

PRE-APPLICATION – REQUIRED MATERIALS

Pre-application reviews are an opportunity for an applicant to receive preliminary feedback on a project from staff of various City departments/divisions. The benefit of a pre-application review is that a formal permit submittal can be designed in response to city comments and that can lessen the overall permit processing time.

On January 1, 2020, SB330 took effect which, among other things, includes provisions that lock in policies and ordinances in effect when a completed preliminary application for a housing development has been filed for a period of six (6) months. Housing development includes residential projects, mixed-use projects with at least 2/3 of the square footage dedicated to residential units and transitional or supportive housing projects. If an applicant wishes to take advantage of the vesting rights provisions included in SB330, the following list includes the minimum required application materials that must be submitted in order for the pre-application to be deemed complete. The below information may be presented on combined or individual plan sheets. If sheets are combined, please make sure that the information is clearly presented or the application may not be deemed complete.

*Note: Alternatively, if an applicant does not want to take advantage of the vested rights provisions of SB330 or is seeking feedback on a non-housing project, the Plan Details listed below are not all required. Pre-application responses will be commensurate with the detail included in the plans.

_____ # of Plan Sets Required. All plan sheets within the plan set must be 24" x 36" in size.

1. 11" X 17" Plan Set (1 copy)

2. Electronic Copy of Application

Materials must be submitted in a standard format, such as .pdf, and may be submitted on a flash drive. Electronic copies may also be emailed directly to the City Planner subject to prior approval and size limitations.

3. Land Use Application and all additional required forms

4. Fee Payment (cash, check, VISA, MasterCard)

5. Plan Details:

- (A) The specific location, including parcel numbers, a legal description, and site address.
- (B) The existing uses on the project site and proposed physical alterations.
- (C) A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.
- (D) The proposed land uses including the number of new units and square feet of residential and nonresidential development.
- (E) The proposed number of parking spaces.
- (F) Any proposed point sources of air or water pollutants.
- (G) Any species of special concern known to occur on the property.
- (H) Portions of the property that are located within any of the following:
 - i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.
 - ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - iii. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.
 - iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
 - v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
 - vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.
- (I) Any historic or cultural resources known to exist on the property.
- (J) The number of proposed below market rate units and their affordability levels.
- (K) The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.
- (L) Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.
- (M) The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application on an Owner-Agent form.
- (N) For a housing development project proposed to be located within the coastal zone, whether any portion of the property contains any of the following:
 - i. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.
 - ii. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.
 - iii. A tsunami run-up zone.
 - iv. Use of the site for public access to or along the coast.
- (O) The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.
- (P) A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.
- (Q) The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

State law (California Government Code 65913.4), commonly referred to as SB 35, requires that project applicants submit a "Notice of Intent" prior to submitting an application for Ministerial Approval of Infill Housing. This document serves as such Notice of Intent.

(A) Specific Location and Legal Description

The proposed project will be located at 823 – 833 Water St. in Santa Cruz, CA. Located on the northwest portion of the intersection of Water St. and Branciforte Ave.

Parcels: 009-212-38, 009-212-31, 009-212-30



LEGAL DESCRIPTION

Real property in the City of Santa Cruz, County of Santa Cruz, State of California, described as follows:

PARCEL ONE: (PORTION OF APN'S: 009-212-30 AND 009-212-31)

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 5, AS THE SAME IS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 47 BELVEDERE TERRACE WITHIN THE CITY OF SANTA CRUZ, COUNTY OF SANTA CRUZ, CALIFORNIA, SURVEYED JANUARY, 1941 CLAYTON STAPLES, CIVIL ENGINEER", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON APRIL 9, 1941 IN MAP BOOK 27, PAGE 7, SANTA CRUZ COUNTY RECORDS, FROM WHICH THE SOUTHWEST CORNER OF LAND CONVEYED TO JAMES E.

POLLEY AND WIFE BY DEED DATED MARCH 11, 1948 AND RECORDED MARCH 15, 1948 IN VOLUME 632, PAGE 139, OFFICIAL RECORDS OF SANTA CRUZ COUNTY BEARS NORTH 77° 16' EAST 13.00 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHERLY LINE OF SAID LOT 5 AND LOT 6 AS SHOWN ON SAID MAP, NORTH 77° 16' EAST 442.45 FEET TO A CONCRETE MONUMENT ON THE NORTHWESTERLY LINE OF NORTH BRANCIFORTE AVENUE; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 19° 39' 52" WEST 163.03 FEET TO A POINT; THENCE WESTERLY ON A CURVE TO THE LEFT, FROM A TANGENT BEARING OF SOUTH 83° 51' 22" WEST WITH A RADIUS OF 4050.00 FEET FOR A DISTANCE OF 358.00 FEET, MORE OR LESS, TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS NORTH 12° 44' WEST; THENCE NORTH 12° 44' WEST 115.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL OF LAND CONVEYED TO DESMOND BARBER BY DEED DATED APRIL 19, 1928 AND RECORDED MAY 8, 1928 IN VOLUME 125, PAGE 441, OFFICIAL RECORDS OF SANTA CRUZ COUNTY.

ALSO EXCEPTING THEREFROM ANY PORTION WHICH MAY LIE WITHIN WATER STREET AS NOW TRAVELED.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF SANTA CRUZ BY DEEDS DATED FEBRUARY 16, 1972 AND RECORDED IN BOOK 2186, PAGES 726 AND 728, RESPECTIVELY.

ALSO EXCEPTING THEREFROM ANY PORTION WHICH MAY LIE WITHIN THE MAP ENTITLED "TRACT NUMBER 1507, BELVEDERE COTTAGES" RECORDED AUGUST 22, 2006 IN BOOK 109 OF MAPS AT PAGE 37, SANTA CRUZ COUNTY RECORDS.

PARCEL TWO: (PORTION OF APN'S: 009-212-30 AND 009-212-31)

BEING PART OF LOT 36 OF THE FORMER VILLAGE OF BRANCIFORTE AND BOUNDED AND PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING ON THE WESTERLY SIDE OF BRANCIFORTE AVENUE, AS WIDENED AT AN IRON PIPE DRIVEN IN THE GROUND FROM WHICH AN IRON PIPE DRIVEN IN THE GROUND AT THE INTERSECTION OF SAID WESTERLY SIDE OF BRANCIFORTE AVENUE, AS WIDENED WITH THE SOUTHERLY BOUNDARY OF LOT 34 OF SAID FORMER VILLAGE OF BRANCIFORTE, NOW BELONGING TO ANGELA BURRONE BEARS NORTH 19° 34' EAST 103.72 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING SOUTH 84° 06' WEST 119.90 FEET TO AN IRON PIPE DRIVEN IN THE GROUND; THENCE SOUTH 10° 01' WEST 41.58 FEET TO AN IRON PIPE DRIVEN IN THE GROUND; THENCE NORTH 87° 45' EAST 122.39 FEET TO AN IRON PIPE DRIVEN IN THE GROUND ON THE WESTERLY LINE OF

BRANCIFORTE AVENUE AS WIDENED; AND THENCE ALONG THE WESTERLY SIDE OF BRANCIFORTE AVENUE, AS WIDENED, NORTH 19° 34' EAST 51.86 FEET TO THE PLACE OF BEGINNING.

PARCEL THREE: (APN: 009-212-38)

LOT 6, AS SHOWN ON THE MAP ENTITLED "TRACT NUMBER 1507, BELVEDERE COTTAGES" RECORDED AUGUST 22, 2006, IN BOOK 109 OF MAPS AT PAGE 37, SANTA CRUZ COUNTY RECORDS.

PARCEL FOUR:

A RIGHT OF WAY 15.00 FEET IN WIDTH, AT A RIGHT ANGLES, THE EASTERLY LINE OF WHICH IS THE EASTERLY LINE OF THE LANDS CONVEYED TO JOSEPH E. BOSSO ET UX. BY DEED RECORDED FEBRUARY 4, 1954, IN VOLUME 952 OF OFFICIAL RECORDS AT PAGE 574, SANTA CRUZ COUNTY RECORDS.

(B) Existing Uses

The site includes three separate but contiguous parcels. The retail component occupies parcels 009-212-30 and -31. The car wash component is located on parcel 009-212-38. The existing uses on the site include a multi-tenant commercial building and an adjacent self-service car wash facility. Combined, the properties are known as Hilltop Center.

The commercial building contains 6,880 square feet of gross building area and is divided into four units. Tenants include DJ's market, a massage parlor, Metro PCS cell phone shop and a coin-operated laundromat. The self-service car wash component features 1,740 square feet of covered canopy divided into five wash bays. The car wash includes a small enclosed equipment and storage area. Additionally, there are four coin-operated vacuum stations. The remainder of the site is paved surface, with 45 designated parking spaces.

Physical alterations to the site would include the demolition of existing uses to make way for a mixed-use multifamily development as depicted in more detail in the Concept Plan.

(C) Site Plans

Please refer to the Concept Plan (attached)

(D) Proposed Land Use

Please refer to the Concept Plan (attached)

(E) Proposed Number of Parking Spaces

141 spaces

(F) Are there any proposed point sources of air or water pollutants?

No

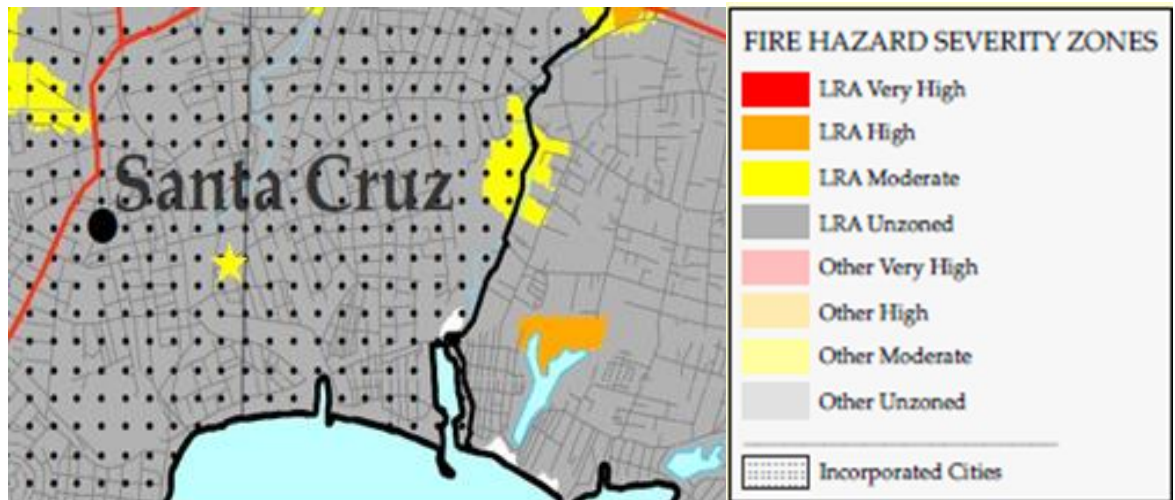
(G) Species of Special Concern

There are no species of special concern known to occur on the property. The property is not within the General Plan 2030 “Sensitive Habitat” area or Monarch butterfly habitat area. The property is not a “Critical Habitat for Threatened and Endangered Species” as documented by the U.S. Fish and Wildlife Service.

(H) Portions of the property that are located within any of the following:

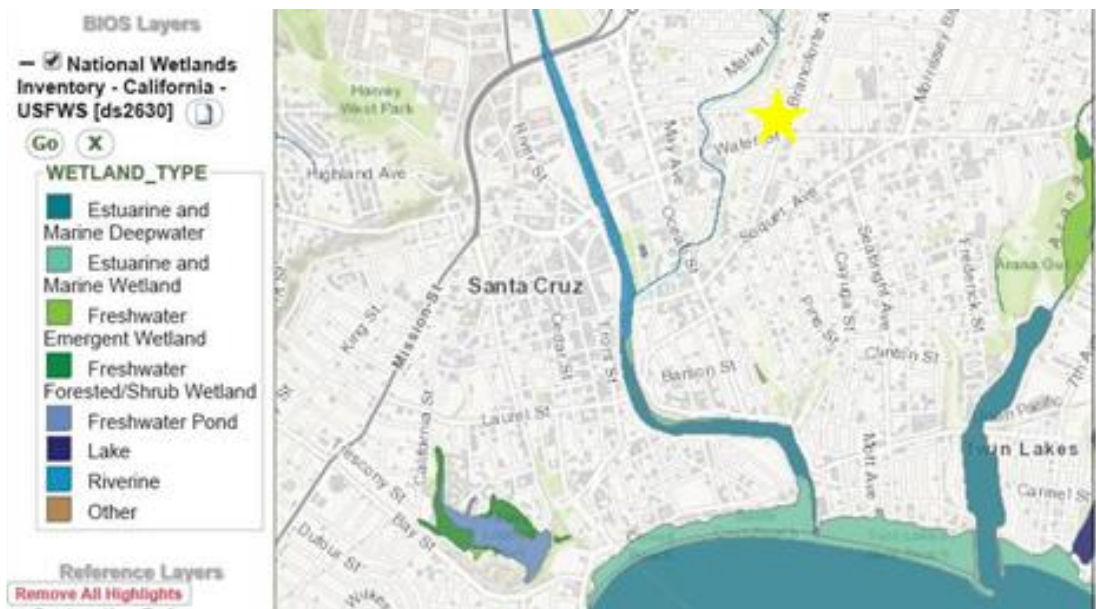
- i. **A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.**

The proposed project is not located within a very high fire severity zone.



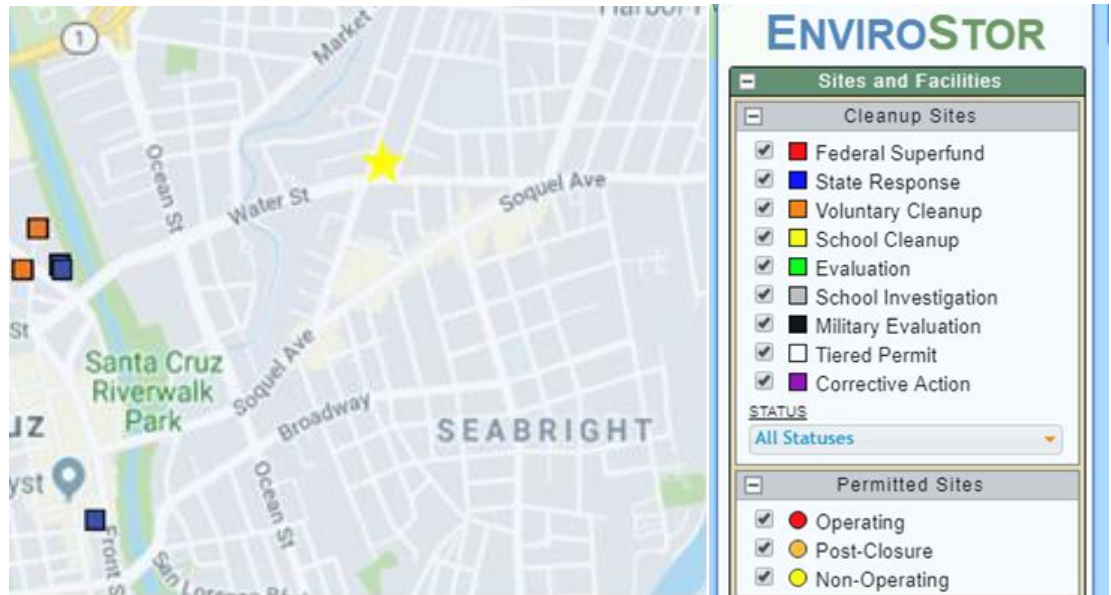
- ii. **Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).**

The proposed project is not located within a wetlands area.



- iii. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.

The proposed project is not located within a hazardous waste site.



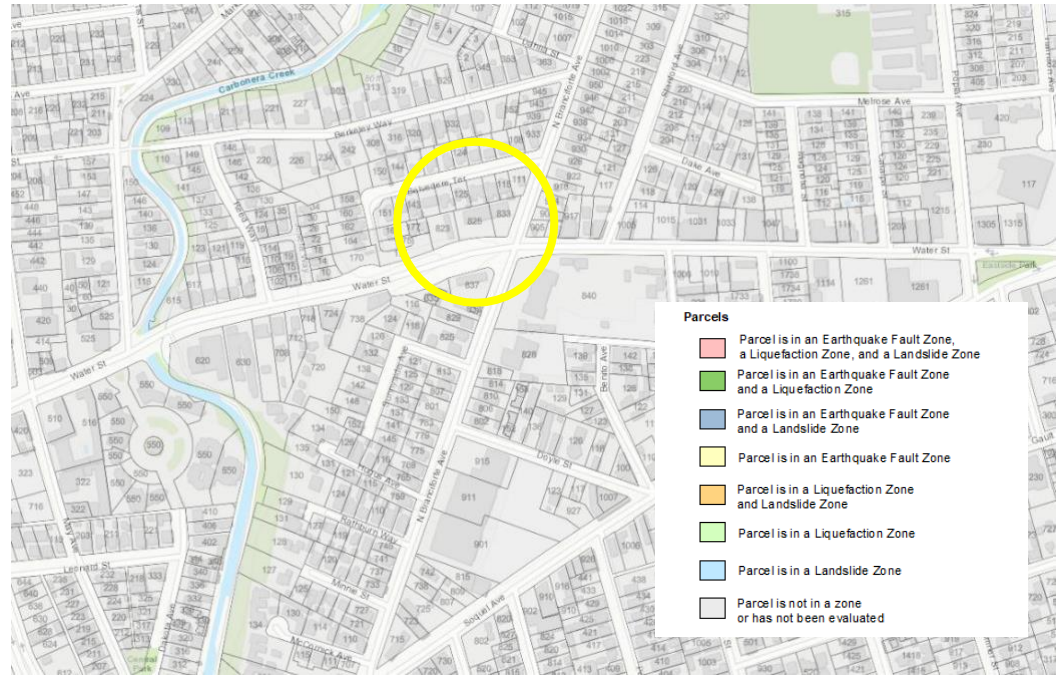
- iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.

The proposed project is not located within a special flood hazard area.



- v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

The proposed project is not located within a delineated earthquake fault zone.



- vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.

The proposed project site does not contain a stream or other resource subject to a streambed alteration agreement.



(I) Any historic or cultural resources known to exist on the property.

The site is not on any local, state or federal historic registries. There are no cultural resources known to exist.

(J) The number of proposed below market rate units and their affordability levels.

77 units between 30% of AMI and 80% of AMI

(K) The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.

The project anticipates making use of several waivers and concessions for open space and setback requirements among others

(L) Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.

None

(M) The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application on an Owner-Agent form.

Abe Novin

30 W Beach St, Suite 105

Watsonville, CA 95076

925-344-6244 x2

(Owner-Agent form attached and previously submitted)

(N) For a housing development project proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- i. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

NA

Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

NA

- i. A tsunami run-up zone.

NA

- ii. Use of the site for public access to or along the coast.

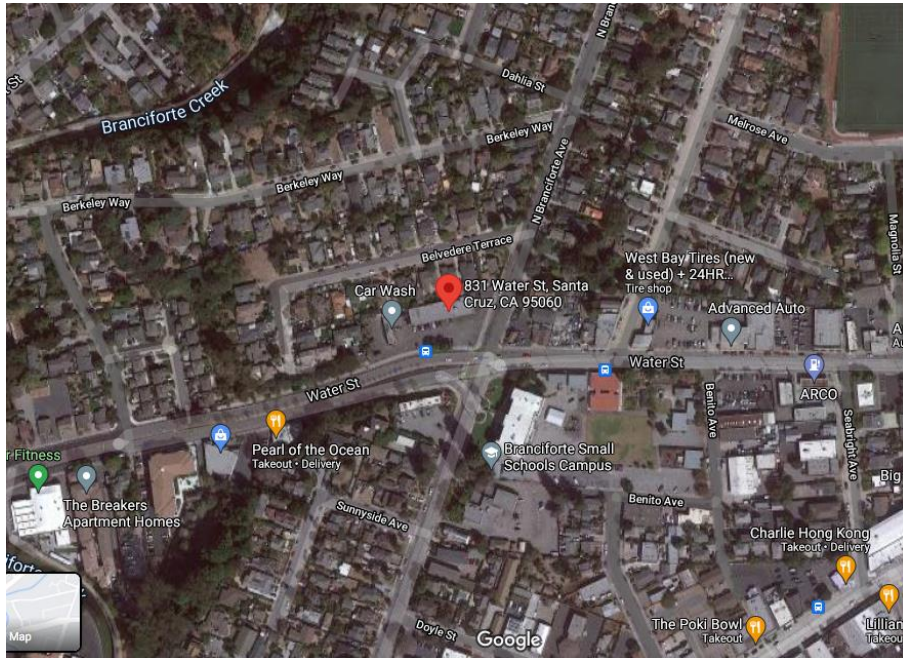
NA

(O) The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.

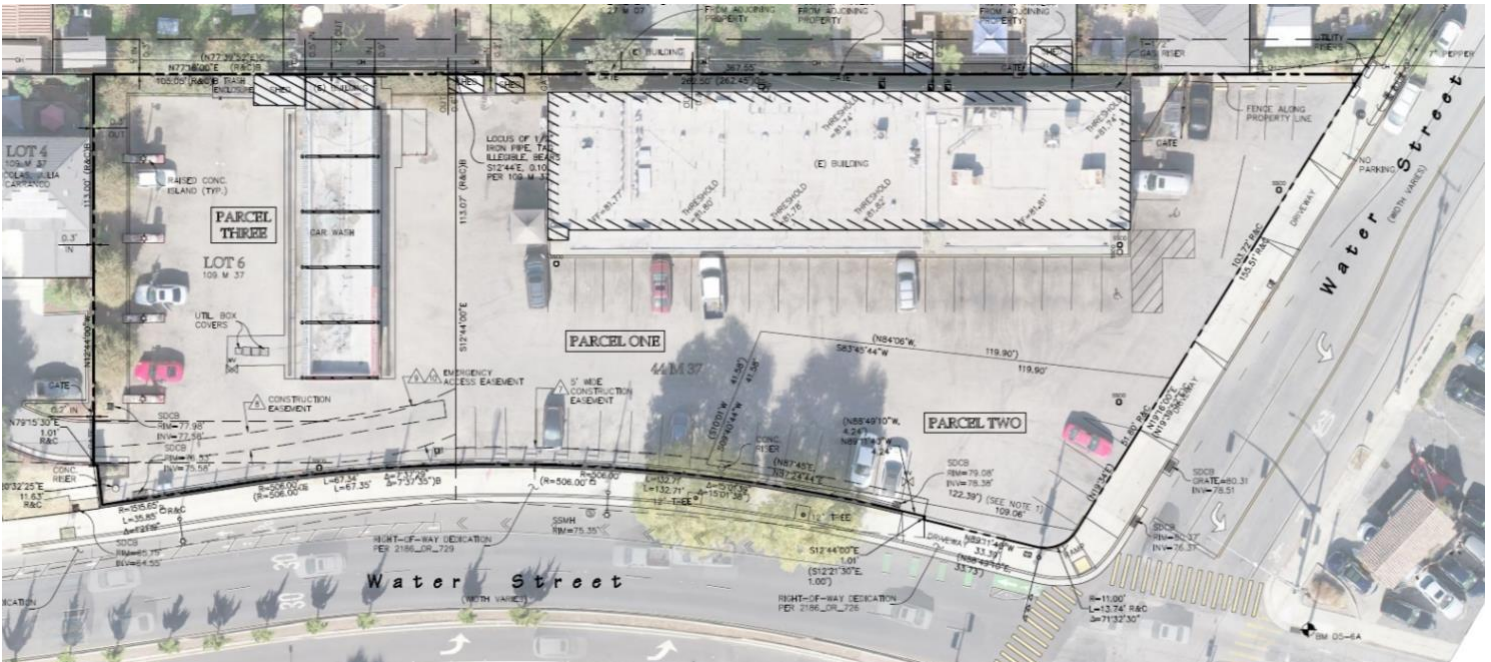
There are no existing residential uses on the site.

(P) A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

See section (H) vi, NA



(Q) The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.



Concept Design

831 Water Street, Santa Cruz

August 5, 2020



PROJECT INFORMATION

Site Location:
831 Water St
Santa Cruz, CA 95060

ZONING DISTRICT:
C-C COMMUNITY COMMERCIAL

APN:
00921230; 00921231; 00921238

LOT AREA:
Total Area: 39,607 sf

FAR:
Max Far: 2.75
Allowable sf:
2.75 x 39,607 = 108,919 sf

Provided FAR: 2.9

GROSS SF CALCULATION

BUILDING A:
Ground level: 12,297 sf

Level 2-5: 13,139 sf

Total: 64,853 sf

BUILDING B:
Ground level: 9,646 sf

Level 2-5: 9,885 sf

Total: 49,186 sf

Total gross sf: 114,039 sf

UNIT COUNT

BUILDING A:
Level 2-5:
Studio: 34
1-Bedroom: 38
2-Bedroom: 2
TOTAL: 74

BUILDING B:
Ground Level:
2-Bedroom 1

Level 2-5:
Studio: 68
1-Bedroom: 8

TOTAL: 77

TOTAL UNITS: 151

PARKING CALCULATION

Required Auto Parking:
24.12.240:
Residential: 1 spaces/unit
1 x 160 units = 160 parking spaces
Commercial: 1 spaces/250 sf

Provided :
Residential (2 level stacker) 108 spaces
Residential ADA: 5 spaces
Residential: 1 space
Commercial Ground lvl.: 4 spaces
Commercial ADA: 3 spaces
Commercial Underground: 20 spaces
Total auto spaces provided: 141 spaces

Required Bicycle Parking:
24.12.250:
Residential: 1 space/ units
Commercial: 2 + 15% of auto parking required

Total bicycle spaces provided: 132 spaces

OPEN SPACE CALCULATION

Required Open Space:
24.10.75:
100 sf/unit of private open space or
150 sf/unit of common open space
2/3 sf private open space = 1 sf group open space

BUILDING A
Required max 150 sf x 76 = 11,400sf
Provided :
Total Open Space: 13,064 sf Combined

BUILDING B
Required max 150 sf x 77 = 11,550 sf
Provided :
Total Open Space: 11,758 sf Combined

TOTAL OPEN SPACE: 24,822 sf Combined

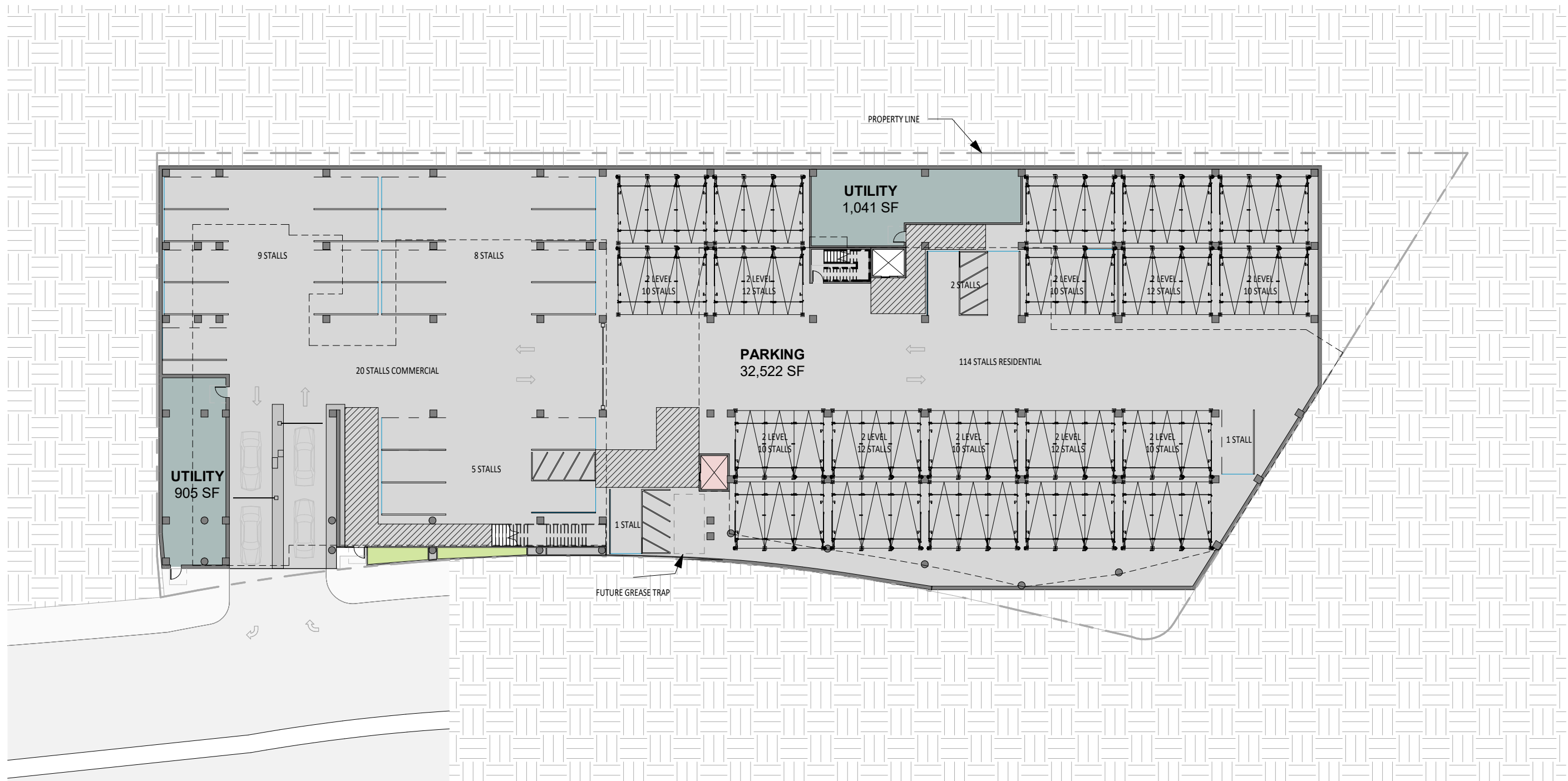


RETAIL

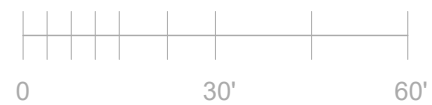
BUILDING A:
Retail Ground Level: 8,947 sf
Rooftop Bar: 2,229 sf

SERVICES

BUILDING B:
Community room: 3,281 sf

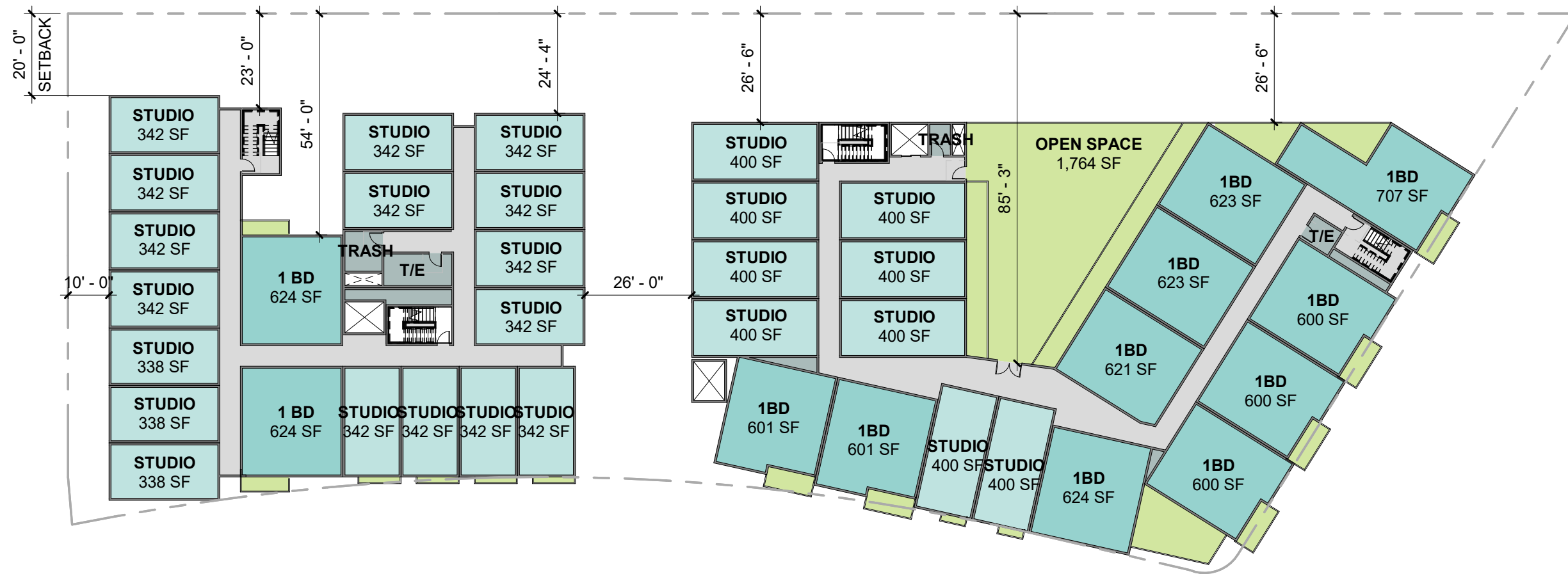


BASEMENT FLOOR PLAN
831 WATER ST. - 8/05/20

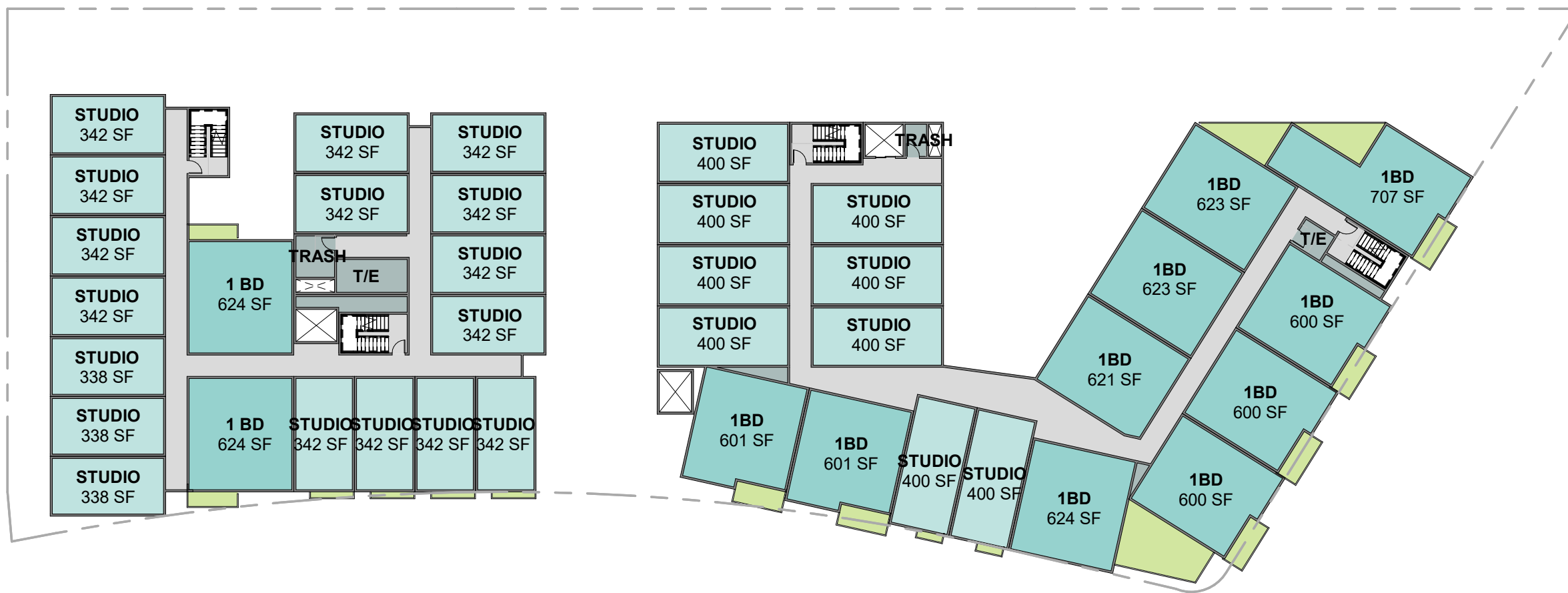


GROUND FLOOR PLAN

831 WATER ST. - 8/05/20



LEVEL 2 PLAN
831 WATER ST. - 8/05/20

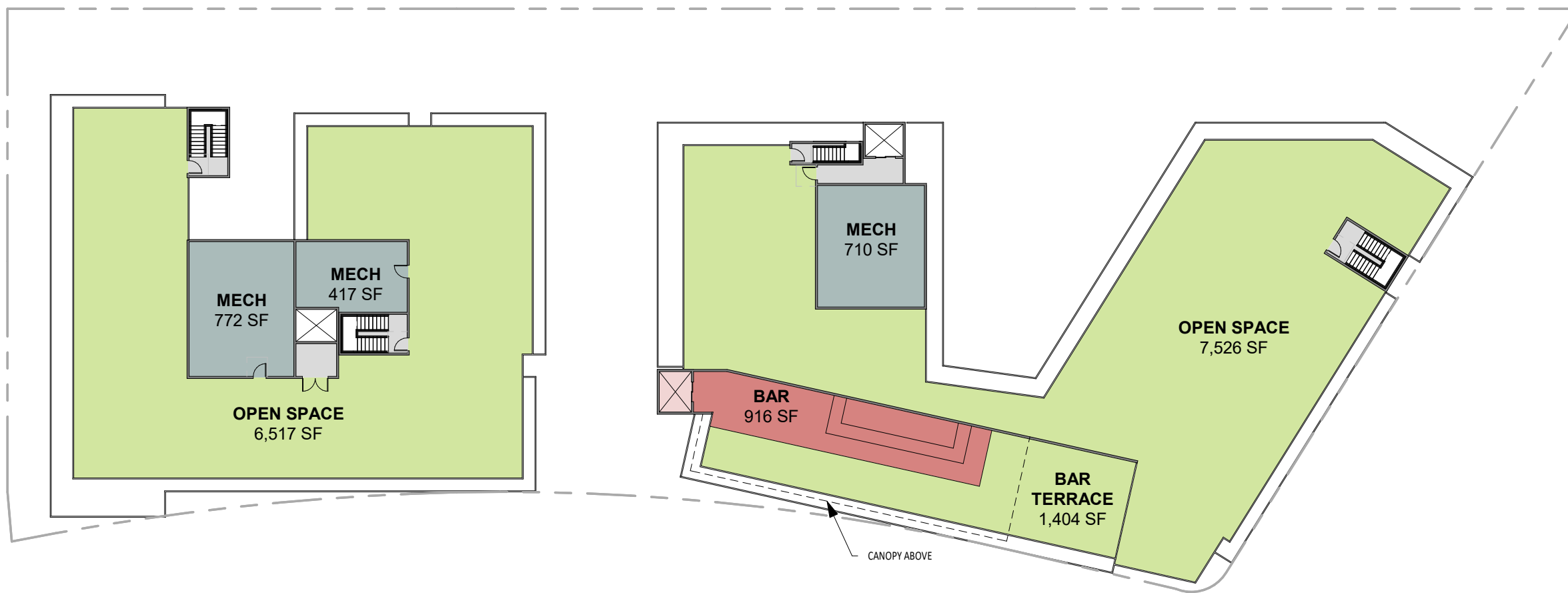


LEVEL 3 PLAN
831 WATER ST. - 8/05/20

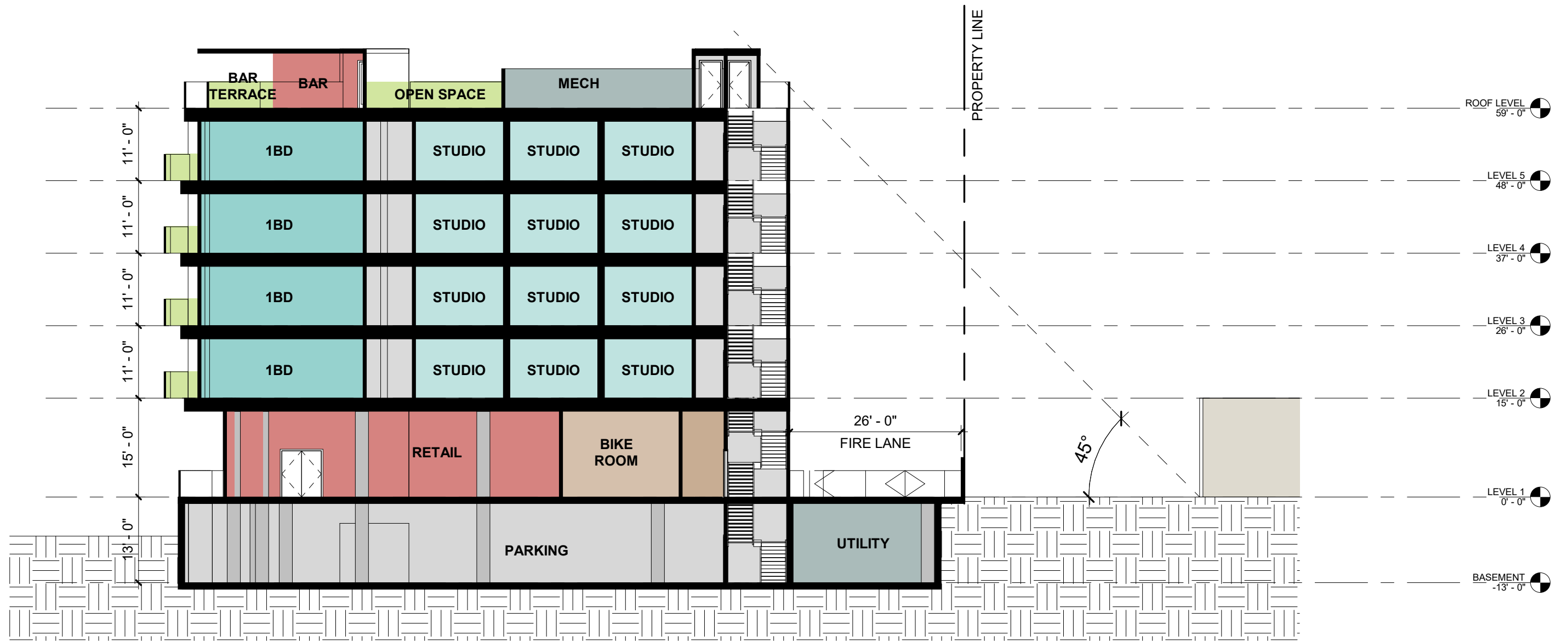


LEVEL 4-5 PLAN

831 WATER ST. - 8/05/20

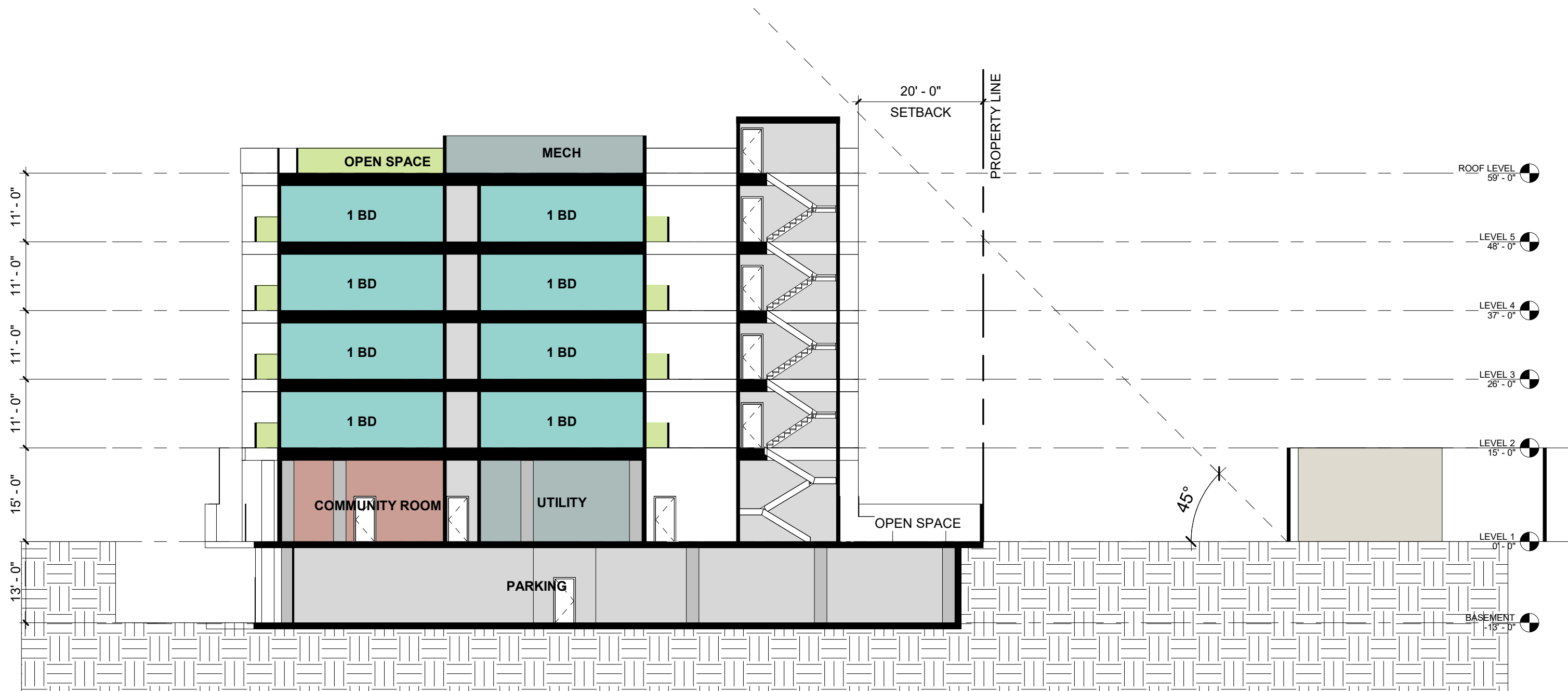


ROOF PLAN
831 WATER ST. - 8/05/20



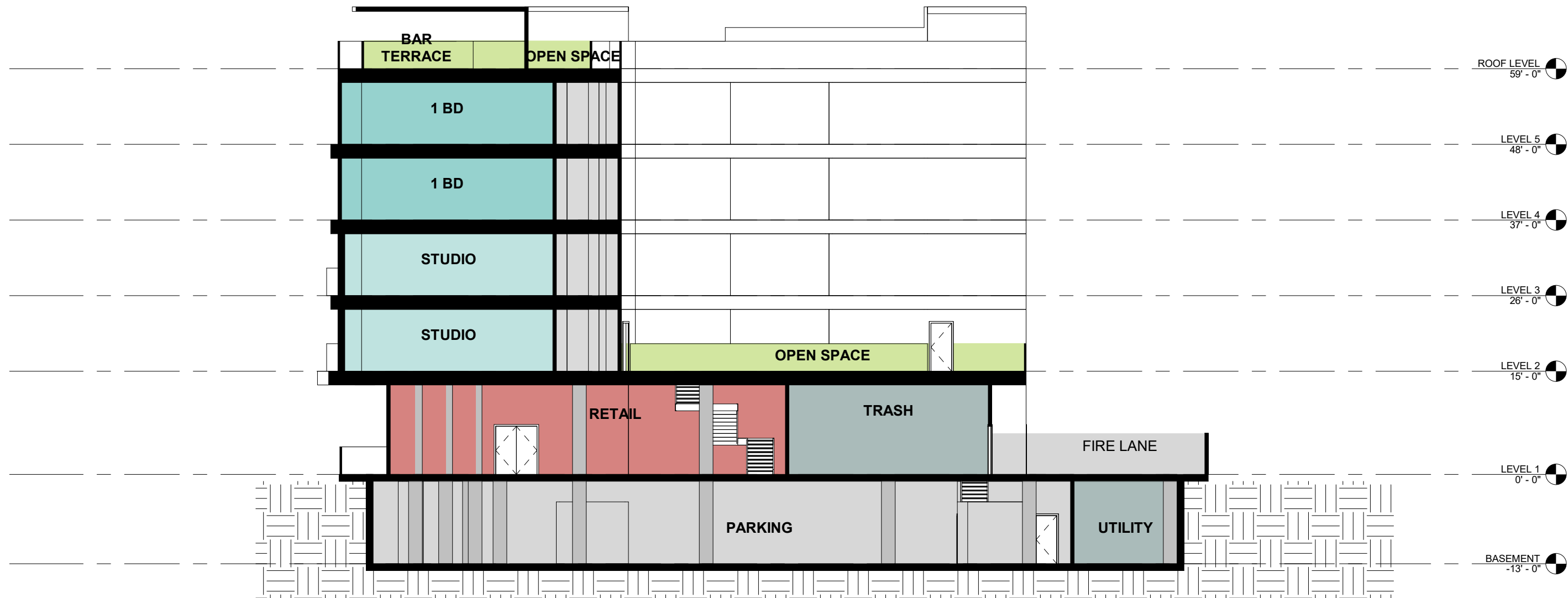
BUILDING A SECTION

831 WATER ST. - 8/05/20



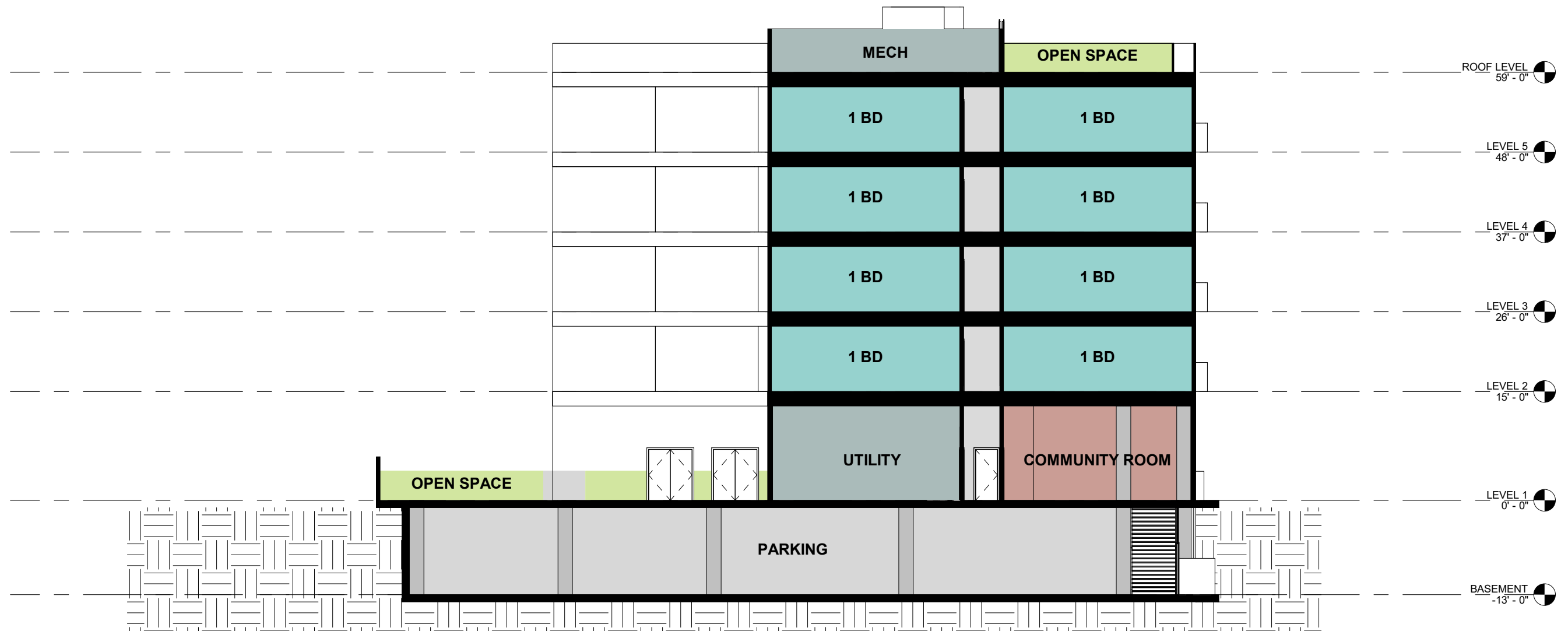
BUILDING B SECTION

831 WATER ST. - 8/05/20



BUILDING A COURTYARD SECTION

831 WATER ST. - 8/05/20



BUILDING B COURTYARD SECTION

831 WATER ST. - 8/05/20



VIEW FROM N BRANCIFORTE AVE AND WATER ST

831 WATER ST. - 8/05/20



FRONT VIEW FROM WATER ST

831 WATER ST. - 8/05/20



SIDE VIEW FROM WATER ST

831 WATER ST. - 8/05/20



REAR VIEW FROM BELVEDERE TERRACE

831 WATER ST. - 8/05/20



RESIDENTIAL ENTRY GATE & RETAIL FRONTAGE

831 WATER ST. - 8/05/20



1 EXTERIOR ELEVATION - SOUTH
1" = 30'-0"



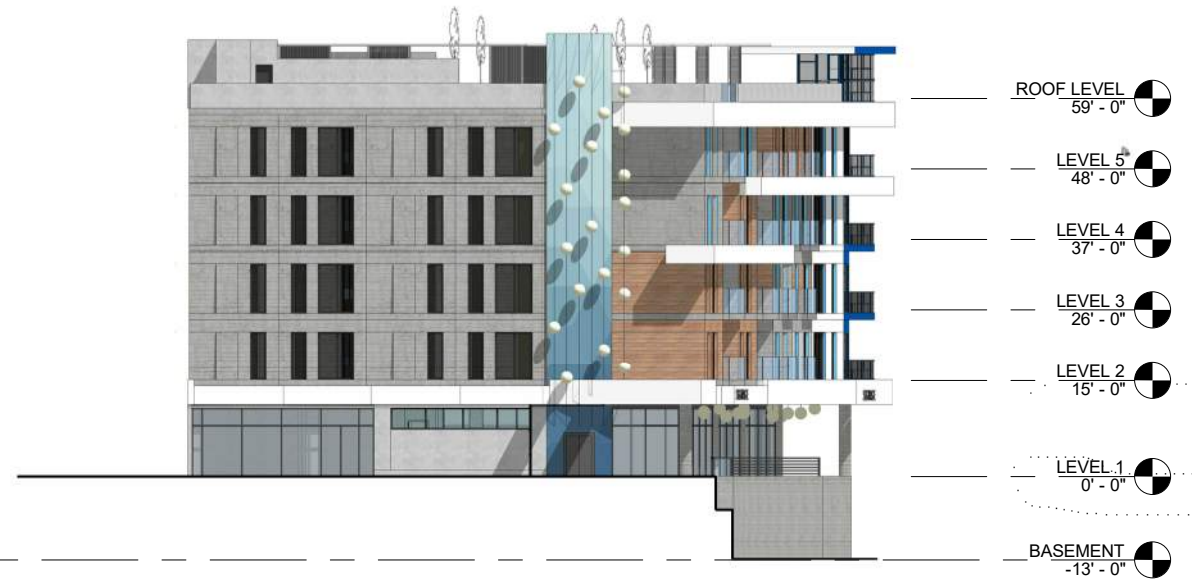
2 EXTERIOR ELEVATION - NORTH
1" = 30'-0"

SOUTH & NORTH ELEVATIONS

831 WATER ST. - 8/05/20



① BUILDING A ELEVATION - EAST
1" = 30'-0"



② BUILDING A ELEVATION - WEST
1" = 30'-0"



③ BUILDING B ELEVATION - WEST
1" = 30'-0"



④ BUILDING B ELEVATION - EAST
1" = 30'-0"

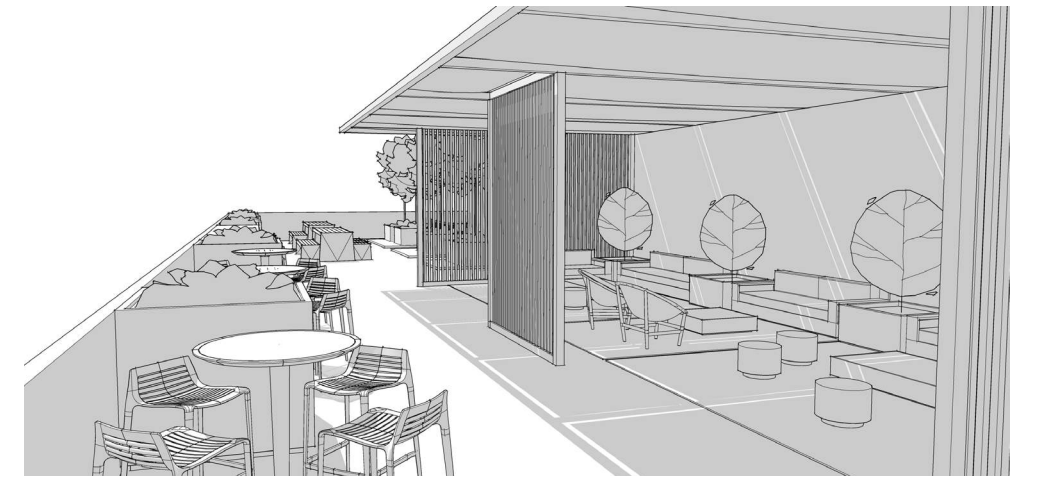
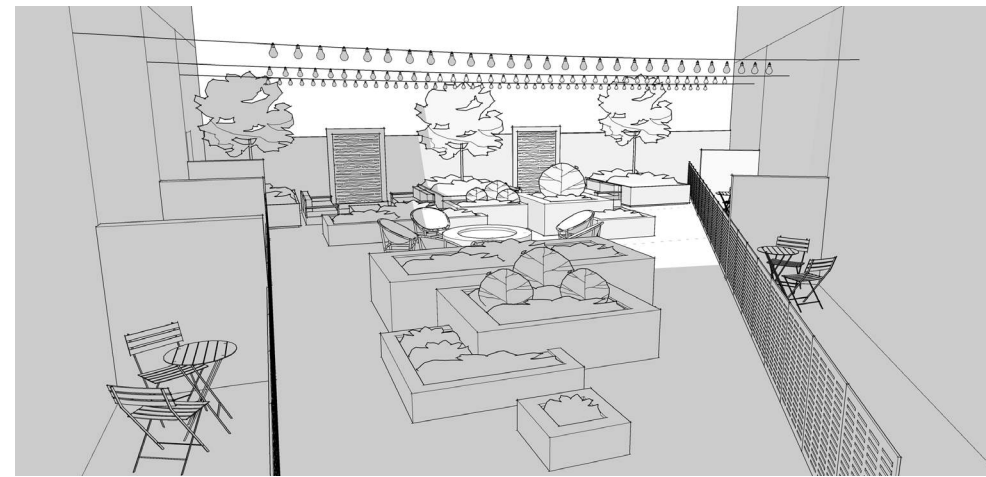
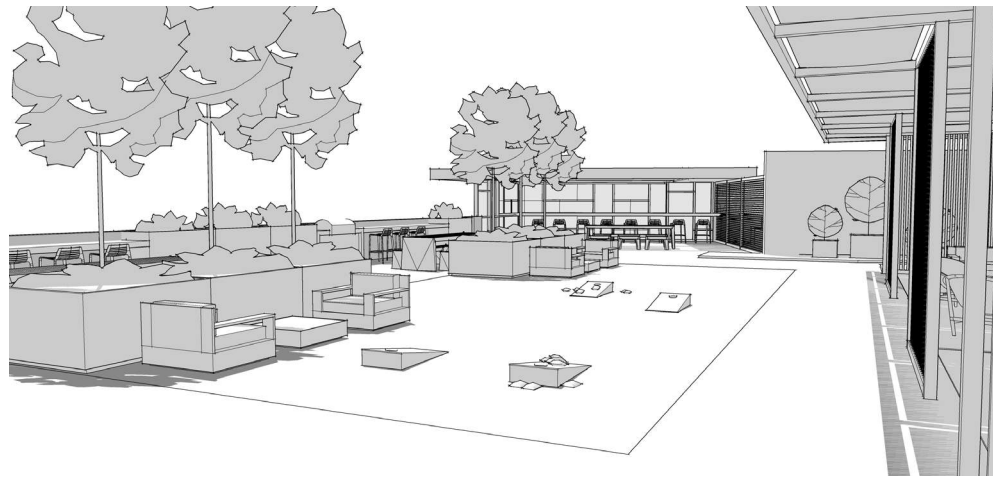
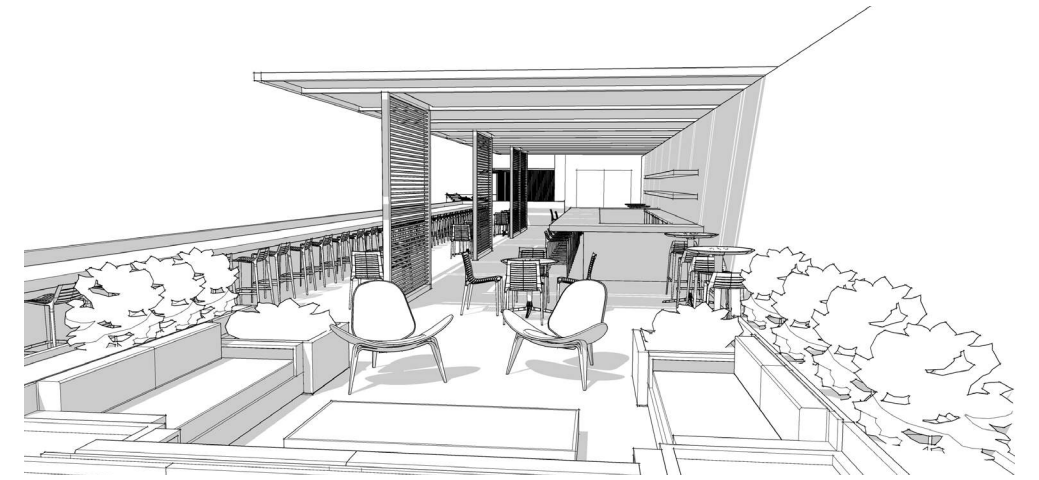
WEST & EAST ELEVATIONS

831 WATER ST. - 8/05/20

Landscape Narrative

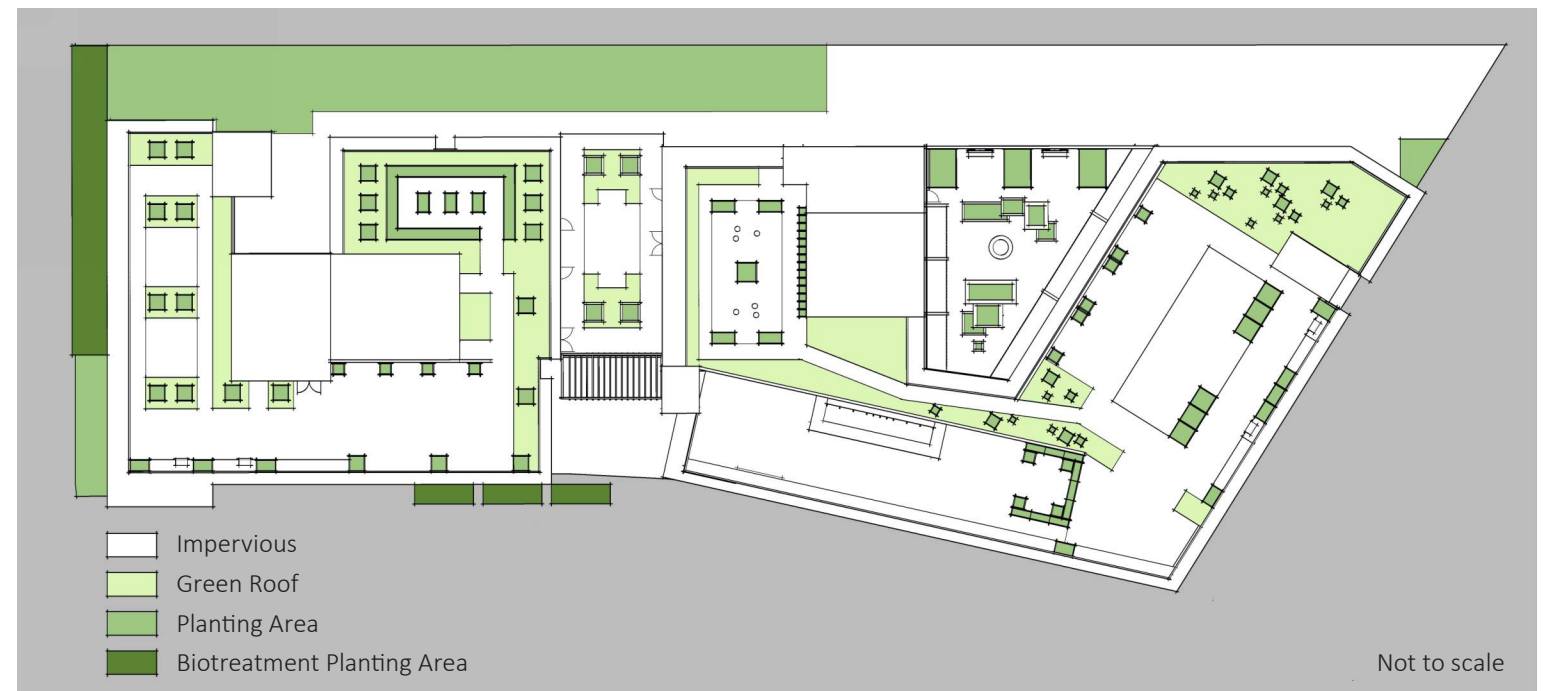
Outdoor living spaces and integrated green infrastructure are fundamental to the design of the site and building. Residents and retail visitors are surrounded by low-water-use, California Coastal friendly landscape in a variety of outdoor spaces. Included in this project is a proposed rooftop bar that is exclusive to the retail visitors of the building, a rooftop amenity spaces for both the Building A and Building B residents, a common-use breezeway between buildings, a podium-supported private courtyard for the Building A, and perimeter landscaping that seamlessly blends the project site with the surrounding neighborhood and community.

The outdoor amenity spaces are designed to offer a variety of uses so that everyone can find their favorite place to read a book outside, socialize with friends and family, or even grow chef-worthy produce in the proposed vegetable garden beds.

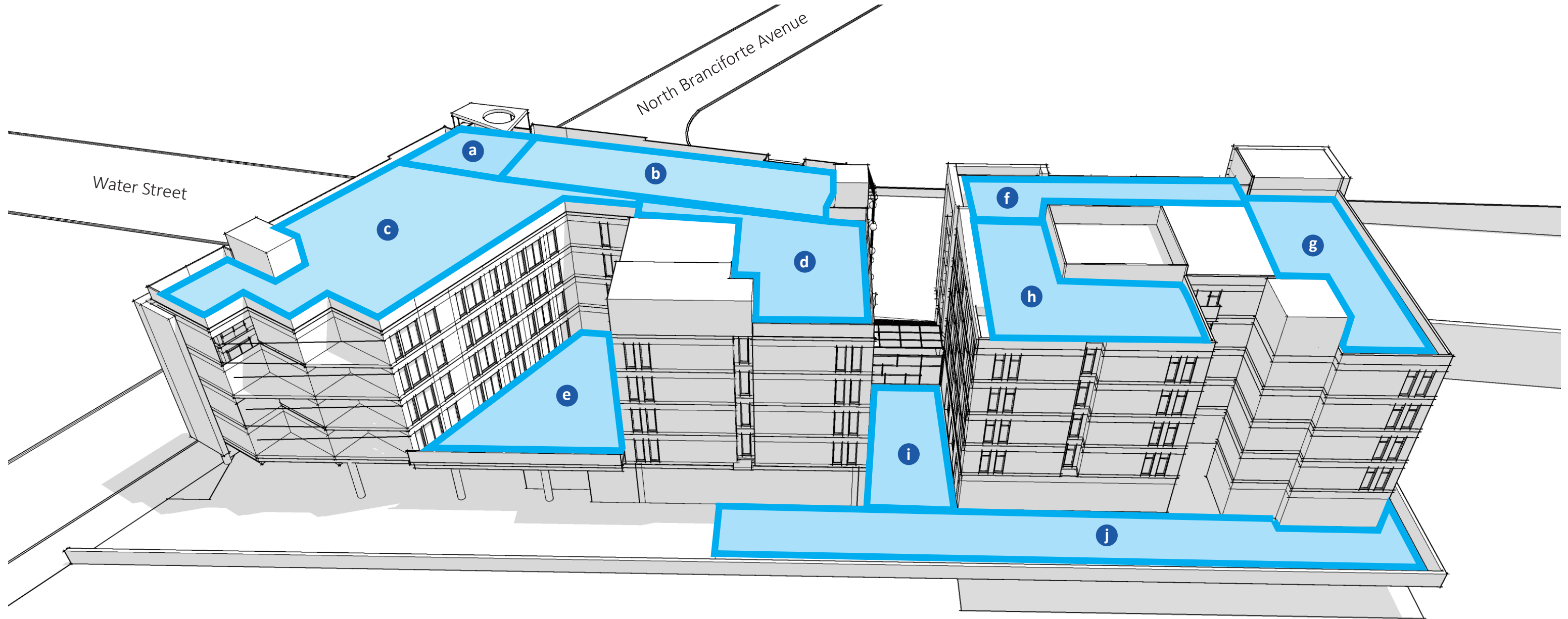


Stormwater Narrative

For this site there will be multiple drainage management areas to allow for the site's impervious areas to be treated in a variety of flow through biotreatment planters located throughout the site. The roof top amenity spaces have an ample amount of intensive and extensive green roofs cutting down on the site's overall impervious area. The exact locations of the tributary areas and biotreatment cells will be determined during the next phase of the entitlement process. Project stormwater runoff shall discharge to a continuous underground storm drain system.



Landscape Concepts



a Unique viewing room
b Retail rooftop bar

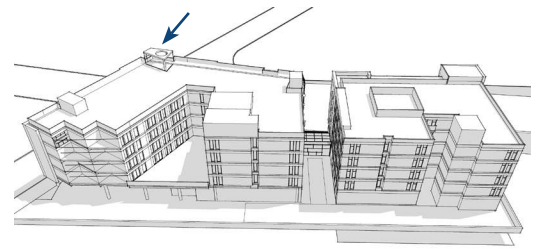
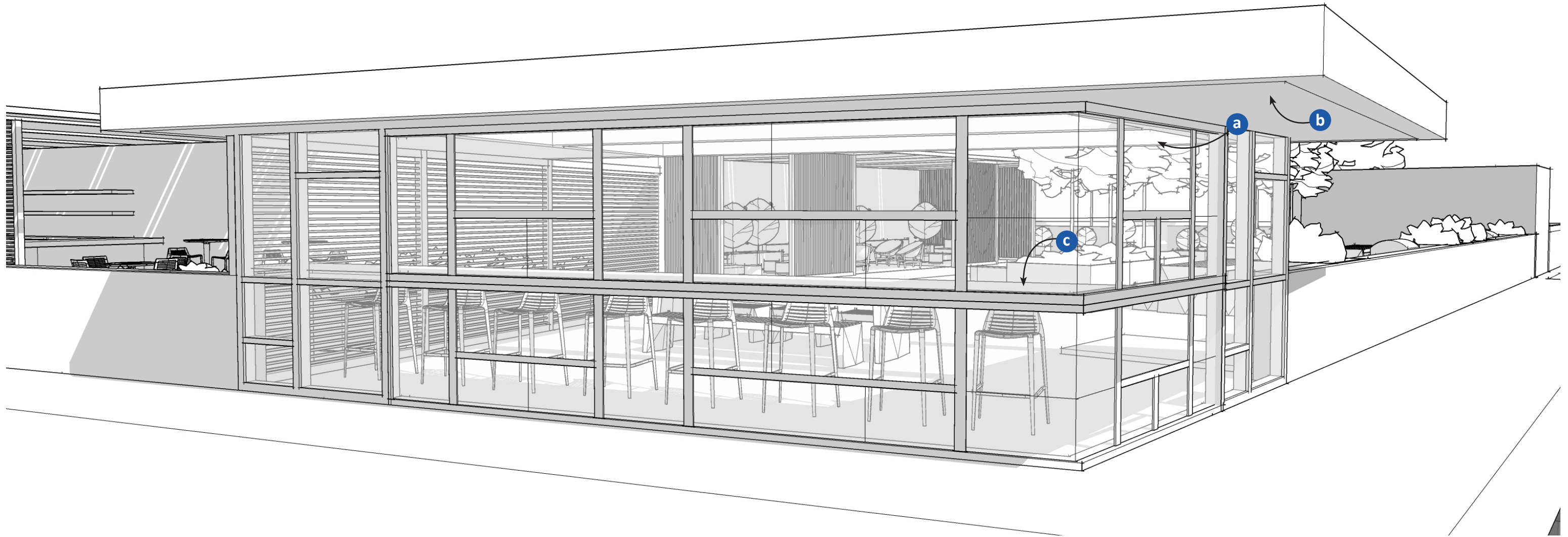
c Building A rooftop - space 1
d Building A rooftop - space 2

e Building A podium
f Building B rooftop - space 1

g Building B rooftop - space 2
h Building B rooftop - space 3

i Breezeway
j Perimeter landscape

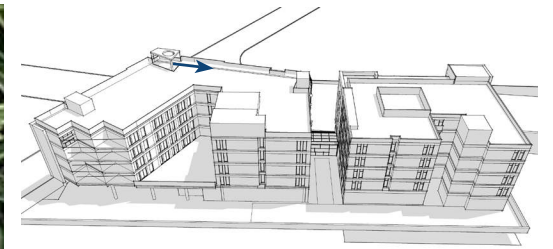
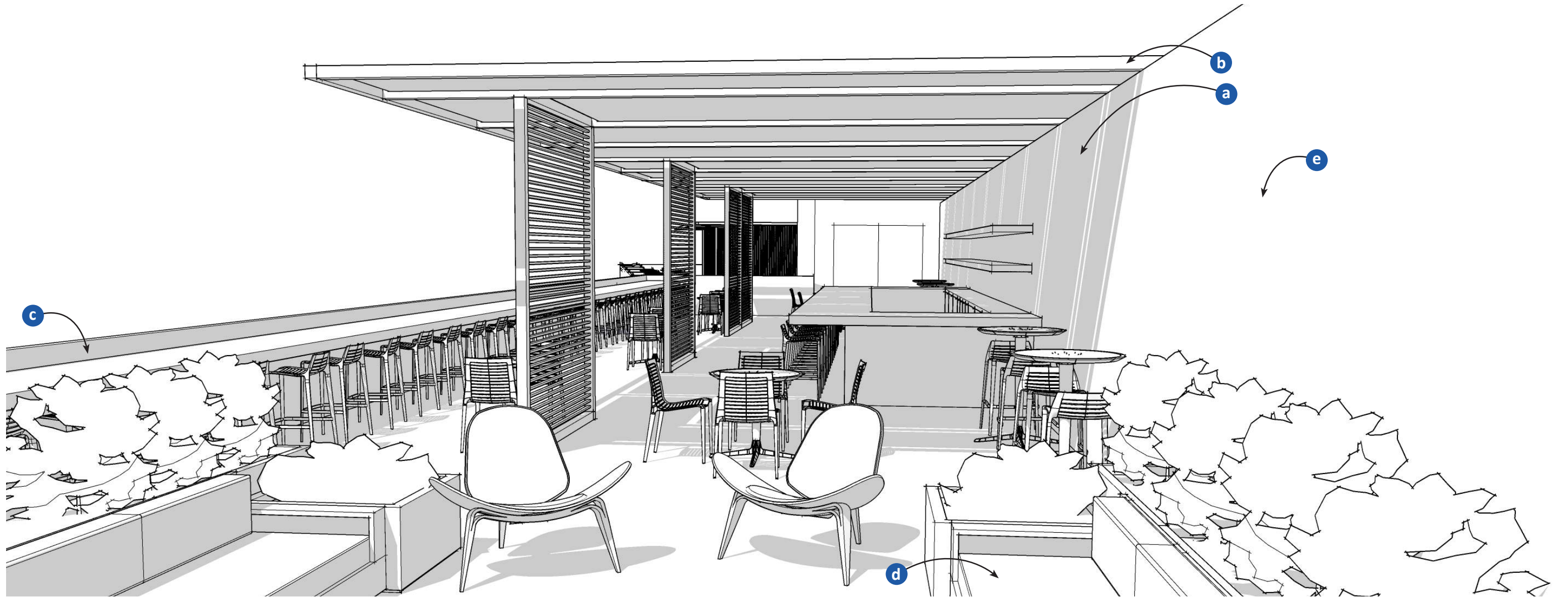
This area shall contain LID stormwater treatment planters, buffer landscaping to surrounding neighbors, and ornamental landscaping near pedestrian access paths.



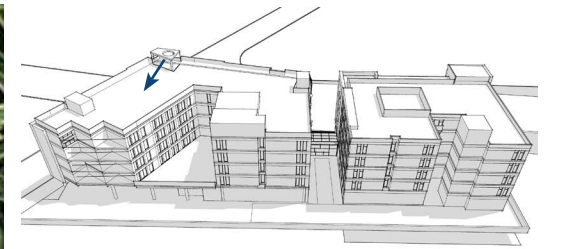
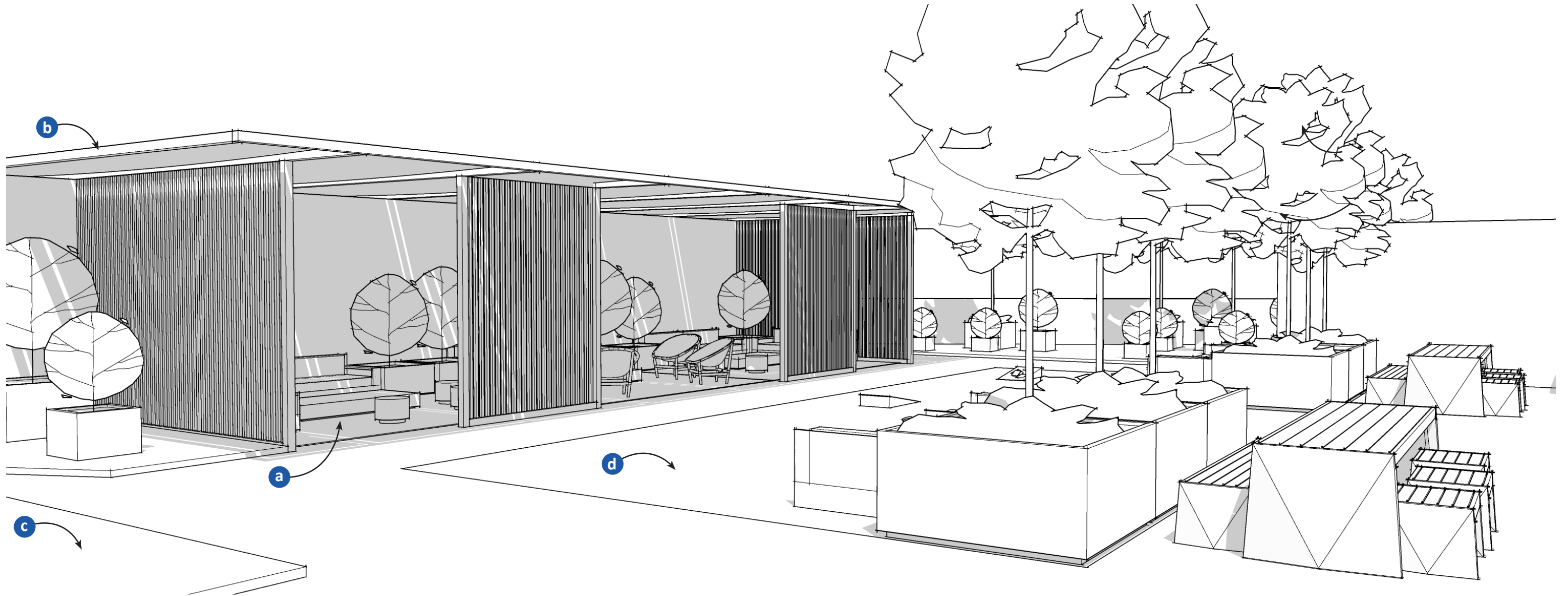
a Unique viewing room

c Bar seating with a view

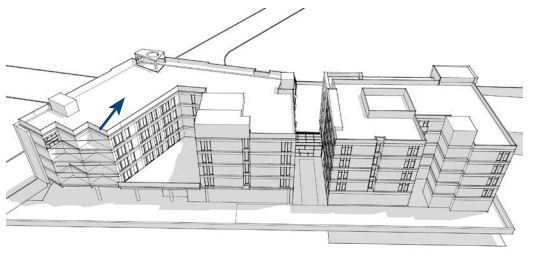
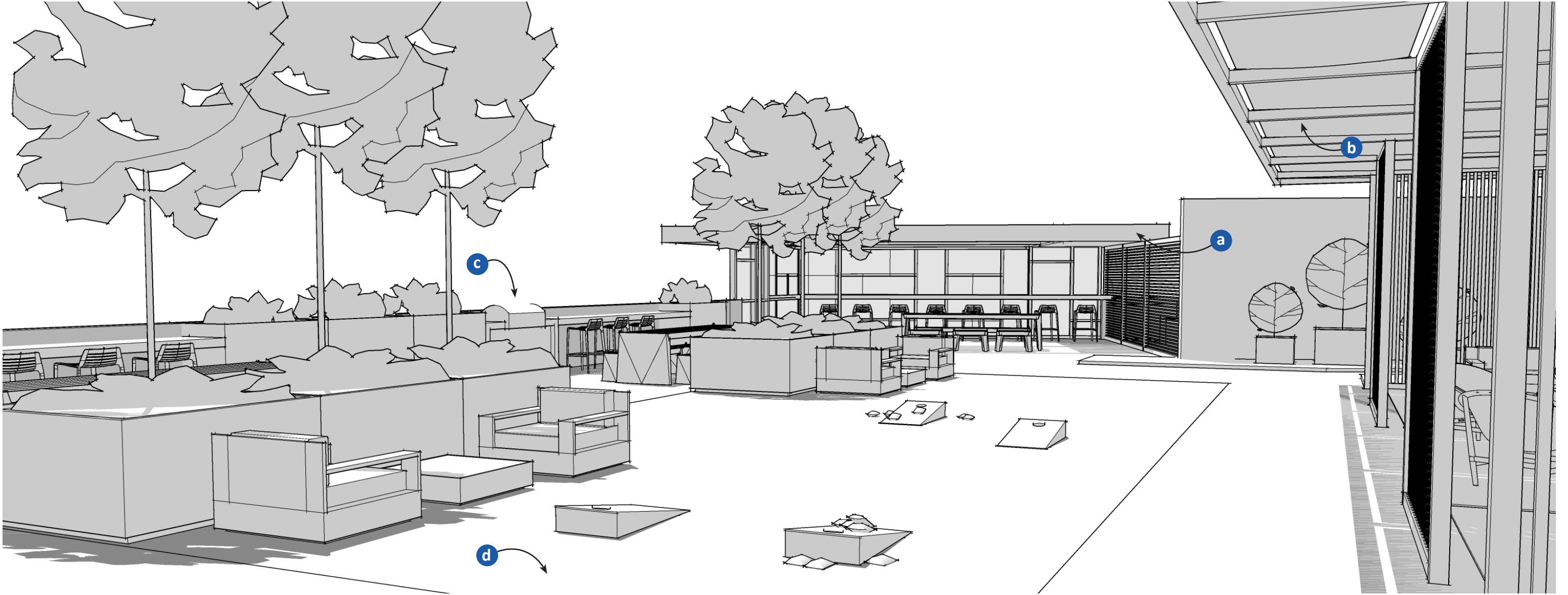
b Overhead structure



- a** Covered bar and seating areas
- b** Overhead structure with shade fabric
- c** Bar seating with a view
- d** Group lounge seating
- e** Feature wall



- a** Covered group lounge seating
- b** Overhead structure with shade fabric
- c** Green roof
- d** Turf gathering space

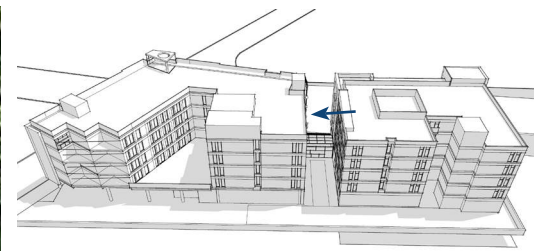
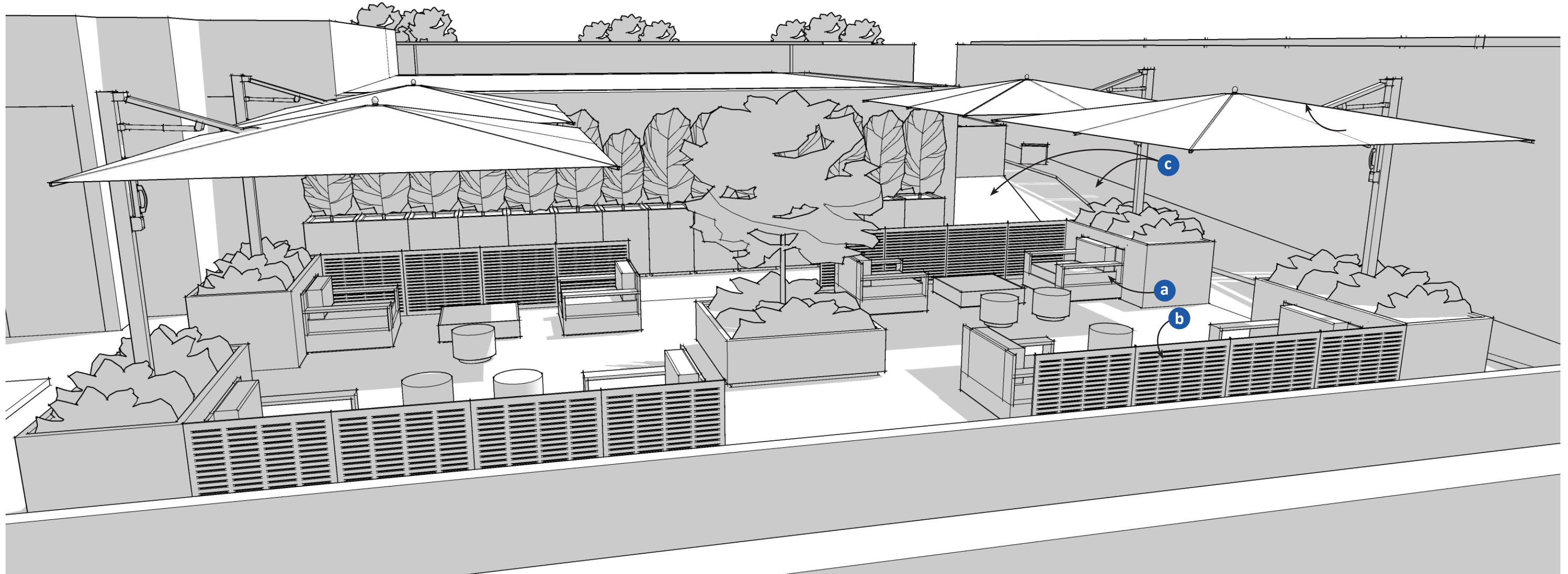


a Unique viewing room

c BBQ group space

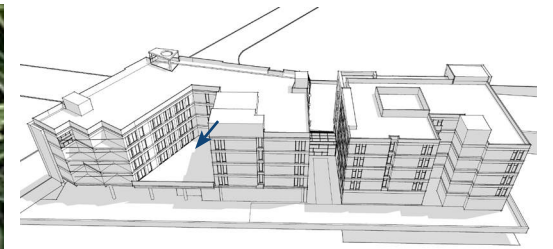
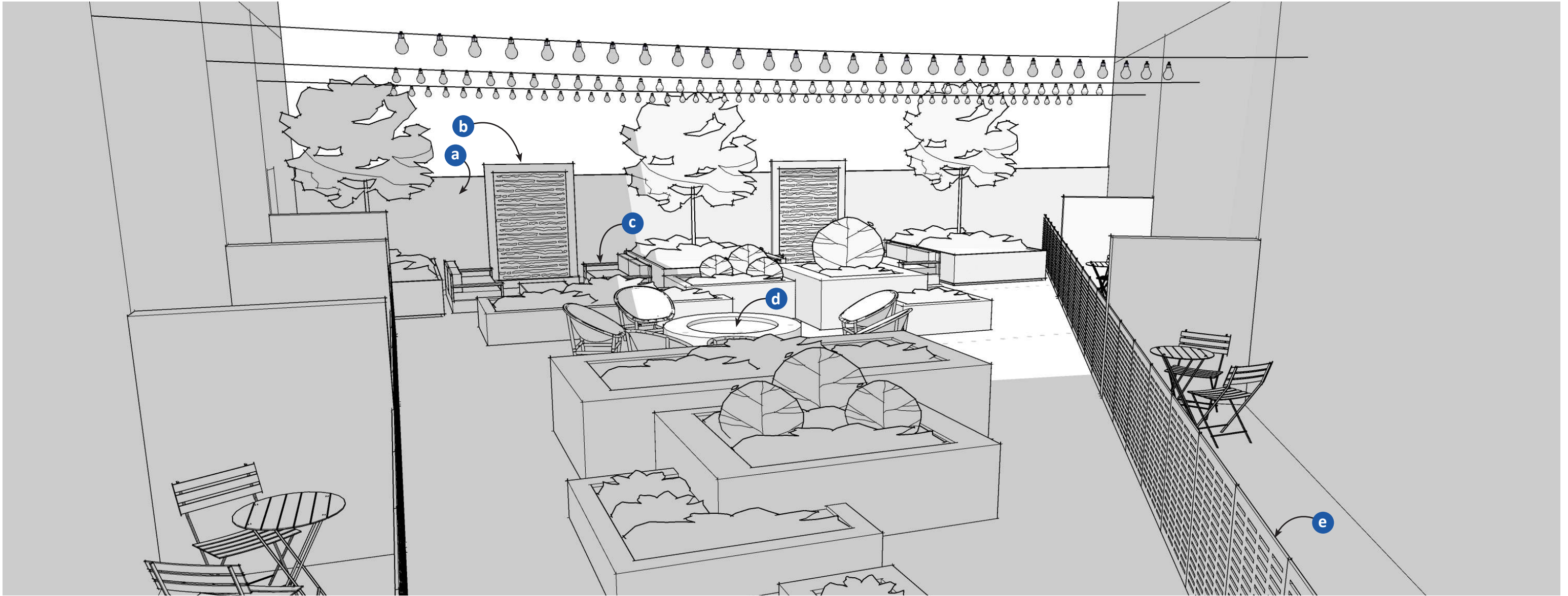
b Overhead structure with shade fabric

d Turf gathering space

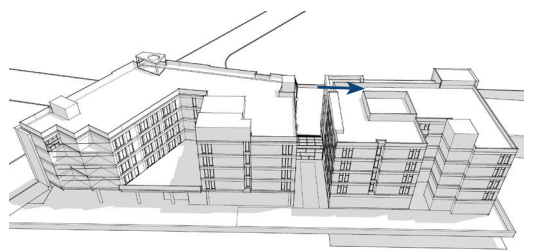
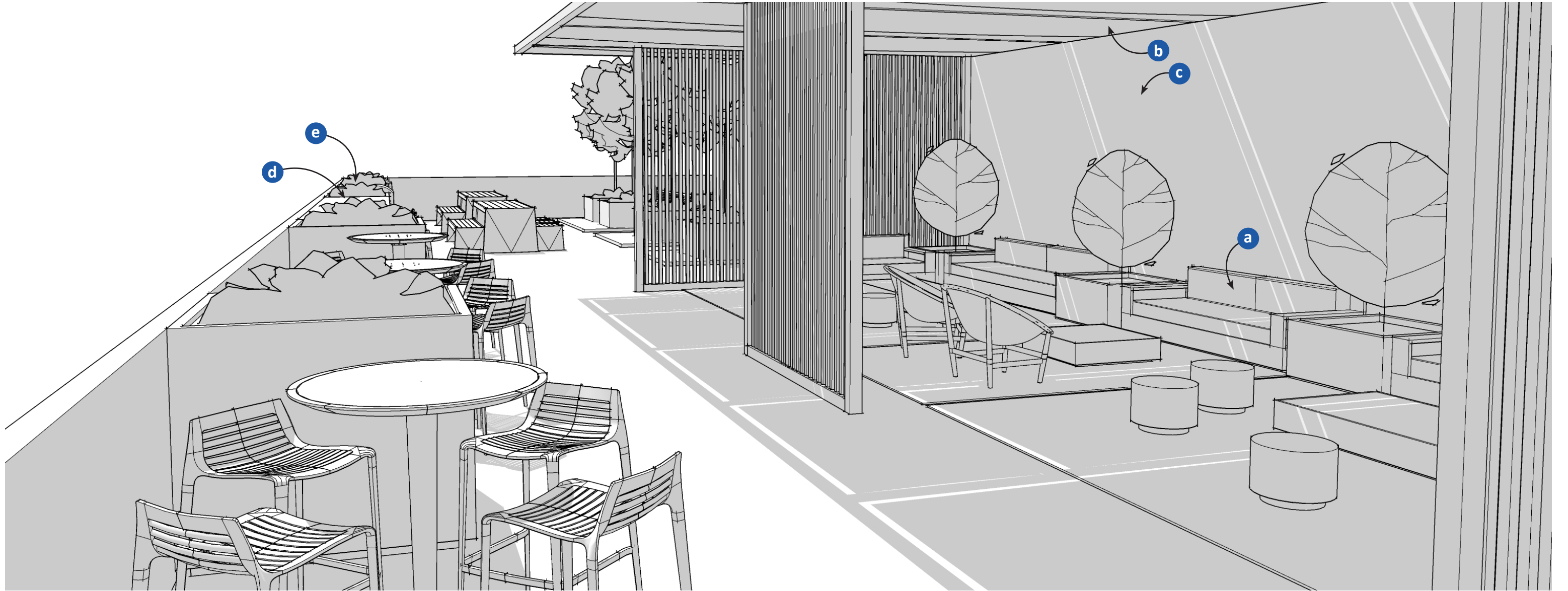


- a** Covered seating nooks
- b** Decorative metal screen

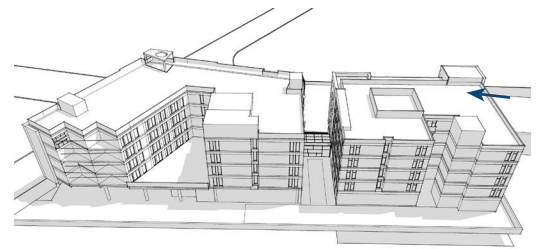
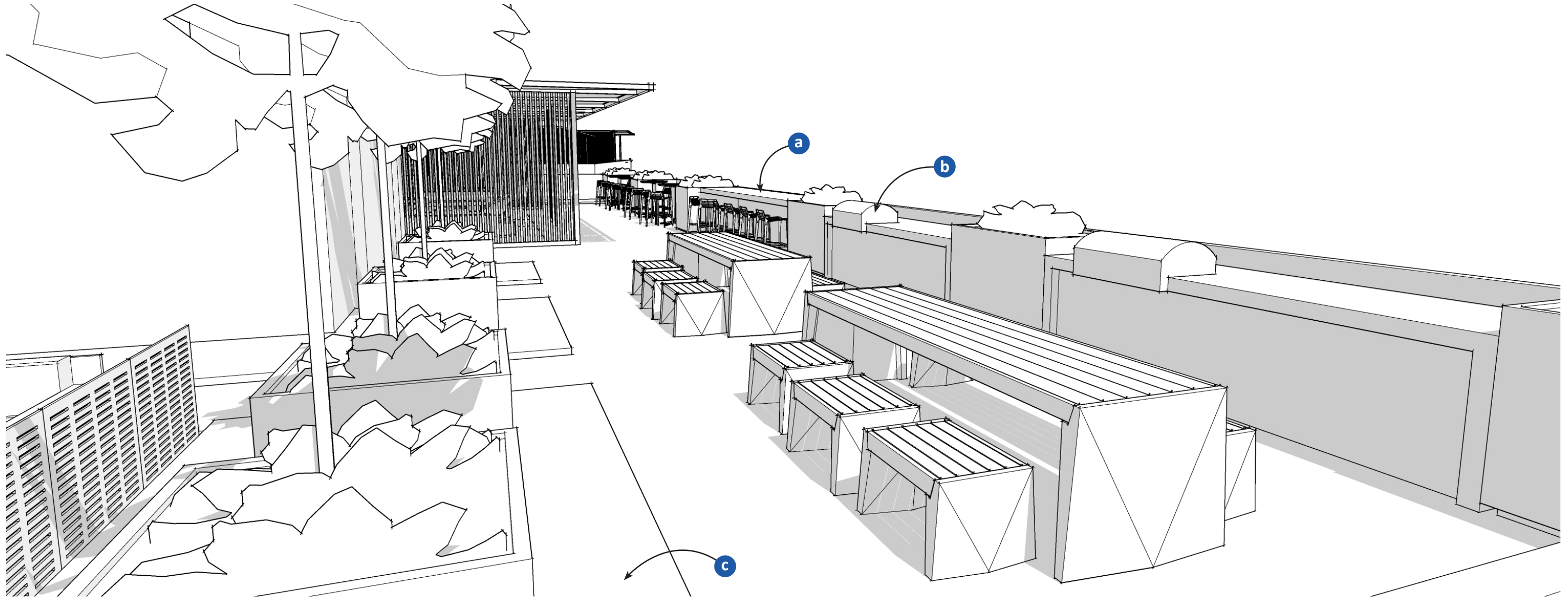
- c** Green roof



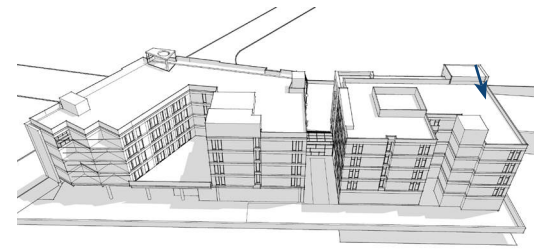
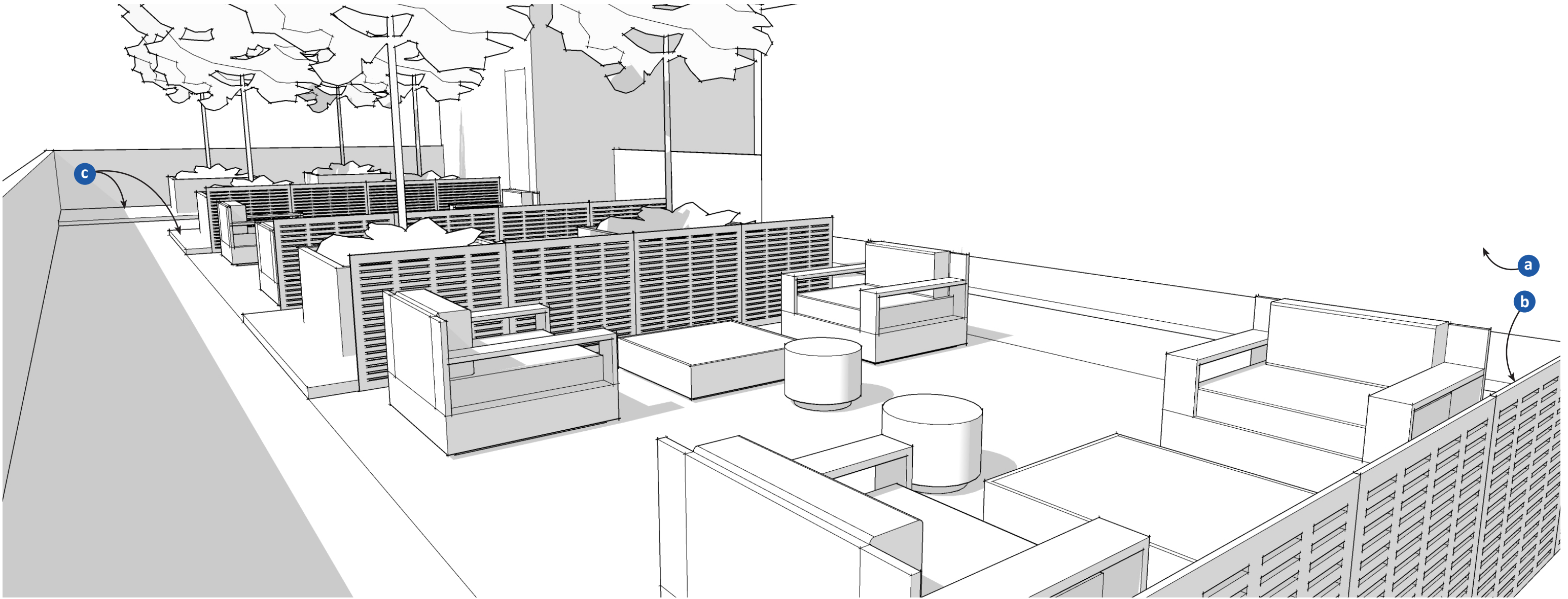
- a** Feature wall
- b** Waterfall water feature
- c** Lounge seating
- d** Fire feature
- e** Decorative metal screen



- a** Covered group lounge seating
- b** Overhead structure with shade fabric
- c** Feature wall
- d** Bar seating with a view
- e** BBQ group space



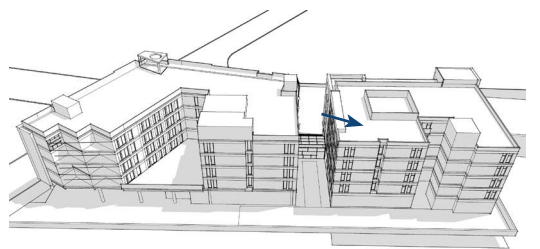
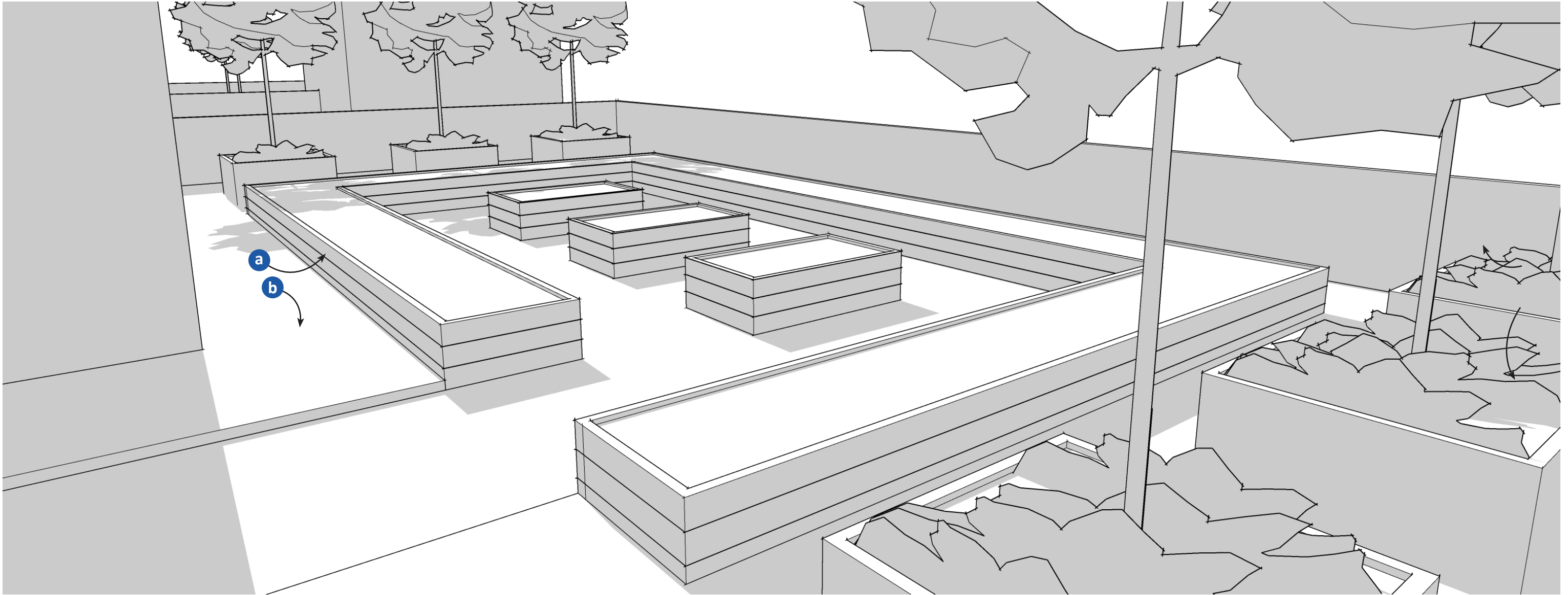
- a Bar seating with a view
- b BBQ group space
- c Green roof



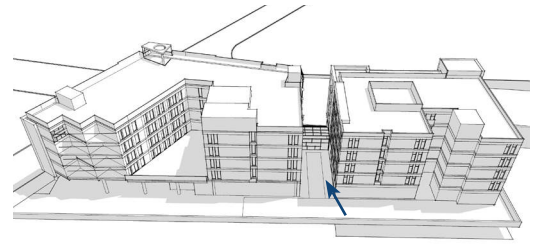
a Feature wall

c Green roof

b Decorative metal panel



- a** Planting beds
- b** Green roof



a Catenary lighting

b Green roof



City of Santa Cruz
Dept. of Planning and Community
Development
809 Center Street, Room 206
Santa Cruz, CA 95060
(831) 420-5120

OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a building, zoning and/or other permit(s), approval of the owner is required. This document serves as the City's authorization to issue a permit to the agent listed below:

Application No.: _____ APN: 009 — 21 — 230
009 — 21 — 231
009 — 21 — 230

Project Location: 823-833 Water St, Santa Cruz, CA

Agent:

Name: IMAN Novin
Address: 30 W Beach St, suite 105
Watsonville, CA 95076
Telephone: 831-768-8373

Date: 9/1/2020

Owner:

Name: Abe Novin
Address: 30 W Beach St, suite 105
Watsonville, CA 95076
Telephone: 925-344-6244 x 2

Novin
Signature of Owner

Note: One (1) owner-agent form will be required for each permit.