

1811, 1815, 1819 Mission St Community Meeting – Responses to questions from applicant

Without knowing the price per unit when the project is complete and only providing 10 low income units, can you share how this large project will make a material impact on the housing crisis in Santa Cruz, which is primarily around lack of low income housing?

The City of Santa Cruz is required by the state to try to create at least 3,736 housing units in 2024-2031. 1815 Mission will contribute 68 of these required units.

What is a “neighborhood parking scheme” that was mentioned in the presentation and how would that change the current parking in the residential areas? Will there be permit parking on Dufour? Will residents of this building be allowed to get street parking permits for the surrounding buildings? Will residents of the new building be allowed to purchase parking permits given that one side of the building falls along Dufour Street? If so, how many permits will they be allowed to purchase?

We will be in touch with public works and neighborhood representatives to discuss. The key point is that residents of the new project should not be permitted to park on the surrounding streets.

I think that you said you have five feet of planting space to compensate for a rooftop that is six stories tall? And that is going to compensate for noise and privacy?

Public Terraces on the 2nd and 6th levels are set back from the property lines and include 5' planting buffers along the edge. This prevents occupants from accessing the edge of the terrace and looking down.

Why can't you answer the rent question asked at the beginning?

Rental rates are yet to be determined. They will be competitive with the market

Why is the building so ugly. This is a beach town. Can't you do better and not ruin our town?

The initial rendering was very preliminary. We noted neighbors comments and are working to update the scheme accordingly.

Please speak to the Mission St (Hwy 1) entrance – what is the sidewalk setback and what provisions are being made for pickup/deliveries/drop-offs (Uber/Lyft, Amazon, Door Dash, etc.)? Will there be space for liftline and paracruz vans and Uber/Lyft? As well as moving trucks?

There is a loading zone being proposed within the garage for uber/Lyft and amazon deliveries.

Is Workbench going to submit plans with storage units that it intends to convert to ADUs?

Floor plans are currently being developed. ADU conversions are being considered as an option for a small number of the units (less than 10%)

Will public entrances for commercial on ground floor be on Mission? No entrances on back from parking lot?

Pedestrian entrances to the commercial and residential lobby are located along Mission Street. Building Egress and Vehicular access is being proposed along Dufour.

Garbage cans of dumpster locations for residences of the building? Great question about the trash cans...where will the dumpsters be located?

The building will have a central trash room accessed from the parking garage. Requirements will be coordinated with Public Works after a formal planning submittal.

Did I hear correctly 1 bicycle parking per unit?

There is a bike storage room that currently has 94 bike class-1 bike parking stalls proposed.

Are Jamileh Cannon and Andy Goldberg willing to come to a Dufour neighbor's backyard and meet Dufour and Palm St residents?

There has been a follow-up meeting with neighborhood representatives.