

Q&A Report: City of Santa Cruz Community Meeting: 407 Pacific Avenue, Project Number: CP25-0156

#	Question	Asker Name	Answer	Answer Name
1	The Capitola project has fewer stories than the other 3 projects, which are ugly. Please build no higher than 4 stories here.	Anonymous Attendee	Live answered	Senior Planner, Tim Maier
2	How do we give input into the name of the building? The name does not invoke quality, but rather, detritus (driftwood) that many (including myself) 'feel' as messy, low quality, a second-thought.	Michelle McKinney	Live answered	Senior Planner, Tim Maier
3	Question/thought: Since there will be multi-story buildings on either side, do you think the open area at the ground floor in the middle will get enough sun and light for maintenance of greenery, and to encourage residents to use it?	Jocelyn Shratter	Live answered	Senior Planner, Tim Maier
4	How does this work as the affordable units for the market rate project at the Ace Hardware site? Different developers.	Gillian Greensite. Santa Cruz	Live answered	Senior Planner, Tim Maier
5	Another question, which is a genuine question: Would a green roof be an option on this project? If so, what are the pros and cons, and if not, I'm curious as to why.	Jocelyn Shratter	Live answered	Senior Planner, Tim Maier
6	Last question (and apologies if this was covered and I missed it): What is the full timeline for this project? For permitting, ground breaking, build, moving in new residents?	Jocelyn Shratter	Live answered	Senior Planner, Tim Maier
7	What are the affordability levels in the project?	Gillian Greensite. Santa Cruz	Live answered	Senior Planner, Tim Maier
8	Will there be street trees? Rooftop solar?	Judi G	The project plans do not currently include rooftop solar array(s), although the project architect has stated that PV panels are expected to be included. Project plans do not display City street trees, but they will be required to be included consistent with the requirements of the City's Downtown Plan.	Senior Planner, Tim Maier
9	Explain Affordable: AMI and which categories units will be "affordable" to. And the rent amounts as they are today, knowing they will change increase at time of lease up.	AJ	Live answered	Senior Planner, Tim Maier
10	Can vertical plantings be used on building, to better soften, and offer pollinator plantings.	AJ	Live answered	Senior Planner, Tim Maier
11	For the notes, "too" is spelled "too", to mean excessive.	Michelle McKinney		
12	Can vegetable/flower planter boxes on rooftop for residents to grow their own food.	AJ	Live answered	Senior Planner, Tim Maier
13	Which adjacent properties would be shaded with this design?	Pat McCormick	Live answered	Senior Planner, Tim Maier
14	I just want the project to be successfull!	Michelle McKinney	Live answered	Senior Planner, Tim Maier
15	I support the height that gives us so many 2- and 3-bedroom homes. Even as you plan car spaces, I'd like you to repeat how you will accommodate and encourage other modes of travel. Can you review the bike storage and intent to provide Metro passes? So close to downtown and new Metro center!	Janine R	Live answered	Senior Planner, Tim Maier
16	I agree about the name. Driftwood implies transients.	Anonymous Attendee	Live answered	Senior Planner, Tim Maier
17	Please spell correctly. It's "too" tall, not "to."	Anonymous Attendee		
18	Do those tents include utilities, electricity? Is there an additional cost to park a car in the garage? Where will other residents park?	Anonymous Attendee	Live answered	Senior Planner, Tim Maier
19	I meant rents, not tents.	Anonymous Attendee		
20	what are the "minimum" income requirements to get into a unit? Many in the city require 2.5 times the rent, plus good credit/references, is there other fees (credit)?	AJ	Live answered	Senior Planner, Tim Maier

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21	Do you have a timeline of when construction would start?	Judi G	Live answered	Senior Planner, Tim Maier
22	How many elevators?	Anonymous Attendee	The project plans include two elevators.	
23	Have the project team worked with the planning department and/or the economic development department to plan for the ground floor retail space to be a size that compliments the retail space available in downtown Santa Cruz and the south or Laurel area? It would be ideal to have a project that has retail space that can be easily rented rather than space that ends up staying vacant for months if it struggles to find a long term retail tenant.	Anonymous Attendee	Live answered	Senior Planner, Tim Maier
24	A question on environmental impact: While noting that the project will have a fraction of car parking for potential residents, and is encouraging bike and public transit, is there any thoughts or plans for increased traffic on this block of Pacific Ave, especially during high-traffic times through the area, such as during the summer with the Boardwalk nearby?	Jocelyn Shratter	Live answered	Senior Planner, Tim Maier
25	Will this project follow International Dark Sky guidelines to limit project lighting from intrusion to neighbors and upward into the sky? This project near sensitive San Lorenzo River wildlife habitat who are also impacted by nighttime lighting/glare.	AJ	Live answered	Senior Planner, Tim Maier
26	I thought the affordable units had to be built before the market rate units, with the Downtown Density Bonus.	Judi G	Live answered	Senior Planner, Tim Maier
27	A question on the retail space: Are there similar guidelines/considerations for what kind of retail/who will go into that space as the residential spaces? e.g. Is there a priority for local ownership, first-time business owners, family-friendly retail, etc.?	Jocelyn Shratter	Live answered	Senior Planner, Tim Maier
28	Because base zoning is 3-story/36-ft, did the City encourage you to go up to 8-story? Are there committed Housing Vouchers for this project (Section 8)? Are there bus passes for tenants - and will that stand/not change after project plans are finalized?	AJ	Live answered	Senior Planner, Tim Maier
29	Is ther loading zone space in the plan?	Gillian Greensite. Santa Cruz	Live answered	Senior Planner, Tim Maier
30	What are the city's objective standards for shading existing residences?	Pat McCormick	Live answered	Senior Planner, Tim Maier
31	Thank you for the time to cover so many questions and concerns and suggestions.	AJ		