

**Sesanto, Sean**

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**From:** Stan Ketner <scketner@gmail.com>  
**Sent:** Monday, May 19, 2025 12:16 PM  
**To:** PLANNING COMMISSION  
**Cc:** Froelich, Brian  
**Subject:** Re: 511 Escalona dr

**I just realized that I sent this with the wrong address, sorry for any confusion.**

**Dear Members of the Capitola Planning Commission,**

**I am writing to express my support for the proposed upstairs deck at 511 Escalona Drive. Upon careful consideration, I believe that this addition will enhance the property while preserving the character of our neighborhood. Furthermore, I do not anticipate any negative impact on the privacy of surrounding properties.**

**I would also like to bring to your attention that the project has experienced significant delays. It is my hope that the project will be completed in a timely manner to minimize any further inconvenience to the community**

**Stan Ketner  
603 Escalona dr.  
Capitola, ca 95910  
408-497-0548**

May 28, 2025

To Whom it May Concern,

My name is Phil Collyer, and I live at 514 Escalona Drive in Capitola.

I am writing to express my support for the variance requested by Christine Meserve at 511 Escalona Drive for her deck. The deck does not block our view or overlook my home in any way and certainly does not impede my property or the enjoyment of it. From our perspective there is no reason why Christine should not be allowed this second-story deck space.

This home is a dramatic improvement to what has stood on this lot for over two decades. The attention to detail in this home and the quality craftsmanship is a huge enhancement to the neighborhood. The deck is seamlessly integrated into the house and actually improves the overall aesthetic of the property. It is a design decision I would have made for myself had this been my own property.

As you may or may not know, the original contractor died in an auto accident during a time when the deck could and would have been approved by the city. At that time, and in the face of a global pandemic, Christine was diligently searching for a replacement contractor to complete the work. This was a particularly challenging period, as many contractors had waiting lists of two to three years due to the pandemic. Despite many trips to the planning department and operational challenges in the city, no doubt caused by the pandemic, Christine was never informed of the changes in regulations that would impact her deck's approval and for these reasons the current situation exists.

Due to the unique conditions of this lot, a deck would not only add functional value to Christine's property but will also ensure that her family has access to a much-needed private outdoor space, a luxury that is otherwise unattainable without this deck. Additionally, the thoughtful design of the deck, combined with the parapet wall, demonstrates a commitment to maintaining privacy and harmony with the neighborhood.

My understanding is that Christine's property was always intended to include a rooftop deck. I believe this was even discussed at the original planning meeting, recognizing that decks would be allowed in the near future.

In summary. This is a beautiful property. It was designed to integrate perfectly into the surrounding homes and spaces. In no way should this deck be an issue. It will greatly improve Christine's enjoyment of her home while creating ZERO downside for any of the surrounding neighbors or bordering homes. This should be a non-issue and my hope is that Christine can move forward as soon as possible with her original plans that include this deck.

  
Phil Collyer

May 27, 2025

City of Capitola Planning Department

RE: 511 Escalona Dr. Submitted Variance Request- APN: 036-125-02

To whom it may concern,

We are writing to provide our full support of the variance that is being requested by Christine Meserve at 511 Escalona Drive for the existing flat roof to be turned into a deck.

We support the requested variance for the following reasons.

1. The proposal conforms with the characteristics of the nearby properties.
2. It in no way impedes in the enjoyment of our property.
3. It doesn't appear to provide any privacy concerns for the surrounding properties that immediately border 511 Escalona Dr.
4. The property is very well built with beautiful aesthetics and materials that match surrounding properties.
5. This space would be the only private space on the property given the layout of the reverse corner lot and the low fence requirements of corner lots.
6. The variance will allow for the use and enjoyment of the space that most neighbors are able to enjoy with their back yards.
7. Reverse corner lot's rear yards are treated as a side yard for setbacks when it comes to other planning and building guidelines. Thus, this should be treated the same for this purpose.
8. It is important to note that as a deck or a roof, the look is exactly the same without any material changes to the exterior of the 2<sup>nd</sup> story. It just has French doors instead of a window and access.
9. Additional comments:

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Printed Name(s): Kathryn + Gordon Collins

Address: 204 Oakland Ave

Phone: 408 458 0920

Signature(s): Kat Collins



5-20-25

To whom it may concern,

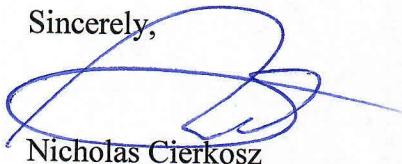
I live at 205 Sacramento Ave and am the house behind 511 Escalona Drive. I am writing and providing my support for the variance on the deck that is being asked for from 511 Escalona Drive. It does not look into or over my home in any way which would affect my privacy, thus I support the variance. It does not impede my property or the enjoyment of my property with Christine having the second story deck. My home is set back further on the lot, and the deck is located near the front of my home with no direct view into my windows or home.

My understanding is that this property was planning on converting a portion of the rooftop to a deck from the beginning. It was even spoken about at the original planning meeting knowing that decks were going to soon be allowed. The only reason this change was not submitted on time is Christine was not notified of the pending changes at any point during her many trips to the planning department. It appears there was a lack of clarity and accurate information about changes in the building code at the time, especially in regards to decks. Had she or her representatives been told of the change, they most certainly would have acted on this information in the time that the deck would have been approved with a simple written request. And all of the time and money over this change would not have been necessary.

It is equally unfortunate that it is so difficult to follow all of the changes and requirements the city has regarding the rules and codes. Even in my own situation, I would be told one guideline only to find out that it had changed, or was mis interpreted. As residents, we need to be able to rely on that information that we are provided, and to know when changes occur or could occur. There have been 3-4 sets of changes in 4 years around decks, and nothing to the residents to say changes were coming.

The deck does not have any significant effect on any properties bordering this home. Due to the configuration of 511 Escalona Drive, the property does not feature a back yard. The deck allows the owner the right to the same enjoyment that others have in their backyards. In addition, the variance allows Christine to complete her project as she intended without further delays. It must be considered under the previous ownership, the property was not well cared for, and Christine is trying to complete the home while trying to match and coordinate with the rest of the neighborhood.

Sincerely,



Nicholas Cierkosz