

## Riley Rhodes

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**From:** Randall Adams  
**Sent:** Wednesday, August 27, 2025 11:20 AM  
**To:** Riley Rhodes  
**Cc:** Donovan Arteaga  
**Subject:** 8/29 ZA Item #1 - Comments

**Follow Up Flag:** Follow up  
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Comments for Item #1

**From:** Michael Simpson <elmentsajero@sbcglobal.net>  
**Sent:** Wednesday, August 27, 2025 10:26 AM  
**To:** Randall Adams <Randall.Adams@santacruzcountyca.gov>

### **Subject: Opposition to Proposed Variance at 1240 Graham Hill Road**

Dear Santa Cruz County Community Development and Infrastructure, Zoning Administrators.

I am writing on behalf of my mother, Carole Simpson, the adjacent northside neighbor to the proposed project at 1240 Graham Hill Road. While she is not opposed to the O'Neals' desire to expand their residence, she must respectfully but firmly object to the proposed location of the 940 sq. ft. addition on the north side of their property.

Her opposition is based on the following considerations:

#### **1. Disproportionate Setback Impact**

- The north side of the O'Neals' residence already encroaches 71 feet into a non-conforming setback. Extending that encroachment by another 40 feet—resulting in a total of 111 feet—represents an excessive variance inconsistent with the neighborhood's character.
- To her knowledge, no other homes in the area have anywhere near 65% of a shared property line situated within a setback of this magnitude.

#### **2. Feasible Southside Expansion**

- By contrast, the south side of the property has only about approximate 10-foot non-conforming setback—substantially less severe than the 71 feet already present on the north side.
- The southside neighbor has also established over 10 feet of screening, meaning an addition in that location would have significantly less visual, environmental, and neighbor impact.

- Relocating the addition to the south side would allow the O'Neals to expand their home while aligning with County setback standards and minimizing neighbor concerns.

### **3. Architectural Considerations**

- Simpson respectfully submits that prior architectural choices should not be used as justification for granting an extraordinary variance.
- The fact that the north side already extends deeply into a non-conforming setback does not warrant further encroachment.
- The convenience of designing an addition within the same non-conforming footprint should not dictate the outcome, especially when a less intrusive and more balanced alternative exists elsewhere on the property.

### **4. Conclusion**

While Simpson supports the O'Neals' right to improve their home, she strongly opposes the proposed location of the addition. She respectfully requests that the Planning Commission deny the variance for the northside expansion and require the consideration of alternatives that both respect the County's setback requirements and preserve the character of the neighborhood.

Sincerely,

Michael Simpson, on behalf of  
Carole Simpson, Owner  
1250 Graham Hill Road  
Santa Cruz, CA. 95033