

CHAPTER 3 PROJECT DESCRIPTION

3.1 PROJECT LOCATION AND SETTING

The approximate 2.74-acre (119,538-square-foot) project site (APN 008-044-02) is located at the northern edge of the City of Santa Cruz. The irregular-shaped property is located on the east side of Ocean Street Extension (see Figure 1-1), northwest of the Ocean Street/Plymouth Avenue/Highway¹ 17/Highway 1 interchange (see Figure 1-2). The site is bordered by Ocean Street Extension and the Santa Cruz Memorial Park Cemetery on the west, the Santa Cruz Memorial Park Crematory on the south, Graham Hill Road and the Tanner Heights residential neighborhood on the east, and undeveloped land with oak trees on the north. An eroded gully/drainage ditch with some oak, acacia, and other non-native trees is located adjacent to the site on the north.

The existing cemetery is the primary use in the immediate vicinity of the project site; the Santa Cruz Memorial cemetery, funeral chapel, and office are located directly west of the site across Ocean Street Extension, and the crematory is located adjacent to the project site on the south. The surrounding area primarily consists of a mix of residential uses; multi-family apartments and condominiums are located along Ocean Street south of Graham Hill Road and west of the Highway 1 on- and off-ramps. Three single-family residences within the City of Santa Cruz are located north of the project site along Crossing Street. The Tanner Heights subdivision within the City of Santa Cruz is located east of the project site and Graham Hill Road on a ridge top. There are also a couple of commercial buildings and a temple on Graham Hill Road between Ocean Street and Ocean Street Extension.

Other residential uses within the surrounding area are primarily low-density single-family homes within the unincorporated area of Santa Cruz County along Graham Hill Road and Ocean Street Extension north of the project site and Crossing Street. Undeveloped properties sites also are found along Ocean Street Extension north of the project site, and some properties in this area have been in agricultural production, primarily row crops. The unincorporated residential area known as Paradise Park is located at the end of Ocean Street Extension and is bordered by Henry Cowell State Park on the north. Access to Paradise Park is provided by Highway 9, and the north end of Ocean Street Extension is gated and locked.

The project site slopes gently up from Ocean Street Extension and steepens just below Graham Hill Road. The property is currently undeveloped. The site consists of non-native grasses with scattered oak, eucalyptus, and acacia trees.

¹ Though referenced as “state routes” in Caltrans documents, the more common term, “highway”, is used in this EIR.

3.2 PROJECT BACKGROUND

The project application was submitted to the City in 2010. An Initial Study and Mitigated Negative Declaration (IS-MND) were prepared and circulated for public review between September and October, 2010. Comments were received regarding both the CEQA documents and the project, including comments regarding potential impacts of emissions from the adjacent crematory. In December 2010 after a previous meeting and public hearing, the Planning Commission voted to continue the item indefinitely. Subsequently, studies were conducted regarding crematory emissions and exposure to health risk.

A lawsuit was filed by the Applicant against Santa Cruz Memorial Park, and in 2013 a settlement agreement was reached in which the Memorial Park, from whom the parcel was purchased, agreed to relocate the crematory to the west side of Ocean Street Extension. Permit applications filed by the Santa Cruz Memorial Park to relocate the crematory to its generally original location at the main facility on the west side of Ocean Street Extension were approved by the City in 2014. The Ocean Street Extension Neighborhood Association filed a lawsuit against the City challenging this decision and the CEQA review. In July 2016, an agreement was reached in which the City would issue an administrative minor modification to the crematory use permit requiring removal of dental amalgams, the source of mercury, from teeth of deceased individuals prior to cremation to prevent possible mercury emissions during operations. In December 2015, the Applicant and the Santa Cruz Memorial Park owners reached an agreement in which it was agreed that cremation of corpses containing amalgam fillings would be discontinued or the fillings would be removed prior to cremation.

3.3 PROJECT OBJECTIVES

Section 15124 of the State CEQA Guidelines indicates that the EIR Project Description shall include a statement of the objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project. The following are the project objectives provided by the project Applicant.

1. To develop a multi-family project that will provide 40 new work force housing opportunities to the City of Santa Cruz per the Housing Element, Goal 1.
2. To provide 40 affordable-by-design, moderate cost housing opportunities per the Housing Element, Goal 2.
3. To provide housing opportunities to persons with disabilities, per the Housing Element Goal 3.

4. To make efficient use of an undeveloped parcel within existing city limits that is encircled by a greenbelt, with new infill housing as a critical part of the City's approach to providing new housing opportunities.
5. To provide new housing opportunities in a location that:
 - Is close to Santa Cruz City core and services
 - Can be accessed by public transportation, bicycle and pedestrians
 - Is close to an arterial street (600 feet) and State highway transportation (1,650 feet)
6. To develop 40 new housing opportunities in the free market:
 - Without government or private subsidies
 - While paying all application, impact and permit fees (\$1,000,000+)
 - While providing substantial off-site community improvements
 - And creating jobs for local trades people and vendors via \$10,000,000+ in construction costs

The General Plan Housing Element goals referenced in the project objectives are identified below for reference.

Goal H1: Encourage an adequate diversity in housing types and affordability levels to accommodate present and future housing needs of Santa Cruz residents.

Goal H2: Increase and protect the supply of housing affordable to extremely low, very low, low, and moderate income households.

Goal H3: Provide for the development of accessible housing and appropriate supportive services that provide equal housing opportunities for special needs populations.

3.4 PROJECT COMPONENTS

The project application consists of a General Plan Amendment, Zoning Map Amendment, Tentative Condominium Plan, Design Permit, and Planned Development (PD) to construct a 40-unit apartment/condominium development. Each of these project components are further described below.

3.4.1 General Plan and Zoning Amendments

The General Plan Amendment is to change the land use designation for the property from L (Low Density Residential) to LM (Low Medium Density Residential). The Zoning Map amendment is to

rezone the site from R-1-10 (Single-Family Residence) to RL (Multiple Residence – Low Density). See Chapter 4.7 for further discussion of land use.

3.4.2 Residential Development and Access

The project application includes a Tentative Condominium Plan, Design Permit, and Planned Development (PD) to construct a 40-unit apartment/condominium development. The PD request is for variations to allow tandem parking and to permit development within 10 feet of 30 percent slopes. Approximately 48 percent of the site (1.27 acres) will remain in undeveloped open space.

The proposed project consists of ten residential buildings with accessory buildings consisting of three detached carports, three refuse areas, and a 375-square foot manager's office with a terrace and garden. The site plan is shown on Figure 2-1. Four dwelling units are planned within each of the ten residential buildings. The unit mix consists of 12 one-bedroom/one bath and 28 two-bedroom/two bath units. The one-bedroom units have a den that does not include closet space. The units range in size from 940 square feet for a one-bedroom unit to 1,091 square feet for a two-bedroom unit.

The condominium map to create separate condominium (airspace) lots is shown on Figure 2-2. The Applicant intends to rent the condominium units as apartments until such time as they may be sold. The project is subject to the City's inclusionary housing requirements at the time of the first condominium sale.

Project access will be provided via an on-site private street that extends from one entrance off of Ocean Street Extension. A total of 92 parking spaces is proposed, which includes 68 covered spaces, 19 open spaces, and 5 handicapped spaces. The proposed on-site parking results in 14 spaces more than the 78 spaces required by City regulations. Tandem parking is proposed for the covered parking spaces on the lower level of seven of the proposed residential buildings in which one car could be parked behind a second car.

3.4.3 Proposed Improvements

Road and Transportation Improvements

As indicated above, project access will be provided via an on-site private street that extends from one entrance off of Ocean Street Extension, and required project parking will be provided on the project site. Proposed off-site improvements include the following.

- ☐ The left-turn lane from Ocean Street onto Ocean Street Extension is proposed to be widened and expanded by extending the lane length by approximately 60 feet; see Figure 3-1. This will necessitate removal of an existing raised island in this location.
- ☐ Minor modification of two medians will be made at the Graham Hill Road/Ocean Street Extension intersection by reducing their size, removing one tree and trimming another to

improve sight distance and allow installation of a new sidewalk to connect to the existing sidewalk. A new painted median will be provided on Graham Hill Road. (See Figure 3-1.)

- ❑ Ocean Street Extension will be widened by approximately 5 feet for a distance of approximately 700 feet from the proposed project entrance south to the median at Ocean Street. The widening will accommodate approximately 8 on-street parking spaces.
- ❑ A new sidewalk will be provided on the west side of Ocean Street Extension that will extend from the project site and connect to the existing sidewalk south of the project site. The southernmost median will be reduced in size to allow the sidewalk to be routed around an existing utility box while maintaining adequate road width.

Stormwater Drainage

Stormwater will be collected via on-site storm drains and conveyed to an on-site 24-inch retention detention pipe. Stormwater will then be discharged into a detention bioswale on the east side of Ocean Street Extension at pre-development levels and conveyed into the existing storm drain north of the project site. The drainage plan includes use of porous pavement, bioswales, and silt and grease traps to treat stormwater prior to discharge into the off-site storm drain.

There is an existing drainage channel located adjacent to the project site to the north that drains from Graham Hill Road to a swale in Ocean Street Extension. The channel has encountered a combination of scouring and silting and has created large areas of erosion. The proposed drainage plan includes minor sediment removal and installation of an energy dissipator.

Utilities

Water and sanitary sewer lines will be extended to the site from existing utilities in Ocean Street Extension (water line) and Ocean Street at Graham Hill Road (sewer line). Project buildings will be connected to the existing PG&E electrical and natural gas system.

3.5 PROJECT CONSTRUCTION

Project construction is expected to be completed within one year and is estimated to start in the spring of 2018. Site preparation includes removal of nine heritage trees that were approved for removal in 2010. Six on-site coast live oak trees will be retained as part of the proposed development. Site preparation includes grading, resulting in excavation of approximately 8,000 cubic yards of material. Construction staging would occur on the project site in areas not proposed to support the new buildings.

3.6 PROJECT APPROVALS AND USE OF EIR

As indicated in Chapter 1, Introduction, of this EIR, the EIR is an informational document for decision makers. The EIR includes a “project-level” analysis, meaning that no additional CEQA review should be required if the project is approved and constructed without change. Pursuant to State CEQA Guidelines, section 15161, the EIR examines all phases of the project including construction and operation.

The City of Santa Cruz is the lead agency and responsible for approving the application requests and development permits for the project listed below. CEQA requires that decision makers review and consider the EIR in their consideration of this project.

- ☐ General Plan Amendment,
- ☐ Zoning Map Amendment,
- ☐ Tentative Condominium Plan,
- ☐ Design Permit,
- ☐ Planned Development (PD) for a variation to allow tandem parking and development within 10 feet of 30 percent slopes.

Other public agencies that have review or approval authority of the project include:

- ☐ California Regional Water Quality Control Board: Review Notice of Intent and Stormwater Pollution Prevention Plan filed by Applicant.



FIGURE 1-1
Regional Location

SOURCE: Santa Cruz General Plan 2030 Draft EIR

1930 Ocean Street Extension Residential Project

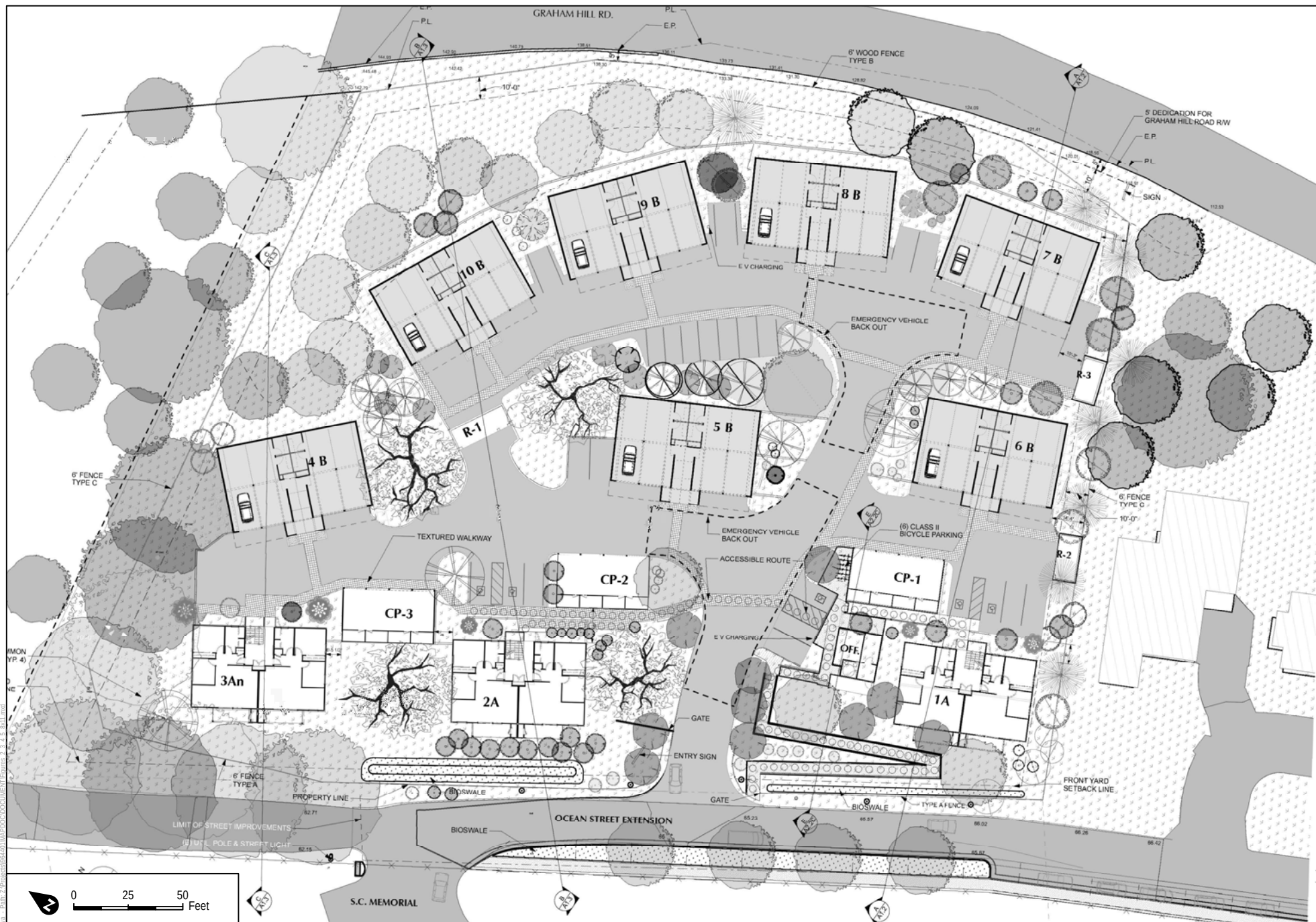
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SOURCE: Bing Maps (Accessed in 2017)

1930 Ocean Street Extension Residential Project

FIGURE 1-2
Project Vicinity Location

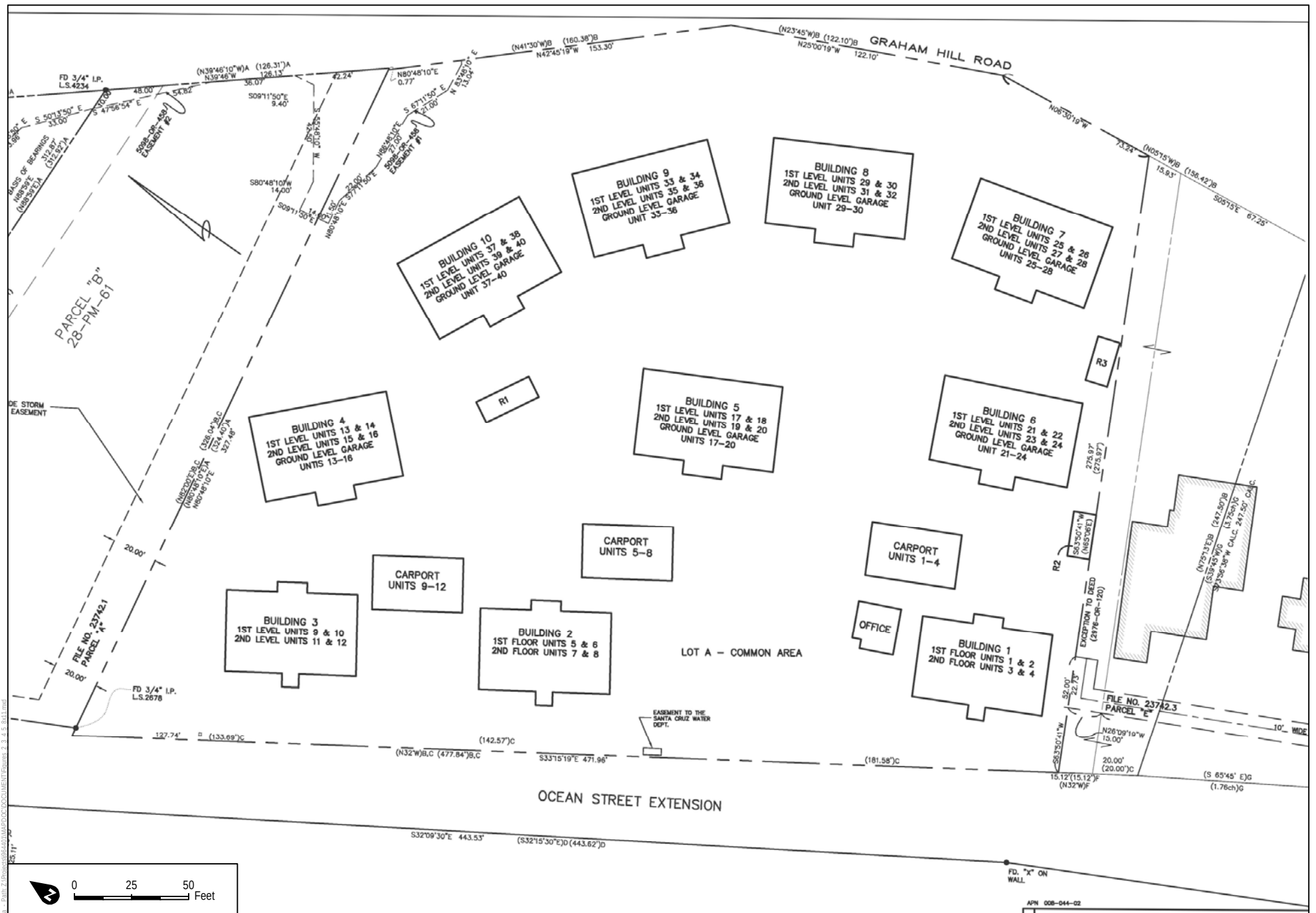


SOURCE: Dennis Diego Architect AIA 2016

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1930 Ocean Street Extension Residential Project

FIGURE 2-1
Proposed Site Plan



SOURCE: Bowman & Williams 2016

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1930 Ocean Street Extension Residential Project

FIGURE 2-2
Proposed Tentative Condominium Plan

