

608/612 Mission St

Santa Cruz, California 95060

Community Meeting
May 11, 2026



workbench

Agenda

1. Introduction & SB330 Overview
2. Project Overview & Goals
3. Traffic & Parking
4. Design Details
5. Exterior Design
6. Q&A

Introduction + SB330

SB330 SUBMITTAL: What is it?

It's a drawing set for jurisdictional review with the following preliminary info:

1. Preliminary site plan
2. Preliminary demolition plan
3. Early stage building elevations
4. Project information
 - a. Number of Units + Gross Area
 - b. Preliminary concessions + waivers, etc.



SB330 SUBMITTAL: Why do we do it?

Goal: Streamlining Housing Production

1. **Sets project timelines** and prevents slow-downs
 2. **Locks in development standards** at the time of submittal
 3. **Locks in development fees** at the time of submittal
-

COMMUNITY INPUT & DESIGN PROCESS

STEP 1: Pre-Application

WE ARE HERE



STEP 2: Community Meeting

STEP 3: Full Planning Application
incorporating City and Community feedback

STEP 4: Project Entitlement



Project Info & Context

Housing Context
Location and Local Context
Project Details

PROJECT SITE

SINGLE FAMILY
NEIGHBORHOOD

King St

Mission St / Cabrillo Hwy

Union St

Chestnut St Ext

Chestnut St

Center St

Locust St

Locust St

OFFICE

SINGLE
FAMILY

Chrystal Ter

MULTI-FAMILY
NEIGHBORHOOD

REGIONAL
VISITOR
COMMERCIAL
(DOWNTOWN)

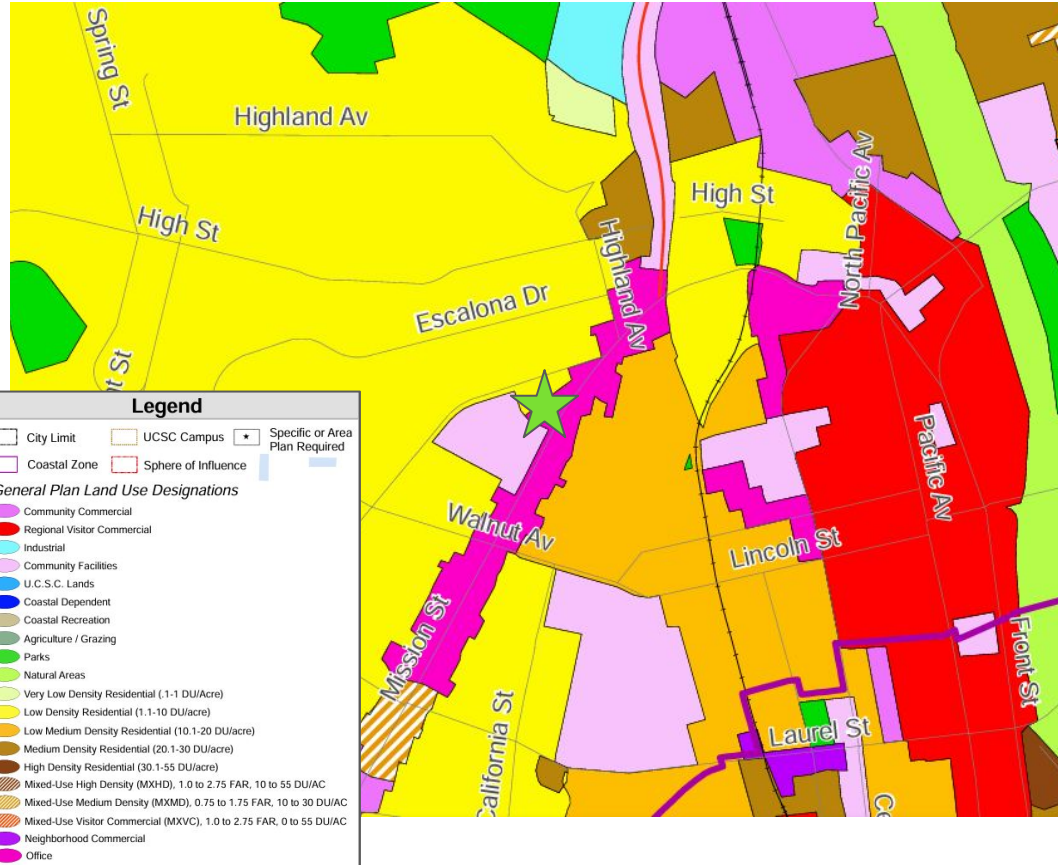
OFFICE

Chestnut St

MISSION HILL
MIDDLE
SCHOOL

Peyton St

EXISTING SITE CONDITIONS



- Existing site zoned as **Office**
- Two existing single-story buildings
- Set within the Mission St Overlay
- Located in near proximity to businesses, restaurants, schools, grocery stores, and bus stops/bike routes



PROJECT SITE - EXISTING CONDITIONS

- Set along the Mission St corridor near an active intersection (Mission & Walnut)
- Located near grocery stores, shopping, entertainment, and schools
- Surrounded by many businesses/offices



SURROUNDINGS



PROPOSED PROJECT INFORMATION

RESIDENTIAL FLOORS

21 Units (52 beds)
Mix of Studios/ 2-bed/
3-bed/ 4-bed



RESIDENT AMENITIES

- Full-size Kitchens
- Private bathroom(s)
- Laundry in unit
- Class I and II bicycle storage
- Balconies

SUSTAINABILITY FEATURES

- Targeting sustainable and healthy materials
- EV parking provided
- All electric building

AFFORDABILITY

Meets State Law and City of
Santa Cruz Requirements:
17 market rate
4 low income

WHO WILL LIVE HERE?



Primary Market Profile

Young Professionals

Couples or roommates

Families

Older singles looking to
downsize

Secondary Market Profile

College Students

Mixed unit sizes

Provides a variety of living
opportunities

Traffic and Parking

Site Access

Bicycle Network

Public Transportation

Parking

SITE ACCESS DIAGRAM - INGRESS & EGRESS



Site Access

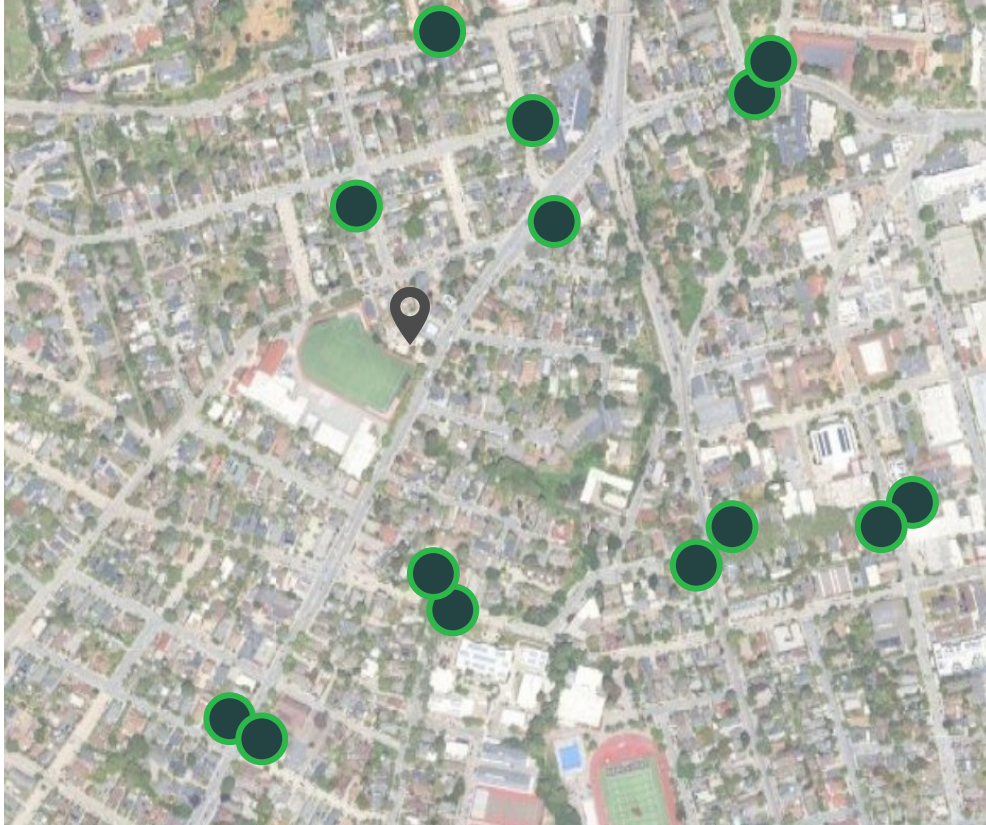
Access to parking on east and west-facing sides of site. Trash access on back-side along public alley.

Parking provided per AB2097 to prioritize housing for people over parking for cars in transit rich locations.

18 Spaces provided including:

- 4 Standard Parking Space, all EV ready
- 1 Accessible Parking Space stall (1 Van)
- 4 Compact Tandem Parking Spaces
- 1 Compact Parking Space

14 TRANSIT STOPS WITHIN ½ MILE



The Metro program is likely to be considered. This program for housing developments makes it easy to subsidize transit passes for all residents.

- **3 bus stops** within ¼ mile of site
- **11 bus stops** within ½ mile of site
- These bus stops are served by Routes 11, 40, & 41

CONNECTION TO BICYCLE INFRASTRUCTURE



Biker's Paradise

Daily errands can be accomplished on a bike.

Prioritize Residents w/o Cars

Commute and travel times via bicycle from this location are ideal for a resident that relies mostly on bicycle travel.

An increasing number of people in Santa Cruz do not own vehicles.

Nationally Santa Cruz has the third-highest bike commuting rate the nation (13.2% pre pandemic).

League of American Bicyclists, 2019 via Santa Cruz Sentinel 06/20/21
census.gov/acv 2013-2017 American Community Survey

Graphic:
ecoact.org/our-work/sustainable-transportation

TRAVEL TIMES VIA E BIKE & BIKE

10-15 min

UCSC

608/612 MISSION STREET

5 min

downtown

10-15 min

beaches



Bike Score measures whether a location is good for biking on a scale from 0 - 100 based on four equally weighted components:

- Bike lanes
- Hills
- Destinations & road connectivity
- Bike commuting / mode share

<https://www.walkscore.com/bike-score-methodology.shtml>

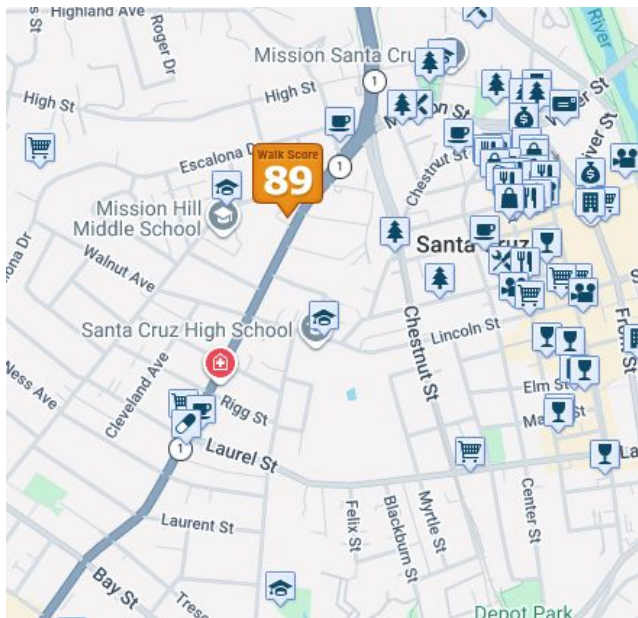
Underlay Map- Santa Cruz Regional Transportation Commission
<https://cruc511.org/bike/bike-map/>

WHAT CAN YOU WALK TO...?

Walk Score
89

Very Walkable

Most errands can be accomplished on foot.



services within less than 1/2 mile walk:

15+ restaurants/cafes

5 retail/shopping destinations

3 schools

2 grocery stores

2 parks

1 pharmacy

Walk Score measures the walkability of any address using a patented system. **For each address, Walk Score analyzes hundreds of walking routes to nearby amenities.**

Points are awarded based on the distance to amenities in each category. Amenities within a 5 minute walk (.25 miles) are given maximum points. A decay function is used to give points to more distant amenities, with no points given after a 30 minute walk.

Walk Score also measures pedestrian friendliness by analyzing population density and road metrics such as block length and intersection density.

<https://www.walkscore.com/methodology.shtml>

Design Details

Site Pan
Shadow Study

SITE PLAN & FLOOR FOOTPRINT

Property Line

Proposed Building Footprint

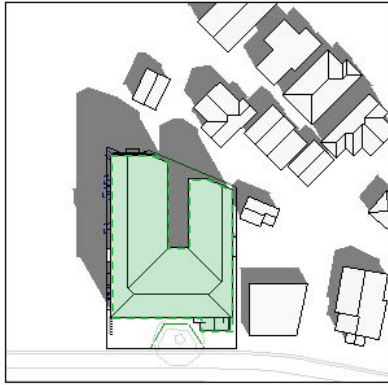
Proposed Commercial Area*

*Commercial use on the ground floor is required per the City of Santa Cruz Mission St Urban Design Plan

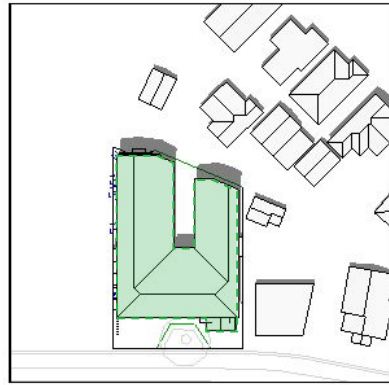


SHADOW STUDIES

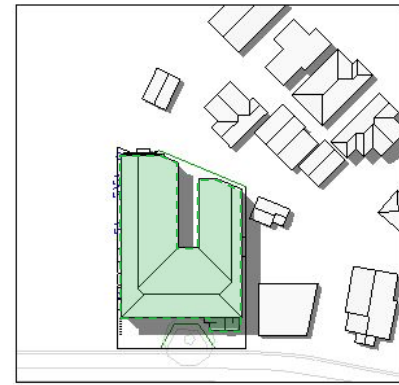
summer solstice



SUMMER 9AM

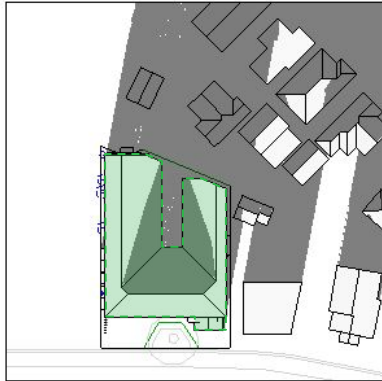


SUMMER 12PM

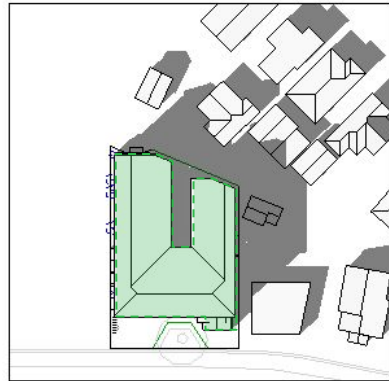


SUMMER 3PM

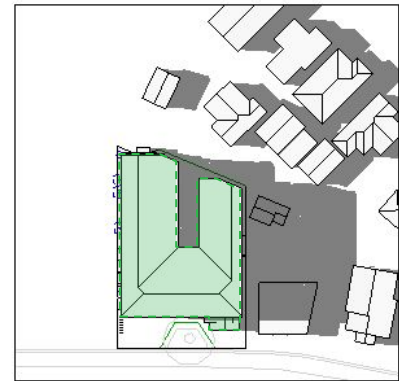
winter solstice



WINTER 9AM



WINTER 12PM



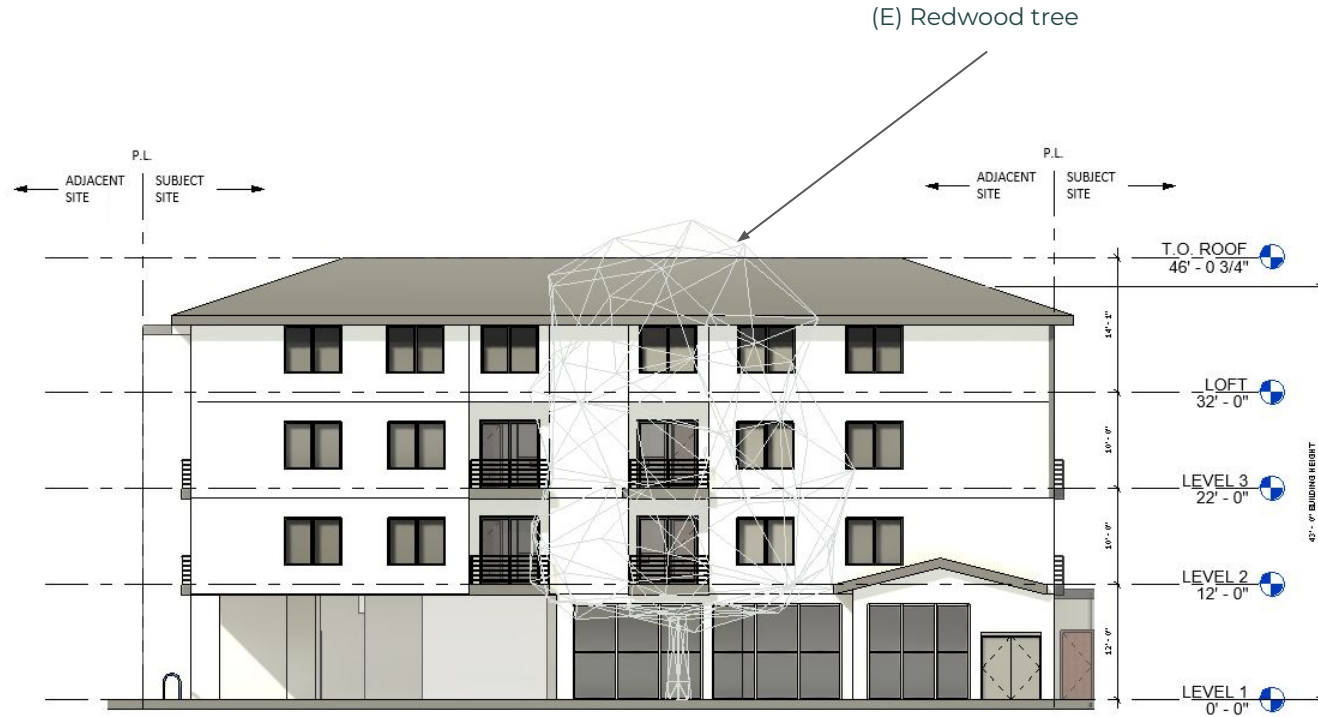
WINTER 3PM

Exterior Design:

What do you want to see?

Materials & Inspiration
Exterior Elevations

EXTERIOR ELEVATIONS



EAST (STREET-FACING) ELEVATION

EXTERIOR ELEVATIONS



SOUTH ELEVATION

EXTERIOR ELEVATIONS



WEST ELEVATION

EXTERIOR ELEVATIONS



NORTH ELEVATION

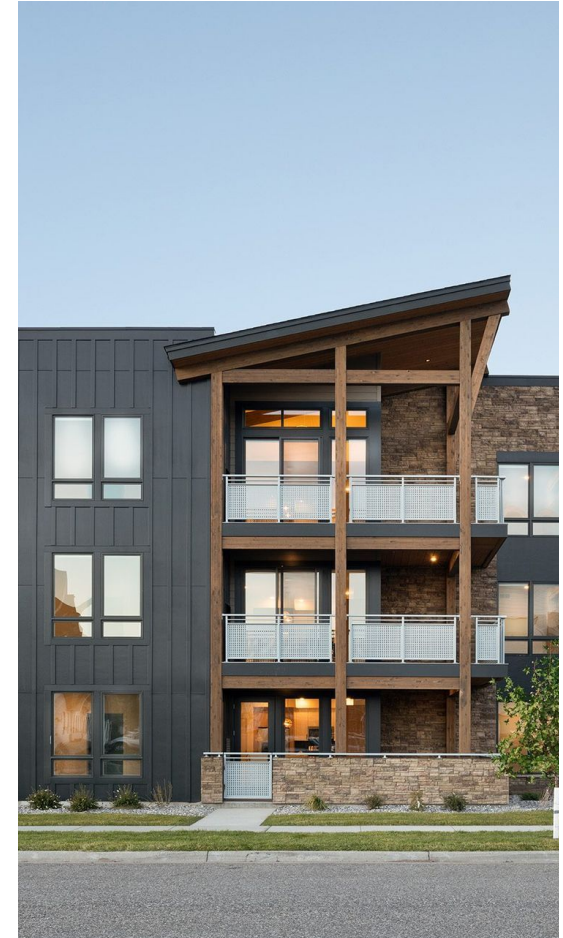
MATERIAL PALETTE STYLE 1

- Wood or wood-look shingles, either natural or painted
- Vertical or horizontal wood slatting
- Variation between floors of vertical or horizontal wood or sim. Elements
- Simple gable, low-pitched roofs



MATERIAL PALETTE STYLE 2

- Sleek wood slatted elements with contemporary windows
- Mix of wood/wood-look siding and metal
- Asymmetrical pitched roofs
- Wood columns



MATERIAL PALETTE STYLE 3

- Textured wood shingles
- Exposed decorative wood elements
- Craftsman-like symmetry
- Windows in sets of two's or three's
- Variation in roof pitches (mix of higher and lower pitched roofs)



***THANK
YOU!***

Q&A



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