

REGULAR AGENDA

Scheduled and Regular Departmental items – 9:00 AM or thereafter

8. Hold a jurisdictional hearing to consider whether to take jurisdiction of appeal of the incompleteness determination on Application 241450, a Minor Land Division and Coastal Development Permit to demolish an existing single family dwelling and construct three new dwellings on each of the newly formed parcels located at 22702 East Cliff Drive, Santa Cruz (Assessor Parcel Number 028-242-25), and take related actions

Name	Comment - 05/05/2025 04:00 PM : (No Vote)
Michael Guth	<p>I renew my comments of record seen at the Planning Commission hearing on this matter, which are included as part of the Planning Commission 02-12-2025 attachment, and further support the assertions and conclusions made in the Staff Report for this jurisdictional hearing. Specifically, I believe that the County acted within the 30 day window, as the County Code defines when an application is considered submitted. County Codes often define words and terms for use within that code section. As to the assertion by Appellants that the County Code is in conflict with state law, such a facial challenge to a County law would be properly made at the legislative hearing where the County adopts that law, and with standing that challenge can then be brought in court. This is not what is being done here.</p> <p>Also, it has always been the case that one must wait in line to get an application submitted. A short, reasonable, wait to get to the counter does not run the process afoul of state law (even if that wait is now electronic). On the contrary, the County Code provides a clear definition of when the clock would start, this protects all parties including applicants.</p> <p>Finally, I note that my earlier comments of record explained why it is appropriate that the County has asked for the different submission items. This is a complicated development site and the proposed development creates the need for the requested items.</p> <p>Thank you, Mike Guth</p>