

Dear Cliff,

This letter is a response to the petition and your Cocotis Home Appeal Letter posted on the Burton Valley.com website. We appreciate the opportunity to address the petitioners' and the community's concerns regarding our proposed residence.

We would be pleased to have the community's participation at the City Council hearing to review the appeal of our house permit. Throughout the past year, we have worked very hard to keep all interested parties notified and involved in our design process. We have met frequently with our immediate neighbors by Hawk Canyon Place and with members of Burton Valley.com. At one point, we personally distributed over 60 letters to homeowners within the immediate viewing distance of our home introducing ourselves and offering to share our house plans.

Because we have worked so hard to involve the community in this process, it is disappointing to us that it is only now, once we have received an approval of our home, that the community is being encouraged to participate in the process by signing a petition to overturn the Planning Commission approval. However, we are confident that if the individuals who are concerned about our building plans do come to the City Council meeting and see the model of our project and the graphics we presented to the Planning Commission, these individuals will be put at ease.

With our architect, we designed a house that is extremely low to the ground. It has a low-pitched roof-line and long eaves for shadowing. It is one-story, Craftsman-style. It is angled to minimize visibility. The opinion of one of the Design Review Commissioners on January 26, 2006 was that he liked the design and didn't think we could have come up with anything better for the spot.

We do appreciate the community's concerns and throughout this process have worked to design a house that is as inconspicuous as possible while at the same time serving the functions that we need. As an existing lot of record, the lot on Hawk Canyon Place is a buildable lot (i.e., it is not open space). We are anxious to become active, participating members of the Burton Valley community and would welcome the opportunity to show our house plans to anyone who is interested; they should feel free to contact us at (510) 715-3873.

Sincerely,

Alison and Paul Cocotis
March 24, 2006