

Q&A Report, Proposed Major Modification, 915 Water Street - 10/21/24

Listed - Questions not Addressed (Time Expired) During Public Outreach Meeting, and Staff Responses

#	Question	Asker Name	Staff Response
51	since the project is located on and near major bus lines, and there is limited parking, will the developer be providing bus passes to the residents?	Anonymous Attendee	Great suggestion, which will be forwarded to the applicant for consideration.
52	Is having more underground levels of parking an option?	Justin	Thank you for the suggestion; staff will discuss the potential for incorporation of subterranean parking with the project applicant.
53	I think the left turn from Water to Stanford is ALREADY very dangerous. There needs to be a dedicated left turn lane, and the project should provide that.	Anonymous Attendee	A dedicated left turn lane was required for the previous entitlement (CP22-0092) and is anticipated to be required with the current proposal, as well.
54	Might you investigate the possibility of shared parking in lots owned by nearby businesses whose lots are not used in the evenings?	Anonymous Attendee	Outstanding idea. Staff will discuss this option with the applicant.
55	We have been previously been told that Q&A questions submitted and not answered during the Zoom call would be answered afterwards. Who is in charge of monitoring this, as questions from previous Zoom meeting are not being answered in a timely fashion.	Anonymous Attendee	See responses provided herein, posted to the City's webpage within 2 days of the Public Outreach Meeting.
56	With all due respect, the city planner seems to be suggesting that things like a shade study or more precise parking info are things that will be part of the formal plan submission. But to what end? Will the city actually be in a position to require upgrades to any problematic submissions? Or is it just pro forma? P.S. Is this whole meeting a bit of a charade, given that there isn't even a formal plan submitted yet?	Nancy	See staff's introductory remarks, which address the comments raised. As discussed during the meeting introduction, the Public Outreach Meeting was held prior to the submittal of a formal application at the request of the project applicant, with the stated intent of collecting feedback for incorporation into the project design upon submittal of the formal application. A formal application requires submittal of project plans and supporting documents, such as solar studies/shading diagrams which illustrate the casting of shadows at various times of the year resulting from the proposed project, which assist with assessment of potential loss of solar exposure. Public feedback gathered from this meeting will be discussed with the project applicant, and staff will work with the applicant to effect revisions to the project which can be reasonably attained.
57	Would the project affect the eligibility of existing residents to apply for a parking permit program?	Adam Rose	No; application for a parking permit program may be pursued by the neighborhood through coordination with the City's Public Works Department.

58	I think my design comments reference the "sameness" of many projects of this type all over CA. Santa Cruz is a unique beach town, perhaps something, even adornments, that make the project look less generic, would be helpful. Perhaps this can even be done with color choices.	Marc	Thank you for the suggestion, Marc. Staff will discuss options for revision in light of your comment.
59	So there are market rate units yet the project is being described as 100% affordable?	Anonymous Attendee	The term "market-rate" is a loose term which references those units not required to be made affordable for perpetuity per the City's inclusionary housing ordinance. As currently proposed, the project will be 100% affordable.
60	I'm under the impression this is the only public forum required for this project. If so what's the justification for having this meeting before we know the details of the actual proposal?	Adam Rose	See introductory comments and those included above.
61	A design similar to 708 Water in honor of Villa de Branciforte would be much appreciated by the many Community members that provided input into that successful project down the hill.	CandaceB	Thank you for the suggestion; staff will discuss this option with the project applicant.
62	Full shade in the winter is a health and safety issue, as it is an invitation for mold. What recourse will neighbors have who suffer negative impacts if sun is taken from them?	Anonymous Attendee	Shadow studies will be required to be prepared and submitted per the City's list of required submittal items with the formal application. Impacts related to shading and potential loss of solar exposure will be assessed.
63	Turning left from Water to Stanford will have a huge impact on the Branciforte Ave and Water St intersection... this intersection already has cars blocking street during heavy commute times. This needs to be addressed also.	Marc	See responses provide above.
64	Tim, will there be a other public hearing for the revised project?	jane mio	Should the proposed design be altered significantly, additional Public Outreach Meeting(s) will be held. A public hearing of the City's Planning Commission, at which a decision on the project will be made, will be held after a complete application is received and will provide additional opportunities for public comment. Currently, the public hearing is tentatively anticipated to be scheduled in late January or early February 2025.

65	Will CEQA compliance be required for project approval?	doug lockwood	The proposed project will be reviewed for compliance with the California Environmental Quality Act (CEQA). The prior entitlement for the project site was found to be categorically exempt under CEQA. Although a formal application has not yet been received, based on information available for the project thus far, it is similarly anticipated that the proposed project will qualify for one or more CEQA exemptions.
66	This being a very preliminary design draft there is no indication of lighting on the buildings and their impact on surrounding areas both for safety on busy corridors and privacy for the adjoining neighborhoods. Would existing objective standards hold for this project and are there adequate standards to address a 6 story building adjoining to single-family one-story neighborhood?	CandaceB	Outstanding point. Although the proposed project is not required to comply with the City's Objective Standards for Multifamily Development ("ODS"), staff will encourage that the applicant voluntarily pursue consistency with the ODS. Standard conditions of approval require that downlighting/shrouds be utilized to reduce potential impacts associated with glare from adversely affecting adjacent properties. Staff will additionally require preparation of a photometric plan for assessment of impacts of project lighting to surrounding properties.
67	Do you have the caPABILy to run a poll so people can vote on items?	Anonymous Attendee	We know how to use polls but have found through review of prior projects that centering community engagement opportunities on the provision of public comments represents a better use of participants' time and provides more authentic feedback than consuming community engagement time in asking participants to respond to poll questions.
68	Not having enough parking for at least 1 car per unit is crazy.	Anonymous Attendee	See responses to comments above.