

Q&A Report, 1024 Soquel Ave, Community Meeting

#	Question	Asker Name	Answer	Answer Name
1	Why is this set up such that other participants cannot see each other's questions?	Robert Oliveros	live answered	Rina Zhou
2	"Maintain our appeal?" Are you serious? The designs of the buildings are absolutely hideous. Granted, that is a subjective observation. That said, we walked the neighborhood and that evaluation seemed to be universal among nearby residents.	Robert Oliveros	live answered	Rina Zhou
3	Coastal views...as well as views into all the neighbors backyards.	Robert Oliveros	live answered	Rina Zhou
4	How many Moderate units? Your slide didn't include a number.	Gillian Greensite	live answered	Rina Zhou
5	Hey sorry had to join late. How many units and is there a parking space for each unit? Thank you!	Devon Jackson	live answered	Rina Zhou
6	You are being overly optimistic, in regard to parking. Granted, it IS walkable. That said, California is a state that is based upon use of the automobile. This is a fact of life, one that you cannot attempt to wish away. Santa Cruz is not San Francisco, it is not Los Angeles. Yet your whole approach is one that is based upon a city that has a vibrant and utilized public transit system. That is not the case in Samta Cruz.	Robert Oliveros	live answered	Rina Zhou
7	If the machine room & bike storage room is moved to Cayuga, can the entire Soquel frontage be for commercial use?	Summer	live answered	Rina Zhou
8	Please define what moderate means for income limits.	Caitlin R. Phillips	live answered	Rina Zhou
9	is project going to build using conventional construction or modular construction?	Anonymous Attendee	live answered	Rina Zhou
10	Just wanted to make sure my raised hand is seen. I'm Rafa.	rafa	We can see you Rafa.	Jamileh Cannon
11	Can you confirm the sidewalk width on the Cayuga St side? Did I see it was to be 8' wide?	ALAN SPEIDEL	live answered	Rina Zhou
12	As a long term builder/developer, a couple of inputs. No developer would build this without parking, as no one would buy or rent a unit, since they'd be parking 3-4 blocks away. 90% of everyone is going to have a vehicle or two, so let's not give a break for creating non required parking. Second this place looks likes an ugly parking garage. Perhaps you might want to hire some good architects who know how to design nice structures. So, so ugly! Certainly not going to help low income.	Anonymous Attendee	live answered	Rina Zhou
13	Why is the project lacking any features that break up the soviet style, monotonous architecture, which doesn't fit the neighborhood style?	jane mio	live answered	Rina Zhou
14	I am concerned about the target residents. I would hope we would support families in Santa Cruz. People just can't afford to stay! These small units would not support families or people who have grown out of living with multiple housemates. Does the city have solutions in other parts of the overall housing plan for young families or is much of the housing being built small units like this and serving people who are not likely to stay in SC as their families and needs grow?	Anonymous Attendee	live answered	Rina Zhou
15	Do the 4 future units require new permit application when converting "non-habitable space" to four one-bedroom units?	jane mio	live answered	Rina Zhou
16	is project going to have any local hire and apprenticeship standards?	Anonymous Attendee	live answered	Rina Zhou

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17	Density is not primary concern with project. Nor is height with the proper scale and design. Main concerns are with: Unsafe sidewalk widths, street setbacks too small for scale of building, monolithic building design, lack of corner feature, and no landscape plan or public improvement plan to review street trees, street furniture and necessary utilities. Scale of the proposed six-story building requires wider pedestrian sidewalks along both street frontages. Utility poles, down guys, bus stop, and above grade utility boxes are present along both street frontages impeding safe pedestrian circulation. Please require additional sidewalk width. Parking garage exit along Cayuga frontage does not provide sufficient view of sidewalk or pedestrians. As currently proposed a vehicle would be over the sidewalk before driver is able to observe a pedestrian. Requested relief of 10 exterior sideyard setback along Cayuga creates an unsafe condition for public safety. Please maintain 10-foot exterior side yard setback.	Scott Harriman	live answered	Rina Zhou
18	Comment only: I agree with Andrea. There are no other bulidings remotely of this size in the area. It is entirely too tall and out of scale for the lot. We live down Cayuga and are very very concerned about the parking overflow. I would be completely OK with a 3 -4 story building but it is important that the design is altered so it doesn’t look like a cheap modular building without any character. The current design looks like a parking garage.	Angelita Breiter		
19	Also I do agree the design looks a little flat, rectangular and pre-fab. Hope that evolves to something more folks agree looks nice.	kb	live answered	Rina Zhou
20	Please dont read my comment aloud. This is for your records only. Thanks!	Angelita Breiter		
21	Do the 4 future units change the affordable/very low units’ ratio?	jane mio	live answered	Rina Zhou
22	The way this webanir is set up, there is no sense of communitiy. This feels very divisive and isolating. No sence of how many of us are even here tonight.	Anonymous Attendee	live answered	Rina Zhou
23	How should the design reflect the typical Santa Cruz feel that attracts people to come/live here (not meaning temporary students)? How can the height of the building not be anything but an eye sore and fit in into the next door neighborhood?	Tobias	live answered	Rina Zhou
24	Individual private balconies project over the public r-o-w along both street frontages impeding appropriate tree canopy development. Open rail balcony material allows often unattractive cluttered, view of personal property of tenants. Architecture: Ground level elevation of building does not provide sufficient visual openness or activity space along either frontage, particularly along the primary commercial Soquel frontage. More than half of ground level frontage is solid walls, metal roll-up doors, door alcoves Building materials are monolithic, stucco and cement board, with no durable base material to commensurate of a commercial building of this scale. Bicycle racks are not appropriate front corner design elements. Architectural renderings on cover page are out of scale misrepresenting the buildings placement within the r-o-w. No public improvement plans are provided to ensure adequate room for street trees, public utility poles and above-ground utility boxes, meters, signs and street furniture.	Scott Harriman	live answered	Rina Zhou

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25	Has the city considered installing crosswalks on Cayuga St at Hanover and Effey? Cayuga is already used as a shortcut between Soquel and Broadway for people wanting to avoid Seabright Ave. Too many speeders on Cayuga St -- too many accidents, and a couple fatal ones.	Anonymous Attendee	live answered	Rina Zhou
26	Lets tell our public what the rents will be and what are the incomes level for low income.	Anonymous Attendee	live answered	Rina Zhou
27	Overall, I like the scale of the project, and the parking ratio. The fewer parking spaces, the less traffic we’ll have! That’s a good thing!	Rafa Sonnenfeld	live answered	Rina Zhou
28	Dan said there are 7 schools in the vicinity. Wouldn’t a housing project for families make better planning sense than housing for mostly upper income single professionals?	Gillian Greensite	live answered	Rina Zhou
29	Totally agree with you Ryan!	Juliana Heritage		
30	I reside at Grace Commons, the three story building in next door lot. I am curious if thought has been put into the design in consideration of how the windows are layed out? Will they be staggared to prevent direct line of sight between buildings? Also curious at how the height of building will effect our site? How long is construction predicted to last? Thank you for allowig us the opportunity to learn more about your project proposal. For now, I will reserve judgement and reamin curious...If this project comes to fruition, I look forward to working together towards a respectful & safe neighborhood.	Anonymous Attendee	live answered	Rina Zhou
31	Sorry I missed how many parking spaces. What was the final # again?	Devon Jackson	live answered	Rina Zhou
32	I have a point of information question please. According to a May 31, 2024 article in Santa Cruz Local, the City of Santa Cruz is ”one of just 2% of local governments to meet state-set goals across all affordability levels, and permitted four times the target for low-income homes.” Is that true?	Anonymous Attendee		
33	Too much time wasted by Workbench reviewing the state laws. We could have heard more specifically about the building from Dan Stark, which would have been useful.	Anonymous Attendee		
34	In my opinion it is an ugly building design, yes - and that is a nice to have vs. a need, whereas safety of pedestrians and cyclists and drivers alike is a stronger need. I know some will disagree with that, but my larger point is that basic infrastructure for physical safety (actually effective traffic calming features, and to a degree police presence) is not being accounted for in budgets by the city. Money is being thrown at housing developments (great, yes) and then also thrown at \$110M libraries (huh?) and making SC more “attractive” (we don’t need mofr demand) instead of safety for residents.	rafa		
35	We need to have in person meetings. One minute is not adequate for public comment.	Anonymous Attendee		
36	THe style guide for the Seabright/Midtown/Eastside Buisness Area needs to be updated for all the major projects planned in this area. Need to have public input.	Anonymous Attendee		
37	Given the high density of schools in the area - two elementary, 1 middle school - so safety corridors are critical as are family units.	Anonymous Attendee		

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38	Just throwing out a fairly simple way to solve Cayuga traffic & parking concerns: diagonal parking. It adds more parking, it physically “chokes” traffic forcing cars to slow down to safer speeds, and if speed bumps / humps are added along with clear cyclist sharing the road green paint, it could become a slow, safe, street. Plus the ADA noncompliant high curbs won’t be a problem for car doors hitting them anymore...	rafa		
	We’d need to work together with the city for this.			
39	Cayuga has a huge problem with limited parking there is no permitted parking with restrictions for residents. There were two deaths on Cayuga in recent years. How are you going to make this safe?	Caitlin R. Phillips		
40	Why is there only 2 or 3 affordable units?	Anonymous Attendee		
41	What about green buffers? This will be a central point in midtown - it needs to be planned carefully and with aesthetics in mind.	Anonymous Attendee		
42	This is not a question, but an observation. The person who said one minute is not nearly enough time to voice their opinion is absolutely correct. On the one hand Workbench is saying that they are interested in having community input. Yet we are allocated one minute and not even in an in-person format. It makes it hard to take Workbench seriously.	Robert Oliveros		
43	Plans need to include a visual scale or dimension, and public improvements.	Scott Harriman		
44	There will be a meeting with Claire Gallogly from SC Public Works to discuss Cayuga traffic concerns with the neighborhood on October 17th at 5:30 PM in my backyard (609 Cayuga Street) for anyone concerned about that. Please come for the discussion and share your perspectives.	rafa		
45	We totally understand the design is up in the air right now - just voicing our love for street art, and if the modular blocky appearance remains, we would love to see a mural dress it up and give it character! Given that other buildings in the neighborhood feature street art, this would help it fit in better.	Summer		
46	Can’t disagree with all the comments on the design. I lived in San Francisco in the 80’s, this place looks like one of those low income tenament building. Perhaps look at some of Swenson buildings in town, so much better. No problem with the project, lets just design for the neighborhood. Why even show a preliminary structure which is not too beautiful?	Anonymous Attendee		
47	Also, what about the privacy of the surrounding neighbors? All the tall buildings popping up in Santa Cruz are literally darkening our town. The new high-rise buildings going up look like little Chernobyls. Santa Cruz will eventually look like downtown San Francisco and lose the character it has, which draws people to it. It’s naive to think each resident won’t own a car and want to park it near their residence. “Some parking” isn’t going to be enough. That’s a fact. And you can’t possibly limit parking places to EV only. About water - then why does City of Santa Cruz literally always say we’re short of water? Thank you,	ritawatson		
48	THe style of the Cayuga Vault buildling is Italiante, not Art Deco - Again, need to have a area wide style guide.	Anonymous Attendee		
49	How will people be able to turn into Cayuga from Soquel and from Soquel into Cayuga? It is already a difficult intersection. Crossing on foot is very scary.	Maura Kelsea		

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50	Is this project going to have any union labor?	Anonymous Attendee		
51	I'd like to see hard, actual evidence or projections showing how these units will "bring costs of housing down" (I see this as a bullet point in the far right column) in Santa Cruz. By all accounts, in my opinion this is just something devs say to "make the medicine go down" for concerned locals. Current projects have been listed at very high price points and done little to nothing to relieve costs. I'm hard pressed to believe we will "build our way" to affordability with more volume. And the claim that it's just a matter of "supply and demand" to lower costs has very, very mixed actual real-world outcomes.	Anonymous Attendee		
52	How can you meet earthquake standards with six stories?	Anonymous Attendee		
53	How does the city intend to slow traffic at the 5 street interection directly in front of the proposal? (Doyle/Benito/Soquel North & South/Cayuga)	Anonymous Attendee		
54	We need to prioritize family-focused units.	Anonymous Attendee		
55	More about water... there's a finite water supply in the water table. As we keep adding "straws" to use the water supply, more and more water is taken from the water table. "Efficiency" only goes so far. Ultimately the water gets used up.	Anonymous Attendee		
56	Can you post the link for th Eastside Business Improvement Plan?	Anonymous Attendee		
57	Hyatt has stacked parking	dusten_dennis		
58	I'm a longtime resident of Seabright neighborhood in which I bike and walk a lot. I support this project - I love the idea of more housing on Soquel so close to groceries, restaurants, services, schools and more! I remember the last project that was proposed for this site which was smaller and more art deco in design. Unfortunately the community criticism effectively killed it. Happy to see this project with more homes that we need, and +1 on trying to get that art deco back into the design.	janine		
59	I would like to have *another* planning *in person* meeting - this plan seems very early and not well thought out with regard to aesthetics, design or implementation.	Anonymous Attendee		
60	But not all of us would like our main arteries lined with multiple 6+ story buildings.	Anonymous Attendee		
61	The city has design style guides for the eastside business area - let's have another meeting to discuss in detail.	Anonymous Attendee		
62	Will there be another public meeting after all todays input has been entered into the true design of the building? 6 stories is fine, but no design in this building so far. None.	Anonymous Attendee		
63	Still looking for a final # on parking. Thanks!	Devon Jackson		
64	Empty lots and open spaces are fine. We don't need to fill every space with concrete & steel highrises.	"Kim S. Santa Cruz, CA"		
65	I also wanted to spotlight the idea of bringing more of an art deco design to the building, to tie it in with some of the other prominent buildings on Soquel (The Rio, the firestation, Home/Work, and even the on double oh seven)	Sonia McMoran		
66	Why is the developer targeting single-occupany units when we need units for families (near schools)? - we can't build for UCSC when our schools are in decline (losing 5% per year).	Anonymous Attendee		
67	Give the scale and impact of this project - we need another public meeting.	Anonymous Attendee		
68	Need in person meetings. And 2-3 minutes to speak.	"Kim S. Santa Cruz, CA"		
69	Except for declining school attendance.	Gillian Greensite		

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70	Does the City/County have any say in this?	"Kim S. Santa Cruz, CA"		
71	Concerned that there will be no street parking left on Cayuga.	Mary Nelson		