



Staff Report to the Zoning Administrator

Application Number: **251357**

Applicant: Dee Murray

Owner: Ed Shimmon

APN: 028-221-16

Site Address: 154 Sunny Cove Drive, Santa Cruz

Agenda Date:

Agenda Item #:

Time: After 9:00 a.m.

Project Description: Proposal to recognize the construction of a storage shed (approximately 234 square feet) located behind the existing residence. Requires a Coastal Development Permit and Variances to reduce the required 15-foot rear yard setback to about 0 feet to the shed and to reduce the required 5-foot side yard setback to about 0 feet to the shed.

Location: Property located at 154 Sunny Cove Drive in the Live Oak Planning area.

Permits Required: Coastal Development Permit, Variance

Supervisory District: 1st District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251357, based on the attached findings and conditions.

Project Description & Setting

This application is a proposal to recognize the construction of a non-habitable accessory structure (storage shed) approximately 234 square feet in floor area located behind the existing residence.

The subject property is located in a single family residential neighborhood in the Live Oak Planning Area. The area is characterized by single family homes, many of which are located on small lots, with a variety of architectural styles and accessory structures in the surrounding neighborhood.

A Coastal Development Permit is required because the project includes new building area that exceeds 10 percent of the existing building area within the appealable area of the coastal zone.

A Variance is required because modifications are requested to zone district site standards (reduced yard setbacks).

Zoning & General Plan Consistency

The subject property is a ~~3,833~~ **4,000** square foot lot, located in the R-1-4 (Single Family Residential - 4,000 square foot minimum) zone district, a designation which allows residential uses. The proposed non-habitable accessory structure is ancillary to the principal permitted residential use within the zone district and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

Variance

This proposal is a request to reduce the required side and rear yard setbacks to recognize the construction of a 234 square foot storage shed that is approximately 11 feet in height. The shed was constructed to within less than one foot from the side and rear property lines and results in a request for a variance to the required 5-foot side yard setback and the required 15-foot rear yard setback to approximately 0 feet on the side and rear. The applicant is also proposing to remove any eaves or other extensions that extend beyond the walls of the shed along the side and rear property lines.

County Code allows small non-habitable accessory structures (not to exceed 120 square feet in floor area and 10 feet in height) to be located to within three feet of the side and rear property lines without any form of variance or other development approval. The applicant was advised to reduce the size of the proposed structure and to construct a storage shed with no more than 120 square feet of floor area and in compliance with the three-foot side and rear setback requirement or, alternatively, request a variance to recognize the existing structure.

County Code also allows garages to be located within the required side and rear yard setbacks with up to a 50% reduction in setbacks without any form of variance or other development approval. Detached garages can be up to 16 feet in height within the urban services line. With an administrative site development approval, a garage may be constructed to zero feet at the side and rear on smaller parcels (under 10,000 square feet in area).

Within the immediate neighborhood surrounding the subject property there are several accessory structures that are located within rear yard areas. Many of these structures appear to be near or adjacent to side and/or rear property lines. The proposed structure, in regard to both size and location, is similar to the existing pattern of development in the neighborhood.

Due to the ~~small size of the parcel (less than 4,000 square feet in the R-1-4 zone district)~~ **location of the existing residence on the property** and the presence of other detached accessory structures in the surrounding neighborhood, the request for a variance to allow a similar sized and situated structure can be allowed with a variance. The special circumstance in this case is the ~~small size of the parcel (at less than the minimum lot size for the zone district)~~ **location of the existing residence on the property**.

Design Review and Scenic resources

The proposed non-habitable accessory structure complies with the requirements of the County Design Review Ordinance, in that the proposed project will utilize compatible colors and materials that are consistent with the existing residence. Other properties in the vicinity contain accessory

existing pattern of development in the neighborhood.

The subject property is located within a mapped scenic area. The proposed accessory structure is located behind the existing residence and is painted and finished to be compatible with the existing residence. The shed will not result in visual impacts to coastal scenic resources.

Local Coastal Program Consistency

The proposed non-habitable accessory structure is in conformance with the County's certified Local Coastal Program, in that the structure is accessory to the existing residence and other properties in the vicinity contain accessory structures within rear yard areas. The project is located between the shoreline and the first public road, with public beach access available at Sunny Cove, and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **251357**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)

- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Comments & Correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 251357

Assessor Parcel Number: 028-221-16

Project Location: 154 Sunny Cove Drive, Santa Cruz

Project Description: Proposal to recognize construction of a detached non-habitable accessory structure

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: 831-475-5334

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Residential accessory structure in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Randall Adams, Project Planner

Date: _____

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the proposed variances to reduce the required rear yard setback from 15 feet to approximately 0 feet and to reduce the required side yard setback from 5 feet to approximately 0 feet are recommended in order to allow a small accessory structure located in the rear yard behind the existing residence. The ~~small size of the parcel and the~~ location of the existing residence on the lot ~~are~~ is the special circumstances affecting the subject property.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the variance will allow the construction of a rear yard storage shed on a residentially zoned parcel consistent with the general intent and purpose of zoning objectives and, similar to garages that are allowed to be constructed to a zero foot setback on smaller parcels, the proposed accessory structure will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the granting of the variances will allow construction of a rear yard storage shed similar to other properties in the neighborhood that are developed with single family dwellings and accessory structures located in rear yards, many of which are located within required yard setbacks. Therefore, it would not be a grant of a special privilege for the construction of a detached accessory structure at the rear of the subject property behind the existing residence consistent with the existing pattern of development in the neighborhood.

Coastal Development Permit Findings

- (A) That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-4 (Single Family Residential - 4,000 square foot minimum), a designation which allows residential uses. The proposed non-habitable accessory structure is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UM (Urban Medium Density Residential) General Plan designation.

- (B) That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

- (C) That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the proposed structure is consistent with the colors and materials of the existing residence; the site is surrounded by lots developed to an urban density; and the colors will be natural in appearance and complementary to the site.

- (D) That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Sunny Cove.

- (E) That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-4 (Single Family Residential - 4,000 square foot minimum) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings with detached accessory structures. Accessory structure sizes and styles vary in the area, and the design submitted is consistent with the pattern of accessory structures within the surrounding neighborhood.

- (F) If the project is located between the nearest through public road and the sea or the shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is located between the shoreline and the first public road with beach access available at Sunny Cove. The non-habitable accessory structure will be located in the rear yard, behind the existing residence, and will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a

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priority acquisition site in the County Local Coastal Program.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses, including detached accessory structures. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the non-habitable accessory structure and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the R-1-4 (Single Family Residential - 4,000 square foot minimum) zone district as the primary use of the property will continue to be on single family residence and variance findings for reduced setbacks to the proposed accessory structure have been made.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the existing single family residential use is in substantial conformance with the use and density requirements specified for the R-UM (Urban Medium Density Residential) land use designation in the County General Plan.

The proposal is consistent with General Plan policies ARC-5.1.2 (Development Within Visual Resource Areas) & ARC-5.1.3 (Protection of Public Vistas and Scenic Assets), in that the proposed accessory structure will be located behind the existing residence and is painted and finished to be compatible with the existing residence. The shed will not result in visual impacts to coastal scenic resources.

A specific plan has not been adopted for this portion of the County.

- (d) **CEQA Conformance.** The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this

project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed non-habitable accessory structure will not generate additional traffic (no increase in bedroom or unit count) and will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed structure will be ancillary to the principal remitted residential use of the property which is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed project will utilize compatible colors and materials that are consistent with the existing residence. Other properties in the vicinity contain accessory structures in rear yard areas and the proposed accessory structure will be consistent with the existing pattern of development in the neighborhood.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

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This finding can be made, in that the proposed accessory structure is located behind the existing residence and is painted and finished to be compatible with the existing residence. The shed will not result in visual impacts to coastal scenic resources.

Conditions of Approval

Exhibit D: Project plans, prepared by Robin Alaga, revised 12/2025.

- I. This permit recognizes the construction of a non-habitable accessory structure located within the rear and side yard setbacks as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Santa Cruz County Planning Division must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Santa Cruz County Planning Division. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning Division review and approval.
 3. Notes and details indicating compliance with all applicable building and fire code requirements.
 - B. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

- C. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
 - 1. The discretionary application has not been reviewed for compliance with Part 3 of the County Design Criteria. Prior to issuance of a building, grading, or other permit, final Stormwater Management documents shall be submitted for review and approval by Stormwater Management Section that adhere to the County Design Criteria and County Code 7.79.
 - 2. Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
 - 3. New and/or replaced impervious and/or semi-impervious surface area shall not exceed 5,000 square feet.
 - D. Complete and record a Declaration of Restriction to construct a Non-Habitable Accessory Structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to Santa Cruz County Planning.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the

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Owner: Ed Shimmon

development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

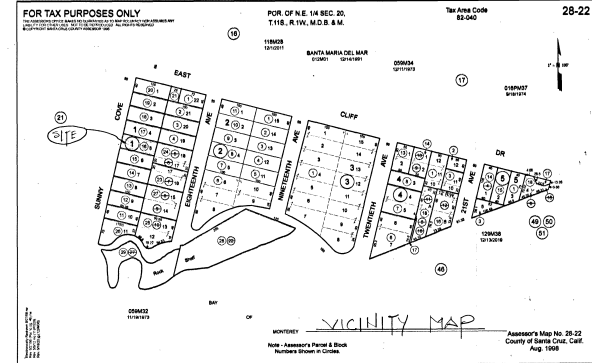
Effective Date: _____

Expiration Date: _____

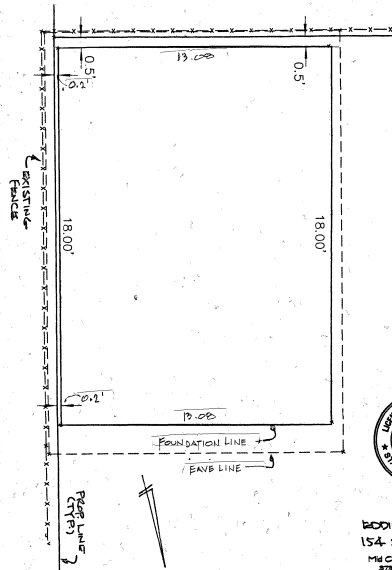
Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

SCOPE OF WORK:
Recognize an existing 13'-1" x 18', 234 sq. ft. shed, 11'-9" in height



LOT COVERAGE		FLOOR AREA RATIO
LOWER LEVEL	1177 sf	1177 sf
UPPER LEVEL	N/A	800 sf
SURFACE	240 - 205 sf CREDIT = 15 sf	240 sf - 205 CREDIT = 15 sf
PORCH	51 sf - 140 sf CREDIT = 0	N/A
DECK	204 sf	
SHED	204 sf	204 sf
-SPA- PORTABLE	69 sf	N/A
-LIGHT WELL	35 sf	N/A
-INFLATABLE COLD PLUNGE	11 sf	N/A
TOTAL	1745 sf = 49.6 %	2,234 sf = 56 %
	45% MAX	60% MAX



RODIE SHIMON
154 SUNNY COVE
Mid Coast Engineers
373 Blom Avenue
Aptos, CA 95004
JOB. No. 25085

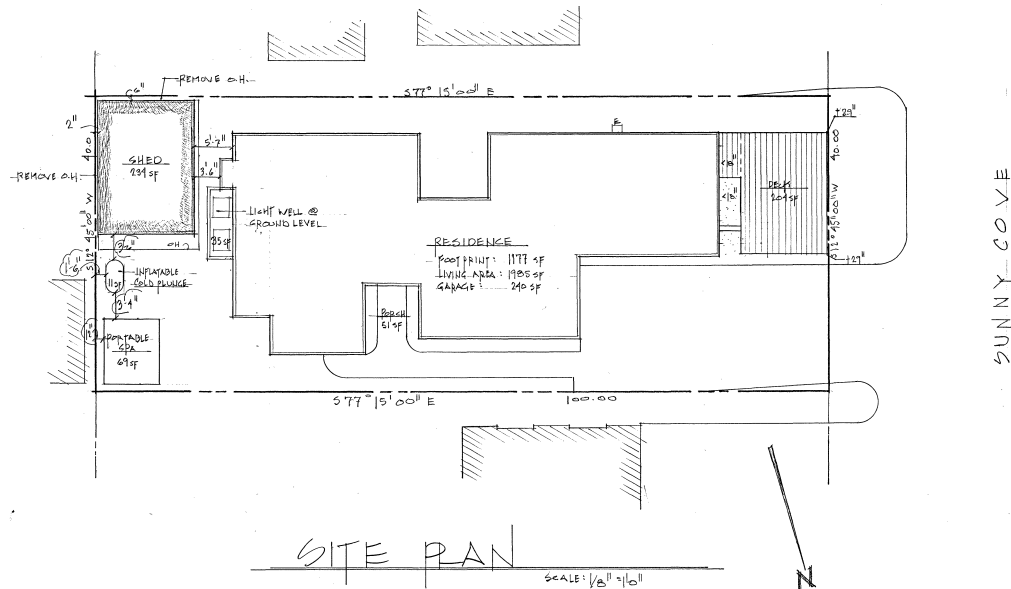


EXHIBIT D

REVISIONS	BY
1. DEC. 25	RA

ROBIN ALAGA
250 Evening Hill Lane Corralitos, CA 95076
Phone: (831)724-4994 Cell: (831)419-4919
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SHIMMON SHED
Eddie Shimmon 650.804.5119 eddieshimmon@gmail.com
154 Sunny cove Santa Cruz, CA 95062
A.P.N. 028 - 221 - 16

Robin Alaga

DRAWN
RGIN

CHECKED

DATE
Oct. 20. 2025

SCALE
NOTED

JOB NO.
25-38

SHEET



OF **SHEETS**

Design Envelope ID: 330CB51-6F80-4403-8770-54CE045114E7

Modern Shed		Specifications	
Date: 12/23/24	Model: Front Wall	Customer name: Ed Shimmion	Location: 134 Sunny Cove Dr Santa Cruz, CA 95062
Sales Rep/Pk # 200-789-7822	Revised: BS	Job #: 2410-141	Size: 18' x 13'-1"
Quote expires: 01/06/25	Permitting: No	Use: Custom shop	

Base Framing Package
Sides B and D 12x 14s
 Standard walls include: (inception/options listed lower on page) 2x4 studs, R13 batt insulation, 7/16" OSB exterior sheathing. (UpWall on open joint ceiling), pre-assembled top cap and transom glass frames with insulated double pane glass units. Roof and floor: see below.

Wall Framing and Insulation:
 2x6 replace 2x4 wall framing May be required for permitting: holes drilled for roping
 R-21 insulation May be required for permitting
Front Wall Beating Design
 Front wall bears roof weight (eliminates roof beam) exchanges transom (gs for traditional window)

Options:
 Customized design or details per client's needs
 Interior Wall Covering
 8" MDF shiplap-prime
 Electrical Preparations
 Ceiling chase in all roof panels except ends above rake walls (allows overhead electrical box connection.)

Roof System
 Roof system includes 1/2" plywood sheathing, roofing felt, snap loc standing seam metal roofing and trim, glulam beam, ceiling liner, flashing and fascia. See below for rafter size and insulation values.

Classic - roof style
 Water & Ice shield roofing underlayment - required in snowy or rainy climates and coastal regions
 Specialty Finishes 24GA roofing upgrade - Ocean Guard
 2x4 post rafters, R-30 rigid foam insulation - unvented, (1) 6.75x5.5 Glulam 14"
 Upgrade roof overhang eaves 18" Side A, 6" sides, B, C, D

Ceiling Liner
 1x6 Cedar tight knot Tongue & Groove (replaces standard Pine T & G)

Floor System:
 No floor system-Concrete slab by others. (Pressure treated bottom plate included)

Interior Siding: Unpainted unless specified below
 Open (left) end screen. Factory PAINTED includes UpWall and special vapor barrier board w battens ***1/4" O.C. Smooth finish, includes house wrap, window/door/corner trim (UNPAINTED)
 Upper trim Top cap/fascia - Unpainted

Extra Wall Height
 0.30 Taller walls for more ceiling height (number of feet in decimal to left)

Doors: - All doors include lock-set

1. Framing for Larger Door (door by others)

Windows - Includes framing (all separable windows include screens)

Milgard Windows
 Custom ordered A250 Thermally Improved Aluminum windows (Int. & Ext. Anodized Aluminum - Silver)

1. 48" x 18 Avening (anodized) with screen

1. 120" x 18 (right) Picture Transoms (anodized)

1. 82" x 18 (short leg = 7.75) Picture Transoms (anodized)

Interior window trim:
 Window trim by others

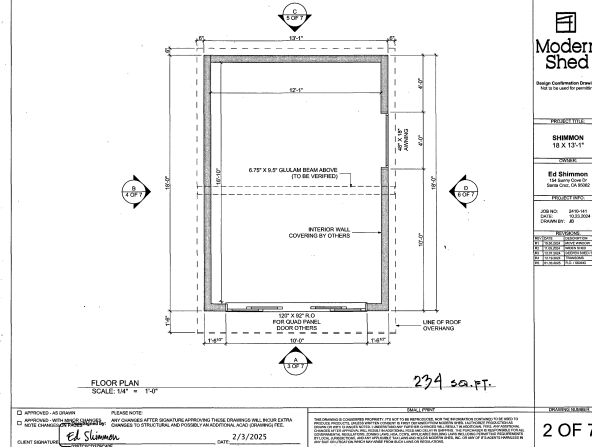
Crafting / Loading
 Hand loading into enclosed trailer for delivery

NOTES TO FABRICATION:

Custom Footprint: 18' x 13'-1"
 Custom Roof Beam: 6.75"x5.5" > two rows of roof panels supported mid-span by beam.
 RO for 120x52 door (door - by others)
 Custom Transoms - Sides A, B, D

Side A, C, D
 Side B
 ES
 ES

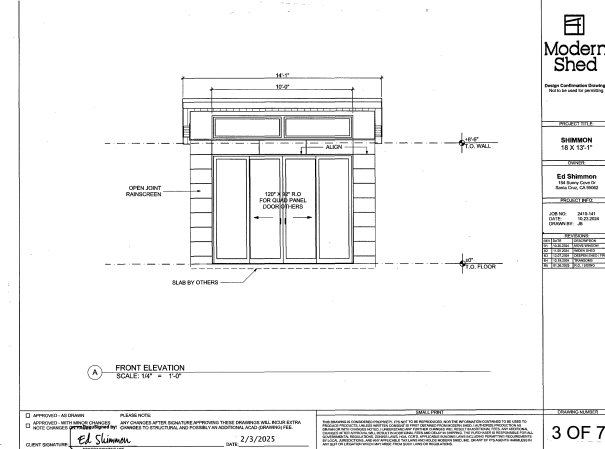
Design Envelope ID: 330CB51-6F80-4403-8770-54CE045114E7



APPROVED: AS SHOWN PLANS NOTE: ANY CHANGES AFTER SIGNATURE APPROVING THESE DRAWINGS WILL BE AT YOUR EXTRA CHARGE TO STRUCTURAL AND POSSIBLY FOR ADDITIONAL ALLOY DRAINAGE FEE. CLIENT SIGNATURE: Ed Shimmion DATE: 2/3/2025

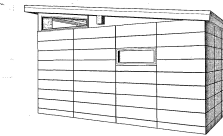
2 OF 7

Design Envelope ID: 330CB51-6F80-4403-8770-54CE045114E7

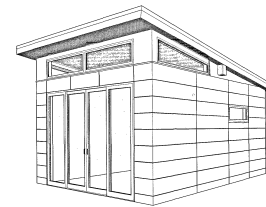


APPROVED: AS SHOWN PLANS NOTE: ANY CHANGES AFTER SIGNATURE APPROVING THESE DRAWINGS WILL BE AT YOUR EXTRA CHARGE TO STRUCTURAL AND POSSIBLY FOR ADDITIONAL ALLOY DRAINAGE FEE. CLIENT SIGNATURE: Ed Shimmion DATE: 2/3/2025

3 OF 7

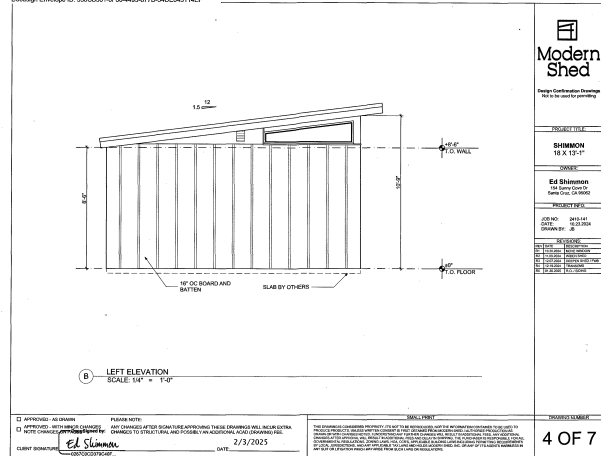


SIDE D/C RENDERING



SIDE A/D RENDERING

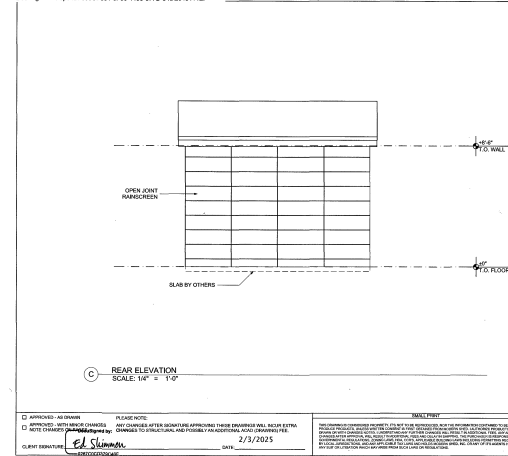
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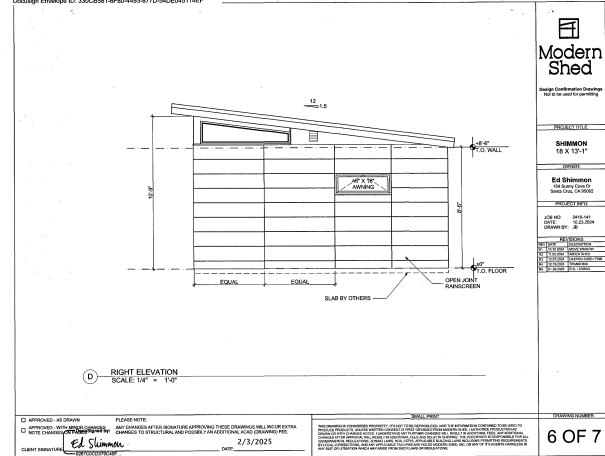
4 OF 7

Design Envelope ID: 330CB51-6F80-4403-8770-54CE045114E7



APPROVED: AS SHOWN PLANS NOTE: ANY CHANGES AFTER SIGNATURE APPROVING THESE DRAWINGS WILL BE AT YOUR EXTRA CHARGE TO STRUCTURAL AND POSSIBLY FOR ADDITIONAL ALLOY DRAINAGE FEE. CLIENT SIGNATURE: Ed Shimmion DATE: 2/3/2025

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6 OF 7

REVISIONS	BY

ROBIN ALAGA
 2000 Hill Ave, Santa Cruz, CA 95070
 Phone: (837)24-4994 Cell: (837)49-4997
 e-mail: alagab@gmail.com

SHIMMON SHED
 Eddie Shimmion 650.804.5197 edshimmion@gmail.com
 134 Sunny Cove Santa Cruz, CA 95062
 A.P.N. 028 - 221 - 16

Robin Alaga

DRAWN	CHECKED
DATE	10. AUGUST 15
SCALE	NOTED
JOB NO.	15-30
SHEET	2

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POR. OF N.E. 1/4 SEC. 20,
T.11S., R.1W., M.D.B. & M.

Tax Area Code
82-040

28-22



EXHIBIT E



Santa Cruz County Planning Department

Parcel Location Map



Parcel: 02822116

☐ Subject Parcel

Map printed: 17 Jun. 2026

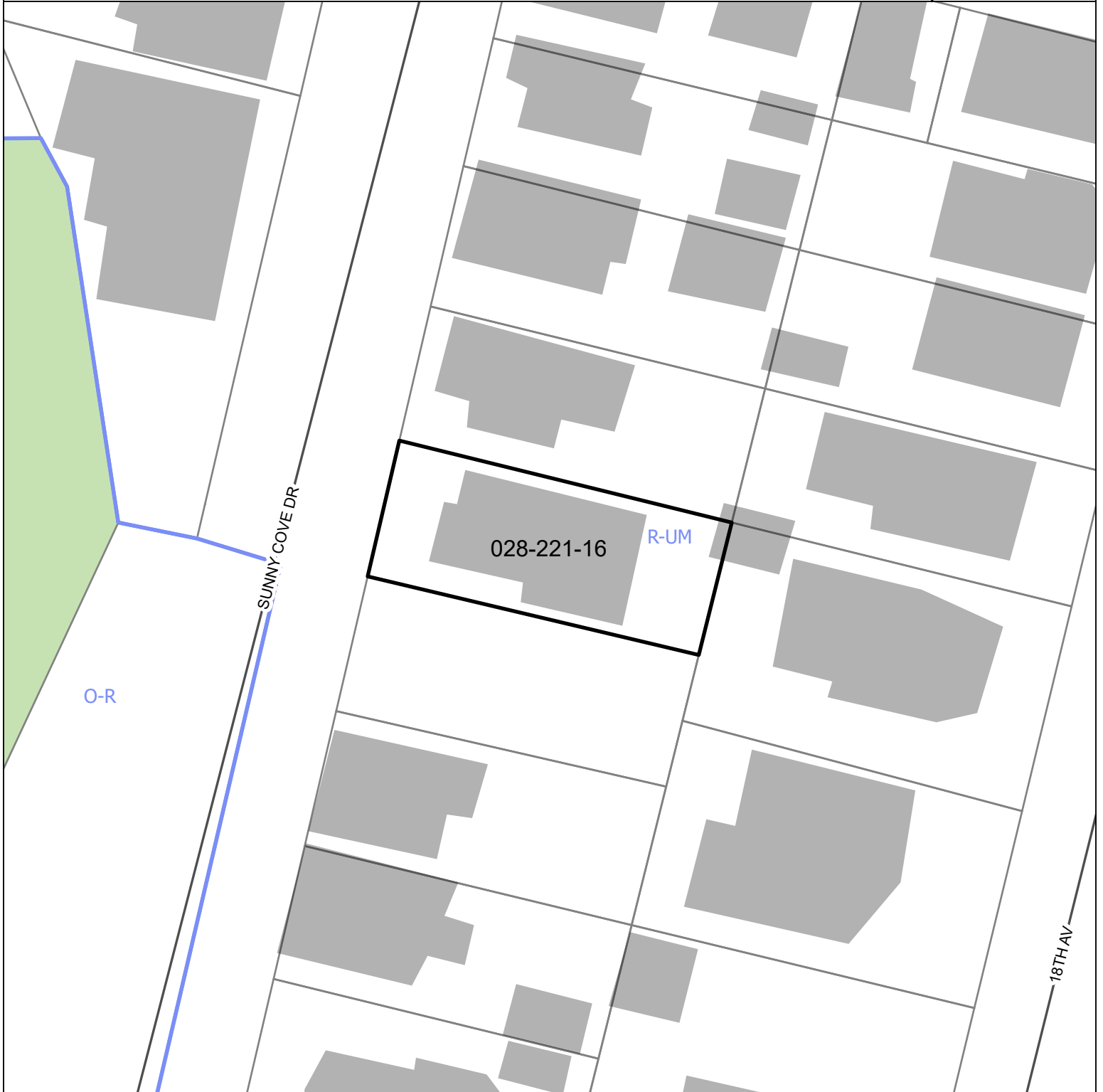


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Feet

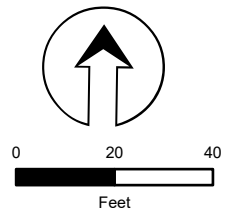


Santa Cruz County Planning Department

Parcel General Plan Map



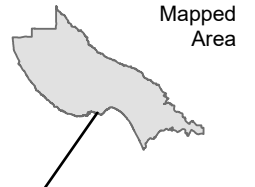
 Subject Parcel



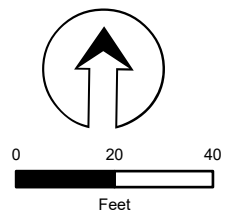


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5 Flood Control District

Parcel Information

Parcel Size: ~~3,833~~ 4,000 square feet (~~GIS~~ Plans)
Existing Land Use - Parcel: Single family residence
Existing Land Use - Surrounding: Single family residential neighborhood, public beach
Project Access: Sunny Cove Drive
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density Residential)
Zone District: R-1-4 (Single Family Residential - 4,000 square foot minimum)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 2-3%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Scenic beach viewshed
Archeology: Not mapped/no physical evidence on site

January 7, 2026

David Bernstein
145 18th Ave. Santa Cruz, CA 95062
408-857-9872 mobile
davidrbernstein@yahoo.com

Santa Cruz County Planning Department
Attn: Zoning Administrator & Project Planner
To: randall.adams@santacruzcountyca.gov

701 Ocean Street, 4th Floor Santa Cruz, CA 95060
Cc: Code.Compliance@santacruzcountyca.gov
Cc: Shawna.Rooks@santacruzcountyca.gov

RE: OBJECTION to Variance & Coastal Development Permit Application
Subject Property: 154 Sunny Cove Dr. (APN: 028-221-16)
Applicant/Owner: Ed Shimmon

To the Planning Department and Zoning Administrator,

I am writing to formally oppose the variance and Coastal Development Permit application for the structure recently constructed at **154 Sunny Cove Dr.** I am the owner of the property at **145 18th Ave**, which directly abuts the subject property. My home has been in my family since its construction in the 1930s; we are long-term stakeholders in the preservation of this neighborhood's character and safety.

The applicant is seeking to legitimize a 12' x 18' structure that was knowingly built without permits, in direct violation of zoning standards, and with total disregard for adjacent properties. I urge you to **deny** this application because the findings required for a variance cannot be met.

1. No Special Circumstances Exist (Violation of County Code 13.10.230) The applicant cannot demonstrate that the land possesses unique physical characteristics (such as topography or shape) that forced this placement.

- **Fact:** The lot is flat and buildable.
- **Self-Imposed Hardship:** The applicant chose to place a 216 sq. ft. structure with a **zero (0) foot setback** simply to maximize his own usage. He constructed it rapidly over the course of six days to evade notice. The only "special circumstance" here is that the applicant chose to break the law before asking for permission.
- **Failure to Plan:** The applicant constructed the main residence on this lot relatively recently. If a large accessory structure was required for his needs, it should have been included in the original comprehensive site plan and permit application for the main

house. By engaging in piecemeal development, the applicant is attempting to bypass the holistic review of the site's capacity.

2. Invalid Comparison to Historical "Non-Conforming" Structures The applicant may attempt to justify this variance by pointing to other detached garages or structures on our street that have reduced setbacks. This is a false equivalence.

- **Historical Context:** Many homes on Sunny Cove and 18th Ave were built well before 1950, prior to the adoption of the 1961 Santa Cruz County General Plan and modern zoning setbacks.
- **Legal Distinction:** These older structures are "Legal Non-Conforming" (grandfathered). They are permitted to remain solely because of their age, not because the placement is currently safe or desirable.
- **No Precedent:** The existence of a 1940s garage with a reduced setback does not constitute a legal precedent for *new* construction in [Current Year]. Granting a variance for a new build based on pre-zoning historical layouts would render the current Zoning Ordinance meaningless.

3. Severe Intrusion and "Special Privilege" Granting a variance for a zero-setback structure of this magnitude would constitute a grant of special privilege not enjoyed by any other property owner in the Live Oak area.

- **Encroachment:** The structure is not merely close to the property line; it is physically intrusive. The builders actually **trimmed the cap of my fence** to make the wall flush, and the roofline **hangs over the property line** into my airspace.
- **Massing:** This is not a garden shed. It is 13 feet tall, creating a massive wall that looms over my yard, blocking light and creating an eyesore.
- **Privacy:** The structure includes windows positioned above the fence line that look directly into my backyard, destroying the privacy my family has enjoyed for nearly a century.

4. Adverse Impact on Coastal Zone Resources and Parking Because this property is located in the Coastal Zone at Sunny Cove, specific protections regarding public access and density apply.

- **Elimination of Required Parking:** It appears this structure has been built over an area previously designated (or naturally used) as on-site parking for the main residence. The applicant must demonstrate that the main residence still meets current off-street parking standards with this new footprint.
- **Public Access Impact:** This property faces the beach at Sunny Cove, an area already plagued by severe traffic congestion and limited public parking. By reducing his own on-site parking capacity to build this structure, the applicant will inevitably force more vehicles onto the street. In the Coastal Zone, private development that displaces vehicles onto public streets—thereby competing with public beach access—is a violation of the Coastal Act's intent.

5. Safety Hazards and Unpermitted Infrastructure The structure presents immediate safety concerns that a variance would permanently lock in:

- **Fire Safety:** The structure is located only roughly **2 feet from the main residence** on the lot and 0 feet from my fence. This lack of separation creates a fire bridge between properties and prevents emergency access.
- **Drainage:** The placement of a new concrete slab right against the property line alters natural drainage, threatening runoff issues for my property.

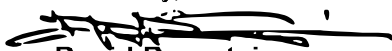
6. The "Trojan Horse" ADU Concern While the applicant describes this as storage, the physical characteristics suggest it is designed for future habitation.

- The structure is sized like a studio ADU (12' x 18').
- It has been wired for electricity.
- It includes windows suitable for a dwelling.
- The variance process should not be used as a loophole to establish a building footprint that bypasses the stricter life-safety setbacks required for habitable ADUs. If this footprint is approved now as "storage," it creates a pathway to convert it to an ADU later, permanently bypassing the 5-foot and 15-foot setbacks required for safe housing.

Conclusion The applicant has admitted to me verbally that he knew the construction was non-compliant but proceeded anyway. To grant a variance now would reward bad faith actions and set a precedent that zoning codes can be ignored if one has the resources to fight the legal battle later.

I respectfully request that the Planning Department **deny** the requested variances and order the removal of the structure and the concrete slab to restore the required setbacks.

Sincerely,



David Bernstein

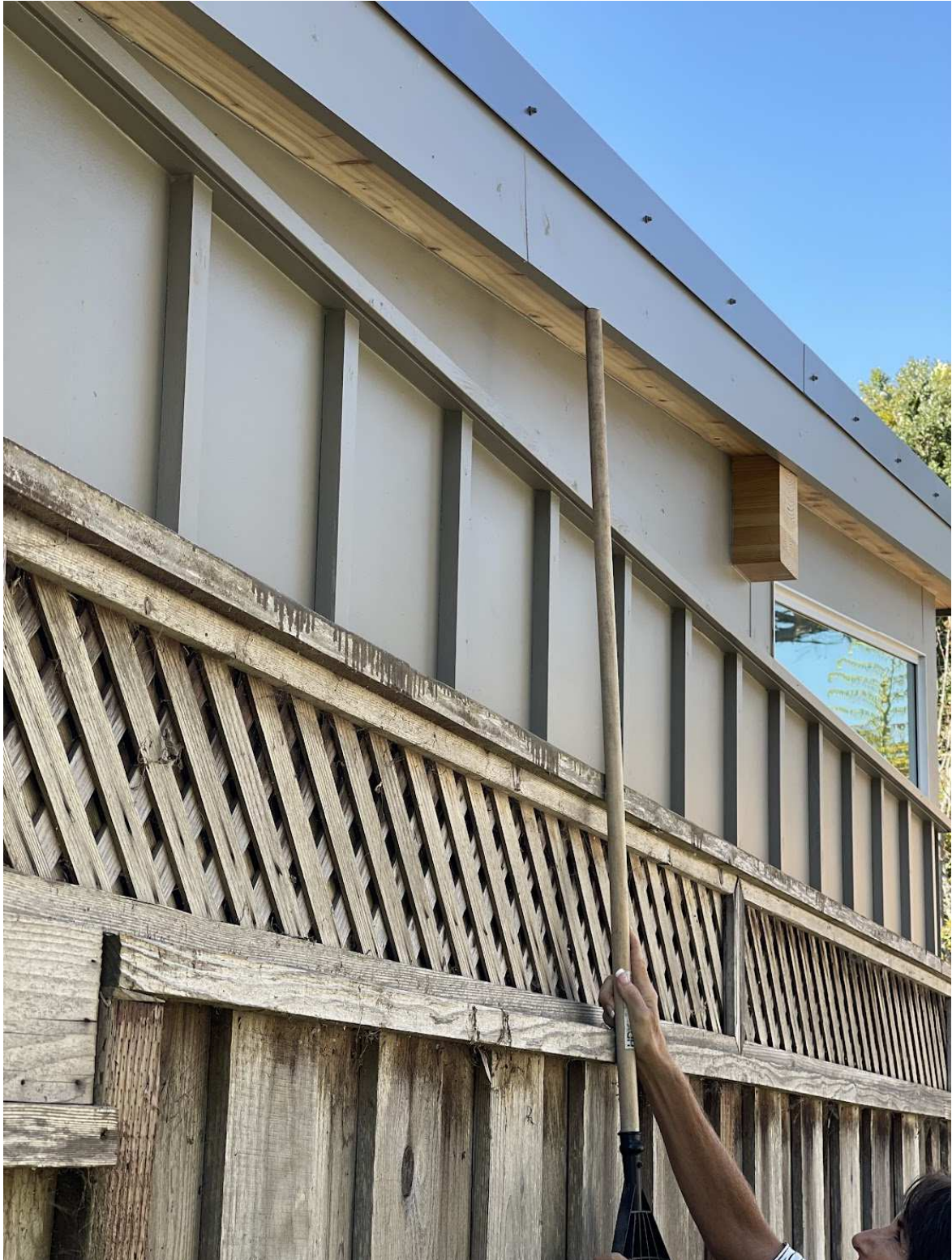
Attachments: "Media and Photos: Physical Encroachment."

Please see the video at <https://photos.app.goo.gl/USWfHtp5jNzFjiwe8>

FURTHER PHOTOS FOLLOW:



Showing the Structure Towering over my Back Fence
Note the window which overlooks my backyard
Note the Sun this blocks, the Shadow in my Backyard mid-afternoon
Is from this Structure



Showing the roof actually intruding over the property line
Note the roof beam they had to cut off not to further overhang into my yard



Showing how the Cap of my Fence was cut into so that
Structure could eliminate even 1 inch of Setback to Zero Inches



Another View of the Zero Setback
And the Overhang into my Yard



Showing Zero Setback to the other home on the Left as well!



Showing how close this is (about 2 feet) to the Main Structure
The ground floor skylights (not vents!) you see on the main structure
Indicate that it is a basement/living space.

These two structures are unsafely close to each other there is no Fire access

NOTE THE WINDOWS AND SLIDING GLASS DOORS ON THE "SHED"
NOTE THE HOUSE NUMBER ON THE "STORAGE SHED" ??
DOES THIS LOOK LIKE IT WILL ULTIMATELY BE A STORAGE SHED OR A FUTURE ADU?

Randall Adams

From: Kathleen Gleitsmann <kathygleitsmann@gmail.com>
Sent: Saturday, January 17, 2026 8:31 PM
To: Randall Adams
Subject: Public Comments on APN: 02822116 154 SUNNY COVE DR, SANTA CRUZ CA 95062 (APP: 251357)

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Dear Mr. Adams,

I am writing to express my strong opposition to permit application #251357. As a direct neighbor at #135 18th Avenue - adjacent to the homeowner at 145 18th Avenue, I have first-hand knowledge of the history of this structure and have been personally impacted by its construction.

I want to bring the following points to the County's attention:

- Lack of Transparency and Permits:

I was present when this structure was originally built. I saw someone on 145 18th Avenue who I thought was trespassing. When I asked the worker to show me the permit for the structure, I was told he was not the owner. Thirty-minutes later, the owner approached me at my home on 18th Avenue and proceeded to argue with me saying he did not need a permit.

- Misrepresentation of Use:

At the time of construction, I was told the building was "just a tool shed." It is now clear that it was built as a larger, illegal unit intended to bypass standard code requirements.

- Encroachment and Safety:

The structure is built on the property line and right up to the fence, completely ignoring the required 5-foot setbacks. This creates a safety hazard and a total lack of buffer between the properties.

- History of Trespassing:

During the construction phase, I witnessed a worker trespassing onto 145 18th Avenue property with a ladder. At that time the worker did not have permission to enter the property from the owner of 145 18th avenue.

- Illegal Structure:

The new structure is intrusive and negatively impacts the character and safety of our neighborhood. Allowing a variance for a structure that was built willfully and knowingly out of code would set a poor precedent for our community.

I respectfully request that this variance be denied and the structure be removed. If a structure is to be built there it must follow the standard permitting and review process to meet the County building code requirements.

Thank you for your time and for considering the input of a long-term resident of this neighborhood.

Kathy Gleitsmann

MARK A. MASSARA
ATTORNEY AT LAW
65 VENTURA STREET
HALF MOON BAY, CALIFORNIA 94019
T: 805.895.0963
MARKMASSARA@COASTALADVOCATES.COM
WWW.MARKMASSARA.COM

Via Electronic Mail

April 28, 2026

Randall Adams
Project Planner
Development Review
Department of Community Development and Infrastructure
701 Ocean Street, 4th Fl.
Santa Cruz CA 95060

Re: Incomplete Application Additional Information Request
Application #251357
154 Sunny Cove Drive
Santa Cruz County CA 95062
APN 028-221-16
Owner: Shimmon

Dear Mr. Adams,

Thank you for your 3rd Routing Review correspondence dated March 11, 2026, and subsequent correspondence with architect Robin Alaga on March 12 clarifying the Project Description.

This correspondence confirms the Project Description, and responds to other comments in your 3rd Routing Review letter.

Project Description

Proposal to recognize an existing storage shed. Requires a Coastal Development Permit and Variances to reduce the required 15 foot rear yard setback to about 0 feet to the shed and to reduce the required 5 foot side yard setback to about 0 feet to the shed. Property located at 154 Sunny Cove in the Live Oak Planning area.

Notice of Proposed Development Posting

Regarding “Items of Incomplete Application,” attached here as Exhibit A is evidence of signage and notification of the development permit application as required by the Neighborhood Notification Guidelines, which includes the above referenced Project Description.

Compliance Issues

With respect to “Compliance Issues,” we appreciate that you have again referenced one alternative, and cited County Code Sections which allow for sheds of 120 square feet in size, and your view that we reduce the size of the project from 240 square feet to 120 square feet. SCCC 13.10.611(D)(2).

However, as previously explained, the basis of *this* application is that 120 square feet is not a structure of sufficient size to be able to reasonably park and store the Applicant’s bikes and scooters. Instead, it would require Applicant to park and store bikes *outside* where ocean adjacent weather deterioration and theft will certainly result. Worse the consequence of your view is that Applicant will be forced abandon these modes of transport in favor of additional gasoline chugging vehicles that will clog Sunny Cove Drive and reduce neighborhood parking for high priority public coastal access. Given the properties’ proximate location to the eastside, mid and downtown Santa Cruz, the option of going bikeless isn’t preferable to the Applicant’s family.

As shown clearly in attached Exhibit B photograph, the existing shed comfortably contains Applicant’s bikes, but is in no way overly large or unsightly. Viewed more closely, the blue tape on the floor of Exhibit B is the outline of what a 120 square foot alternative sized shed would be like. Obviously, it isn’t able to hold a reasonable number of bikes, or accessory tools and even a single chair.

Thus, the original proposed Findings in support of a variance per SCCC 13.10.230(c) remain appropriate and we urge you recommend they be adopted consistent with the unique circumstances of this Project. Among other things, Applicant’s lot is small, the shed cannot be seen for the coast or surrounding streets or public

property, and there are numerous other similarly sized and sited sheds throughout the immediate vicinity. See Exhibit C attached here.

In addition to the previously provided Exhibit C Findings, also attached is Exhibit D. Exhibit D an aerial photo map of the existing neighborhood and the numerous existing sheds and structures with limited and/or no rear yard or side yard setbacks. Exhibit D is the area immediately surrounding the Applicant's property in the Sunny Cove Live Oak Planning area. By our rough count there are currently *at least* seven other rear yard shed structures with no side or rear yard setbacks, including the very large double sized structure *immediately adjacent* to the backyard fence line of the Project site. All of these shed structures are within approximately 200-ft of the Applicant's property.

Obviously, when viewed within the context of the immediate character of the surrounding community, the proposed Project is neither out of place nor overly large. It is, in fact, completely consistent with the surrounding land uses and accessory structures.

Nor can the Applicant's shed be seen from any public or scenic vantage point. In fact, given its location, it is shielded and 'tucked in' between existing large trees and landscaping on one side and the neighbors much larger shed (with no setback) on the other. It is virtually unnoticeable to anyone but persons in the Applicant's own backyard.

Thus, the project is consistent with both the neighborhood, and the proposed use, and is consistent with findings needed for a variance and approval.

Neighbor Support

Neighbor support for the project also underscores the banality of the proposal. Attached hereto as Exhibit E are letters of support for the project from owners of properties surrounding 154 Sunny Cove, including support from the owners 134, 183 & 190 Sunny Cove Drive.

Conclusion

When viewed within the context of the property, and the unique setting and practical reality of the existing currently developed neighborhood, and the fact Applicant's shed cannot be seen from any public property, the facts clearly underscore that a variance is appropriate for this small Project.

We trust these materials are adequate for your support for a variance and recommendation of approval for the Project. If you have any remaining questions or would like additional information, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Mark A. Massara', with a stylized, flowing script.

Mark A. Massara, Esq.

cc: Eddie Shimon
Dee Murray
Robin Alaga

NOTICE OF PROPOSED DEVELOPMENT

APPLICATION # 251357

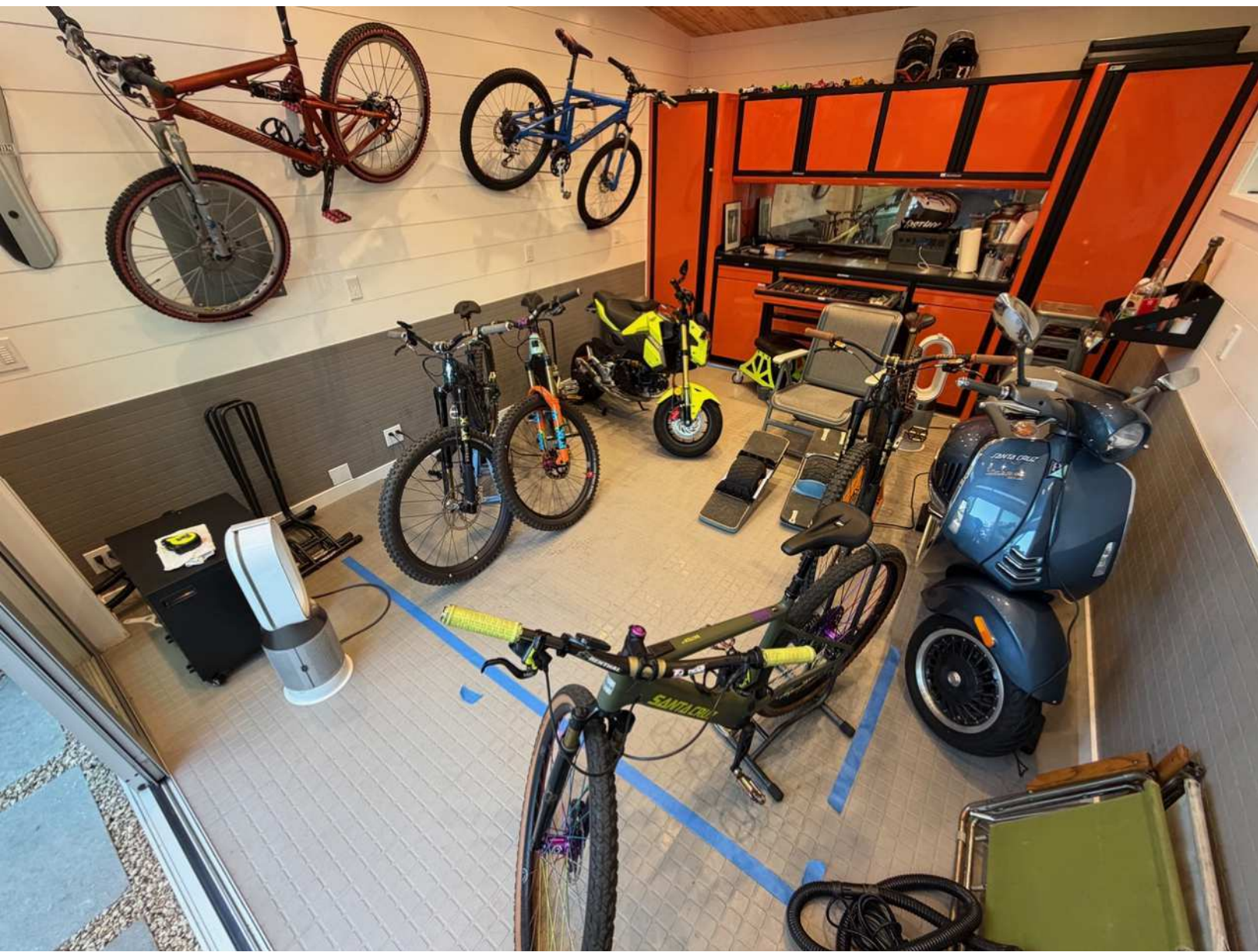
PROPOSAL TO RECOGNIZE AN EXISTING STORAGE SHED. REQUIRES A COASTAL DEVELOPMENT PERMIT AND VARIANCES TO REDUCE THE REQUIRED 15 FOOT REAR YARD SETBACK TO ABOUT 0 FEET TO THE SHED AND TO REDUCE THE REQUIRED 5 FOOT SIDE YARD SETBACK TO ABOUT 0 FEET TO THE SHED.

PROPERTY LOCATED AT 154 SUNNY COVE IN THE LIVE OAK PLANNING AREA.

APN: 028-221-16
FOR FURTHER INFORMATION CONTACT:

APPLICANT:
DEE MURRAY
Tel. 831.475.5334
deedmuse@yahoo.com

PROJECT:
RANDALL ADAMS
PLANNING DEPARTMENT
Tel. 831.454.3218
randall.adams@santacruzcountyca.gov



Ed Shimmon
154 Sunny Cove Drive
APN: 028-221-16

VARIANCE FINDINGS:

The special circumstances related to this property are the size and location Size:

1 The size of the property is only 3,883 sq. ft. It has only a small one car garage. It is adverse to the reasonable storage of ancillary residential activity items such as bicycles, beach chairs, golf clubs, surfboards, stand up surfboards, kayaks, motorcycles, tools, etc. that cannot be stored outside without environmental degradation, erosion and damage. An enclosed shed will provide an opportunity to safely storage recreation and accessory equipment and tools outside of the weather, lengthen their expected lifetime and reduce consumer waste.

Location: The house is located immediately adjacent to Sunny Cove Beach and recreation area. The location adjacent to the ocean provides excellent recreation opportunities but also presents weather exposure that directly and adversely affects items stored outside as described above such as bikes and motorcycles. Shed storage will protect these items.

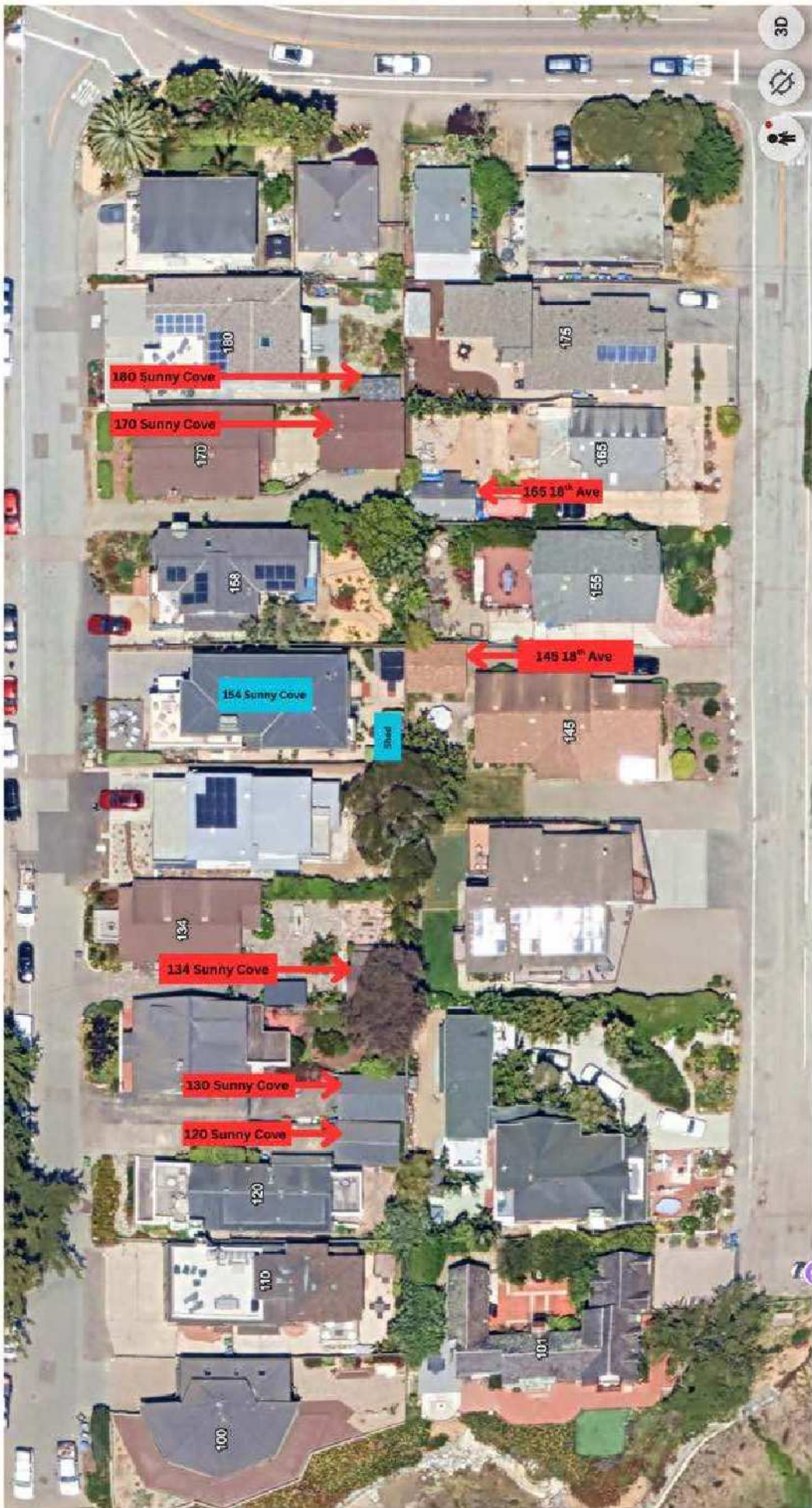
Equally important, the Sunny Cove area is an extremely popular public beach recreation area. Adjacent public sidewalk and street areas are crowded with pedestrians and vehicle traffic at all hours during the weekends and throughout the summer. It is also known for large public gatherings and frequent nighttime beach recreation that requires careful oversight by the Santa Cruz County Sheriff's. The Sheriff has advised neighbors in the immediate vicinity that outside storage of residential recreation accessory equipment (surfboards, et al) is not recommended. Safe storage inside a shed is an ideal method for safe and secure storage of accessory recreation items.

2. The variance will meet the intent of the zoning and will not be detrimental to public health, safety and welfare, and not detrimental to other property in the neighborhood.

The shed is not visible and has no adverse impact to any scenic resource in the area, public or private. It is entirely located within the backyard of the adjacent residence and not visible from the beach, sidewalk and street. It does not interfere with air or light or privacy of adjoining or adjacent properties.

3. Maintaining the development will not be a grant of special privilege inconsistent with other properties in the neighborhood.

The non-habitable storage structure in the rear and within the side yard at 154 Sunny Cove is not a special privilege or disadvantage to other properties in the area. In fact, many nearby residential properties already have such structures. They are very common. For example, the houses at 120, 130 and 134 Sunny Cove Drive, have similar structures. The garage at 165 – 18th Avenue encroaches into the rear setback. Please reference Google Satellite pictures for other structures encroaching into the required setbacks.



To Whom it May Concern,

As a neighbor of the property located at 154 Sunny Cove Drive, Santa Cruz, CA, I am writing to express my support for approval of the existing shed structure on their property.

I understand that the shed is currently under review related to height, size, and proximity to setback requirements. Based on my personal observations, I can confirm that the shed does not obstruct my view, interfere with the use or enjoyment of my property, or negatively impact the look and feel of our neighborhood.

In fact, the shed is modern, brand new, and visually well-designed. It complements the surrounding neighborhood and environment and is a clear improvement over older or more intrusive outbuildings often found in similar coastal properties. I find it to be attractive, well-maintained, consistent with and respectful of the neighborhood aesthetic.

I fully support the owners' efforts to retain the structure as-is, and I appreciate that they are working with legal and planning professionals to address this matter properly and responsibly.

Please accept this letter as my formal support for the shed remaining in place at 154 Sunny Cove Drive, and I encourage the Zoning Administrator to approve the variance and coastal development permit.

Sincerely,

Neighbor Name: Ed Malloy

Neighbor Address: 134 Sunny Cove Dr

Signature: _____

Date: 6/26/2025

To Whom It May Concern,

As a neighbor of the property located at 154 Sunny Cove Drive, Santa Cruz, CA, I am writing to express my support for the existing shed structure on their property.

I understand that the shed is currently under review due to concerns related to height, size, and proximity to setback requirements. Based on my personal observations, I can confirm that the shed does not obstruct my view, interfere with the use or enjoyment of my property, or negatively impact the look and feel of our neighborhood.

In fact, the shed is modern, brand new, and visually well-designed. It complements the surrounding environment and is a clear improvement over older or more intrusive outbuildings often found in similar coastal properties. I find it to be attractive, well-maintained, and respectful of the neighborhood aesthetic.

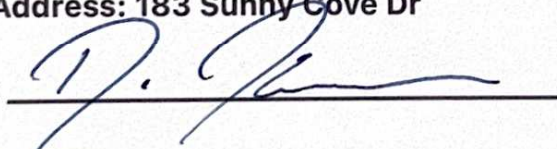
I fully support the owners' efforts to retain the structure as-is, and I appreciate that they are working with legal and planning professionals to address this matter properly and responsibly.

Please accept this letter as my formal support for the shed remaining in place at 154 Sunny Cove Drive.

Sincerely,

Neighbor Name: Don Kinnamon

Neighbor Address: 183 Sunny Cove Dr

Signature: 

Date: 06/27/2025

To Whom it May Concern,

As a neighbor of the property located at 154 Sunny Cove Drive, Santa Cruz, CA, I am writing to express my support for approval of the existing shed structure on their property.

I understand that the shed is currently under review related to height, size, and proximity to setback requirements. Based on my personal observations, I can confirm that the shed does not obstruct my view, interfere with the use or enjoyment of my property, or negatively impact the look and feel of our neighborhood.

In fact, the shed is modern, brand new, and visually well-designed. It complements the surrounding neighborhood and environment and is a clear improvement over older or more intrusive outbuildings often found in similar coastal properties. I find it to be attractive, well-maintained, consistent with and respectful of the neighborhood aesthetic.

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Please accept this letter as my formal support for the shed remaining in place at 154 Sunny Cove Drive, and I encourage the Zoning Administrator to approve the variance and coastal development permit.

Sincerely,

Neighbor Name: Richard Rivoir

Neighbor Address: 190 Sunny Cove Dr

Signature: 

Date:

6-30-25