



1214 Soquel – Sr. Housing / Affordable Housing Pre-Applications
9/29/26 Community Meeting Notes

Site Design	Building Design	Parking/Traffic	Other
Renderings do not show space for the contemplated landscaping	403 Pacific (like) & 555 Pacific (dislike) & 418 Water (like)	Not enough parking / concerns about parking spillover to the neighborhood	Sited at an appropriate location w/ good transit access & nearby businesses
More park space and green space/landscaping desired	Desire for reduced density / smaller scale design	Consider unbundled parking and residential parking permits (add appropriate pricing for on-street parking); desire for enforcement of residential parking permit requirements	Long-term affordability after the initial deed restrictions apply?
Concern about space for public improvements (widened sidewalks, etc.)	Desire for more commercial space	Waymo and other transportation options will mean fewer parking spaces will be needed	Concern about commercial business displacement, loss of commercial space (and desire for more commercial, larger commercial spaces, & support for local businesses, not chains), job losses, rents for businesses in the new building, and effects of commercial demolition on other businesses in the area – also how to help existing

			businesses during construction
Soquel driveway is too large now – improve pedestrian and bike safety by removing that driveway	Consider context, including historic buildings nearby, and have smaller storefronts to replicate rhythm of other smaller storefronts in the area	Concerns about pedestrian safety, especially at this intersection	719 Darwin as alternative option for senior housing & other sites (without existing businesses) are preferable locations
Likes idea of larger open space at the corner	Upper floor stepbacks desired	Rio Theater & roller rink events use up nearby parking	Encourage local hiring and apprenticeship programs
Ingress behind roller rink is limited width for utility access	Rooftop garden could increase landscaping opportunities	Traffic in the area is bad already	Need affordable housing and community businesses
Does not want dumpsters left on the street	Prioritize commercial space over parking	Add bike parking / support bike parking	Support for affordable housing; and also preference for senior living over affordable housing
	Concern about first floor setback/recess with upper floors above – gives appearance of building looming over first floor/pedestrian	Separated bike lanes – desire for expanded facilities	How many more meetings on this project, how to stay involved/informed, and what are next steps? Encourage working with neighbors in a consistent way.
	4401 Capitola (like); 844 & 855 Almar (like, not love – likes parking provided); 211 Gault (likes reveal that goes back) - - does not like open balconies & items stored in the space; 525 Cedar (dislikes); dislikes stucco	Can school busses support families in the new building	Concern about infrastructure to support project
	Murals look cheap	Eliminate parking as a way to decrease costs; house people not cars; want fewer cars in the area	Questions about rent costs for affordable units

	Prefer natural materials	Removal of businesses will increase car trips to access same or similar businesses elsewhere	All electric preferred to improve indoor air quality
	Affordable housing at Cedar at Cathcart (like)	Desire for commercial parking	