

Q&A Report: City of Santa Cruz, Community Meeting: 1214 Soquel Avenue, CP26-0103 & CP26-0104

#	Question	Asker Name	Answer	Answer Name
1	there is an echo when you talk. You probably need to mute one of your divices.	Andree LeBo		
2	East side (next to the Gault St homes) •Step the building back at least 10 feet above the 3rd floor (Level 4, 38') along the east property line. Add a further step-back above Level 5. •Leave out balconies on the east side facing the townhomes. Use frosted or clerestory windows on that side for Levels 2–6. •Add a landscaped buffer, at least 10 feet deep with evergreen trees, along the whole east property line. •Provide a shadow study showing winter solstice, equinox, and summer, at 9am,	Julie, Pergola Specialist & Landscape Designer		
3	I am not able to stay for the entire meeting but I want to have it recorded that I am 100% against the proposed development. I have been going to those stores for decades and do not want my community to destroyed for the profit of a developer...	catherinebayer		
4	since we cant see the participant list can you tell us how many people are on the call?	Anonymous Attendee	Currently 278	Samantha Haschert

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5	' •Keep a ground-floor space for the USPS East Santa Cruz Station, or commit in writing to a nearby relocation before demolition. •Give current Seabright Plaza tenants a written right of first refusal on the new commercial space, at comparable rent. •Provide a relocation plan and at least 12 months' notice before any tenant is displaced. •Size at least two ground-floor spaces under 1,500 SF, so local small businesses can afford them and national chains don't take everything.	Julie, Pergola Specialist & Landscape Designer		
6	are youadvancing the slides? I am just seeing the first slide.	Nancy Gieringer		
7	Please don't do this to our community. We love and need the businesses that are here and this will create countless issues for our community. I'm all for more housing but there already isn't enough street parking.	Holly Zynda		

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8	Move one or both garage entrances off Seabright Ave, or combine them into one driveway placed as far from the Soquel/Seabright signal as possible. •Where the driveway crosses the bike lane, add a raised crossing, visibility triangles, and a warning signal for exiting cars. •Show a dedicated on-site loading and delivery area, off the street. •Show where trash and recycling are stored and picked up, with collection kept off Seabright during peak hours. •Provide a trip generation study and	Julie, Pergola Specialist & Landscape Designer		
9	How can I see questions being posted?	Jill Esteras		
10	I am very frustrated and upset with this project's scale and why it needs to destroy local businesses.	Rena's iPhone		
11	Will the City require fire safety study? Who will pay for that?	Alice Levine		
12	Not a question - this is a HORRIBLE project.Please don't destroy our neighborhood.	eric_		
13	Is the Q & A the best way to give feedback?	Anonymous Attendee		
14	Does Horsnyder's own an easement along Soquel?	Alice Levine		

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15	why can't the project be put on pause until the existing and under development housing projects are at least at 90% capacity before moving forward?	Mary Draga		
16	Parking •Show the total parking count, broken down between residential and commercial. •Set aside short-term customer parking for the ground-floor businesses. •Include secure bike parking and EV charging.	Julie, Pergola Specialist & Landscape Designer		
17	Does anyone who supports this actually live here?	Holly Zynda		
18	Why does Workbench want this location? There are plenty of othere sites that won't ruin the fabic of this community.	Joe Ferrara		
19	As someone who lives in the neighborhood, I support placement of housing in this density in this location. My only concern is helping relocate some of the businesses to storefronts in the neighborhood prior to the demolition.	Brendan Quirk		
20	Councilmember Brunner what are you doing to fight this building proposal? Your constituents do not want this!	machelle smyrl		

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21	does that mean that this is already a done deal and moving forward no matter what?	Anonymous Attendee		
22	Can you please stop this project or move it to a more appropriate location?	Holly Zynda		
23	Will additional sewage treatment and/or sewer lines be needed? Who will pay for that?	Alice Levine		
24	Is there a way to see the other participants?	Annie Castro		
25	Seriously, how can we stop this project?	Joe Ferrara		
26	What impact on parking and traffic? I am a resident in the area and Gault and Darwin already have constant parking issues due to the apartment buildings built here	David R		
27	Is there any way to make sure there are at least 2 parking spots per unit on site and make sure the businesses don't have to pay more at the new location so they can stay on our community?	Holly Zynda		

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28	Can this project be moved to another site? These are viable local businesses. Many of us have lived in this neighborhood for decades. We own our homes. We frequent these small local businesses. Please do not put all of these businesses out of business!! Think of all the people employed in these places. Think of the traffic this will cause on our already congested streets. Seabright is a jewel. Please stay out of our neighborhood.	Jacqueline's iPhone		
29	Will any entity help relocate these businesses before their leases are ended?	Brendan Quirk		
30	Specifically, ACE is the only hardware store in this area. That is my primary concern. But beyond that, the local restaurants are also well loved and their loss would make our neighborhood less well off. The premise that one can add hundreds of units with minimal parking is stunningly ridiculous.	eric_		
31	How will the developer offer safe evacuation to the residents and community if a disaster strikes (ie: fire, earthquake and tsunami) and the residents of the proposed development and surrounding community need to safely evacuate from the area when only offered the minimal road infrastructure	Kimberly Hill		

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32	Lookout Santa Cruz said Workbench said they are proposing 200 units. https://lookout.co/why-bright-plaza-matters-for-santa-cruzs-housing-future/story On their website they say 305. https://workbenchbuilt.squarespace.com/bright-plaza Which one is it? And only 1 parking space per unit seems unrealistic. There should be a study on overflow parking and traffic concerns - especially for emergency vehicles.	ms		
33	What does affordability look like in real number and will they be on site or banked for another location?	Holly Zynda		
34	Will WB commit to using 100% local labor?	Anonymous Attendee		
35	Can you save the local businesses? This design ruins the walkablity of my neighborhood (I live several blocks away and these businesses are very important to my wellbeing as a Seabright resident.	Rena's iPhone		

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36	What power do we have as community members to stop this project?	Holly Zynda		
37	Why do you want to ruin a quintessential pillar of the community. The only people who will move into this disaster are transient students whose parents are paying their ways through college. We all know this won't be affordable. How many low income units vs units total? Why can't this project be moved to where Geoffroy's was? That is a dying strip mall and this is a pillar of the community.	Shelby		
38	Can you please provide statutory references for the three laws mentioned at the outset, so members of the public can see what is required.	Gary Patton		
39	What is the contact information for the applicant?	Holly Zynda		
40	Given how many apartment projects have been built recently and are in various stages of approval why do we need this project? I have heard that the City has exceeded the necessary number of new build units for all income levels except high income. Therefore how does it benefit our community to tear down beloved businesses to build more of the same ad infinitum?	Jennifer Price		

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41	Also why isn't this in person? This zoom meeting is silencing the people it will affect.	Shelby		
42	What do they plan to do for emergency vehicle access?	Holly Zynda		
43	How do they plan to manage the traffic at that intersection?	Holly Zynda		
44	Destroying businesses does not support local business.	eric_		
45	will parking for the businesses be included because they will not be able to survive without parking.	Mandy		
46	how many comments to date? tell us about really the level of support for this?	Anonymous Attendee		
47	Is this a done deal? Do not want this horrible project. It will be too expensive for the small businesses to build out this site.	Caitlin's iPhone		
48	Is there a way that SC can mandate that WB accommodate the beloved businesses that make this area so vital?	Anonymous Attendee		

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49	Can you incorporate public space into the design such as a courtyard?	Brendan Quirk		
50	We don't care about the design. We don't want the businesses we love displaced and our community changed irreparably.	Holly Zynda		
51	Can you incorporate art deco design features?	Brendan Quirk		
52	Where is the property owner located? Locally? In state? Out of state? Out of country?	Holly Zynda		
53	Would existing businesses be able to return at current's rent?	Anne Fliesler		
54	Why isn't ucsc counted in the numbers? Why do we have to be ahead of the count when we are on top of it more than other counties.	Anonymous Attendee		

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55	What does pre-proposal mean? Will this lot definitely be redeveloped, or is it a question whether this site will even be redeveloped? The local businesses here are very actively patronized by the residents, so putting a new development on an empty lot or a less active/diverse site instead seems less disruptive to the residents.	Anonymous Attendee		
56	was there a meeting about why the city chose this site to begin with? like did the business owners want this or why there specifically?	Anonymous Attendee		
57	When is the CEQA review?	Mike Matthews		
58	Will this large development be constructed while also keeping Soquel and Seabright open to automobile, buses, pedestrians and bikes? How long will it take to construct?	Anonymous Attendee		
59	Has the project conducted an actual parking utilization study during the busiest periods for the existing businesses? If so, will that study be made available to the public? How many parking spaces are currently available to customers and employees of the existing businesses, and how many will remain after development? How many spaces are being lost?	Alice Enochs		
60	Great job you guys!	Matthew's iPhone (4)		

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61	Can you clarify on the ministerial process, is there any way to stop this development with that process as an option	Anonymous Attendee		
62	What is the expected impact on nearby residential streets if customers can no longer find parking at the development? Has the City modeled or studied potential parking spillover into surrounding neighborhoods?	Alice Enochs		
63	specifics on finding the Project web page, please. Thanks.	Ginny		
64	When the city updates the project page, can they indicate ON THE PAGE what/whre the update is?	Debra		
65	We don't want this in our community.	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
66	As an architect, I'm disappointed in the design of Bright Plaza and do not think it is a welcoming addition to the neighborhood. It is quite prominent and off-putting and question the architect-developer's goals. I have worked in high density house projects in Seattle and Bay Area and understand the developer's goals in creating a building that is profitable, which means maximizing density and lower quality finishes. I understand that WorkBench's goal as developer. But as the Architect of Record, I question Workbench's ethics in designing this monstrosity and whether they want this to be their lasting legacy in Santa Cruz. I'm all for high density design and walkable cities, but we need to promote better DESIGN to this city. Think of Europe, classic architecture, simple yet rich palettes. It can be done.	Catherine Tumanguil		
67	How much funding for this project is coming from the State?	cynthiakent-mills		
68	Tim Gordin is a coward!!!!!!	machelle smyrl		
69	What specific design changes have been considered to make the building more compatible in scale, massing, height, and appearance with the surrounding residential neighborhood?Has the City considered requiring the building to step down toward the surrounding homes rather than presenting a large, continuous six-story wall?	Alice Enochs		

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70	We own a home on Gault St. and we have some major concerns about how this project will impact or community: 1. The toll it would take on our community by eliminating the businesses in Seabright Plaza. All of the businesses thrive and are an integral hub for the Seabright community. These businesses include the only hardware store within a couple miles, multiple busy restaurants, a hair salon, a nail salon, a yoga studio, a tattoo shop, a thrift shop, a laundry mat and more. These are all highly frequented business that are integral to our community. 2. Traffic / Parking: The neighborhoods surrounding Seabright Plaza already suffer greatly from a lack of parking. Us residents often have to park 2+ blocks away from home because of the lack of parking. Frankly, it is absurd to even consider adding a development which does not include a parking space for each and every unit on site.	Jeremiah & Marisol Goulett		
71	3.Fire Safety: Is the fire station on Soquel Ave equipped to handle and emergency response in a 6 story building with 200+ units? Is there a minimum threshold for fire response in Santa Cruz related to all of the high density buildings that are going up?	Jeremiah & Marisol Goulett		

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72	What consideration has been given to reducing the overall size of the project so that it remains more proportional to the existing neighborhood?	Alice Enochs		
73	Please, Tim. Don't do this to us.	Holly Zynda		
74	Samantha, regarding your point about the City missing its market-rate housing goals: what specific data or metrics are you referencing? I've noticed empty units at recent developments along Pacific Avenue, so I'd like to know the city's current market-rate vacancy rate and how progress toward these housing targets is measured	Travis Tinsey		
75	Workbench is destroying our city	machelle smyrl		
76	You do it to make money. Don't pretend.	eric_		
77	What about our loved local businesses?	Holly Zynda		
78	A comment: I've lived in the neighborhood since 1974. This retail area is one of the things that make this neighborhood so walkable. The project is ugly, oversized, does not have enough parking and will have negative traffic impacts. The existing businesses are what makes this neighborhood attractive to seniors.	Anne Fliesler		

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79	What will happen to the existing businesses currently serving this neighborhood? Is the project intended to accommodate them, or will the existing businesses have to find new locations? Has the City analyzed the economic and neighborhood-serving impacts of replacing the existing mix of businesses with a much smaller amount of commercial space? How will the proposed commercial space be configured, and what types of businesses does the developer anticipate it will accommodate?	Alice Enochs		
80	Are there no other developers besides Workbench who are made aware of available sites for housing? Give other firms a chance!	Pixel 5		
81	This has nothing to do with housing insecurity. How many homeless will this get off the streets. I dont care about your personal story Tim	machelle smyrl		
82	I was raised very poor and not taken care of and beaten. That doesn't make building an unethical project in a community that doesn't want it in this particular spot. In other parts of Santa Cruz, for sure, and in fact there's an empty lot right by staff of life. Build there. Please don't irreversibly change our community and our beloved local businesses.	Holly Zynda		
83	Thank you for sharing about how this is personal Tim.	Dave Hopkins		

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84	During construction, will any portion of Soquel Avenue, adjacent streets, sidewalks, bike facilities, or parking areas need to be narrowed, closed, or used for construction staging? If construction requires lane closures or reduced roadway capacity, what is the anticipated effect on traffic at this already-congested intersection?	Alice Enochs		
85	We love housing. We want more. Just not in this exact location.	Holly Zynda		
86	Tim, why are you continuing to pursue a project in a place where the neighborhood doesn't want it?	Shane Skelton		
87	Sorry you had a rough childhood. How does that relate to you wanting to ruin our neighborhood?	Jacqueline's iPhone		
88	What restrictions will be placed on construction deliveries, trucks, cranes, staging, and worker vehicles to prevent additional congestion during peak traffic periods? Will the developer be required to provide a detailed construction traffic management plan before construction begins? If so, will that plan be available for public review?	Alice Enochs		

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89	What is the expected construction duration, and what portion of that period is expected to involve significant impacts to traffic, sidewalks, or public rights-of-way? How will pedestrian and bicycle access through the area be maintained safely throughout construction?	Alice Enochs		
90	How much time will you give community to ask questions since Tim's is taking long time already?	Senka Pavisic-Bogren		
91	Touching story. Thank you. Now put this somewhere else.	Joe Ferrara		
92	Pick one. It's seniors or not. Those two are emphatically different.	eric_		
93	Who are these seniors and the low income people that will fill up these units? We already see so many built units that are sitting empty that claim low income. Also commercial is way over built.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
94	What analysis has been done of the project's impact on the City's water and sewer system? Has the City determined that existing infrastructure has sufficient capacity to serve the additional residents? Will this project require upgrades to water, sewer, stormwater, electrical, or other public infrastructure? If so, who will pay for those upgrades	Alice Enochs		
95	Your not funny Tim, this has major impact on our neighborhood	machelle smyrl		
96	Why not having this meeting in person as well on zoom?	Senka Pavisic-Bogren		

#	Question	Asker Name	Answer	Answer Name
97	Has the project been evaluated for its potential impact on emergency response times, particularly given the existing congestion on Soquel Avenue and the possibility of additional traffic during construction? Has the Fire Department or emergency medical services provider identified any concerns about access to the site or surrounding streets during construction or after completion?	Alice Enochs		
98	Tim, people who are experiencing the kind of housing insecurity you did as a child will never, ever, be able to afford any of the rents in your projects.	Shelly D'Amour		
99	Workbench should only work on projects in ethical locations. Don't take our places that are working. Please only select purchasers who buy land that's not already being used by well-loved businesses that sustain our community and make sure they have enough parking to sustain them.	Holly Zynda		
100	How many Significant Projects (6+ floor) has Workbench completed?	Hil Hamm		
101	Who is the owner of the property?	Karen Kefauver		

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102	What alternative project designs were considered that would provide the proposed housing while reducing the building's height, mass, and impact on surrounding properties? If the project requires multiple exceptions from established development standards, what public benefits does the City believe justify those exceptions?	Alice Enochs		
103	Is CEQA review required for this project? If so will a traffic impact analysis be required?	Anonymous Attendee		
104	Q: how is this not honey coated PR? Q: How can someone who has lived in Seabright support this? Q: why do I not feel this is a "community" meeting? Perhaps because all of you have already made up your minds and this is just a hurdle? Perhaps I already know the answer?	Anonymous Attendee		

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105	Why not help refurbish the properties and not displace the businesses and greatly harm our community?	Holly Zynda		
106	Was the last gentleman trying to tell us that people with true housing insecurity will be able to afford a single unit in this development? His personal story has no relevance here.	Anonymous Attendee		
107	Tom Nelson is all about money	machelle smyrl		
108	Considering that home ownership represents a fundamental desire of most people, rather than rent that dissaptes from bank accounts year after year, why can't this development include more condo's or tiny single family homes where home equity could lead to more upward moblity for first time homeowners? Even seniors like personal jurisdiction with home ownership. Why can't housing security promote innovative approaches to home ownership?	Anonymous Attendee		
109	Please clarify why the property is no longer "economically viable" in its current state	Anonymous Attendee		

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110	move the businesses into tent city?? is that what you just said?	Anonymous Attendee		
111	Oh workbench is the purchaser. Tim, you are familiar with the neighborhood. Please don't do this.	Holly Zynda		
112	the current tenants will be out of business during construction. Many of them won't return. Those that do will face higher rents.	Joe Ferrara		
113	Almost all of us want more housing and, more importantly, affordable housing. This is not the way or place to do it.	Holly Zynda		
114	I've lived in Santa Cruz for 31 years. This location is one of the last pure spots of real estate that allow small businesses to have affordable-ish rent, ample parking, and a neighborhood feel that is truly Santa Cruz. I can't think of one single person - other than the developers and financially-driven interest groups - who want this development project to move forward. Frankly, I can't believe these are long time Santa Cruz residents who are involved in proposing this project. It's terrible. Please don't do it.	Anonymous Attendee		

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115	How do you propose to handle cutting this traffic artery during the build? And HOW LONG will you allow this to happen?	Anonymous Attendee		
116	There are so many empty lots around this neighborhood. Why not buy and build something on one of those and make sure there's plenty of onsite parking. They can't fill the mixed use business spaces downtown, how is it going to be different here.	Holly Zynda		
117	You want to destroy the businesses we walk to.	eric_		
118	The 100% affordable developments at 844 & 850 Almar Ave. and 4401 Capitola Road were successfully approved and integrated into their neighborhoods as three-story structures. What specific site constraints at Seabright and Soquel require this project to be twice that height at six stories?	Random		
119	Tim, you seem like an ethical person. This is not ethical.	Holly Zynda		
120	What is AFFORDABLE HOUSING Mean?	Todd Rumbaugh		
121	Commercial space only 5000 sf. 1/2 of current Ace.	Alice Levine		

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122	How can current commercial space business owners be supported to move elsewhere and move back when the project is completed?	Anonymous Attendee		
123	I favor housing for seniors.	Pixel 5		
124	How does 5,000SF accomplish any where near what we now have?	Anonymous Attendee		
125	My understanding is that the commercial parts of mixed use buildings are often unaffordable, inaccessible for other reasons, and often remain empty. What is your plan to address this?	Anonymous Attendee		
126	What about parking for the businesses if they are able to survive the destruction and development timeline. Street parking is very impacted. The public library a block away needs street parking also with a very small parking lot.	Carolyn Coleman		

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127	Can the developer and City identify the specific regulatory agreement that would govern the affordable units, explain who will enforce it, and clarify what happens when its 55-year term expires? After that term, can the units be rented at market rates, and if so, what permanent affordability benefit will remain for the community?	Antonio Gualco		
128	Can the senior housing be combined with subsidized student housing, and the whole thing be way less ugly? How about a hacienda style with a central courtyard?	Anonymous Attendee		
129	You should include a child care facility	Anonymous Attendee		

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130	If you want those businesses to return will you give them the same if not less rent? Given the huge disruption of their businesses? If you say you want it, how will you guarantee this? “Probably leaning towards affordable housing at this time”? Wtf?!? Why should we care about YOUR bottom line? And the affordability restrictions are tax write offs?	Anonymous Attendee		
131	Who will own and operate this development?	Anonymous Attendee		

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132	Is this being recorded and can we access it afterwards?	Dan Cook	Yes, the recording will be posted to the project webpages as soon as possible (within the next week). Here is the link to one of the project webpages, where there is also a hyperlink to the other project webpage: https://www.santacruzca.gov/Government/City-Departments/Community-Development/Current-Planning/Significant-Projects-Planning/Projects/Soquel-Avenue-1214-CP26-0104	Rina Zhou
133	What would be the square footage of the 3 bedroom unit?	Anonymous Attendee		
134	What is AMI?	Suzie Golden-Riley		
135	The City of Santa Cruz is required to build 1,421 affordable housing units in total as part of the RHNA for 2024-2031. The total requirement of 3,736 is for housing units overall.	Anonymous Attendee		
136	How do You guaranteed that these would go to locals?	Caitlin's iPhone		

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137	6 stories is too high for that location!	Carolyn Coleman		
138	What percentage of the units will be for affordable housing?	David R		
139	What is your definition of “Long Term”?	Richard Irish		
140	Construction will impact Horsnyders. How will you mitigate impacts on them and their clients, many of whom have health concerns or disabilities?	Pixel 5		
141	Maybe leave our community alone and just refurbish the existing spaces if they are so decrepit.	Holly Zynda		
142	How much will be allotted to commercial space?	Susan Bruckner		

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143	Has the project considered incorporating meaningful outdoor space for both the commercial businesses and residents? Santa Cruz has a mild climate, and outdoor dining and gathering areas are popular throughout the city. Could portions of the ground floor be set back to create attractive outdoor spaces in front of the businesses, while upper floors are stepped back to create terraces or patios for residents? This could provide valuable outdoor space while also breaking up the large monolith.	Alice Enochs		
144	health and Safety are the concerns	Todd Rumbaugh		
145	what is the smallest residential project you could build and still make a profit as developer?	Alice Levine		

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146	Your slide about affordable housing is missing condos in between rentals and home ownership. Why is that not part of the conversation?	Jennifer Price		
147	Why aren't you planning enough parking spaces or reducing the size if you can't build enough?	Holly Zynda		
148	To be clear, I'm referring to the 55 year restriction referenced in Workbench's Lookout article. If the 55 year restriction is true, and this will revert to market rate housing, this is "temporarily affordable" housing, not truly affordable. Also curious as to whether this will be a CTCAC project.	Antonio Gualco		
149	When will a CEQA report be available	Catherine Tumanguil		
150	who's the developer?	Anonymous Attendee		
151	seabright traffic is terrible and i am afraid this will make it worse	Todd Rumbaugh		

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152	Specifically, how many square feet of commercial space will you be demolishing?	Dave Welles		
153	What level of public improvements are you committing to? Road widening, intersection improvements, sidewalk widening, utility improvement, etc?	Anonymous Attendee		
154	How is traffic going to be managed during development given that there is also a proposal for changing the Water / Soquel junction to change Water to one way?	David R		
155	How is more housing going to lower the cost of living? This hasn't worked in cities like San Francisco or NYC, so why would it work here?	Anonymous Attendee		

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156	Seeing the affordability numbers, it was not clear what percent of median income was considered affordable ... and then being able to see in that chart what the rents would be... was hard to know where that was going to land...	batya kagan		
157	Any off-street parking included for the businesses?	Carolyn Coleman		
158	Both of the streets are narrow. How are your improvements going to help traffic? Adding a bike lane will only cause additional traffic issues.	Anonymous Attendee		
159	That service alley is very dangerous already	Holly Zynda		
160	• Balcony Design: Will the city mandate that the developer eliminate open balconies in favor of enclosed or inset designs to ensure that stored personal items are not visible from the street along this major visual corridor?	Anonymous Attendee		

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161	How much commercial space will be available for any returning businesses ? How many will fit in that space ?	Anonymous Attendee		
162	How does the sq footage of commercial usage in the proposed design compare to current site?	Anonymous Attendee		
163	Will you be subsidizing commercial tenant relocation? Will you be providing finished restaurant/commercial space and equivalent rents? Will the site have designated commercial parking spaces and delivery spaces (both commercial and delivery - DoorDash)?	ryan coonerty's iPhone		
164	These “accommodations” are grossly insufficient	Holly Zynda		
165	How much commercial space is at the site currently	JOE HALL		
166	I use the business services currently located there. Where will they be housed during construction?	Dana		

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167	How much parking for commercial use?	Holly Zynda		
168	how many parking spaces are you proposing with how many occupants	Todd Rumbaugh		
169	what are your total parking spaces on site?	Random		
170	Will these slides be on city website after today outside of the recording?	Ami Chen Mills-Naim		
171	How many square feet will the commercial offerings be? What is the difference in current vs. proposed sq footage?	Anonymous Attendee		
172	Anyone who lives here knows the public access is grossly insufficient. Pretending like we have enough public transit to reduce parking is WILD	Holly Zynda		
173	you want a family with children to have one car? So only one person works? Where do they work?	eric_		
174	A comment: you will be increasing the traffic with the housing units. It is already horrible.	Benito-Miller		

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175	I count around 30 recently existing and upcoming affordable housing project locations within the city limits. We certainly must be getting close to 1,421 to be built in the next 5 years for RHNA, are we not?	Anonymous Attendee		
176	How many WB employees with families have one or less cars?	Anonymous Attendee		
177	Since Ace Hardware downtown will be replaced by a housing project, the loss of Ace Hardware at this site will be a significant loss to the community. Will you take steps to retain a business that serves the community as opposed to yet another coffee shop, etc?	Anonymous Attendee		
178	Reduce the need for long commutes for what? We have few jobs in this community and they are fine.	Holly Zynda		
179	Are we asking questions as we go or at the end?	Danielle Solick		

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180	Can you please explain how One parking spot per unit for a complex primarily comprised of 2 and 3 bedroom units is workable?	Antonio Gualco		
181	How you justify that this is ethical to yourselves?	Holly Zynda		
182	I constantly walk past where the service alley is proposed and frequently vehicles exiting from there onto Gault aren't paying attention to pedestrians. The current walls and fences provide no visibility. What is your proposal for handling this?	David R		
183	Why are all the buildings you're inspired by so ugly????!?!?	Anonymous Attendee		
184	5000 sq ft of commercial space is 1/2 the space of the current ACE hardware	Todd Rumbaugh		
185	UGLY UGLY UGLY BUILDINGS. THEY ARE NOT BEAUTIFUL. THEY LOOK LIKE PRISONS AND TENEMENTS. YOU'RE GONNA HVE TO DO BETTER!	Joe Ferrara		

#	Question	Asker Name	Answer	Answer Name
186	Local planning commissioner emphasized that varied rooflines make for more interesting architecture.	Pixel 5		
187	Can you clarify how many square feet are the current businesses occupying verses the proposed project?	Kim's iPad		
188	Can you not understand we don't care about the look or height or style. This is not an ethical location. You bought it. Treat our community our our businesses with care. Go buy a more appropriate place. There are quite a few around here. Make sure there is parking. Don't displace or change the community we love. You claim to be ethical and care about housing. Buy and build it in appropriate places. We love housing we love it built right.	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
189	Comment - I don't see any charm or interest her. - Looks like "San Jose" architecture that is so boring and the rubber stamp these days.	Anonymous Attendee		
190	This parcel is located in Mid Town, which has the nickname “The Banana Belt” because it tends to be much warmer than the rest of Santa Cruz. On a foggy day, it will be sunny and hot in this neighborhood. As the climate changes in the future, the temperatures will be increasing. Will this building have air conditioning?	Anonymous Attendee		
191	Where do the commercial customers park?	Mike Matthews		
192	You call it Bright, but then call it Midtown. Pick one.	eric_		
193	Omar is delusional if he thinks one parking space per unit is adequate	machelle smyrl		

#	Question	Asker Name	Answer	Answer Name
194	Hey Omar, this isn't Seabright neighborhood. It's midtown. We don't care about the things you are talking about. This is a deeply unethical action. Build affordable housing in midtown, just not here.	Holly Zynda		
195	The 3 podium plus 5 wooden framed residential floors model ...are you saying 8 stories total? That's what it adds up to me.	Kim's iPad		
196	Why can't the developer simply design a project that meets existing local standards? Why does it have to be many times bigger than existing local standards?	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
197	please no cheap, flat paint jobs or loud murals to cover up bad architecture—the new River Front project downtown already looks incredibly cheap and uninspired. If you want to see how high-density development should be done, look at the architecture being built in towns like Boulder, Colorado, and Bend, Oregon. Those cities mandate real structural color shifts built with high-quality, organic materials like real wood siding, natural stone panels, and textured brick.	Anonymous Attendee		
198	I would love to see an option that captures the mission style roof line and less the box, flat roof. A building that fits Santa Cruz and will be an aesthetic legacy to be proud of.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
199	Open space and design •Provide usable outdoor space for residents, such as a courtyard, podium deck, or rooftop, including a play area for kids. •Keep or replace the existing street trees along Seabright and Soquel, one-for-one at minimum. •Break up the long west (Seabright) wall with more material changes and vertical breaks. Right now AP3.01 shows mostly repeating white and grey. It looks like Eastern Europe Tenements currently.	Julie, Pergola Specialist & Landscape Designer		
200	You're missing the point with this presentation.	Holly Zynda		
201	If this project is not approved what is your alternative location choice?	Joe Ferrara		
202	Where are the traffic, enviro, water, sun blocking studies? When can we see them?	Liz Massingill		

#	Question	Asker Name	Answer	Answer Name
203	How much commercial space are you going to demolish vs how much commercial space will you rebuild (please provide square feet)	anita		
204	Nobody commenting here will live in this building.First, is it senior or 'affordable'?Can't comment on what it isn't.	eric_		
205	where is a list of all the workbench projects that are complete where we can perhaps see other design elements we like (or don't)	Karen Kefauver		
206	How do we join the queue to speak?	Anonymous Attendee		
207	no way to unmute	Danielle Solick		
208	Might want to tell people how to unmute. It's not obvious	eric_		
209	can you make the setback from seabright & soquel more than 10 feet.? 15 at least. where are the trees? would like too see very tall trees to cover the budiling. Thats a lot of cement.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
210	Tell callers how and where they can unmute on our screens.	shelley hatch		
211	I don't think attendees can unmute themselves	anita		
212	where do you unmute in this forum?	Anonymous Attendee		
213	why are we not creating housing that people can buy into for their first home. All of this money in rents will not go towards home ownership That people can buy and create equity and pride in these apt/condos	Amy Harrington		
214	Don't build here. Increasing the carrying capacity of the city increases traffic and air pollution, ruining the existing neighborhood. I want and bike this neighborhood every day. Go away and don't build here.	Emily Coren		

#	Question	Asker Name	Answer	Answer Name
215	Regarding affordability, Workbench listed many brackets for AMI rates, what is the actual rate they are planning to use? Also, are they committing to keeping rents affordable for the businesses?	Anonymous Attendee		
216	does the city of SC have any power over whether the project goes through the ministerial process or not? Sounds like if it does the city has no say	Mary Draga		
217	Where do we turn on our audio to talk. How to unmute..?	CandaceB		
218	I wondering how green this project would be? Solar panels? Heat pump heating/ cooling? Construction materials etc?	pauline seales's		

#	Question	Asker Name	Answer	Answer Name
219	Can you provide information on why these can't be built as low income single family homes, with some commercial space, so that families can purchase and make investments. Ps. I don't support this project and believe it should stay upgraded commercial space. Please keep the high rises to downtown Santa Cruz.	Anonymous Attendee		
220	Can you make sure if anyone has a financial interest in the project, or work for the designer/project developer, that they state so?	Anonymous Attendee		
221	The pavillion style roofline across from the clocktower downtown is a good example.	Anonymous Attendee		
222	Why did no one shut down Brenden who didn't have a question and tried to represent ally of people? I am so curious?	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
223	Why does this feel staged? Hmmm 🤔	Anonymous Attendee		
224	I have a roomful of seniors, and don't see the microphone, how would I proceed for each if they choose to speak?	Robbin Milne		
225	I bike all the time in that area. I want large green market bike lanes.	Anonymous Attendee		
226	Why is the design look like a prison? Seriously?!?	Anonymous Attendee		
227	Why is this Zoom-only? Why can't you, the Planning Dept & you, the Developer meet the public in person?	Grant		
228	Design is not a consideration for our community. Don't do this here. Buy another property that's more appropriate and do it in an ethical way. Please.	Holly Zynda		
229	Why do I feel like the presenters do not care? And why were only people wanting to speak prioritized?	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
230	Do you have any intentions of incorporating any of the feedback that you have received even if there is a financial impact to your profit?	Anonymous Attendee		
231	Yes on the removal of CooperHouse. Agree, Candace	Anonymous Attendee		
232	Tim, I worked at Facebook and Apple, and. I had to justify that to myself to sleep at night and I get it. Please think about what you're doing and the feedback you're getting on this one. There's a giant lot down by taqueria Santa Cruz. Buy one of those.	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
233	For design feedback, my biggest concern is providing adequate parking for the commercial businesses and their customers. I would actually prefer a shorter building with fewer residential units and less residential parking if that would allow the project to preserve more customer parking for the existing businesses.	Alice Enochs		
234	The design has not and will never be the concern. Please reconsider and buy a different location. I know you have invested here and feel the need to follow through or your company does but this is just wrong.	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
235	There are already many spaces available on Soquel for small businesses, but the real issue is that small business owners often cannot afford the rent. You are kicking those wonderful businesses out to build this so called affordable housing. Santa Cruz is becoming increasingly congested, yet there does not seem to be a clear plan to address traffic or improve public transportation. Why don't you address the infrastructure needed to support the growing population?	Anonymous Attendee		
236	Comments here in print to facilitate share my views...	Dan Cook		

#	Question	Asker Name	Answer	Answer Name
237	How many employees will be losing their jobs? Do you really think that these small businesses can last the years that they are pushed out and will gladly be able to afford to come back in? Will the developer be willing to build in the infrastructure gratis for what the 3 restaurants would need. It probably can cost up to 500k to outfit a new kitchen. I would really like know which business owners are excited to come back. I am having a hard time believing that.	Kim's iPad		

#	Question	Asker Name	Answer	Answer Name
238	My name is Dave. I'm a Santa Cruz homeowner, I live in this neighborhood, and I work in retail downtown. I support this project because I believe in property rights and in building up rather than out. Santa Cruz has limited land, and I would much rather see us add housing on already-developed sites, close to stores, jobs, services, and transit, than continue pushing development outward into our open spaces. Working in retail downtown, I see another side of the same problem. The cost of living makes it increasingly difficult for the people who work in our local businesses to live in the community they serve. Housing isn't separate from having a healthy local economy. I'm a homeowner who wants more housing choices in my own neighborhood. I believe property owners should be able to make productive use of their land, and that Santa Cruz should grow up rather than out.	Dave Hopkins		
239	How will the obstruction to this major artery of our community be mitigated?	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
240	I am very concerned by what we just learned about the amount of commercial space. If the proposed commercial space is only about 40% of the existing Ace Hardware space, then it represents only a tiny fraction of the total commercial space and businesses currently operating on this site. What is the City's justification for such a dramatic reduction in neighborhood-serving commercial space?	Alice Enochs		
241	"A good example that I said..."?	Anonymous Attendee		
242	Per Rickey's comment, Waymo doesn't exist here. Also does he live in this neighborhood, has he ever been through the parking permit process, what about friends and family?	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
243	Comments here in print to facilitate share my views... I am coming into this discuss with a framing of how to be effective in communicating how to bring the project inline with the community so we are all working towards the same goal. We need housing, we need to not gut a community and need to implement housing in a way that improves the community. I belive that community interests are to retain what is fundamental to what makes Seabright unique and special. Seabright is different than other “neighborhoods”. It is not just a neighborhood, but a community within Santa Cruz. It is different than John Franks Park, Grant Park, Cirlce area, Garfield Park, etc. Seabright is different due to the two business centers (Bright Plaza on the upper end, Seabright/Murray area in lower Seabright) as well as the Harbor, Museum and historically significant housing, including multiple unit properties.	Dan Cook		

#	Question	Asker Name	Answer	Answer Name
244	Two clear areas that can put this development in alignment (or not) with the interest or benefit of the community: 1)Successfully retaining businesses 2)Parking for all units You (Tim Gordin) have lived in Seabright a very long time, if aligned with the community, include appropriate parking for all units.	Dan Cook		

#	Question	Asker Name	Answer	Answer Name
245	A couple of brief comments: 1) The scale of this project is so far out of balance with the neighborhood. Projects these large fit so much better in the downtown area, where projects of this scale already exist, or on the west side, where recent larger-scale projects have been completed; 2) Why are these projects such a zero-sum game, where the state has reacted to the housing shortage by allowing very large and dense projects to come into many parts of the city, and of course the developer ALWAYS chooses to maximize what they're allowed to do, regardless of the fit in the community? This project, namely the scale of it, is just a terrible fit for this site.	Todd Davidson		

#	Question	Asker Name	Answer	Answer Name
246	You have repeatedly talked about preserving the vibrancy of the Seabright neighborhood, but the existing businesses are a huge part of what makes this neighborhood vibrant. These are places residents actually use and walk or bike to. Why is the project adding hundreds of housing units while eliminating so much of the commercial space that currently serves the community? Can the project be redesigned to preserve substantially more of the existing commercial space?	Alice Enochs		

#	Question	Asker Name	Answer	Answer Name
247	Commit to providing the same commercial space with financial support to for all business to keep them open during construction (somehow) and keep their rents in line with their ability to stay open in this location. These will all impact the financials of the project, but if building on this site, it is critical to not lose the special unique nature of the Seabright. Historically, past projects have replaced old homes that are now not ideal on a busy street, or empty or run-down commercial properties. The few projects that have proposed to replace decent properties are typically smaller suites that are service oriented and relocation is not as difficult as the existing business impacted by this project. These businesses are really important to Seabright.	Dan Cook		

#	Question	Asker Name	Answer	Answer Name
248	You share that you prioritize affordable housing, the existing businesses... On the businesses, there needs to be a financially viable path for them to survive the build time and financially guarantee they can re-enter the space without a build-out cost that is prohibitive. I have heard tonight that there is one parking space per unit, this is good (thanks, great improvement), I would like to have a bit more as any overflow will end up impacting the existing residential area. I have heard that you are open to and considering more commercial space. This is also good, but the example was shown as 10,000 rather than 5,000 square feet. The existing commercial space is closer to 32,000 square feet. Ace Hardware alone is about 8,800 square. You really need to have significantly more commercial space to retain the businesses.	Dan Cook		

#	Question	Asker Name	Answer	Answer Name
249	It is hard to focus on design styles and materials until the basics above are addresses. The impact is more than housing, please, please advocate for how to represent the community to assure retention of the businesses and not over build.	Dan Cook		
250	Where do the customers of all the vendors park?	Anonymous Attendee		
251	Can the earlier speaker repeat the addresses she was holding up as examples of good and not good architecture?	Anonymous Attendee		
252	i like this size and design- 4401 Capitola Road	Anonymous Attendee		
253	question #2 : does your project include the craftsman stye house on the corner of Seabright and Gault (across from Roller Palladium	anita		

#	Question	Asker Name	Answer	Answer Name
254	Copilot said: One-Minute Opposition Statement I support affordable housing, but I oppose this project as currently proposed because the issue is not whether housing is needed. The issue is whether this site can responsibly accommodate a six-story development of this scale. Traffic and Safety: This project would add significant demand to an already constrained corridor. The applicant has not demonstrated that surrounding streets can safely accommodate additional vehicle trips, deliveries, visitors, pedestrians, bicyclists, and emergency responders without increasing congestion and safety risks.	Annie Castro		

#	Question	Asker Name	Answer	Answer Name
255	Infrastructure Capacity: Before approving a project of this magnitude, the City should require evidence that existing infrastructure, including roads, water, sewer, stormwater, and public services, can support hundreds of additional residents without degrading service levels.	Annie Castro		
256	Open space is a thought , yet don't see it on Soquel (too busy). Seabright doesn't seem viable given the current flow. So, scale back and then maybe.	Pam		
257	Why can you put two levels of parking underground and 5000 sq feet is only enough room for 4 small businesses at most	Michael		

#	Question	Asker Name	Answer	Answer Name
258	I just wanted to show my support for this project. Political campaigns have pushed the temperature too high on this project and development in general. I really appreciate the informative discussion as we all work for a better future. Please give us this housing!	Dave		

#	Question	Asker Name	Answer	Answer Name
259	Neighborhood Compatibility: A six-story building is out of scale with the surrounding neighborhood. A project of three stories or less would provide needed housing while creating a more appropriate transition to nearby homes and businesses. Environmental Concerns: Higher density should not excuse careful evaluation of traffic emissions, noise, stormwater impacts, urban heat, and the cumulative effects of concentrating so many residents on a single site.	Annie Castro		

#	Question	Asker Name	Answer	Answer Name
260	You did not include in your notes that Soquel has a art moderne 30-40s design - streamlined and rounded edges. There is a unique vibrancy to the Midtown business area and especially at night. It is often more vibrant than Downtown and Westside with activity. Do not take it for granted.	CandaceB		

#	Question	Asker Name	Answer	Answer Name
261	SB 330 and Development Concessions: The project is seeking significant relief from development standards. If the community is being asked to accept increased height, density, and other concessions, it is reasonable to ask whether the public benefits justify those departures from local standards. Community Benefits and Economic Displacement: Replacing commercial square footage does not ensure that existing businesses can return. New construction typically comes with higher rents. Without relocation assistance, affordable commercial leases, or a right-to-return program, neighborhood-serving businesses may be permanently displaced.	Annie Castro		

#	Question	Asker Name	Answer	Answer Name
262	Affordable housing is important, but affordability alone should not override concerns about safety, infrastructure, economic displacement, and neighborhood compatibility. I urge the applicant to pursue a lower-scale project, three stories or less, that better balances housing goals with the needs of the existing community.	Annie Castro		
263	Sharing Gen Alpha voices from Declan & Raleigh Heuer, ages 10 and 13 and former Seabright residents. Preference for the following types of commercial tenants in the new space: sushi, pizza, vintage/thrift, VR/gaming lounge or arcade	Kevin Heuer- Community Foundation Santa Cruz County		

#	Question	Asker Name	Answer	Answer Name
264	I am concerned about the increase in traffic in the Midtown area with all the construction going on (Branciforte/Water, Soquel/Seabright). There is already lots of traffic and congestion - especially with Soquel going from one lane to two lanes then to one lane again..... How do you plan on adresssing these issues?	Kaarin		
265	If the zoning allows for a 5-story building, how can an 8-story building be allowed?	Suzie Golden-Riley		
266	This is not an appropriate area for that level of density. 281 units at the corner of Soquel and Seabright and with possbility Commercial....Do not break the Community by doing this level of density.	CandaceB		
267	11 ACCIDENTS ON SEABRIGHT IN THE PAST 10 MONTHS...	Todd Rumbaugh		

#	Question	Asker Name	Answer	Answer Name
268	What traffic, pedestrian, fire-access, emergency access and utility studies will be required, not just for proposed development but also for the impact on the neighborhood?	Alice Levine		
269	Omar, go try to turn right from Seabright onto Soquel and then say all of this.	Holly Zynda		
270	Why don't you keep building actual affordable housing?	Anne Freiwald		
271	you talk about wider sidewalks and extra safe bike lanes, but there is already not enough space as traffic is now	Kaarin		
272	Of course it will have major traffic impact Omar	machelle smyrl		
273	Has rooftop garden been considered?	Lynda Marin(she/her)		
274	What about the impacts during construction? Lilian's, post office, Rio Theater, Horsnyders, other small businesses.	Alice Levine		
275	How are you going to widen the turn at Seabright and Soquel?	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
276	Exactly Ryan Mackel doesn't live in this area which is why he's supportive.	Holly Zynda		
277	it would be great if you prioritized commentary from the people that live here.	Anonymous Attendee		
278	Safety at that intersection required a recent no turn on red light being installed how will this be made safer along with merge lane on Soquel	Anonymous Attendee		
279	This is Kate Smit and I have comments.	iPhone (152)		
280	"Survive" not thrive. Exactly. The businesses will be displaced. We won't be able to access them during development.	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
281	Has the sale of this property happened between the owner and Workbench? Is not, would the owner consider another buyer that would consider more of the needs of the Community. Workbench is focused on density primarily and very YIMBY oriented so extreme in their proposals as is the case here for the level of density.	CandaceB		
282	can you share what the average profit margin is that investors generally expect with a project like this? what percentage of return?	Maya Lev		
283	Tim, if you're local. Please build in ethical location and ethical ways, in Midtown. We want it. Just do it right.	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
284	Ryan and Brandon/Brendon, how much does Work Bench pay you to make your comments? It is so transparent that they were canned.	Anonymous Attendee		
285	Does your website tell what local businesses you use in your current construction companies you use	Michael		
286	We want what's already there. You bought it. Refurbish it.	Holly Zynda		
287	RWright mentioned three projects that were out of scale, too dense and little parking. Those are clear guidelines but you do not seem to hear it.	CandaceB		
288	Not higher than 2 or 3 stories at that location from a Seabright neighbor.	Carolyn Coleman		
289	Also I can't see where to unmute on my screen (in the unlikely event I get called upon)	Maya Lev		

#	Question	Asker Name	Answer	Answer Name
290	She's right, commercial on the bottom is a broken model. just eliminate it.	Anonymous Attendee		
291	Notsure I got an answer to my question about parking garage exit/entaranace onto Seabright? Another road was mentioned but I don't know what that road is. Can there be a schematic? All this traffic loading on and off of Seabright will be crazy.	Ginny		
292	Please address the geotechnical results from potholing. Are the soils problematic - liquification, high water, hard soils etc.	Anonymous Attendee		
293	lol maybe many of those commercial spaces will fill.	Holly Zynda		
294	Oh they're expensive and the costs are an issue. Why are you building buildings where no one can afford the spaces so they just stay empty. We have to trust you? What?! You're planning to hurt our community, Tim.	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
295	If commercial rent is too high (likely) then that means franchises. No thanks. Let's not forget the Clocktower project.	Anonymous Attendee		
296	You don't know me, but you have to trust me? REALLY that's your sales pitch?	eric_		
297	you go Amanda!	Joe Ferrara		
298	Yes totally agree with AMANDA!!!	Carolyn Coleman		
299	I find it remarkably disingenuous to present your goals to "mirror the vibrancy and energy of the surrounding community" when you are planning to build five, maybe even six story buildings that destroy the soul of our neighborhood. Wrong plan at the wrong location.	Judy Fried		
300	How long is this meeting scheduled for?	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
301	4575 Scotts Valley Drive in Scotts Valley is a good example of a building way to close to the street with square facade and little green space and parking.	Anonymous Attendee		
302	Link to the poll for redevelopment at that site?	CandaceB	Survey link: https://www.canvaqr.com/RGT767LqIP Project webpage info: https://www.santacruzca.gov/Government/City-Departments/Community-Development/Current-Planning/Significant-Projects-Planning/Projects/Soquel-Avenue-1214-CP26-0103	Councilmember Brunner

#	Question	Asker Name	Answer	Answer Name
303	Would you share the link to the poll Workbench had as a QR code earlier? I missed it	Alice Enochs	Survey link: https://www.canvaqr.com/RGT767LqIP Project webpage info: https://www.santacruzca.gov/Government/City-Departments/Community-Development/Current-Planning/Significant-Projects-Planning/Projects/Soquel-Avenue-1214-CP26-0103	Councilmember Brunner
304	I'd like to know how long the build will take and the exact plan for existing business owners. How do the restaurants and other businesses survive during the build and then "just come back" again? What happens to the existing jobs and workers?	SW		

#	Question	Asker Name	Answer	Answer Name
305	I loved Amanda's comment. When walking in any great city the first 2 floors of any downtown buildings are architectural masterpieces. Then start the boxes above that. But does Workbench have the architectural skill to to implement that? I am afraid not. They do boxes. That is my question.	Kim's iPad		
306	It feels a lot like you all are defending ideas you're already married to, rather than absorbing feedback. also, if you're going to comment on our comments, we should be able to rebut and clarify.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
307	Where will the link to the survey be?	Anonymous Attendee	Survey link: https://www.canvaqr.com/RGT767LqIP Project webpage info: https://www.santacruzca.gov/Government/City-Departments/Community-Development/Current-Planning/Significant-Projects-Planning/Projects/Soquel-Avenue-1214-CP26-0103	Councilmember Brunner
308	We're not seeing each other's comments.	Danielle Solick		
309	Why is the density required by state law? That is unsustainable. This feels like a profit	Anonymous Attendee		
310	Just because you can do something because a bad law says you can you shouldn't	Michael		
311	Having a Zoom meeting already reduces the community feel and interaction. It's unfortunate that there is no Zoom group chat. Can that feature be activated for future meetings?	Karen Kefauver		

#	Question	Asker Name	Answer	Answer Name
312	Will this project be able to comply with the 45 degree transition requirement, one of the objective standards?	Alice Levine		
313	Is anyone answering these questions anymore?	Anonymous Attendee		
314	Rafa also doesn't live here so supports it. Almost all of us want more affordable housing. Thats not the question. This is not the place. There are tons of empty lots.	Holly Zynda		

#	Question	Asker Name	Answer	Answer Name
315	My mic is not working so I'd also like to ask WB this question: An overwhelming feeling among the people on the call tonight is that there is a deep disconnect between your team and the community. Because people are behind screens, it's easy to ignore that reality. To prove you are actually listening: In your own words, what do you believe is the core emotional and cultural reason for some of the pushback tonight, and ethically, how does your design honor that rather than erase it?	SW		
316	'@ entrance and exits , both on Seabright ? That won't cause major back ups on Seabright, as we already see now ? How much worse it will be ! This ia a punishment for our neighborhood in every way.	shelley hatch		

#	Question	Asker Name	Answer	Answer Name
317	I walk this area everyday. With the current level of traffic, I can not see anyone wanting to sit along Seabright. It is noisy and unfriendly. Why do you think your design will improve this situation with increased parking and additional traffic turning left into a parking area?	Anonymous Attendee		
318	Overnight permit parking has been implemented in Downtown neighborhoods for decades.	Ricky Longinotti		
319	How long would this project take to be completed?	Maura Kelsea		
320	Thank you, MayaSo how much would ACE pay in rent now vs. the new building?	eric_		
321	Tim. You didn't even try you can walk in there if you're local.	Holly Zynda		
322	You made a bad investment here, bud.	Holly Zynda		
323	Tim Gordin is full of @\$%^&&**	Anonymous Attendee		
324	Tom has my contact obviously	Maya Lev		

#	Question	Asker Name	Answer	Answer Name
325	Tim cares. What a joke	machelle smyrl		
326	Find another way, Tim. This project isn't it.	Holly Zynda		
327	what is affordable house prices? I make \$25 an hour and CAN NOT AFFARD more then \$2200 a month... what do you consider affordable?	Brad Davies		
328	thank you - I have heard from no one and I'm not hard to reach	Maya Lev	Maya, please email me your contact info and I'll pass it on: sbrunner@santacruzca.gov	Councilmember Brunner
329	We all get to choose how to feed our families. Destroying people's quality of life in their communities isn't the way. I did bad work. I chose to change that.	Holly Zynda		
330	Horsnyder Pharmacy is not being demolished, but given it shares a wall with the current structure, how will this affect them?	Pam Newbury		

#	Question	Asker Name	Answer	Answer Name
331	I am asking if the developer could meet with neighbors consistently. There is one group of neighbors who would like to do this. Outside of the city process.	Ami Chen Mills-Naim		
332	You can't justify destroying communities and families and their ability to live in their communities because you had insecure housing.	Holly Zynda		
333	According to my rough calculations.... the current tennants are paying a total of aproximately 150,000/month	Todd Rumbaugh		
334	To give an idea of investor returns a project like this I would anticipate would yield 30% IRR. Very lucrative for developers.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
335	Samantha is totally okay with everything workbench is doing. I have heard there is a conflict of interest with a member of workbench being on or formally employed by the zoning department	machelle smyrl		
336	WHAT'S THE REASON/purpose FOR THIS REQUEST of City to only review compliance with SB330 criteria, and, therefore, staff will not review the preliminary designs for consistency with City design and site development standards as part of the SB330 Preapplication.?	jane mio		
337	Will there be a left turn lane on Seabright into the garage to alleviate traffic backing up onto Soquel?	Pam Newbury		

#	Question	Asker Name	Answer	Answer Name
338	It's ridiculous to say this meeting early in the process is is very important, but there is no design at present. Then the public will have no say on even objective designs. We need another meeting after the designs are proposed.	Maura Kelsea		
339	Plan PLAN CP26-0104 PAGE 8 - WHY IS LEVEL 1 16' HIGH INSTEAD OF 11 LIKE OTHER LEVELS? HOW MUCH DOES ROOF LINE ADD? PLAN CP26-0103 GPO.01> HOW wide is THE BUILDING OVERHANG above LEVEL 1	jane mio		
340	the Current plan with over 250 units (AH)... it will bring in close to 750,000 /mo	Todd Rumbaugh		
341	Why are Samanthas questions always about design? It is the density!!! Why don't you understand that	machelle smyrl		

#	Question	Asker Name	Answer	Answer Name
342	Archetechtual styles are detailed in the Seabright/Eastside plan - Italian, Mission, victorian, etc.	Anonymous Attendee		
343	Tim why does the building have to be so large?	machelle smyrl		
344	how do you unmute if called upon?	Sandra Ivany		
345	Always an excuse from workbench. I do not trust them	machelle smyrl		
346	If you hear 50/50, you're not listening.	eric_		
347	Its not 50-50 Tim	machelle smyrl		
348	50/50. Wow, Tim. Find me on LinkedIn. Let's talk.	Holly Zynda		
349	I don't see a way to unmute. Does that button appear when I am called upon	Shelly D'Amour		

#	Question	Asker Name	Answer	Answer Name
350	Seabright charm - keep would do well with a Cooper House type design. We miss it, and Seabright still has the "old Santa Cruz charm" and that would be a draw. There have been about 3 people that seem to like what you're putting forth just to keep it straight.	Anonymous Attendee		
351	But just one meeting is not enough. You could build trust by meeting with neighbors consistently.	Ami Chen Mills-Naim		
352	How many units are currently under construction between Ocean St and Morrissey? How many more units are under consideration?	Anonymous Attendee		
353	What is the proposed timeline for the development? What is your plan for minimizing the number of months/years this site is a construction zone?	Angela Marie		

#	Question	Asker Name	Answer	Answer Name
354	from 6 to 8 stories, absolutely ridiculous	machelle smyrl		
355	workbench will use the cheapest materials	machelle smyrl		
356	this is for Tim, can we please have more meetings to talk design? is there a way we can at the very least continue conversations on the design side of things? I STONGLY think if you bring in community for more design discussions. remember Sea Bright is a sleepy beach town this has to flow with how the looks of the city. the new apartments downtown LOOK terrible. please don't build it like how Pacific Ave turned out	Anonymous Attendee		
357	So for trash, you're going impact Gault street instead of your purchasers.	eric_		

#	Question	Asker Name	Answer	Answer Name
358	Workbench just using the existing state law. If it wasn't them it would be a different developer. Gail Pellerin and John Laird unfortunately did not vote no on these state laws so reach out to them.	Anonymous Attendee		
359	The alley has housing looking out on it!!!! Why dont you care about the existing community. I DONT trust you	machelle smyrl		
360	is this question and answer public and recorded record?	Anonymous Attendee		
361	Profit margin the for housing developer is approximately 8-11 percent.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
362	My biggest design concerns are the scale of the building and the dramatic loss of commercial space. The building is oversized for the surrounding neighborhood, but I think it could feel much less imposing from the street if the first one or two floors were kept closer to the scale of the existing streetscape, with the upper floors substantially stepped back.	Alice Enochs		
363	LMAO at 'end of useable life', when we have hundred year old Victorians.	eric_		
364	I also strongly encourage the project to include much, much more commercial space. Displacing dozens of existing neighborhood-serving businesses and replacing them with space for only one or two businesses seems completely at odds with the goal of maintaining the vibrancy of Seabright. Those businesses are a major part of what makes this a neighborhood where people want to live.	Alice Enochs		

#	Question	Asker Name	Answer	Answer Name
365	Where's Rina? Haven't heard from her all evening. Cowards	machelle smyrl		
366	Could the upper floors be stepped back to create additional commercial space on a second level, with attractive outdoor areas, landscaping, and seating along the street? That could create a more inviting pedestrian environment while also breaking up the mass of the building.	Alice Enochs		
367	I would encourage a design that feels more compatible with the existing neighborhood rather than a single large modern building. I'm not an architect, but could the ground-floor commercial storefronts be designed to look more like a collection of individual, smaller buildings or storefronts, with variations in facade, setbacks, and rooflines? I think that would preserve some of the character and visual rhythm of the existing neighborhood while still allowing substantial housing above.	Alice Enochs		
368	who seterines if the renter qualifies for the low income housing.	Nancy Miller		

#	Question	Asker Name	Answer	Answer Name
369	Are Workbench's submitted Project designs examples of reinforcing the Seabright identity? How will Workbench address transitioning the Project height to lower neighborhood rooflines?	jane mio		
370	Thank you, Asher.	eric_		
371	That's right it is inevitable and the state legislature does not care about the impacts to existing residents.	Anonymous Attendee		
372	Our city officials just go along with everything	machelle smyrl		
373	Soquel Ave is already beyond capacity right now for traffic! Santa Cruz was not designed for this many people. Single vehicles need to be down played (for this to possibly work).	Anonymous Attendee		
374	You don't have to "like it" as the state law allows it and punishes cities that do not comply.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
375	Home ownership is still a key pathway out of generational poverty, yet I see few for sale affordable projects planned in the city and county. As a lifelong renter most of my life I understand intimately how little control renters have over their financial lives and security. What plans are there if any to build for sale housing?	Ciel Benedetto		
376	Agree with ANITA!	Carolyn Coleman		
377	Thank you Tamara!	Carolyn Coleman		
378	It sounds like it's a done deal. Performative for sure. Shame on the city planning department.	machelle smyrl		
379	I've written you, Councilmember Brunner, and heard nothing back. I vote and I will remember how you handled this.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
380	• enact Bill 35 (2017)• Author: Senator Scott Wiener• Senate Vote: Passed 25–12• Impact: Enacted streamlined, automatic approval for low-income multi-family projects in cities failing to meet state housing targets, removing local zoning blockades. • Senate Bill 330 (2019) / Senate Bill 8 (2021 Extension)• Author: Senator Nancy Skinner• Senate Vote: Passed 30–4• Impact: Established the Housing Crisis Act, which prohibits cities from lowering height, density, or floor-area limits on existing residential parcels. • Senate Bill 423 (2023)• Author: Senator Scott Wiener• Senate Vote: Passed 27–7• Impact: Permanently extended the SB 35 fast-track protections until 2036 and removed strict restrictions to allow high-density developments directly into coastal zoning jurisdictions. • Senate Bill 79 (2025)• Author: Senator Scott Wiener• Senate Vote: Passed 21–8• Impact: Enacted the Abundant and Affordable Homes Near Transit Act, which overrides local municipal height caps near transit hubs to permit residential t	Anonymous Attendee		
381	Maybe you could ask *all* attendies to put a thumbs up or thumbs down in the chat so you could see the overall general sentiment.	Hannah Nevins		

#	Question	Asker Name	Answer	Answer Name
382	who detrmines if the renter qualifies for low income housing: who is the regulatory regulatory with, and who monitors and enforces the agreement. How does this project meet CEQA "fair argument" issues regarding traffic and historical impacts. This is bordered by the historical Rlo Theater, Ebert building, Roller rink, and Horsnyders--all of which meet CEQA requirments for as having historical significant impacts.	Anonymous Attendee		
383	Samantha, please note that as much as it seems you would like the speakers to limit themselves to concrete design input we, for the majority, don't speak that language of planners, so please work to be objective in your response to each speaker.	Karen Kefauver		

#	Question	Asker Name	Answer	Answer Name
384	This and other recent projects in the community have very little on-site parking. Do you think this will make the units much more difficult to lease or sell? Speaking as an architect and planner I think you are building in a significant market risk that could impact the success of the project, unless the public builds new parking (which is not happening).	David's iPhone		
385	The retail rent will be unaffordable.	machelle smyrl		

#	Question	Asker Name	Answer	Answer Name
386	Is Workbench's submitted Project designs a reflection of reinforcing the Seabright identity? Workbench statement: We take those concerns seriously. Does Workbench have details, financial data, experts analysis feedback to support this statement? Has the Planning Dept. approved the applicant's pre-application as of 8/17/26 & did that start the 180 days for formal Project application?	jane mio		

#	Question	Asker Name	Answer	Answer Name
387	Senator John Laird is reponsidble for this terrible project. Where is our Senator and what is his responce to this over reach by the State ? This project will be the result of his voting record. Senate Bill 423 (2023 Extension of SB 35 streamlining): Voted YES (Aye)• Action: Laird voted in favor of permanently extending the fast-track housing approval protections and removing strict prohibitions to allow high-density infill projects directly in coastal zones. • Senate Bill 79 (2025 Transit-Oriented Density Act): Voted YES (Aye)• Action: Laird voted in favor of the bill during both committee reviews and the final chamber concurrence roll-call. His support helped pass the legislation overriding municipal height caps to legalize taller residential footprints near transit corridors.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
388	I live several blocks away from the site and frequent the businesses in this location and the surrounding businesses. I have several concerns and comments: 1. I would implore Workbench to build a smaller building and cap it at 2-3 stories. 2. I am not only concerned about the negative impacts to businesses at the site, but the impacts of a such a tall building on surrounding businesses. 3. Design-wise, please make it blend in with the surrounding historical neighborhood. Use similar materials and design style, such as art deco, stucco, victorian, etc. to surrounding buildings. 4. I also hope they set back the building as far as possible so the building doesn't loom over the street and surrounding buildings. 5. I am also concerned about the impacts to infrastructure, parking, and traffic. I frequently walk in the area and I am worried about safety. 6. Workbench is making a lot of promises about what they can include, but in such a small space, it seems impossible to make all these accommodations.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
389	Is there analysis available that shows percentage of improvement above current neighbors' walking, biking, bus use? Will green building codes be applied to the Project?	jane mio		

#	Question	Asker Name	Answer	Answer Name
390	Lawsuits & Legal Gridlock by Workbench1. 1130 Mission St. ("The Food Bin") — Sued City: The City Council banned 11 density-boosting accessory dwelling units (ADUs) from the proposal, so Workbench filed a lawsuit to force their approval.2.3500 Paul Sweet Rd. (By Dominican Hospital) — Sued County: When officials delayed voting to demand more evacuation and traffic data, Workbench sued the county for missing state legal deadlines. The Backlash: Dominican Hospital and Dominican Oaks fiercely fighting the project. They argue a building of this scale on a narrow dead-end road poses massive public safety hazards, including: Threatening crucial ambulance response times, blocking emergency evacuation routes for elderly residents, and directly interfering with the flight paths of the hospital's active emergency medical helipad.3. 841 Capitola Rd. — Sued by Neighbors: After the county approved this project under state "Builder's Remedy" laws, local neighborhood opposition filed a lawsuit to block it.	Anonymous Attendee		
391	The development should have right turn in and right turn out only to alleviate congestion.	Anonymous Attendee		

#	Question	Asker Name	Answer	Answer Name
392	ACE - nuts and bolts! Exactly!	eric_		
393	would you consider building a building such as the Tannery Arts center in design? and talking with local artists in help with design?	Brad Davies		
394	What is the approval process for this project? Does final approval lie with the City Council?	Jon Drake		
395	Development can only occur where there is a willing seller.	Anonymous Attendee		
396	FFS - people need to get to places. Where is the public parking?	eric_		
397	No commercial business will sign a lease without a guarantee on parking spaces.	Anonymous Attendee		
398	After this performative show I am more disgusted with workbench and the planning department. What a joke	machelle smyrl		
399	You only have to walk a few blocks to get to where you want to actually go? So egregious.	eric_		

#	Question	Asker Name	Answer	Answer Name
400	Tim Gordon is gas lighting us. He literally said the public parking is 1/2 a block away. It's one block away. It's an example of how he twists and downplays things.	Anonymous Attendee		
401	What size are these units?	Anonymous Attendee		
402	Seriously - I'm going to park at Whole Foods to walk to whatever business can afford to rent the new building?NOT RATIONAL	eric_		
403	Will there be a written transcript of this meeting as well as a recording?	SW		
404	The planning department should push back on workbench. The size is disgusting. The wonder why they are so hated	machelle smyrl		
405	I'd just drive to Capitola and be done with it.	eric_		
406	Walking in Capitola is horrific, but better than this proposal.	eric_		

#	Question	Asker Name	Answer	Answer Name
407	Workbench would be wise to host another community meeting, no matter what! Workbench can you please commit to make that happen (even if it is not legally required)?	Karen Kefauver		
408	Why not the empty lot a couple blocks over that is for sale? On Cayuga St	Lana		
409	Thank you for this forum. As a resident of Seabright, I'm feeling quite at the mercy of a company that doesn't really seem to 'get it' but appreciate the conversation and extending 30 mins for the additional questions	Stacey Tinianov - Advocate Collaborative		