

## Evan Ditmars

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**From:** Cove Britton <cove@matsonbritton.com>  
**Sent:** Thursday, December 19, 2024 10:19 PM  
**To:** Evan Ditmars  
**Cc:** Donovan Arteaga; Nathan MacBeth; Manu Koenig; Justin Cummings; Flynn, John J.; John Erskine; Justin Graham; Jason Heath; Jocelyn Drake; Lezanne Jeffs  
**Subject:** Re: 12/20 ZA, Item #8, Correction to Staff Report

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Hi Evan-

There is no variance required here. It appears that by the definition of development that you are using an interpretation a hot water heater replacement is "development". If that is the case, that is a violation of the Brown Act as none of the public affected were informed of that interpretation.

Please continue the hearing and expect that this issue be brought to the Planning Commission and the BOS.

Respectfully this is an inexcusable interpretation of code and inexcusable late notice. I appreciate working with you but this is once again an interpretation of code that is not consistent with what the public would expect. And that was bad enough about the life safety wall retaining wall (pin pier) above this property.

I would like to discuss with the new Supervisor for this district but also County legal counsel. I also hope/expect Supervisor Cummings and Supervisor Keionig to understand that County staff are creating code or at least new interpretations that are not consistent with the Brown Act and Building Standards Law.

This is a minor remodel and addition to an existing home but if County staff WANTS to make it an issue. So be it.

Please specifically let me know who at this late date created this issue and do not eliminate any email ect. regarding this issue.

I am more than fed up.

On Thu, Dec 19, 2024 at 7:27 PM Evan Ditmars <[Evan.Ditmars@santacruzcountyca.gov](mailto:Evan.Ditmars@santacruzcountyca.gov)> wrote:

There was an error in the published staff report where the variance findings weren't included.

The corrected staff report is attached, as are the previously omitted pages. I will make sure to acknowledge the omission in my presentation.



## Evan Ditmars

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