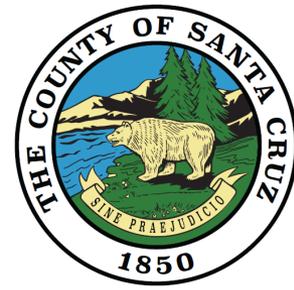


Community Development and Infrastructure



Project Description:

Jurisdictional Hearing to consider whether to take jurisdiction of an appeal of the Planning Commission's action to deny the appeal of Planning staff's completeness determination of application 241450.

Proposal to demolish an existing single family dwelling and split an existing approximately 16,200 square foot parcel into three parcels with common area 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).

Requires a Minor Land Division, Coastal Development Permit, Site Development Permit, Large Dwelling Review, and Pleasure Point Design Exception.

Vicinity Map



Background

- **November 25, 2024, application was submitted through ePortal**
- **December 3, 2024, applicant paid fees (starting 30-day PSA review)**
- **December 27, 2024, Planning staff deemed application incomplete**
- **January 9, 2025, appeal of completeness determination filed**
- **February 12, 2025, the Planning Commission denied the appeal**
- **February 26, 2025, Planning Commission's action appealed**

Planning Commission Determination

- 1) Applicant's appeal was denied and;**
- 2) Upheld Planning Staff's determination that the application is incomplete based on the information contained in the staff letter dated December 27, 2024 and;**
- 3) Determined the project was not deemed complete pursuant to Government Code Section 65943.**

Grounds for Taking Jurisdiction

- 1. There was an error or abuse of discretion on the part of the Planning Commission, Zoning Administrator, or other officer; or**
- 2. There was a lack of a fair and impartial hearing; or**
- 3. The decision appealed from is not supported by the facts presented and considered at the time the decision appealed from as made; or**
- 4. There is significant new evidence relevant to the decision which could not have been presented at the time the decision appealed from was made; or**
- 5. There is either error, abuse of discretion, or some other factor which renders the act done or determination made unjustified or inappropriate to the extent that a further hearing before the Board is necessary. or**

Summary

- 1. No supporting evidence for an error or abuse of discretion has been provided by the Appellant.**
- 2. No supporting evidence for lack of a fair or impartial hearing has been provided by the Appellant.**
- 3. The Planning Commission considered the facts presented at its meeting, including staff report; staff presentations; and testimony by the public, design and engineering professionals and applicant's representative.**
- 4. No new evidence relevant to the decision has been presented by the Appellant.**
- 5. No error or abuse of discretion has been documented.**



Community Development and Infrastructure

Recommendation

- 1. Conduct a public hearing to consider whether to take jurisdiction of the appeal of the Planning Commission's action to uphold staff's incompleteness determination regarding Application 241450, a proposal to divide an approximately 16,200 square foot parcel into three parcels and construct a single family dwelling on each of the newly created parcels at 22702 East Cliff Drive, Santa Cruz; and;**
- 2. DECLINE to take jurisdiction of the appeal of Application Number 241450.**