

Q&A Report for Virtual Public Outreach Meeting for 831 Water Street, Project No: CP24-0148

#	Question	Asker Name	Answer	Answer Name
1	Does “ affordable” include moderate income? How many very low, low and moderate income units?	Judi G	live answered	Ryan Bane
2	What is the justificationfor the reduction of the open space and common open space?	Anonymous Attendee	Pursuant to State Density Bonus Law, a waiver to development standards such as open space can be reduced if the standard would physically preclude the project from being constructed at the density allowed.	Ryan Bane
3	What height vehicle can enter the garage?	iPad 9th gen	Approximately 9 feet	
4	What’s going on across the street?	Darius Mohsenin	It appears an application proposing a six-story mixed-use development with 100+ units	
5	At David Rasmussen’s old property 5(?) parcels?	Darius Mohsenin		
6	Didn’t the previous design have a rooftop deck? Does this?	Anonymous Attendee	The previous design had a larger rooftop deck on both the four story and five story portions of the building. The modified project now only has a 4,366 square foot roof deck facing Water St on the four story portion of the building. The five story portion will not have a rooftop deck any longer.	Ryan Bane
7	What’s the setback from the housing behind?	Anonymous Attendee	20-feet is the setback from the property line shared with the neighboring single-family homes behind.	Ryan Bane
8	Will the developer be proactive regarding some sort of neighborhood parking permit program or will they expect the neighbors to do that?	Anonymous Attendee	While I don't believe the city can require or condition the developer to proactively set up a neighborhood parking permit program, the developer could volunteer if they chose to.	Ryan Bane
9	Why have such a huge building with such a busy area where two schools have many children going by 5 days a week? Not a good idea. Not safe for the area.	Anonymous Attendee	Thank you for you comment.	Ryan Bane
10	This was a sacred area to the local first peoples, and this design doesn't reflect the sacred nature of this site, the hillside and the natural beauty. How can you create something that honors these historic elements ?	Anne	Thank you for you comment.	
11	does the 45 degree angle setback above 37 feet objective standard apply here?	Simon Ghorbani	No, this was submitted and deemed complete prior to the current objective standards being adopted.	
12	What size will the units be? 1 BR, 2, BR, any suitable for family of 4? 2-3 BR?	Anonymous Attendee	64-Studio 364-383 sf, 54-1 bed 440-499 sf, 19-2 bed 772-900 sf, 3- 3 bed 1181-1273 sf	
13	Was there a traffic study done for the area?	Anonymous Attendee	No, a traffic study is not required.	
14	Would Novin be willing to provide mockups of what the building will look like from the houses adjacent; so we at least knwo whatv to expect. I made some for the old design and it was very imposing. i appreciate there has been a slight reduction in height, but do we who live right next to the building get to see what the new one will look like as a courtesy...since we don’t really get any choice in this matter.	Simon Ghorbani	Novin will have to respond to this question.	
15	Hi, Thank you for the meeting. Is there a way to make the project less ugly?	Anonymous Attendee	Thank you for you comment.	
16	Where will residents park?! You can't believe that 100 residents won't have a car.	Anonymous Attendee	43 parking spaces will be available on the site. State law prohibits the city from requiring parking on site.	
17	Is the city still behind in providing low income requirements thus that the city needs to approve a development that will have the concession of having very little parking? If not can the city request that you create a development with ample parking?	John Fisher - Life Lab	The city is still behind in regards RHNA numbers for providing low income units. The State law regarding not requiring parking is unrelated to SB35 and would apply to any project at this location.	
18	How did was it determined that 140 units only requires 43 parking spaces.	Tom Gardner	State law prohibits the city from requing parking on site.	

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19	What would happen if this project was rejected by the city? Also what would have to happen in order to stop this project completely.	Anonymous Attendee	The city would be in violation of State law and would be vulnerable should litigation be filed.	
20	Can Novin explain why the parkign has been so reduced and where he thinks those who do not have parking will park? And please don't pretend that the tennants will not have cars....We don't	Simon Ghorbani	My understanding is that the parking was reduced to save on construction costs in order to make the project viable financially.	
21	What is the the square feet of each type of unit?	Anonymous Attendee	64-Studio 364-383 sf, 54-1 bed 440-499 sf, 19-2 bed 772-900 sf, 3- 3 bed 1181-1273 sf	
22	Can we at least get more than one permit per household on belvedere terrace?	Simon Ghorbani	Contact the City's Parking Permit program @ https://www.cityofsantacruz.com/government/city-departments/public-works/parking-services/residential-parking-permit-program	
23	How do you plan to accomodate the parking needs of residents, visitors, and delivery vehicles given the drastic reduction in parking in this building proposal?	Emily McKissock	43 parking spaces will be available on the site. A dedicated delivery space will be located on the street along the Branciforte frontage.	
24	Will there be bus passes for the people living there? It will be a nightmare for many blocks of neighborhoods nearby due to shade and parking problems.	Anonymous Attendee	Noving would likely be open to providing bus passes.	
25	Would neighbors in the area have to purchase parking permits to park on the street where they own a home?	Tom Gardner	Contact the City's Parking Permit program @ https://www.cityofsantacruz.com/government/city-departments/public-works/parking-services/residential-parking-permit-program	
26	Will there still be the underground parking with racks or not racks with the ingress and egress on the Water Street hill ?	Anonymous Attendee	The underground parking no longer includes racks, but access remains off of Water St.	
27	The previous design had balconies on the back that were angled so as not to be directly looking onto the neighboring homes. Is that still part of the design?	Anonymous Attendee	There are three units with balconies facing the neighbors to the north.	
28	Will these units except for the 4 market rate be affordable in perpetuity?	Anonymous Attendee	22 units will be affordable in perpetuity pursuant to our city inclusionary ordinance. The remaining 118 units will be required to be affordable for a minimum of 55 years per Density Bonus state law.	
29	How do you justify reducing parking from 136 spaces to 43 in a city where the average household owns two cars? What specific measures are being implemented to prevent the parking shortfall from negatively impacting the surrounding neighborhood?	sarahsturdy	43 parking spaces will be available on the site. State law prohibits the city from requiring parking on site.	
30	Do the rental prices include utilities?	Judi G	Novin will have to respond to this question.	
31	Please confirm that this meeting is being recorded by the City and will be available on the project web site. Or somewhere for people who couldn't make tonight's meeting, which in some flyers was advertised for Monday. Maybe just have Ryan make a quick comment about it. Thank you.	Anonymous Attendee	Yes, the recording is available on the project website.	
32	I am on the call on my cell...How do I raise my hand?	CandaceB		
33	How do we go about getting permitted parking instituted?	Anonymous Attendee	Contact the City's Parking Permit program @ https://www.cityofsantacruz.com/government/city-departments/public-works/parking-services/residential-parking-permit-program	

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34	The 831 Water Street project is an irresponsible proposal by a bully outsider developer trying to force something in our community... on our neighborhood. It is completely out of scale and offensive. NOW, the developer has proposed changes to make it even worse. This project alone, will impact the intersection of Water and N. Branciforte Ave. Add to that the additional project on Water and Stanford and you would be creating a nightmare. Both of these projects can not exist at the same time. Reject this project now!	Anonymous Attendee	Thank you for your comments.	
35	I'm excited for and fully support this project. It will allow people to live car-free and thus have sustainable lifestyles. Some of the people commenting do not understand the gravity of the housing shortage that Santa Cruz and the state are facing, and I encourage them to have empathy for people who are in a less privileged housing situation than themselves.	Cory M	Thank you for your comments.	
36	Downtown projects without parking, make sense considering there is less residential parking competition and many more public parking lots. Being that there is no public parking nearby and	John Fisher - Life Lab	Thank you for your comments.	
37	I hope you post my question	Anonymous Attendee		
38	No parking for the residents. All the neighbors will have the street in front of their house full of cars. No visitor will be able to find a parking spot near their residence. Water and Branciforte is a pinch point to traffic. It's dangerous at peak traffic times. I worried about the kids playing on the neighbor hood streets. More retail will help the neighbors in the area have a better living area.	Anonymous Attendee	Thank you for your comments.	
39	City planners and Planning Commissioners should examine the larger picture, considering the impact of 831 Water as well as the project across Branciforte at Water.	Anonymous Attendee	Thanks you for you comments.	
40	I am on the phone...raised hand but have no microphone at work.	CandaceB		
41	Can you build the building three stories?	Anonymous Attendee	It can be built at three stories, but there would be significantly less units.	
42	How do i provide public comments?	Tollette Office PC's iPad (2)	Public comment can be provided via email or at the Planning Commission meeting on December 19th.	
43	To suggest that this is a major bus stop if fantasy. Buses hardly ever come by there, and no one hardly ever catches a bus there because it's NOT a major bus stop. The labeling of this stop as a major site, which is enabling the developer to not develop an appropriate amount of parking, is ridiculous. Thank you.	Anonymous Attendee	Per State Law, there is a major transit stop within a half mile that qualifies the project to not provide on-site parking.	
44	The design looks like a prison	Anonymous Attendee	Thanks you for your comment.	
45	I am leaving this zoom as I can't see my question being shared	Anne	Thank you for attending the meeting.	
46	Not a question but wanted to add support to the following already noted issues: 1. Too big for existing neighborhood both in size and not enough parking 2. Should match existing neighborhood architecture style (Spanish like surrounding buildings) 3. Traffic will be horrendous	Korrie Courneen	Thank you for your comments.	
47	Will local residents get priority to rent the units?	Judi G	Potential tenants will have to meet certain income requirements to qualify for the units, but I'm not sure if your current residence location is part of that process.	

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48	Tenants who make the kind of \$ that was discussed earlier won't have parking needs. Really?	Anonymous Attendee	Anyone who chooses to live here will have to consider that they may not have access to parking.	
49	Mr Novin said parking was a "first come first serve basis" but then went on to say it was "needs based." Which is it? This is what I mean by him not being fully trustable. I hope I've misjudged	Simon Ghorbani	Novin will have to respond to this question.	
50	How do I provide public comment?	Tollette Office PC's iPad (2)	Public comment can be provided via email or at the Planning Commission meeting on December 19th.	
51	our garden floods every year. Can Novin GUARUNTEE that the development wont worsen this.	Simon Ghorbani	This is a difficult question to answer without more information.	
52	With the latest revision, will ANY vehicles have to back into or out onto Branciforte? Policy HZ3.2.2 establishes noise level targets of 65 dBA for outdoor activity. Backup alarms on	iPad 9th gen	Vehicles will not have to back out onto Branciforte. A dedicated delivery space will be located on the street along the Branciforte frontage.	
53	The city has been notified many times during the meetings related to this project that this is a dangerous project, with health and safety impacts that should not be overlooked. Eventually, someone will get seriously hurt because of the city's poor oversight over this project. Who will be legally responsible for that when you have been warned and warned?	Anonymous Attendee	Thank you for you comments.	
54	Will there be balconys on the side facing Belvedere Terrace?	Simon Ghorbani	There are three units with balconies facing the neighbors to the north.	
55	Please do indicate — publicly if possible — how a recording of this meeting will be accessed by members of the public.	Anonymous Attendee	Yes, the recording is available on the project website.	
56	If residents of 831 have to make a U turn to get to the parking lot, how will bicyclists be affected? It is unsafe.	iPad 9th gen	Thank you for you comment.	
57	Ugly design. Please redo this project to 3 stories and include a restaurant. Find a way for a parking structure nearby. Novin should care about what he does to neighborhood. We need to care about the potential mold issues especially the mold.	Anonymous Attendee	Thank you for your comments.	
58	Ryan has never answered our emails when submitted via his city info. I trust him about as much as I trust Novin. No one in the city has ever considered our input.	Belvedere Terr	I'm sorry you feel that way, and would respectfully disagree. We certainly consider your input, but State law severely limits what the city can require.	
59	Please put another number to 7 for the lack of parking. And another number for safety. Thank you.	Anonymous Attendee	Thank you for your comments.	
60	Is there anyway we can leverage these types of projects with "special project fees" to deal with some of the current problems we have in our community: such as aging infrastructure, traffic congestion, hospital size, water supplies, garbage, school and resources for homeless?	Anonymous Attendee	Certainly something to consider.	
61	We need to keep our community safe. Due to the 3 schools that have students traveling along this street. It is not a good project for this location. Thank you.	Anonymous Attendee	Thank you for your comments.	
62	If a previous traffic impact study was done, will there be a new one, combined with the project across the street?	Judi G	A "Site Ingress/Egress Evaluation and Conceptual Engineering Drawings" study was completed for the original application and the proposed modifiications do not alter any of those original report findings.	
63	Mr Novin was adamant the first design was safe. Now he's saying that the new design is taking safety into account...so was the first design not safe? It's all spin!	Simon Ghorbani	Thank you for your comment.	

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64	In support of lowering the height, keeping the courtyard from the previous design, and protecting Belvedere Terrace solar panels and privacy. Also like the idea to keep facade in historical context of Branciforte Avenew..	Anonymous Attendee	Thank you for your comments.	
65	Are they aware of how high the water table is here? Seasonally it's fine in the summer and fall but come winter and spring, if you don't have a sump pump and good drainage you will have puddling, excessive runoff and possible flooding. We've lived on N. B40 for 14 years and it's has worsened in the past few years.	Anonymous Attendee	Thank you for your comments.	
66	Black households are in my neighborhood.	CandaceB	Thank you for your comment.	
67	I stil don't see my question, which if very important, as one of your last speakers who is mentioning no participants of color...	Anne		
68	I have had my hand raised since the beginning of this meeting and was never called on. What's up?	iPad 9th gen	My apologies if we weren't able to call on you during the meeting.	
69	It doesn't seem like the city has any authority so why even have these sessions?	Anonymous Attendee	State law does significantly limit the city's authority over these projects. But the city still wants neighbors to be aware of the project and for the developer to be aware of concerns, and hopefully make changes to address those concerns.	