

Q&A Report City of Santa Cruz Community Meeting - 930 Mission Street, Project Number: CP26-0015

#	Question	Asker Name
1	boo, we do not want this project. STOP the DEVELOPMENT AND BUTCHERING OF OUR TOWN	c
2	parking concerns me 0.5 spots for each unit? no parking fro commercial spaces? is there an overall plan for mission street?	Anonymous Attendee
3	60 units and 14 parking places? where will people park and how do the residents near the building feel about this for saftey and traffic?	Sherrie Sell Tasnady
4	Like all the other jail like buildings that have been built without our vote; this feels like a done deal and and that our feedback is theater only to placated us. STOP THIS NOW. THE PUBLIC DOES NOT WANT THIS. ONLY THE DEVELOPERS AND CITY COUCIL DO	c
5	I SEE THERE ARE NO COMMENTS ICON, SO NO REAL FEEDBACK FROM COMMUNITY	c
6	OMG. NO ONE WANTS THIS, EXCEPT DEVELOPERS	c
7	we cant hear her	Amanda Reiterman
8	I cannot understand Jamileh. She talks too fast.	Anonymous Attendee
9	SOUNDS LIKE A DONE DEAL, WANT OUR FEEDBACK AS TO PARKING - HUMMM	c
10	This is going be another bait and switch - OMG stop stop It means more congestion, no parking, more stress, like beauty, less community, not so, RENT is still incredibly high. The hype is just that hpye, So tired of the BS and the council literally ruining our town	c
11	How much are you getting paid to promote this	c
12	OMG you can't even get through Mission sTreet as it is. and now this! BAD BAD planning	c

#	Question	Asker Name
13	Really, did you question the community about this? I doubt the majority will approve. How do you know it's what the population need if you didn't interview us?	c
14	Really, Like to ones downtown, the prison looking buildings?	c
15	What happened to our coastal commission which declared we could not build over three stories for decades!!!	c
16	Fire trap. How do they get out if there's an earthquake or fire? There are no outside ladders or escapes	c
17	How do you address the traffic. it's going to get much worse. Period.	c
18	What about disabled people	c
19	let the UCSC system build there own campus housing on campus	c
20	We want our car, not a bus. Some people are not able bodied.	c
21	how will the rent compare to UCSC Student Housing?	marian
22	is the developer from out of town? Why hire someone out of town?	c
23	What percent of the new downtown housing apartments have been filled by Santa Cruz residents vs coming from outside the county?	marian
24	<p>1. Is this project entitled to approval by right, or is it discretionary? Can you list which specific approvals are ministerial and which are discretionary?</p> <p>2. What discretionary approvals does the city still control on this project?</p> <p>3. The project proposes 14 parking spaces for 60 residential units plus commercial space. What is the legal basis for this reduction — specifically, which transit stop qualifies as a “major transit stop” under AB 2097?</p>	Joe Forgatch
25	Improve it. Sounds like a done deal.	c

#	Question	Asker Name
26	I'm interested in how long the demolition process will take? Because there will be a heavy impact on neighborhood traffic and school access	ChelseeRobinson
27	As a nearby property owner, I would like to ensure that my tenants will have a place to park. I would like to see a specific plan for parking well beyond the 16 spaces planned. Please comment.	Jack Dilles
28	WE don't want this in our town and neighborhood	c
29	Where would pick up/drop off ADA paratransit vans, uber, Lyft, food and grocery deliveries for residents take place? Where would friends of residents park?	Rachel M
30	and WATER STREET AND OCEAN STREET . STOP THE INSANITY THE HOUSING ISSUE IS MADE UP	c
31	ALWAYS ... MISSION STREET IS ALWAYS CROWDED AND NOT SAFE	c
32	I live nearby and as a rent-burdened person I fully support this project. My main concern is that the chaos of fast traffic on Mission Street will inhibit the community aspects the applicant mentioned. Can the City work with Caltrans to narrow Mission to one lane per direction for cars and dedicate the space to bikability and transit access?	Anonymous Attendee
33	HORRIBLE ARCHITECTURE. DISGUSTING DESIGN. NO DESIGN, JUST CHEAP LOOKING	c
34	Can this project include a signalized crosswalk across Mission at Otis? It's really hard to cross on foot	Anonymous Attendee
35	GOOD QUESTION	c
36	Considering the amount of land on the UCSC campus why do dorm looking buildings need to arrive on Mission?	Sherrie Sell Tasnady
37	Why is Workbench constantly proposing buildings with unreasonable setbacks and heights that are not in line with the community?	Rachel M

#	Question	Asker Name
38	OH, WE NEED MORE HOUSING JUST NOT IN YOUR NEIGHBORHOOD - THAT'S MESSED UP	c
39	CAN WE JUST PUT IT ON THE BALLOT AND LET THE COMMUNITY VOTE - THAT'S THE DEMOCRATIC THING TO DO. When did our council become dictorial and authorative?	c
40	we don't have access to the unmute button	c
41	Do the existing businesses get any relocation assistance?	Anonymous Attendee
42	I support the applicant's use of recent laws; people having a place to live is more important than parking or views	Anonymous Attendee
43	Are there any buildings above 3 stories that exist today on Mission?	Rogelio Barranco & Dusti Mckeown
44	...Then let it be built in your neighbohood. Total BS to say build, but not in my neighborhood. Shame on you.	c
45	I'm glad this project is using the available state law to maximize the amount of housing available in the project. I'm glad there is only a small amount of parking on the site. If there isn't one already, the city should implement a street parking permit district around this project. I don't want the amount of housing being reduced for this project.	Anonymous Attendee
46	this person is totally insulting - intitled viewpoint	c
47	oy vey, another project	c
48	Santa Cruz is turning into Bronx Projects!! Why are you doing this?	c
49	Because you were told to? Think	c
50	Where will users of the commercial spaces park, with no parking along Mission? What about delivery trucks?	Judi's iPad (2)
51	I'm a neighbor of this project. I'm anonymous because I don't wish to be threatened by my irate neighbors. I support it and only wish there were more units. The people worried about views, parking, and people overlooking yards do not speak for me. Please build more, especially if you can expand on the density bonus to include more total affordable units.	Anonymous Attendee

#	Question	Asker Name
52	Will pets be allowed? I hope no barking dogs.	Anonymous Attendee
53	Please keep the parking permits available for new residents. It is discriminatory to prevent new residents from using a public good.	Anonymous Attendee
54	What is the criteria for obtaining a waiver of the height limit? What is the criteria for obtaining a parking waiver? How does Workbench set forth a basis for obtaining each waiver?	Anonymous Attendee
55	the building is totally obnoxious - even though the "not in my neighborhood" attitude is a turn off, the building does not belong there. Those people bought before the developer and should have priority	c
56	Same concerns about height - privacy, shading, lack of compatibility with neighborhood. I won't question the aesthetics, it's fine, but the size and parking issues that may be acceptable downtown, are not OK when the back of the building is right up against a residential neighborhood. -Dimitry - 302 Otis St.	Dimitry Struve
57	Mission, Water St and Ocean Street - Please stand up against the tyranny and say NO	c
58	please tell the group that the Q&As are visible until the host calls on the question. Please also then make them visible to all.	marian
59	seems like that's what the council wants. to trap us in little apartments for some reason	c
60	Will the developers be contributing any taxes to local schools, infrastructure, etc. if they are charging prices to high that the units sit empty?	Amanda Reiterman
61	PLEASE, JUST PUT IT ON THE BALLOT AND LET THE PEOPLE CHOOSE	c

#	Question	Asker Name
62	I count 30 properties Workbench is responsible for. Will they all reflect this boxy gulag architectural style? What about the character of Santa Cruz and will we eventually become a wall of highrise rental buildings. Won't this impact tax revenue for those who sell out of residential areas lacking privacy and impacted by traffic.	Anonymous Attendee
63	IT FEELS AWEUL ANYWHERE AND EVERYWHERE. WE HAVE TOO MANY DOWNTOWN. NO ONE WANTS THEM . NO ONE BUT THE COUNCIL AND DEVELOPER	c
64	Please don't let the naysayers speak for people who have work and families and can't attend these meetings, much less the people who get priced out of town and thus their voices aren't heard.	Anonymous Attendee
65	Not a question. I just wanted to say that i support the neighbors. The building is way tooo big. You can't take away the sidewalks. 6 stories is not acceptable in that area. Mission St traffic is horrendous already. Please rethink the design and think of the neighbors in the design and implications.	Anne
66	This project could be called the "Boom Box Apartments". With the balconies facing the residential neighborhood, and at a heights over 20 feet, there will be constant violations of the S C Municipal Code 9.36. If after 10 P.M., noise can be heard from over 125 feet away, it is a violation. Per the enforcement section 9.37, the landlord can be held responsible. After 3 violations, the landlord will have to respond to a judge and will not be allowed to add any additional bedrooms in the future for 3 years. The developers may have a right to build the building; however, they have no right to create a public nuisance. They might not be aware of the potential legal exposure.	Anonymous Attendee

#	Question	Asker Name
67	Where is the lay down yard for construction , we also were on the no food bin project monstrosity with a 1” set back to neighbor Doug !! And cantilevered over the creek in a raptor breeding area , and a former super fund site !!! Toxic avengers	Anonymous Attendee
68	Can more modal filters be added to side streets like Otis to mitigate any traffic impacts? I live nearby and see a lot of aggressive turning onto/off Otis by drivers trying to get around traffic, which makes traffic worse anyway.	Ryan Lawler (He/him)
69	I’ve lived here 50 years. I’m 70. Too much, is too much. We’ve reached that point. Please use some sanity and humanity. Stop pretending these building are about housing. This is about money and profit over people. Don’t try to make that pretty.	c
70	Would the applicant consider providing relocation assistance to the existing businesses onsite? Better yet, having the medical offices return to the ground floor once the building is complete	Anonymous Attendee
71	Kenneth Brown Would like an opportunity to comment. Thank you.	Aaron Brown
72	can a roadblock be put on King so bike and local traffic use it but not uc commuters?	Anonymous Attendee
73	Of the proposed 60 units, averaging 500 square feet, how many are studios ? How many are 2 or 3 bedrooms? Are the 14 parking spaces on the first floor adjacent to the commercial space? The is a very small commercial space, less than 1400 square feet, does this meet the requirements?	Rhonda’s iPad (2)
74	This looks like a great project, and I support it fully. Looking forward to seeing it advance.	Cory
75	If less parking means more people have a place to live, I'm fine with it. We have too many cars here!	Ryan Lawler (He/him)
76	Thank you, Aaron! Aaron speaks eloquently and truthfully	c
77	Will all of the q&a be available to the community?	Rachel M
78	Can speed cameras be installed on Mission to help save lives?	Anonymous Attendee

#	Question	Asker Name
79	What are the proposed rental prices for each type of unit for both fair market and affordable?	Robert
80	Please make Mission more bikeable!	Ryan Lawler (He/him)
81	I support what Aaron Brown said. I support 3 or 4 story buildings. I hope for higher percentages of affordable units. 6 and 8 stories are too high next to single family homes. And local ADU's. I ask that the city restrict the project to 4 stories.	Peter Klotz-Chamberlin
82	IT IS A HIGHWAY !!!!!	c
83	NOT SAFE	c
84	I meant I support ADU's as neighborhood consistent.	Peter Klotz-Chamberlin