

Q&A Report, City of Santa Cruz Community Meeting - 528 Frederick Street (Formerly 440 Frederick), CP25-0075

#	QUESTION	ASKER NAME	RESPONSE
1	I appreciate the building heights. Not 6+ stories! Units with this amount of square footage will undoubtedly be \$1-2 million. Will this attract Silicon Valley residents to move here, rather than help our local shortage of housing?	Judi G	Thank you for your comments.
2	Were the Heritage trees taken into account during initial design phase? You really need to comply with the city's Heritage Tree ordinance!	Judi G	Thank you for your comments. Staff reviewed the submitted arborist report, heritage tree locations and proposed project in detail, including additional conversations with the arborist and applicant on different options to evaluate whether the heritage-sized trees could be retained. Minor modifications such as relocating the footprint of a building a few feet to retain a tree would not be enough to reduce the root loss and canopy loss impacts to a tolerable level that would allow for tree retention.
3	I have concerns about the height, specifically the third story balconies. I can see at least three houses that can look right into my backyard.	Spike Murphy	Thank you for your comments.
4	Summary: opportunity for residents to build assets through ownership rather than remain stuck in apartment rent, 23 townhouse, 2-car garage, 2 - 3 story, family units. How do	Ellen F. Murtha	Thank you for your comments.
5	Can you explain the rainwater collection?	Ellen F. Murtha	An underground stormwater chamber system will collect the rainwater from the project. Rainwater is directed into these engineered underground chambers and temporarily fills them up. Since the chamber bottoms are open, the rainwater infiltrates into the ground beneath. The project requires retention of the 95th percentile, 24-hour storm event.
6	Frederick street has already been under construction for the soquel water project. Now the street is impacted by the Murray St Bridge project. Now you want to add more cars and more traffic. The neighborhood has received nothing in compensation for all of this additional traffic, noise, pollution, and congestion.. Not to mention these ugly 2 and 3 story buildings that are significantly larger than their neighbors. This is unacceptable. We need a break.	Matt Sheltz	Thank you for your comments.
7	What percentage of the units will be affordable housing, if any? Will these units be made available to rent, or are they being sold?	Schuyler OP	The percentage of the units required to be set for affordable housing is 20-percent of the number of units proposed. As such, 4.6 units are required to be designated as inclusionary housing units. The project is proposed to be for-sale units.
8	Is there a plan for solar for the project?	Carl Saffron	Any plans for solar will be reviewed at the building permit phase.
9	Are these units available for sale or rent?	Rich Fernandez	These units are proposed to be for-sale units.
10	I think it's worth noting that the city took the Bryant's property decades ago through eminent domain, so letting this project box in their home and block out the sun would be salt on an old wound.	Spike Murphy	Thank you for your comments.
11	What level of EV charging is planned for the project (e.g. level 1, level 2)?	Carl Saffron	The project is required to comply with the EV charging requirements set forth in the Building Code and Green Building Code. This will be reviewed at the building permit stage of the project.
12	There's already a sidewalk?!	Spike Murphy	The existing sidewalk is required to be widened to be an 8-foot wide sidewalk per the Municipal Code.

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13	I think it's notable that the developer just corrected themselves from saying "future residents" to "future owners", indicating that they know the majority of these buildings are not going to be lived in by their purchasers. This implies that they plan for these to be real estate investment products, not homes for local residents.	Spike Murphy	Thank you for your comments.
14	This wooded area in back is unique to Santa Cruz. Can you please consider keeping the entire the wooded area in back intact, to retain the trees, including 3 Heritage trees including native coast live oak and coast will, and protect the riparian corridor and habitat for animals? Also, could you please consider adding a conservation easement to the wooded area, to preserve these trees and riparian corridor for future generations? I would be willing to help fundraise for the legal fees for the conservation easement. Thank you, Patti Jazanoski paj999@yahoo.com	Patti (she/her)	Thank you for your comments.
15	There are others waiting to speak!	Jean Brocklebank & Michael Lewis	Thank you.
16	Our neighborhood school is rather small. Has that been taken into consideration at all? Where do you plan for children of this new development to attend school?	swhaley	This question would best be answered by the School District as they do typically work on projections in terms of the students. The applicant does pay impact fees to the School District as part of the building permit process.
17	No rear elevations for units 20, 21, 22. No north-facing side elevation for units 23. Why aren't these townhouses required to have solar photovoltaic systems?	Steve Lustgarden	Any plans or requirements to provide solar photovoltaic systems will be addressed at the building permit phase of the project. The plans must meet all Building Code requirements. The applicant will need to provide the rear elevation for those units in their resubmittal.
18	Home ownership is a way for families to build assets. I appreciate townhouses as a more affordable step to home ownership than single family homes in SCC. Ownership offers predictable costs in contrast to renting where money is spent without return.	Ellen F. Murtha	Thank you for your comments.
19	When would construction begin and how long would it take?	Steve Lustgarden	The applicant is still early in the permitting process and there is no set timeframe for when construction would begin and how long it would take.
20	Can the developer ensure that rainwater/storm water is collected and directed to city sewer system and not allowed to flow into the riparian corridor? Considering climate change and sea level rise.	Ellen F. Murtha	Rainwater/stormwater will be directed from the stormwater chamber systems to the existing storm drain system on the property. The rainwater/stormwater release rate will also be designed to meet pre-development conditions.
21	Would they limit construction and noise to 8-5 M-F?	Steve Lustgarden	Thank you for your comments. This will be a comment for the applicant to consider. Construction has to meet the City's Noise requirements in terms of hours, which requires quiet hours between 10pm to 8am, 7 days a week.
22	It seems pretty clear to me that the developers are concerned about profit above all else and just paying lip service to us regarding anything else	Rachel	Thank you for your comments.
23	Is there any way the City can ensure none of the townhouses are used for vacation rentals?	Ellen F. Murtha	The City cannot require that the townhouses be prohibited from being used as vacation rentals. If vacation rentals are proposed, they must comply with the City's Short-Term Rental requirements, including obtaining a Short-Term Rental Permit. Please be advised that no new non-hosted Short-Term Rental Permits are permitted within the City, only hosted Short-Term Rental Permits are allowed. Hosted Short-Term Rental Permits require that the owner must live on the property for more than 6 months in a year.
24	Matt literally said that the local residents' concerns don't matter to them because they are technically allowed to build this. That is ridiculous. If they didn't calculate the market rate they could get for these units, then how can they make a profit argument against building smaller homes that are more in line with the area?!?	Spike Murphy	Thank you for your comments.

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25	im here	swhaley	Unfortunately we were not able to hear you on the call. Please feel free to email me comments to be included in the public record at rzhou@santacruzca.gov, or if you want to discuss the project, feel free to give me a call at 831-420-5104.
26	Can they move the buildings toward the church to reduce neighborhood impacts esp buildings 20-23? And have no backyard lighting.	Steve Lustgarden	Thank you for your comments.
27	When will the environmental review be done? Will there be a Biotics Resource report.	Patti (she/her)	The environmental review will be determined once a complete application is submitted.
28	The developers showed they don't care about the concerns of local residents at all, this project should be put on hold and re-evaluated. They didn't address the privacy concerns at all, in fact they threatened that they could do worse and threatened the local residents with high density single unit housing like it's a threat. They have shown they are NOT part of the Santa Cruz community and certainly don't care about their concerns.	Spike Murphy	Thank you for your comments.
29	The developers literally said they don't care about local residents concerns.	Spike Murphy	Thank you for your comments.
30	How will we be informed what changes the developer is willing to commit to?	Steve Lustgarden	When the applicant resubmits their plans, the plans will be posted to the project webpage. We can also discuss further regarding any changes made to the plan set in relation to community feedback.
31	Matt Eaton came off as threatening and punitive when engaging with community, it was sad to hear that tone that he could have made these more and larger but is doing us a favor with this plan.	Anonymous Attendee	Thank you for your comments.