller - Architect

Visual Simulation of Proposed House



Visual Simulation of Proposed House  
as seen from East Cliff Drive  
(looking down coast)

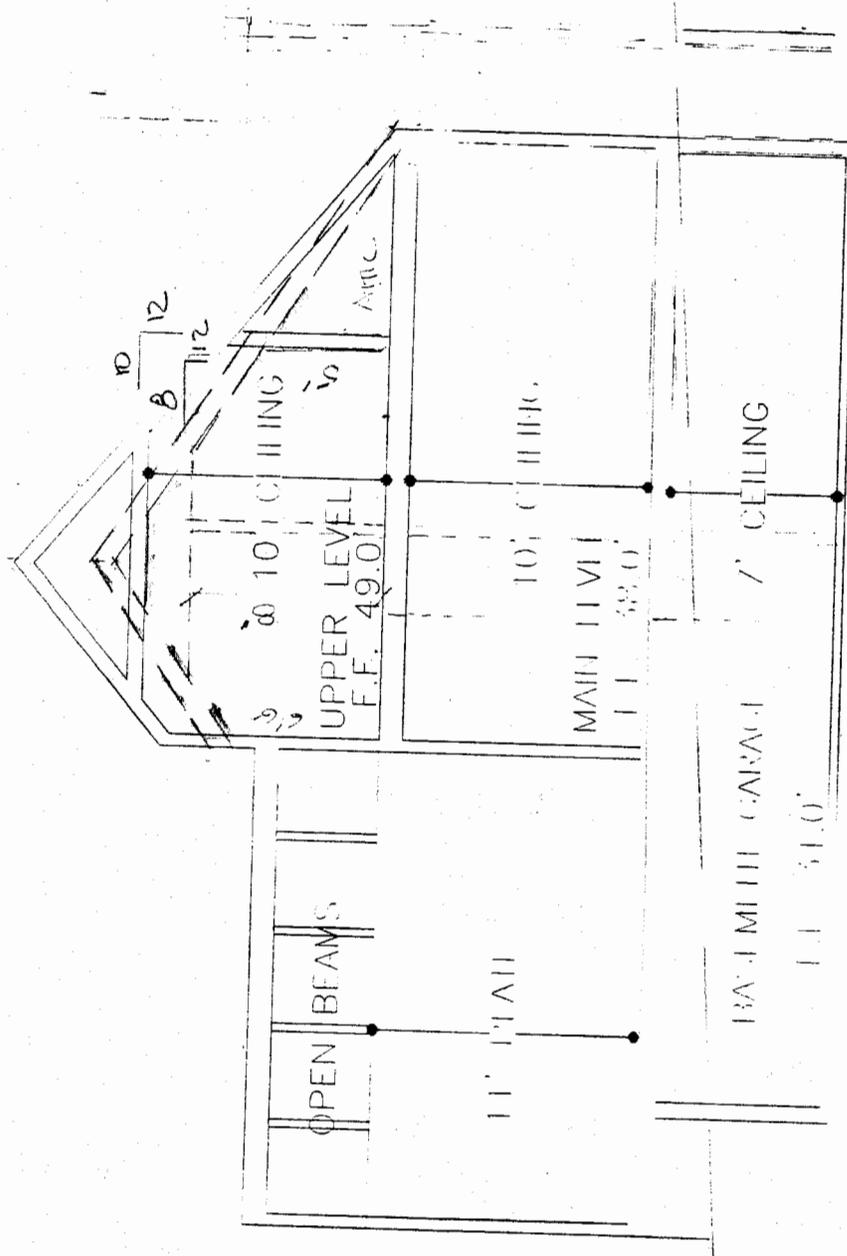


ROOF. RISE. ANALYSIS

WITH PROPOSED 10-12  
WEST WALL MEAS 9'  
EAST WALL MEAS 7'

IF REVERSE  
TO LOWER PIT 8-12  
WEST WALL MEAS 6'  
EAST WALL MEAS 5'  
25' BUS IN TO BRIDGE  
NOT MUCH OVER 2 MPAL  
BATHROOMS WITH LIFT  
VIBRA

RUE 12-2-8



(4) CEILING HEIGHTS  
(3) 1/8" 1' 0"

Jonathan Wittwer  
William P. Parkin  
Brett W. Bennett

**WITTWER & PARKIN, LLP**

147 SOUTH RIVER STREET, SUITE 221  
SANTA CRUZ, CALIFORNIA 95060  
TELEPHONE: (831) 429-4055  
FACSIMILE: (831) 429-4057  
E-MAIL: office@wittwerparkin.com

PARALEGAL  
Miriam Celia Gordon

November 20, 2008

**RECEIVED**

NOV 20 2008

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**Hand Delivered**

Susan Craig  
California Coastal Commission  
c/o Central Coast District Office  
725 Front Street, Suite 300  
Santa Cruz, CA 95060

**Re: *Letter re Borelli Appeal of Santa Cruz County Application # 02-0432,  
APN 028-232-16***

Dear Ms. Craig:

This office represents Appellant Ralph Borelli in the above referenced appeal. Per our previous discussions, we are providing you with an enumeration of plan inconsistencies identified by Mr. Borelli's architect, Mike Vierhus, regarding the proposed single-family dwelling described in Application #02-0432.

Mr. Vierhus identified the following inconsistencies based on his review of the plans on file with the Santa Cruz County Planning Department:

Inconsistencies found by Mr. Vierhus

1. The roof plan indicated on the site plan is not consistent with the elevations.
2. The second floor window shown on the rear elevation does not appear on the second floor plan.
3. If the elevations are correct there is a 13' x 7' room on the second floor not shown.
4. The site plan does not accurately reflect the chimney projection shown on the elevations.

Recommendations from Mr. Vierhus

1. The applicant should be required to erect story poles on site to give everyone a better sense of the impact of this project.
2. Overall height and bulk of this home can be easily reduced over 5' by lowering the proposed ceilings from 10' to 8' and lessening the roof pitch from 10 to 8.
3. Moving this home toward the rear property line as required by the County Planning Commission would minimize the impact to the bluff (as well as the adjacent property owner). This required change needs to be shown on the plans so that the reference in the CDP conditions

**CCC Exhibit E**  
**(page 14 of 15 pages)**

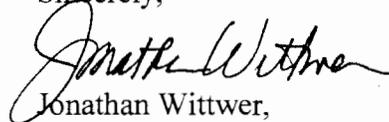
Ms. Susan Craig  
Appeal of Santa Cruz County Application # 02-0432  
November 20, 2008  
Page 2

---

of approval to development in accordance with Exhibit A will accurately reflect the action by the Planning Commission.

Thank you for your consideration of this matter.

Sincerely,

  
Jonathan Wittwer,  
Wittwer & Parkin, LLP

cc: client

**CCC Exhibit E**  
**(page 15 of 15 pages)**