

City of Santa Cruz  
809 Center Street  
Santa Cruz, California 95060

MINUTES OF A CITY COUNCIL SPECIAL MEETING

September 7, 2021

7:30 PM

**Call to Order** - Mayor Meyers called the meeting to order at 7:31 p.m. via Zoom.

**Roll Call**

**Present:** Councilmembers Watkins (via Zoom), Kalantari-Johnson (via Zoom), Brown (via Zoom), Cummings (via Zoom), Golder (via Zoom); Vice Mayor Brunner (via Zoom); Mayor Meyers (via Zoom).

**Absent:** None.

**Staff:** Interim City Manager R. Menard (via Zoom), City Attorney T. Condotti (via Zoom), Assistant City Manager L. Schmidt (via Zoom), Deputy City Manager, Director of Planning, Community Development, and Homelessness Response L. Butler (via Zoom), Interim Finance Director B. Magee (via Zoom), Director of Economic Development B. Lipscomb (via Zoom), Interim Fire Chief R. Oatey (via Zoom), Senior Planner S. Neuse (via Zoom), Principal Planner S. Haschert (via Zoom), Transportation N. Nguyen (via Zoom), Housing and Community Development Manager J. de Wit (via Zoom), Deputy City Clerk Administrator J. Wood, City Clerk Administrator B. Bush (via Zoom).

**General Business**

1. Affordable Housing Streamlined Ministerial Approval (SB35) and Density Bonus Study Session, Including Procedural Direction for Such Requests (PL)

Deputy City Manager, Director of Planning and Community Development, and Homelessness Response L. Butler, Partner with Goldfarb Lipman Barbara Kautz, and Senior Planner S. Neuse gave a presentation and responded to Councilmember questions.

Principal Planner S. Haschert responded to Councilmember questions.

Transportation Manager N. Nguyen responded to Councilmember questions.

**General Business (continued)****1. Affordable Housing Streamlined Ministerial Approval (SB35) and Density Bonus Study Session, Including Procedural Direction for Such Requests (PL) (continued)**

Mayor Meyers opened the public comment period. The following people spoke.

**SPEAKING VIA TELECONFERENCE:**

Unidentified person  
Unidentified person  
Rafa Sonnenfeld  
Unidentified person  
Candace Brown  
Unidentified person  
Unidentified person  
Unidentified person  
Unidentified person  
Unidentified person  
Unidentified person  
Janine  
Unidentified person  
Unidentified person  
Robert Orrizzi

Mayor Meyers closed the public comment period.

**MOTION:** Councilmember Cummings moved, seconded by Councilmember Kalantari-Johnson, to confirm that applications involving requests for both Affordable Housing Streamlined Ministerial Approval and Density Bonus require City Council to make the determination of consistency with objective standards and to consider for approval any associated Density Bonus requests as part of a public oversight meeting to occur within 60 days of receipt of application for a project with 150 or fewer units or 90 days of application receipt for a project with more than 150 units.

**FRIENDLY AMENDMENT:** Councilmember Kalantari-Johnson requested to add to the motion:

- Direct staff to apply standard conditions of approval for SB 35 applications.
- Direct staff to complete the objective standards project as expeditiously as possible and convert those standards to the zoning code.

**General Business (continued)**1. Affordable Housing Streamlined Ministerial Approval (SB35) and Density Bonus Study Session, Including Procedural Direction for Such Requests (PL) (continued)

Councilmember Cummings requested to add “based on General Plan allowances” to the friendly amendment. Councilmember Kalantari-Johnson accepted.

After discussion and feedback from staff, the friendly amendment was amended to:

- Direct staff to apply standard objective conditions of approval for SB 35 applications.
- Direct staff to complete the objective standards project as expeditiously as possible and convert those standards to the zoning code based on General Plan allowances.

Councilmember Cummings accepted.

**FRIENDLY AMENDMENT:** Vice Mayor Brunner requested to add: that Council be the oversight until the objective standards project is complete and the General Plan and zoning ordinance have aligned. Vice Mayor Brunner withdrew her friendly amendment.

**ACTION:** The motion carried unanimously with the following vote.

AYES: Councilmembers Watkins, Kalantari-Johnson, Brown, Cummings, Golder; Vice Mayor Brunner; Mayor Meyers.  
 NOES: None.  
 ABSENT: None.  
 DISQUALIFIED: None.

**MOTION:** Councilmember Cummings moved, seconded by Councilmember Brown, to:

1. Designate the City Council as the approving body for design review and density bonus requests for all SB 35 applications.
2. Direct staff to clarify that an SB 35 application requesting density bonuses as incomplete if all of the required documentation has not been provided.

**General Business (continued)**

1. Affordable Housing Streamlined Ministerial Approval (SB35) and Density Bonus Study Session, Including Procedural Direction for Such Requests (PL) (continued)

**MOTION (continued):**

3. Direct staff to provide updates to the Council regarding staff time and activities involved in assisting SB 35 project applicants seeking subsidies and other assistance for affordable units and provide an opportunity for the Council to weigh in prior to project application approval.
4. Based on provisions in the Housing and Community Development SB 35 guidelines, require any SB 35 project to meet a 20% inclusionary requirement for the entire project.

Housing and Community Development Manager J. de Wit responded to Councilmember questions.

Director of Economic Development B. Lipscomb responded to Councilmember questions.

**MOTION:** Councilmember Golder moved to call the question. The motion failed due to lack of a second.

After discussion, Councilmember Cummings withdrew items 1, 2, and 3 from the motion and restated his motion as follows:

**MOTION:** Councilmember Cummings moved, seconded by Councilmember Brown, , to require any SB 35 project to meet a 20% inclusionary requirement for the entire project, based on provisions in the Housing and Community Development SB 35 Guidelines.

**ACTION:** The motion carried with the following vote.

AYES:	Councilmembers Watkins, Kalantari-Johnson, Brown, Cummings, Golder; Vice Mayor Brunner.
NOES:	Mayor Meyers.
ABSENT:	None.
DISQUALIFIED:	None.

**General Business (continued)****1. Affordable Housing Streamlined Ministerial Approval (SB35) and Density Bonus Study Session, Including Procedural Direction for Such Requests (PL) (continued)**

**MOTION:** Councilmember Cummings moved, seconded by Councilmember Golder, to direct staff to provide the following information for the September 14<sup>th</sup> hearing on the 831 Water Street Project:

- All the existing General Plan, zoning, design review, and subdivision review standards that apply to the proposed project and, further, to identify which of these standards staff considers to be objective.
- Provide the City Council and the public at least three days prior to the public oversight hearing on the 831 Water Street project financial documentation supporting the project's density bonus requests.
- Recommended conditions of approval for the 831 Water Street project at the public oversight hearing include conditions of approval to require that:
  - All project residents be allowed to utilize the rooftop amenities at no cost.
  - Council determines whether the 831 Water Street project meets the City's requirements for a Design Review permit.
  - Council considers the location of a bus stop to serve the project.
  - Council considers relocation of the entrance to the project in order to protect the public health and safety.

After conversation, the motion was restated as follows:

Direct staff to provide the following information for the September 14<sup>th</sup> hearing on the 831 Water Street project:

- All the existing General Plan, zoning, design review, and subdivision review standards that apply to the proposed project and identify which of these standards staff considers to be objective.
- At least three days prior to the public oversight hearing on the 831 Water Street project, provide the Council and the public financial documentation supporting the project's density bonus requests.

**General Business (continued)**

1. Affordable Housing Streamlined Ministerial Approval (SB35) and Density Bonus Study Session, Including Procedural Direction for Such Requests (PL) (continued)

**ACTION:** The motion carried unanimously with the following vote.

AYES: Councilmembers Watkins, Kalantari-Johnson, Brown, Cummings, Golder; Vice Mayor Brunner; Mayor Meyers.  
NOES: None.  
ABSENT: None.  
DISQUALIFIED: None.

**Adjournment** - The City Council adjourned at 12:21 a.m.

Respectfully Submitted:

---

Julia Wood, Deputy City Clerk Administrator

Attest:

---

Bonnie Bush, City Clerk Administrator

Approved:

---

Donna Meyers, Mayor