

Donovan Arteaga

From: Mike Reis <reismj88@gmail.com>
Sent: Friday, January 9, 2026 3:42 PM
To: Donovan Arteaga
Subject: Public comment for #241360, 3500 Paul Sweet Road, APN: 025-013-37
Attachments: #241360, 3500 Paul Sweet, public comment.pdf; #241360, 3500 Paul Sweet, 20251125 HCD PRA response - Corrective Action Memo.pdf

Follow Up Flag: Follow up
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Hello Donovan, I am writing to provide public comment on the upcoming Planning Commission hearing for Application #241360 (3500 Paul Sweet Road). Below is the comment, with the supporting memo attached.

Members of the Planning Commission,

The Staff report states that this project vested on **April 22nd, 2024**, during a period when Santa Cruz County was out of compliance with Housing Element law. However, documents produced by HCD in response to a recent Public Records Act request call that conclusion into question.

In an internal memo dated September 4th, 2024 (attached to this comment), HCD acknowledged that it **errantly** issued the County's certification letter **beyond** the statutory deadline, due to confusion regarding timelines. To address this error, HCD **reissued** its formal certification letter with a corrected date of **April 12th, 2024**.

Builder's Remedy eligibility depends on whether the County was **actually** out of compliance at the time an application became complete. The original certification letter, which was sent **late** due to the State's administrative error, cannot by itself create a period of non-compliance **when none actually existed**.

Staff's processing kept the application moving, as required by law, but it **did not** make a final determination on eligibility. That determination is made by the decision-making body at the time of project review; Staff reports are advisory in that respect.

Treating eligibility as conclusively determined **at intake** would leave no room for the County to consider later-produced State records relevant to compliance timing.

In conclusion, I am not asking the Commission to revisit broader Housing Element timing issues today. I am simply asking the Commission to recognize that **this application** post-dates the corrected **certification letter**, and that Builder's Remedy eligibility is therefore **not a settled question**.

Thank you

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--

Michael Reis

(c) 732 754 8197

(e) reismj88@gmail.com

Good morning, members of the Planning Commission.

The Staff report states that this project vested on **April 22nd, 2024**, during a period when Santa Cruz County was out of compliance with Housing Element law. However, documents produced by HCD in response to a recent Public Records Act request call that conclusion into question.

In an internal memo dated September 4th, 2024, HCD acknowledged that it **errantly** issued the County's certification letter **beyond** the statutory deadline, due to confusion regarding timelines. To address this error, HCD **reissued** its formal certification letter with a corrected date of **April 12th, 2024**.

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In conclusion, I am not asking the Commission to revisit broader Housing Element timing issues today. I am simply asking the Commission to recognize that **this application** post-dates the corrected **certification letter**, and that Builder's Remedy eligibility is therefore **not a settled question**.

Thank you for your time

Housing Element Memo: Santa Cruz County

Date: September 4, 2024

To: Megan Kirkeby, Deputy Director
From: Paul McDougall, Senior Program Manager
Subject: Santa Cruz County Housing Element

Summary of Identified Need for Corrective Action

Santa Cruz County's housing element was due on December 15, 2023. On April 23, 2024, the California Department of Housing and Community Development (HCD) sent a letter informing the County that its housing element was in substantial compliance with Housing Element Law. The County had requested a review that meets the 120-day period to preserve the statutory rezone timing of approximately three years.

Although HCD housing element staff intended to accommodate this request and indeed completed its review of the revised element on April 11, 2024, HCD housing element staff and County staff were under the impression that the 120-day deadline was December 31, 2023, instead of December 15, 2023. As a result, HCD staff errantly sent the review letter beyond 120 days from the County's statutory deadline for compliance – though HCD technically met its 60-day mandated review deadline. If not meeting the 120-day requirement, the County would be subject to a one-year rezone timing.

Recommendation to Correct Issue and Prevent Recurrence of Issue

- Re-issue a review letter with a corrected date of April 12, 2024, which is the day after HCD initially determined that Santa Cruz County's housing element was in substantial compliance with Housing Element Law. The corrected date of April 12, 2024, meets the 120-day requirement mentioned above.
- Re-examine HCD's expedite procedures to ensure comprehensive consideration of expedite housing element review requests relative to key statutory deadlines, including the 120-day requirement.
- Better incorporate expedite requests into weekly housing element review check-in meetings.
- Communicate and train staff on enhanced expedited housing element review procedures.

Timeline Resulting in Issue

- Prior to submittal, HCD had not deleted a document from its website that had an estimated housing element due date of December 31, 2023 for cities and counties in the Association of Monterey Bay Area Governments (AMBAG). AMBAG's adoption of their RTP set the actual housing element due date at December 15, 2023. The older and outdated estimate of the due date caused confusion. The fact that many other jurisdictions in other parts of the state had a December 31, 2023 due date created further confusion.
- On February 23, 2024, the County submitted its housing element with the intent of meeting the 120-day period. HCD had every intention to assist the County in meeting the 120-day period.
- On March 15, 2024, HCD completed a preliminary review and informed the County that preliminarily the housing element addressed HCD's prior findings.
- On April 9, 2024, HCD affirmed that the review would be completed to meet the 120-day requirement.
- On April 11, 2024, HCD completed its review of the revised element and found that the submittal addressed HCD's prior findings.
- On April 23, 2024, HCD sent the findings letter to the County.
- On May 6, 2024, the County sent an email to HCD pointing out the misunderstanding and the resulting concern about missing the 120-day period.
- The Housing Policy Development Division conferred with the Legal Affairs Division (LAD) on this issue. LAD opined that HCD's statutory authority to review housing elements and report its findings to planning agencies (pursuant to Government Code section 65585, subdivision (h)) grants HCD a measure of discretion in making its substantial compliance determinations. (See, e.g., *Martinez v. City of Clovis* (2023) 90 Cal.App.5th 193, 250 [describing HCD's discretion in determining whether a jurisdiction's analysis of nonvacant sites substantially complies with housing element law].) That discretion presumably extends to determining the date on which HCD completed its housing element review under Government Code section 65585, subdivision (h).

Corrective Action Plan APPROVED By:



Megan Kirkeby, Deputy Director, Housing Policy Development Division
California Department of Housing and Community Development

Donovan Arteaga

From: Judi Grunstra <judiriva@hotmail.com>
Sent: Saturday, January 10, 2026 1:04 PM
To: Donovan Arteaga
Subject: Proposed Workbench housing on Paul Sweet Rd

Follow Up Flag: Follow up
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To the Commissioners:

I have read through much of the Staff Report and the public correspondence. I urge the Commissioners to do whatever is within your power to curtail this project, regardless of Workbench threatening litigation seemingly on every project they are involved with. Please STAND UP for the community members who live at Dominican Oaks, many of whom have worked hard throughout their lives to be able to live out their golden years in peace.

My mother lived at Dominican Oaks for 6 years and it was a very good experience, with a caring staff providing rewarding experiences for the residents and their families (locals such as myself and those coming from afar to visit). She is buried at the cemetery across the street.

I believe this project will create a "significant adverse impact on public health and safety."

The driveway design exiting onto Paul Sweet Rd is unsafe. When I visit the cemetery there, I have to be very careful to turn around to park on the cemetery side of Paul Sweet Rd to make sure no cars are coming from Chaminade or the curvy road coming from Delaveaga Park. Cars exiting the new project and making a left onto Paul Sweet Rd will face this danger, as will bicyclists. Will that many residents really find it convenient to ride bicycles from this location? (unless they work at Dominican Hospital or the medical facilities nearby) It's quite a lengthy walk from this project to the bus stop at Soquel Dr. Despite new bicycle lanes, Soquel Dr. is also extremely busy at most times of the day.

As others have pointed out, large trucks would have a hard time turning around on Paul Sweet Rd.

Another adverse effect would be the disruption caused by construction of the project. Think of how stressful it will be to the residents and staff, to have incessant construction going on next door to their apartments, dining room, and outdoor areas. It makes me rather furious. And the waivers are just to create a mere 6 units of very-low housing!!

The loss of many trees would also have a negative impact, environmentally and psychologically, as they would be replaced by a huge concrete structure, no matter how many balconies it has. The presence of what is likely to be another ugly Workbench building may very well discourage potential residents from choosing to live at

Dominican Oaks, thereby threatening the profitability of this important facility for seniors. At least if the building was limited to 40' high it would be compatible with Dominican Oaks.

Insufficient parking is another problem. People will continue to own cars and drive. There is definitely not enough parking along Paul Sweet Rd.

The proximity of the helipad at Dominican Hospital is another concern that must be addressed.

And the waivers are just to create a mere 6 units of very-low housing!!

Thank you.

Judi Grunstra
Santa Cruz city resident

Donovan Arteaga

From: Mike Reis <reismj88@gmail.com>
Sent: Saturday, January 10, 2026 3:59 PM
To: Donovan Arteaga
Subject: Public comment for #241360, 3500 Paul Sweet Road, APN: 025-013-37
Attachments: 20251125_PRA - CDI to HCD Dir email (transcribed from msg).pdf

Follow Up Flag: Follow up
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Hey Donovan, one more comment for the Paul Sweet Road hearing

On May 6th, 2024, the County reached out to the Director of HCD asking for help.

When the County received its certification letter on April 23rd 2024, HCD indicated (for the first time) that the statutory deadline was **actually** April 15th. As a result, the County would then have **one year** to rezone properties contained in the Housing Element (HE) or be considered non-compliant with housing element laws.

The County asked HCD to reissue its certification letter with a date that reflected what the County understood to be the correct statutory timeline, **based on HCD's own prior communications that substantive review was complete**. That understanding was not refuted by HCD.

HCD **granted** that request, reissuing its certification letter in September, 2024, with a corrected date of April 12th. In an internal memo coinciding with the corrected letter, HCD acknowledged the clerical error and recommended reissuance to address it.

If the County was entitled to relief to address a non-substantive, clerical error on HCD's part, it is reasonable for the Commission to provide symmetrical relief here, where that **same** error created the conditions for this project's Builder's Remedy eligibility.

The email chain in question, produced by HCD in response to a Public Records Act (PRA) request from this past November, summarized the events, discussions, and timelines that led up to HCD's original April 23rd certification letter. Verbatim quotes below:

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- "County and HCD staff understood the County's HE deadline for initial adoption to be December 31, 2023"
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- "That would make the deadline for final certification of the Housing Element April 29th, which County staff discussed with the HCD reviewer in March, where the reviewer agreed that December 31st was the correct deadline."
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- "On April 23rd, the County received its final certification letter.
- *However, at that time HCD staff notified the County for the first time that the actual initial deadline for HE adoption was December 15th ... That would put the conclusion of the 120-day window at approximately April 15th."*
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- *"The reviewer could have sent their certification letter as soon as noon on April 9, immediately after the Board considered the final HE as an information-only item. The 40-day delay in certification are due to delays in HCD's delivery of the final certification letter"*
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- "If the County is unable to rezone the parcels within the next seven months, the County would be deemed out of compliance with Housing Element law and be open to additional Builder's Remedy projects"
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- *"...we hope that you as HCD Director could direct a revised letter demonstrating that the County was in compliance with the certification deadline for the 6th Cycle Housing Element based on the submittal in February and the verbal confirmation in March"*
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Thank you

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Michael Reis



Santa Cruz County 6 20 2024: Housing Element Certification

From King, Marcella@HCD <Marcella.King@hcd.ca.gov>
on behalf of
HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>

Date Thu 6/20/2024 3:35 PM

To Stephanie.Hansen@santacruzcountyca.gov <Stephanie.Hansen@santacruzcountyca.gov>; McDougall, Paul@HCD <Paul.McDougall@hcd.ca.gov>

Cc Cross, Eileen <Eileen.Cross@sen.ca.gov>; Reyes, Michelle <Michelle.Reyes@sen.ca.gov>; HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>

Hi Michelle,

We agree with the sentiment and hold the same perspective about transparency!

Stephanie,

Apologies for not communicating more directly to your original email below and we appreciate that you have reached out to Senator John Laird's office. It is my pleasure to introduce Paul McDougall, Housing Policy Development Manager with HCD. He will be directly communicating more information today or tomorrow!

Thank you again for your patience!



Marcella King

Legislative Analyst
Legislative Division - Housing & Community Development
☎ Cell: 916.776.7425 | ✉ marcella.king@hcd.ca.gov

From: Reyes, Michelle <Michelle.Reyes@sen.ca.gov>
Sent: Wednesday, June 19, 2024 9:23 AM
To: HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>
Cc: Cross, Eileen <Eileen.Cross@sen.ca.gov>
Subject: Re: Santa Cruz County Housing Element Certification

Thanks for letting us know.

Has this also been shared with the county that their inquiry was received and it's being looked into, along with the estimated timeline? It seems that part of the additional frustration is them not feeling heard by HCD when they reached out, hence how we got looped in.

We appreciate if this was also communicated to the county from HCD.

Michelle V. Reyes
Legislative Director
State Senator John Laird

On Jun 18, 2024, at 1:25 PM, HCD Legislation@HCD <hcdlegislation@hcd.ca.gov> wrote:

Good morning, Michelle,

Due to the complex nature of the concerns Santa Cruz has brought forth, we have multiple Subject Matter Experts within HCD Leadership working on a resolution with Gustavo this month. More information will be shared in the upcoming weeks.

We appreciate your patience and connection with Gustavo!

Best,

<[image001.png](#)>

Marcella King

Legislative Analyst

Legislative Division - Housing & Community Development

☎ Cell: 916.776.7425 | ✉ marcella.king@hcd.ca.gov

From: Reyes, Michelle <Michelle.Reyes@sen.ca.gov>

Sent: Tuesday, June 18, 2024 9:27 AM

To: Cross, Eileen <Eileen.Cross@sen.ca.gov>

Cc: HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>; Goncalves, Kim <Kim.Goncalves@sen.ca.gov>

Subject: Re: Santa Cruz County Housing Element Certification

Hey Marcella - wanted to flag the Senator called the director this morning and left him a voice message about this.

Michelle V. Reyes
Legislative Director
State Senator John Laird

On Jun 17, 2024, at 10:35 AM, Cross, Eileen <Eileen.Cross@sen.ca.gov> wrote:

Good morning, Marcella – I hope you had a nice weekend.

Senator Laird would like to meet with Director Velasquez. Can you please provide us with a contact for Dir Velasquez?

Thanks and be well,

Eileen Cross

<image002.png>

Eileen Cross
Senior District Representative
Santa Cruz County
State Senator John Laird (SD-17)
District Office: 831-425-0401
Email: Eileen.Cross@sen.ca.gov

From: King, Marcella@HCD <Marcella.King@hcd.ca.gov> **On Behalf Of** HCD Legislation@HCD

Sent: Friday, June 14, 2024 12:37 PM

To: Reyes, Michelle <Michelle.Reyes@sen.ca.gov>; HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>

Cc: Cross, Eileen <Eileen.Cross@sen.ca.gov>; Goncalves, Kim <Kim.Goncalves@sen.ca.gov>

Subject: RE: Santa Cruz County Housing Element Certification

Thank you for your inquiry, Michelle!

I have already been in communication with the appropriate parties as I have been researching internally for more info.

I will respond with the appropriate contacts or the person(s) might reach out directly.

We appreciate your patience,

<image003.png>

Marcella King

Legislative Analyst
Legislative Division - Housing & Community Development
☎ Cell: 916.776.7425 | ✉ marcella.king@hcd.ca.gov

From: Reyes, Michelle <Michelle.Reyes@sen.ca.gov>
Sent: Friday, June 14, 2024 11:54 AM
To: HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>
Cc: Cross, Eileen <Eileen.Cross@sen.ca.gov>; Goncalves, Kim <Kim.Goncalves@sen.ca.gov>
Subject: Re: Santa Cruz County Housing Element Certification

Hello -

Sen Laird would like to meet with the director regarding this issue.

Please let us know who to contact for a meeting.

Thank you!

Michelle V. Reyes
Legislative Director
State Senator John Laird

On Jun 13, 2024, at 9:15 AM, Cross, Eileen <Eileen.Cross@sen.ca.gov> wrote:

Good morning, Marcella,

Senator Laird and I will be meeting with Santa Cruz County staff tomorrow, and I'm wondering if you have any update on the issues regarding their Housing Element (emails, below)? The county still has not received a response from HCD. Senator Laird would be grateful for your assistance in getting some kind of answer for them.

Thank you for your consideration,

Eileen Cross

<image001.png>

Eileen Cross
Senior District Representative

Santa Cruz County
State Senator John Laird (SD-17)
District Office: 831-425-0401
Email: Eileen.Cross@sen.ca.gov

From: Reyes, Michelle <Michelle.Reyes@sen.ca.gov>
Sent: Monday, June 10, 2024 3:03 PM
To: HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>
Cc: Cross, Eileen <Eileen.Cross@sen.ca.gov>
Subject: RE: Santa Cruz County Housing Element Certification

Hi Marcella –

Adding our District staffer Eileen, for future follow ups.

Thanks

From: Reyes, Michelle <Michelle.Reyes@sen.ca.gov>
Sent: Wednesday, June 5, 2024 5:23 PM
To: HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>
Subject: Re: Santa Cruz County Housing Element Certification

Much appreciated!!

Michelle V. Reyes
Legislative Director
State Senator John Laird

On Jun 5, 2024, at 5:19 PM, HCD Legislation@HCD <hcdlegislation@hcd.ca.gov> wrote:

Hi Michelle,

Thank you for your email!
We will research and reply with more info soon.

[<image007.png>](#)

Marcella King

Legislative Analyst

Legislative Division - Housing & Community Development

☎ Cell: 916.776.7425 | ✉ marcella.king@hcd.ca.gov

[<image008.png>](#) [landlordtenant.dre.ca.gov]

From: Reyes, Michelle <Michelle.Reyes@sen.ca.gov>

Sent: Wednesday, June 5, 2024 4:21 PM

To: HCD Legislation@HCD <hcdlegislation@hcd.ca.gov>

Subject: FW: Santa Cruz County Housing Element Certification

Hello -

I'm a little late to this, but sounds like Santa Cruz County is having some issues submitting their housing element, can you help us get this resolved or if there are more items missing. Thank you!

Michelle V. Reyes

Legislative Director

State Senator John Laird

Michelle.Reyes@sen.ca.gov

From: Cross, Eileen <Eileen.Cross@sen.ca.gov>

Sent: Wednesday, May 22, 2024 11:04 AM

To: Stapler, Richard <Richard.Stapler@sen.ca.gov>

Subject: Santa Cruz County Housing Element Certification

Hi Richard,

Per my comment to you during Monday's staff meeting, the County has reached out to ask for John's assistance with an issue with Housing and Community Development (HCD), Housing Policy Division. The email below is lengthy, but concisely describes the issue. (Which, per this article in today's Sentinel https://enewspaper.santacruzsentinel.com/infinity/article_popover_share.aspx?guid=9d241b82-fb62-472b-8a5f-29bc4006ff16&share=true [enewspaper.santacruzsentinel.com] sounds like is happening state-wide.)

In summary, HCD provided erroneous and conflicting information about deadlines for the County's Housing Element that may significantly & negatively impact the County's housing program. I've highlighted the issue summary and consequences in the email in Stephanie Hansen's email below.

The County reached out first to a HCD staffer for help, who told them he can't help. They then reached out to the Dir and Dep Dir two weeks ago with a letter, and haven't heard a word back. They are hoping our office can perhaps contact the Dir/Dep Dir, ask if they received the letter from the County, and what they plan to do. The mistake that was made regarding deadlines started with HCD.

Apparently Jason Hoppin gave John a brief overview of the issue at last Friday's press conference.

Thoughts?

From: Jason Hoppin <Jason.Hoppin@santacruzcountyca.gov>
Sent: Monday, May 20, 2024 10:37 AM
To: Cross, Eileen <Eileen.Cross@sen.ca.gov>
Subject: FW: Santa Cruz County Housing Element Certification

Will call you in a few.

From: Stephanie Hansen <Stephanie.Hansen@santacruzcountyca.gov>
Sent: Monday, May 6, 2024 3:51 PM
To: Jason Hoppin <Jason.Hoppin@santacruzcountyca.gov>; Suzanne Ise <Suzanne.Ise@santacruzcountyca.gov>; Mark Connolly <Mark.Connolly@santacruzcountyca.gov>
Subject: FW: Santa Cruz County Housing Element Certification

FYI, sent.

From: Stephanie Hansen
Sent: Monday, May 6, 2024 2:55 PM
To: 'Gustavo.Velasquez@hcd.ca.gov' <Gustavo.Velasquez@hcd.ca.gov>
Cc: 'Megan.Kirkeby@hcd.ca.gov' <Megan.Kirkeby@hcd.ca.gov>
Subject: Santa Cruz County Housing Element Certification

Good afternoon Director Velasquez,

I'm reaching out for assistance with the certification of Santa Cruz County's 2023 Housing Element, which was certified by your department on April 23, 2024.

Prior to and during the 6th Cycle Housing Element adoption process, the County and HCD engaged in ongoing discussions about fulfilling the complex requirements of the Housing

Element while meeting timelines in order to avoid the consequences of an untimely adoption, including a shortened timeline for zoning changes required of all jurisdictions subsequent to adoption of the HE. Timely certification provides jurisdictions with a three-year window to follow through with zoning changes, while a late certification requires jurisdictions to finalize zoning changes within one calendar year of the initial Housing Element adoption deadline. In Santa Cruz County's case, one year from initial deadline would be December 2024. The County strongly believes rezoning 75 parcels within that timeframe is infeasible.

During these ongoing discussions prior to and during the adoption process, the County *and HCD staff* understood the County's HE deadline for initial adoption to be December 31, 2023. State law gives the state and County 120 days after that date to finalize certification of the adopted Housing Element, including incorporation of State-requested changes. The understanding of the initial adoption deadline of Dec 31, 2023 and triggering of the 120-day clock was based on tentative forecasted deadlines in HCD's own materials, including the Department's website. (See <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/6th-web-he-duedate-2021.pdf>.)

That would make the deadline for final certification of the Housing Element April 29th, which County staff discussed with the HCD reviewer in March, where the reviewer agreed that December 31st was the correct deadline. On April 23rd, the County received its final certification letter. However, at that time HCD staff notified the County *for the first time* that the actual initial deadline for HE adoption was December 15th (the HE was initially adopted by the Santa Cruz County Board of Supervisors on Nov. 15, 2023). That would put the conclusion of the 120-day window at approximately April 15th.

Despite this misunderstanding, the County met all deadlines to have the HE certified by April 15th. Following comments from HCD on the adopted HE, an updated and final HE was transmitted to HCD on February 23rd. County staff met with HCD staff on March 15th, at which time HCD staff indicated that they were ready to certify the Element, pending County confirmation that no further Board of Supervisors action was required. County staff consulted with County Counsel to confirm that no further Board action was required and confirmed this with HCD several times in late March and early April. County staff explained to HCD staff that, out of an abundance of caution, staff were putting the final HE, with HCD-required revisions incorporated, on the Board's April 9 consent agenda as an information-only item. However, this did not impact the HCD review timeline. County staff requested the certification letter no later than April 28 to preserve the three-year window for rezoning. The HCD responded they would send their letter by the 23rd to accommodate staff's request and did not mention the deadline being incorrect. All HE materials requested by the reviewer were submitted in February, and minor revisions to the site inventory spreadsheet requested by the sites inventory team were in HCD's possession by April 5th.

The County is disappointed that HCD is now taking the position that the County did not obtain certification in time, despite acknowledging they misunderstood the deadline. The

email that included the certification letter was the first instance we heard there might be an issue. To reiterate -- the County met all required deadlines even under the revised initial deadline of Dec. 15. County Staff provided the HCD-required revisions to the HE in February. The reviewer could have sent their certification letter as soon as noon on April 9, immediately after the Board considered the final HE as an information-only item. The 40-day delay in certification are due to delays in HCD's delivery of the final certification letter -- if HCD staff had better understood the State's own timeline, the County would be in compliance and have three years to formalize zoning changes envisioned in the adopted and certified Housing Element.

If the County is unable to rezone the parcels within the next seven months, the County would be deemed out of compliance with Housing Element law and be open to additional Builder's Remedy projects (between initial adoption and final certification, the County received Builder's Remedy applications for four developments) and potential loss of eligibility for state grant funding. The result would be a profound loss of local control over housing production in a County that has conducted a good-faith effort to radically increase local housing supplies, including affordable housing.

While HCD staff has notified us that is nothing they can do, we hope that you as HCD Director could direct a revised letter demonstrating that the County was in compliance with the certification deadline for the 6th Cycle Housing Element based on the submittal in February and the verbal confirmation in March. We appreciate your prompt consideration of this matter and look forward to partnering with HCD on this and other projects important to the people of Santa Cruz County and California.

Thank you,
Stephanie

<image009.png>

Stephanie Hansen

Assistant Director – Policy, Housing
& Code Compliance
Community Development &
Infrastructure

Phone: 831-454-3112
701 Ocean Street, Room 400

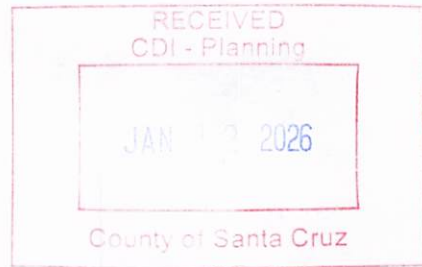
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Chairperson Jonathan DiSalvo
Santa Cruz County Planning Commission
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060

Re: Opposition to Proposed Housing Development at 3500 Paul Sweet Road

Dear Mr. DiSalvo,

My Mother lives at Dominican Oaks. Together, we chose this retirement community for my Mother's home. One of the pivotal factors in that decision was its proximity to the hospital. At this stage in life, quick access to medical care provides peace of mind not only for my Mother but for the entire family. Knowing that emergency services and specialized care are minutes away gives me confidence that my Mother can live independently while feeling safe and supported.

There has never been a threat like the one Dominican Oaks is facing today. I am deeply concerned about the health and safety dangers of this "Sweet Homes" six-story, 105-unit tenement project right in Dominican Oaks' front yard.

Paul Sweet Road is the only route in and out for Dominican Oaks. Additional traffic from this development would turn that sole lifeline into a bottleneck, delaying emergency responders and putting vulnerable residents in grave danger and delays can mean the difference between life and death. Protecting clear and reliable access to medical care should remain a priority for planning decisions in our area.

I understand that Santa Cruz County needs more housing, but building this project here, directly beside a hospital and senior community, creates unacceptable risks to safety, emergency care, and quality of life.

For all these reasons, I respectfully urge you to reject this proposal and work toward housing solutions that do not endanger seniors or compromise access to emergency care.

Thank you for considering my perspective.

Sincerely,

Laura M. Stapleton
372 Center St.
Laguna Beach, CA 92651

Chairperson Jonathan DiSalvo
Santa Cruz County Planning Commission
701 Ocean Street, Fourth Floor
Santa Cruz, CA 95060

Re: Opposition to Proposed Housing Development at 3500 Paul Sweet Road

Dear Mr. DiSalvo,

My Mother lives at Dominican Oaks. Together, we chose this retirement community for my Mother's home. One of the pivotal factors in that decision was its proximity to the hospital. At this stage in life, quick access to medical care provides peace of mind not only for my Mother but for the entire family. Knowing that emergency services and specialized care are minutes away gives me confidence that my Mother can live independently while feeling safe and supported.

There has never been a threat like the one Dominican Oaks is facing today. I am deeply concerned about the health and safety dangers of this "Sweet Homes" six-story, 105-unit tenement project right in Dominican Oaks' front yard.

Paul Sweet Road is the only route in and out for Dominican Oaks. Additional traffic from this development would turn that sole lifeline into a bottleneck, delaying emergency responders and putting vulnerable residents in grave danger and delays can mean the difference between life and death. Protecting clear and reliable access to medical care should remain a priority for planning decisions in our area.

I understand that Santa Cruz County needs more housing, but building this project here, directly beside a hospital and senior community, creates unacceptable risks to safety, emergency care, and quality of life.

For all these reasons, I respectfully urge you to reject this proposal and work toward housing solutions that do not endanger seniors or compromise access to emergency care.

Thank you for considering my perspective.

Sincerely,

A handwritten signature in black ink, appearing to be "J. DiSalvo", written over a faint grid background.

372 Center St.
Laguna Beach, CA 92651