

Evan Ditmars

From: Michelle Coats <coatsconsulting@gmail.com>
Sent: Thursday, May 14, 2026 3:15 PM
To: Evan Ditmars
Cc: Gregory Howell; marsaw7588@gmail.com
Subject: Letter from Neighbor to be Forwarded to ZA
Attachments: Ltr. to Evan. ZA. May 14, 2026.jpeg

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Evan;
Attached is a letter from one of the neighbors on 23rd Ave. She asked that attached letter be forwarded to you and the ZA prior to tomorrow's meeting.

Thank you;

Michelle

COATS CONSULTING

P 831.238.7415 | P 831.238.7416
PO Box 1356 Carmel, CA 93921

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Joyce Marie Sawaya

*145 24th Avenue, Santa Cruz, CA 95062
(831) 234-0635*

May 12, 2026

*Mr. Evan Ditmars
Development Review Planner
701 Ocean Street
Santa Cruz, CA 95060*

Re: Vuckovich Application

Dear Mr. Ditmars,

May I introduce myself, my name is Joyce Sawaya Dodson, and I live at 145 24th Avenue, directly behind this proposed Monstrosity. I have lived in my house for 54 years and the driveway leading up to this house was part and parcel to my property. I am opposing the building of this structure since the house now existing is a one-story with a spectacular view of the entire ocean and lagoon without any obstructions in its path. I have had a spectacular view of the white waters and sandy beaches because of this one story house and now being in my late 80's I am going to lose all of that if this 4400 plus square foot house is allowed to be built 30 feet tall wiping out my view and other 24th Avenue neighbors' view. A single story house has a fabulous view without infringing on a cherished view that we can all enjoy together.

In 1989 I purchased the lot next door to 111 24th avenue just to preserve my view and never to build on it. I sold the lot to Stan & Melissa Vuckovich with certain conditions which Stan agreed to and in writing promised to honor my conditional request which was the only one and only reason I was selling which he agreed to and promised he would honor my conditional request, but of course he did not but he immediately reneged and when I was informed of what he did, I was so distraught, stressed out of my mind, causing me to have a stroke. Not what I was hoping for. So, here we are hoping for some consideration to modify this house so it is not impacting so many people who have lived here for many, many years.

Warm Regards,

Joyce Sawaya