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**PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT**  
809 Center Street • Room 206 • Santa Cruz, CA 95060 • [www.cityofsantacruz.com](http://www.cityofsantacruz.com)  
Lee Butler, Director

June 10, 2021

Iman Novin  
30 West Beach Street, Suite 105  
Watsonville, CA 95076

**RE: City Review of Notice of Intent to Submit an SB35 Application for a Development at 823, 831, 833, and 905 Water Street.**

Dear Iman:

The City of Santa Cruz received your Notice of Intent to Submit an SB35 application on June 3, 2021. We have reviewed the information that you provided against the requirements listed in California Government Code §65941.1 and we are requesting the following additional information.

Please provide the following information to complete your Notice of Intent (NOI):

- Requirement Per State Law: 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.  
Incomplete: Please specify colors and materials on the elevations.
- Requirement Per State Law: The number of proposed below market rate units and their affordability levels.  
Incomplete: The notice indicates that 77 units will be restricted to between 30% and 80% AMI. Please provide the number of units that will be provided at each affordability level.
- Requirement Per State Law: The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.  
Incomplete: The NOI states that you plan to request “several waivers and concessions for open space and setbacks, among others”. The NOI is required to provide the number of bonus units requested and specify any incentives, concessions, waivers or parking reductions.

Pursuant to State Government Code §65913.4, city staff will initiate noticing of the development to California Native American tribes that are traditionally and culturally affiliated with the geographic area once the above requested additional information is received and it can be determined that all of the information listed in §65941.1 has been provided.

Please feel free to contact me at [shaschert@cityofsantacruz.com](mailto:shaschert@cityofsantacruz.com) or (831)420-5196 if you have any questions.

Sincerely,



Samantha Haschert  
Principal Planner

cc: Ryan Bane, Senior Planner  
Eric Marlatt, Assistant Planning Director  
Lee Butler, Planning Director  
Sam Woodburn, Novin Development