

Question and Answer Report: 831 Water Street - Community Meeting, Part 2 of 2 - August 12th, 2021

All questions asked during the August 12th, 2021 Community Meeting for the proposed project at 823, 825, 827, 831, 833 - Water Street, application no. CP20-0121

| Question No. | Question | Asker Name | Answer(s) |
|--------------|---|--------------------------|---------------|
| 1 | If we want to write in feedback, is this where to do it? | Robyn Michele Jones | live answered |
| 2 | This is a sham!!!! | Anonymous Attendee | live answered |
| 3 | There does not seem to be enough stairwells at the ends of each building for emergency egress/ingress. | Connie W | live answered |
| 4 | Please be transparent... how many attendees are here? Please show that | Anonymous Attendee | live answered |
| 5 | You say you are "learning as you go along." State law says you should have released a set of procedures on SB 35 - and I don't think you have. Why don't you delay your processing until you have complied? | Gary Patton | live answered |
| 6 | If houses on Belvedere Terrace have solar panels which will be in the shadow of the 831 development, what recourse do the homeowners have? | Susan | live answered |
| 7 | They are not showing the numbers of attendees... really slimey not to be transparent! | B Matteson | live answered |
| 8 | You have emphasized the City's lack of discretion under SB 35. Isn't it true that the Density Bonus requests require the City to exercise its discretion on requested waivers and concessions? When will the Council be able to exercise its discretion on those issues that remain discretionary? | Gary Patton | live answered |
| 9 | So the only concern is the developer's profit and not the neighbor's impact??? | Lee | live answered |
| 10 | The Applicants "gave" you an extension????? Where is city oversight? Does the developer drive council and staff? | B Matteson | live answered |
| 11 | If the city has no discretion as to design and size, as you stated, what effect can community input have on the final project? | Toni Corrigan | live answered |
| 12 | Why did the City not come up with objective standards knowing this project was in the wings? .Why does the developer not agree to the objective standards when developed? Windsor, Benecia and Los Gatos further along in standards in keeping with a historical and tourist town. Why is City allowing am SB 35 designation when much of the labor out If County as prefab building blocks like the County. Brutalism style on the key bluff with many historical context, geohydrology concerns and no CEQA. How is this developer is Community focused when the developer down the hill worked closely with Community to address concerns and a very successful project? | Candace Brown | live answered |
| 13 | No oversight for public safety????? Isn't that City Council's job to defend and have oversight of public safety at LEAST?!?!? | B Matteson | live answered |
| 14 | where are the new plans located on the city website? | Andree LeBo | live answered |
| 15 | If Bldg A is market rste than how lng is the developer going to adhere to 80 to 120% designation? Will that be in writing for a specified period...? | Candace Brown | live answered |
| 16 | The egress on the downward slope of Water will cut right into the middle of the protected bike lane...How is that going to be addressed...safety is primary concern there. | Candace Brown | |
| 17 | You said that the Council would decide on September 14th whether or not the Council agrees with the staff, if the staff has determined that the project meets all objective criteria. What happens if the Council does NOT agree with the staff determinations? | Gary Patton | live answered |
| 18 | Traffic is a big issue. This will make bad traffic even worse. | Monika Maier | live answered |
| 19 | The second clause in the density bonus speaks of health and safety as well as environmental impacts. This development clearly is a health and safety risk to the bike lane. As well as health impact on the neighbors (who will be in perpetual shade) as well as the environment of these neighbors, again in perpetual shade. Council must consider this and deny the bonus density request. | maura | live answered |
| 20 | I have heard mixed messages about affordability in this project. How many affordable units in this building are price-regulated to be affordable and how many are simply considered affordable due to their size/price per square foot (e.g. SROs)? If the building truly contains a significant number of low income housing units, I don't think any other concerns should be lifted up right now. | Reggie | live answered |
| 21 | This is addicfult intersection in nthe best of tomes; adding mor trips from thos project will just clog up traffic. storing water IF we get rain!!! | Lee | live answered |
| 22 | How can you fast track a huge project like this that is clearly SO OUTSCALE and enormously foreign to Santa Cruz? Where is the leadership? Where is the elected officials' stewardship? Where is the rationale to ignore public input / Hydrology / safety / The City Council HAS TOOLS and RESPONSIBILITY to safe guard our town. | B Matteson | live answered |
| 23 | So where will people park?? | Lee | live answered |
| 24 | Water use is going up with the population increase. I can send you slide from Feb 2021 meeting. We have had unusually water supply in the last 8 years...We will not secure water security for 10 years. | Candace Brown | |
| 25 | Will you be addressing the impact on traffic tonight? There are already logjams. Today at 3 p.m. traffic was backed up for a mile on Water Street. Idling cars in the area are already impacting our air quality. This project will make the traffic problem much worse. | Monika Maier | live answered |
| 26 | The City Can't require Parking?????? | B Matteson | live answered |
| 27 | Please address traffic issues of turning into the bike lane on a steep slope! | Andree LeBo | live answered |
| 28 | So if the drought and water issues are determined by climate change, how does adding more people to Santa Cruz not negatively impact that? | Shelly D'Amour (she/her) | live answered |
| 29 | can you please stop sharing screen?! | Debbie Gould | live answered |
| 30 | this design has nothing to do with and is certainly not in "harmony" with the Braniforte neighborhood. | maura | live answered |
| 31 | 4 and 5 story buildings in this neighborhood is not a "balanced" design. Why won't you consider a 2 or 3 story unit? | Monika Maier | live answered |
| 32 | A comment about population and climate change, they are directly related. More people create more climate change by simply living. | Rachel McKay | live answered |
| 33 | If it's mixed income how come the segregation between buildings? | Simon Ghorbani | live answered |
| 34 | Why were the shadow studies not in the revised application? | Simon Ghorbani | live answered |
| 35 | In harmony with the broader community?? Really?? Have you looked at the surrounding area or do you just come into Santa Cruz to look at the site you've chosen to destroy our beautiful neighborhood?? | Toni Corrigan | live answered |
| 36 | The City had more than a year to prepare for these state laws... Why have they not developed / published standards to address public concerns over these laws (by the way, these laws aspire to deny ANY PUBLIC OVERSIGHT AND ELECTED OFFICIAL DIRECTION) | B Matteson | live answered |
| 37 | There is a transportation hub over a mile away. I find it hard to believe that there are buses running every 15 minutes at Ocean and Water Streets. We do not have a good bus system, sadly. | Rachel McKay | live answered |
| 38 | Why are you taking up meeting time by referring to the original application? | | |
| 38 | The revised application should speak for itself if it's any good. | Simon Ghorbani | live answered |
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| 41 | Exactly Candace... PUBLIC SAFETY!!! | | |
| 41 | I'm all for developing this site and especially housing but this plan is simply not workable. | B Matteson | |
| 42 | your garage entrance still cuts directly into the protected bike lane. this is a major safety issue | maura | |
| 43 | So even less parking. Will you be charging more per space? Is that equitable? | Simon Ghorbani | |
| 44 | This project is so small. How can we promote better density? Maybe something like 7-9 stories? | Carolyn | live answered |
| 45 | Unless you've reduced the size by about two stories, you haven't brought it into harmony with it's surrounding area. | Toni Corrigan | live answered |
| 46 | what process is being done to ensure no destruction of historic substructures (foundations) from Villa de Branciforte _ which is on the state's register as a significant historical area? | Melivee Filippini | live answered |
| 47 | Segregation! no matter what the justification. Is it so the richer folks don't have to mix with the riff raff? | Simon Ghorbani | |

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|--------------|---|--------------------------------|--|
| 48 | Don't have a question, but seeing others using the Q&A feature to spew opposition so... THANK YOU for this project! I fully support more workforce housing in Santa Cruz. I appreciate your thoughtfulness in choosing this location in particular because of its location near a transit line to reduce car dependency. High density is much more preferable to suburban sprawl. Here's a question: if this project is halted (hope not!), are there other sites to build the same amount of units? | Tyler E. | live answered |
| 49 | having the market and affordable units in separate buildings is really sad - counter to being inclusive. | maura | |
| 50 | "local artisans" so well off people's vanity projects? | Simon Ghorbani | |
| 51 | Doesn't the applicant have to provide documentation to justify waivers that violate objective standards providing evidence that denying the waiver would make the project infeasible? | Denise Holbert | live answered |
| 52 | Parking is an issue for me, an even greater concern is the effects on traffic, particularly cars entering and exiting the parking garage the steep part of water street. It will cross the bike lane which I use and into fast moving traffic. It is easy to be going 40mph by that point. This would be quite dangerous. | Rachel McKay | |
| 53 | That seems nuts. So, do service trucks have to BACK UP onto Branciforte street (over a sidewalk) if there is insufficient room to turn around? (delivery, garbage, fire trucks?) | B Matteson | live answered |
| 54 | Its still 48' | Simon Ghorbani | |
| 55 | Can't the Council find that the project violates the public welfare by segregating low income in smaller units in on bilding while locating market rate tenants in larger units | Denise Holbert | |
| 56 | Why do you have two separate buildings divided by income? It sounds like you are keeping poor people away from rich people | Katie | Sadly, it's a requirement of the tax credit funding. |
| 57 | It is absolutely not sensitive. | Simon Ghorbani | |
| 58 | Seems to me some of the "UNITS" are the same size roughly as the parking spaces that "low income" residents would have to pay close to \$300 bucks a month? How is that helpful to families? How is that addressing equity? How does that help a working person let alone a working family? | B Matteson | live answered |
| 59 | Projects like this are the only way to solve our housing crisis. Our shortage of housing is huge, so we need ambitious projects like this one. I'm sorry to see all the viciousness directed against you. The sentiment on this chat is not reflective of the broader public--most of us are just trying to find a place to live. | Ajay Shenoy | live answered |
| 60 | Will the residents refer to themselves as being from the poor building or the rich building? "Hi, pleased to meet you, which building are you in" | | |
| 61 | "Oh I'm over in the poor people building, it's an honour to meet you" | Simon Ghorbani | |
| 62 | Do you realize this elevation would be seen from MILES away? We have two City Ordinances that dictate that all inclusionary affordable units are to be "dispersed throughout the development" — this includes our Inclusionary Ordinance as well as our Density Bonus Ordinance. In fact, it is a specification as a qualifying standard for affordable units, in order for a development to apply for a density bonus in the first place. How does this project satisfy these ordinances when it segregates rich from poor? This smacks of small-scale redlining. | B Matteson lisa ekström | |
| 63 | The studios are tiny and the 1 bedrooms are about the size of a decent sized studio apartment. Would you want to live in one? | Rachel McKay | |
| 64 | Why is there no cut-out in the street for the bus to pull over? Plus room for a larger bus stop? | Julia Pinsky (she/her) | live answered |
| 65 | Modern Marine? Look around the neighborhood!!! How can you say you strive to keep with the harmony of the area. There's NOTHING in the area that matches this architecture. | Toni Corrigan | |
| 66 | Ajay we are not being vicious, we are genuinely concerned and have been given little oppoortunity to speak. Those nearby are all for an all affordable building that is lower. Plus are so many studios what we need? | Simon Ghorbani | |
| 67 | Do you support the inequitable segregation practices like redlining? These segregated buildings would perpetuate this classist segregation. Of course it will be less expensive and easier to fund with the segregation element, but most socially inequitable practices are financially advantageous to someone. | Lira Filippini | |
| 68 | How will the archeology process specifically address and protect historic resources for Mexican Californians? The archeology under the blacktop is hugely important considering the Villa de Branciforte. It's very important to preserve for an equitable cultural/historical process | Melveen Filippini | |
| 69 | Why are there not more 2 - 3 bedroom units if we want ot help with the housing crisis? | britnee | |
| 70 | Materials that are in keeping with the surrounding area.....Wood None of the others are | Simon Ghorbani | |
| 71 | Great view from Seabright, Great view up the hill from Water Street. Stunning view from Fairmont Street. Wonderful San Jose "Hospital Building Style" to set the tempo for future development in Santa Cruz. | B Matteson | |
| 72 | What will happen to the protected bike lane on Water St? | Katie | |
| 73 | I see plenty of windows looking into neighbours yard | Simon Ghorbani | |
| 74 | It still looks directly down on the neighbours | Simon Ghorbani | |
| 75 | There is a very real financing reason for the separation of the buildings, so please, rather than attacking the developer who is engaged in a difficult, costly and risky business, how about applauding their efforts to try to do something to alleviate the housing crisis we are in (and re: water, our current water usage in the City is below historic levels in 1990's and 2000's due to conservation efforts in both commercial and residential sectors). | Fred Antaki | |
| 76 | The entryway to the underground parking facilities poses a significant hazard to cyclists. That entryway crosses a highly utilized bike path on a downhill slope, and creates conditions ripe for collisions. It poses a clear and present danger to cyclists, which are numerous on this section of road. If an entryway is necessary on Water St, it is critical that it be at the top of the hill, where the existing driveway is located. | Mark Boolootian | |
| 77 | Make it lower, make it all low income and take a pay cut. | Simon Ghorbani | |
| 78 | "I live at 831 Water", "Oh, are you low income or market rate?" Your major changes only effect low income (smaller units), Market rate just lost thei bar??? I work in special education, this type of segregation is an outrage. | Deven Stark | |
| 79 | I will absolutley applaud a commitment to a lower, all low income building. | Simon Ghorbani | |
| 80 | The hydrogeological study on this site and the excavation/garage element needs to be significant and thorough. It needs to not only account for the record drought years we are in but also needs to include the nearby hydrology reports and resulting builds that ended up later being red-taped due to water issues and mold. There are significant hydrological issues for this zone. Standing water in the winter months is already a problem in the adjacent neighborhoods. The underground 2-level garage would create a dam for this entire area north of Water St. This would pose a significant public health risk. | Lira Filippini | live answered |
| 81 | I enjoy reading and contemplating in my back yard...if the building stays this height I shall have an audience | Simon Ghorbani | |
| 82 | Just a reminder.... can you think of ANY other building (other than downtown Santa Cruz) that is this high? For example, local HOTELS are smaller, the local clinic is smaller... Thanks Mr. Novin. Way to make your impact on our sweet town. | B Matteson | |
| 83 | reading and contemplation area. That's hysterical. | Shelly D'Amour (she/her) | |
| 84 | Do people opposing this have workable plans for adding a similar amount of affordable housing elsewhere? If not, how do you justify your aesthetic objections taking precedence over the urgent need for *both* affordable and market rate housing in our city? I am not surprised that these objections are being raised, but I am disappointed by the hypocrisy of those who claim to support affordable housing but then find fault with any plan which actually seeks to *build* affordable housing. No one is happy about major construction next door to property they own. But I would hope that people in that situation also remember how hard it is for their fellow citizens who are not so lucky as to own homes in such an expensive area. | Benjamin Breen | |
| 85 | Your mock-up drawings portray rows of trees surrounding the buildings that are 3 1/2 stories high? Are you going to plant mature trees that will provide carbon sequestration? If not, why are you including large trees in these drawings you are sharing? | Lauri Duncan | live answered |
| 86 | Thank you Benjamin for voicing my thoughts exactly. | Tyler E. | |

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| 87 | So we shall be able to quietly sit under the shadow of this excessively tall building...Thanks | Simon Ghorbani | |
| 88 | I would also applaud a building that is at an appropriate 3 story max height with safety considered for the bike lane on water. the current design is a danger to the neighborhood and an outrage related to the neighbors who share the property line | maura | |
| 89 | You're acting like it's going to be so full of families...yet there its mostly single occupancy | Simon Ghorbani | |
| 90 | Super small, not outdoor space for people, unsuitable for families, is this a student dorm? Looks like one | Anne F | |
| 91 | Why are the affordable units and market rate units not mixed? | Jacqueline Tuttle | |
| 92 | With all that roof top, why is there not solar panels? | Eva Brunner | |
| 93 | Great project, Thank you; 1. What does the live work rooms look like? 2. Can a 5th floor be added back to add more affordable homes? 3. Do the affordable homes have inside the living space washers & dryers? | Michael Pisano | |
| 94 | Will you install rainwater collection and solar panels? How about a green roof? | Valerie Bengal | |
| 95 | 3 story YES!!!! Housing YES! | B Matteson | |
| 96 | Have you considered adding more shade in the form of solar panels? | natasha | |
| 97 | How can the project assure there will be no back up of cars when workers get home & wait to get on to their parking rack or parking space? | Sabra Cossentine | |
| 98 | I understand that it is illegal to have low income folks in one building and market rate in another. I support affordable housing and encourage you to make the whole project affordable and and lower. That would be great! | Rachel McKay | |
| 99 | Will residents have parking permits to park on city streets? | Lysa | |
| 100 | Why don't you use some of the roof space for solar panels? After all we are in a major climate crisis. | Gail Jack | |
| 101 | I applaud this project's height and density! I think it is a great way to improve density so that we build UP, not OUT. Would these opponent NIMBYs be okay with Wilder Ranch or other greenspaces being developed with single-family homes? Probably not! | Tyler E. | |
| 102 | Since this is only a 1-1/2 hour meeting and — just like last time — you are taking up a huge chunk of the meeting talking rather than seeking input, here are the comments I would have made: In our polarized world, I guess it's not surprising that I've occasionally heard this project, and the extensive citywide opposition to it, described as "YIMBY vs. NIMBY." That's beyond unfortunate, as every single person I've spoken to is completely IN FAVOR of building housing, including affordable housing, on this very site. But I — and a ton of other city residents — are absolutely NOT IN FAVOR of a project like this that — as currently designed — is beyond anything resembling reasonable in size; that will cast a shadow (literally) over multiple streets in our area of the city many months of the year; that will create massive challenges at an already broken intersection; and that will create numerous other health and safety issues that the developer (and city) is completely ignoring. | Jim Burns | |
| 103 | Why no community garden on affordable rooftop, or will those residents have access to bldg A garden boxes? | Melody | |
| 104 | Also, why have retail if there is no available parking? | Anne F | |
| 105 | What data do you have on the types of units that are needed for Santa Cruz's housing shortage? Is it really a shortage of studios? It seems like more 2+ bedroom units are needed | Katie | |
| 106 | If only 11% of the units, or 13 units total, will be for very low income individuals. This does not seem to meet the purpose of affordable housing | abby young | |
| 107 | Will all existing businesses be able to secure a spot in the new commercial area? Will they be affordable? | Gail Jack | |
| 108 | I'm impressed by how well the developer incorporated much of the neighborhood feedback and adjusted plans. Overall, this is great! How can we replace more strip malls with mixed-income, mixed-use buildings? | Elizabeth Conlan | |
| 109 | Do large scale buildings like this ever use story poles to give a physical feel for the scale of a building before it is built? | Peter Newton | |
| 110 | Thank you, Jim Burns. You've very well articulated my points as well. | lisa ekström | |
| 111 | I second Susan's concern about the effect on existng solar panels. | Rachel McKay | |
| 112 | These studios will be rented by UCSC students, not working folks. How do you deal with that? | Nancy Drinkard | |
| 113 | This is a very much needed project, especially with so many affordable units, with the proposed vouchers for homeless youth and veterans. The new concept with live/work units is nice to see as well. | Rafa Sonnenfeld | |
| 114 | Some seem concerned about segregation within the city. I applaud everyone for ensuring we will be affirmatively furthering fair housing. What can the city pursue within all neighborhoods to reduce segregation? | Kyle Kelley | |
| 115 | Will you put up story poles to show actual massing? | Judi | |
| 116 | If you can reduce the affordable units by one floor, why can't you reduce the market rate units by one floor too? It seems you are favoring the market rate to the affordable. | abby young | |
| 117 | This project is a perfect example of how developers are taking advantage of flawed planning systems and "pliable" city officials to build unwarranted numbers of high-rise offices and apartment buildings that reap huge profits. The results are traffic gridlock, worsening air quality, unprecedented strain on electrical, water, and sewage systems, and a hampered ability of first responders to deal with disasters. Developers don't have to stick around to live with what they build, and they hope that their massive requests will fall under the radar of the average citizen. The result is an over-developed city with worsen quality of life. | Tom Gardner | |
| 118 | Telling us that this will not increase water usage is totally counter intuitive. Really. | Debbie Ryan | |
| 119 | Where will the Water St bus stop be? Will it be a pull out and how will that impact traffic? | Lysa | |
| 120 | You mentioned a place for children to play, but how many children will be living in the studio apartments? | Susan Moren | |
| 121 | Even if these studios were rented by UCSC students - that would free up spaces in the existing rental market. | Tyler E. | |
| 122 | How many houses will be affected by the shading ... will it be the whole south side of Belvedere Terrace? | Ed J | |
| 123 | Since the proposed density, which is beyond the General Plan, was based on the allowance for an unlimited number of units if the project is all studios and one bedroom units, how can two bedroom units be allowed? Will the residents of the affordable building be allowed to use the amenities of the market rate building? | Denise Holbert | |
| 124 | Nancy, I teach UCSC students. The majority of my students have jobs; a significant number work full time, and a shocking proportion work two or even three jobs at once while going to school full time. I have dozens of students who are forced to live out of their cars due to the lack of housing in Santa Cruz. My students *are* working people and they are suffering due to the constant objections of wealthy local homeowners. (Sorry, not a question, but that comment needed to be addressed IMO) | Benjamin Breen | |
| 125 | Sam, you muted while she was explaining the Solar Shade Act | Grace Stetson (she/her) | |
| 126 | NEW LITIGATION ABOUT SOLAR https://www.nytimes.com/2021/08/11/business/energy-environment/california-solar-mandates.html | B Matteson | |
| 127 | So many great thoughtful updates! Love the updated facade and live/work options and the arrangement of the roof. Santa Cruz needs this affordable workforce housing and I am very much in support! | Janine R (she/her) | |
| 128 | Our federal government is requiring all vehicles to be electric in 10 years, why are there only 2-6 (not sure of current #s) charging stations? | Rachel McKay | |
| 129 | Thank you Benjamin! Well said. UCSC students ARE working people. | Tyler E. | |
| 130 | Has the project received tax credit approvals? | Denise Holbert | |
| 131 | Is there a public art component such as a "Villa de Branciforte" historical mural on the wall fronting the sidewalk as it goes down Water Street. Can the City Council approve a project with less units and less stories if it makes certain findings? | Don Lauritson | |
| 132 | While the new plan looks somewhat improved over the original it does not look like the affordable units are dispersed in and among the market rate units. This makes it look like there are two separate projects. Does this try to circumvent the density bonus requirements for one project? Objective? | Michael Young | |

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| 133 | So let's see, the clock is running on this application, you've known for years that SB-35 exists, and you STILL don't even have objective standards defined? And yet you tell the public you are reviewing the application now to determine if it complies with objective standards? Wow! That seems obviously false! Pretty shaky! | Jim Burns | |
| 134 | Traffic concerns have not been adequately addressed: traffic volume now and then, bike safety now and then, delivery truck access | ka be | |
| 135 | Are you following the 60 or 90 day response period? From the new submittal date of 7/27/21? | abi | |
| 136 | the design is ugly do we have any say in this | 918 7870 5149 | |
| 137 | I sense that those who are against this will find NOTHING they like about it and EVERYTHING they find fault with vs. appreciating how much the developer has responded to in his redesign of the project. For those who are dead-set against anything above 1 story or 2, NOTHING will make them happy from what I see/hear. Read Mark Primack's column 2 Sundays ago in the Sentinel about why Santa Cruz is in the housing crisis it is. I'm guessing the Native Californians probably had similar objections to the European re-shaping of their environment, as did the Santa Cruzans who preceded the coming of UC Santa Cruz, and our most recent wave of Silicon Valley money into our beautiful coastal paradise, and on it goes... At least the developers are really working hard within the very difficult parameters to take into account design, zoning, neighborhood concerns, economics, and come up with the best project possible, given those constraints. Or we can just have an old car wash and no housing. | Fred Antaki | |
| 138 | Part of the procedure and guidelines you say you are following per State law, are that a city subject to SB 35 set objective standards. Santa Cruz has been subject to SB 35 for quite a while and your objective standards setting process only recently started. Why did so much time pass before the planning department started this process? How are the citizens supposed to be able to reasonably assess a development's compliance with standards that are not yet set? If city staff has identified what can be used as objective standards in our current general plan and accompanying applicable ordinances, why aren't those currently highlighted in one place for the community to use? | Lira Filippini | |
| 139 | Speaking of solar panels, does the 831 proposed building have any solar panels planned for on-site solar power production? | Peter Newton | |
| 140 | Many people looking for affordable housing in Santa Cruz are families with children, yet the vast majority of these units are very small, studios or 1 bedrooms. Why does this project make so little accommodation for families? | Kristen Sandel | |
| 141 | Rosemary Menard just explained to the Council that one of the limited options to deal with water shortages now and in the future is to REDUCE demand. More residents surely results in more demand. | Judi | |
| 142 | Have you calculated the sun's azimuth year-round to determine if shading on Belvedere Terrace solar panels and yards would occur? Maybe you should build this closer to the equator where the sun's angle is steeper. | Valerie Bengal | |
| 143 | Those opposing this project would oppose ANY project. Most people I know in Santa Cruz support dense affordable housing. | Tyler E. | |
| 144 | It seems that all traffic entering and exiting this project are on Water Street. Has there been any traffic studies that assess the impact of those trying to get to Branciforte (or east on Water for that matter) via the U-Turn lane in front of the (old) Gold's Gym? I can only imagine the traffic congestion at the Water/Branciforte with the addition of many tens if not a hundred more cars in that location. What traffic studies have been done to date? | Bob Scowcroft | |
| 145 | So does the Solar Shade Act prevent trees and shrubs from blocking panels but not prevent new, tall structures from blocking existing solar panels? | janedriscoll | |
| 146 | Can you review the costs-rent, parking, etc. for each building? | Jill Esteras | |
| 147 | Quite frankly this is pointless...this is not a dialogue. Why is Mr Novin not directly responding to our concerns? | Simon Ghorbani | |
| 148 | It seems that studios dominate the project, especially on the low income side. We need 1 and 2 bedroom units, otherwise it becomes more of a dormitory bldg. If you have space for kids on the roof, where are these children living? In a studio?? | Nita nita | |
| 149 | "But I — and a ton of other city residents — are absolutely NOT IN FAVOR of a project like this that — as currently designed — is beyond anything resembling reasonable in size; that will cast a shadow (literally) over multiple streets in our area of the city many months of the year; that will create massive challenges at an already broken intersection; and that will create numerous other health and safety issues that the developer (and city) is completely ignoring." | Gabrielle Laney-Andrews | |
| 150 | Can the developer make more of the affordable units actually affordable to lower income people? "Affordable" isn't very affordable to many people who work in Santa Cruz! Also is there a reason why the buildings are divided between the affordable and market rate units? Why not combine those units? | Debbie Gould | |
| 151 | What sustainability measures are being incorporated into the build? As noted above - solar powered? Storm water kept onsite with botanical cells? Will rainwater harvest or greywater collection and recycling occur for flushing toilets or landscaping? Will product and materials life cycles be considered? For instance, is recycled concrete aggregate to be used? Will low toxicity/ recycled fiber carpeting be used? Sustainability is great but at this stage, regenerative design (where the design is net positive in its output) is what is needed to curb our emissions and climate change. | Peter Wampler | |
| 152 | How can the City of Santa Cruz facilitate more affordable homes for very low income community members so that SB 35 will be irrelevant when discussing future projects? | Elizabeth Conlan | |
| 153 | Doesn't have to be this way. The developer has chosen: conflict / confrontation / entitlement We ask him (again!) to turn to: collaboration / cooperation / neighborliness Chosen path: ☒creates public safety hazards with expensive underground parking in/out Water St ☒creates public health and privacy threats by building so tall and so close to single-story homes ☒creates public health hazards by excavating into groundwater table for parking ☒creates public safety and privacy threats by creating rooftop open space near neighbors and schools Can choose instead to: ☒Drop the SB35 process and follow regular order, engaging with the community ☒Build and expand the project voucher building; abandon the market-rate tower ☒Fit it within the zoned 3 story 40' envelope; surface park ☒Would eliminate all of the hazards your current design creates You've shown the way and taken a couple of steps on this path with your modest changes. Commit to this path and be celebrated by the community, rather than vilified. | Doug and Robin Engfer | |
| 154 | At a minimum 149 units times 2 occupants equals approximately 300 people. How many residents live on Belvedere? The gradient between the two neighborhoods is extreme and I believe is the main concern about this project. When we, as a city, disregard the historical development of this neighborhood, we will be erasing how this area of our community was developed. Walking through Belvedere and Berkeley streets are a prime reminder of how Santa Cruz came to be. We need to preserve this historical | Katie | |
| 155 | I would absolutely support a two story all low-income building. | abby young | |
| 156 | Love the project. The live/work spaces is a good idea. Santa Cruz desperately needs more affordable housing. With the building now shorter could you add another floor of affordable housing? Thanks | Felix V | |
| 157 | I am deeply concerned about the parking entrance on Water Street being set so close to one of the busiest intersections on the east side of Santa Cruz. Water Street on a major commute corridor and impacts the N Branciforte/Water Street intersection. A major ingress/egress near that intersection would add considerably to an already congested intersection. | Connie and Elisa | |

Question and Answer Report: 831 Water Street - Community Meeting, Part 2 of 2 - August 12th, 2021

All questions asked during the August 12th, 2021 Community Meeting for the proposed project at 823, 825, 827, 831, 833 - Water Street, application no. CP20-0121

| Question No. | Question | Asker Name | Answer(s) |
|--------------|--|--------------------------|-----------|
| 158 | I am in fovor of a project happening, but its design is so generic and reflects nothing of local neighborhood character. | Nita nita | |
| 159 | Of this is an affordable housing development, why are more than half the units market price? That doesn't seem to define affordable housing. | Susan Moren | |
| 160 | Is the availability of affordable units based on income limits as established by the State (HCD)? If so, "low income" for one person living in Santa Cruz is defined in the table as \$78,050. This is not low income and the rents based on this income are not affordable to most people I know. "Affordable" is a buzz word we kick around and don't define well. Individuals and families making less than \$50k should be able to afford rent in these new developments; and the affordability should be made permanent. | Shelly D'Amour (she/her) | |
| 161 | What are our objective standards or are they official yet? Where can these be seen? | linda locatelli | |
| 162 | Does the city council or planning department have any power to shape this project? | michaelfunari | |
| 163 | With all respect. Mr. Novin has been less than open to changes of his plans | B Matteson | |
| 164 | please answer the ques. " if the city has no discretion what are we talking about ? | Marty Williams | |
| 165 | Agreed Simon, why isn't the developer responding? | Deven Stark | |
| 166 | If this meeting, as advertised, is truly about giving the developer and the city meaningful input from its citizens, rather than a charade so you all can just say you did, here's my input: I am completely in favor of building housing, including affordable housing, on this very site. But that doesn't mean I should support a project that — because of its immense size — would create untold number of health and safety issues for the people who live, work, and travel through this area of our beloved city. In short, I absolutely DO NOT support this project, as currently designed. And I am disheartened that the city staff seems to be supporting this particular developer, who has shown zero interest in working with Santa Cruz residents in an effort to address our legitimate concerns. | Nancy Crowson | |
| 167 | Can you talk about parking spaces and predicted effect on adjoining streets? | michaelfunari | |
| 168 | Why build on this community corner? Were there not there other places not so impactful to this long time neighborhood? Also the architecture is just loud and so out of context for the neighborhood. Those tall blue pillars are abominable. How much for the affordable? One side looks properous the other side looks inferior! Why not mix them as was suggested. It definitely has a feel of upper class and lower class. And the development and archetect are from Santa Cruz ot outside? | Jane Hancock | |
| 169 | What determined the square footage of the studio units, at 357 sq ft? | davemurphy | |
| 170 | I strongly echo and agree with the comments from Doug and Robin Engfer. | lisa ekström | |
| 171 | I'm not sure if you mentioned it already, but was there a VMT analysis conducted? If so, what were the main findings? Thanks! | Emily Ham | |
| 172 | It is good that the revised building is set back from the street. Not so good that the set back on the west side, next to the cottages is not 20 feet as required. | Rachel McKay | |
| 173 | Traffic is already terrible on Water Street. It gets log jammed on Water at Branciforte St. Today at 3 p.m. the traffic was logjammed and backed up from Branciforte all the way to downtown. This many units will only worsen an already bad traffic situation. In addition, since parking provided is only minimal and it comes at an additional cost, our already crowded streets will become much more crowded with cars. Have traffic studies been conducted? | Lauri Duncan | |
| 174 | how can water not be an issue -i am a city resident and am being told there is not enough water and have a very low allocation each month | 918 7870 5149 | |
| 175 | New buildings anywhere should be required to use alternative energy sources aka solar or wind This building does not show any solar panels - or did I miss this? | ka be | |
| 176 | I don't understand how "Modern Marine" can be considered to fit in with local architecture. Both buildings really look cold and unwelcoming. | natasha | |
| 177 | SO THE CITY COUNCIL HAS NO POWER??? | B Matteson | |
| 178 | SB was passed in Sept 2017 and adopted in Jan 2018. Why is the City playing catch up now almost 4 years later..2 before the pandemic ? | Candace Brown | |
| 179 | And to those who want all affordable housing, please put together a feasible project (like the one at 708 Water down the street that ALSO got vigorously opposed by neighbors but thank god got built anyways and is providing much needed housing in an attractive well-run project.) | Fred Antaki | |
| 180 | The city is subject to SB 35 because it did not make progress in very-low and low income housing in the last RHNA cycle. I am so glad that this building with so many affordable homes (vouchers for disabled, transitional youth, veterans, etc) is being built!! | Janine R (she/her) | |
| 181 | Nathan Nruyen: What time of year will you do the traffic study and time of day? | Sabra Cossentine | |
| 182 | What would happen if the transit folks did away with the qualifying bus routes? Am I assuming nothing said in these Zoom meetings are made under oath> | Eric Herrick | |
| 183 | Is it fair to consider that in this project a relatively few number of houses will be directly affected BUT the precedent this will allow will affect a countless number of other homes along in the midtown area? | janedriscoll | |
| 184 | I want to ask those of us who have already made several statements or asked questions to hold off a bit so that those of us who have not been heard can get our questions answered. Thank you. | Gail Jack | |
| 185 | A huge concern is the transit access. Our bus system is very inadequate with not enough frequency and most people unfortunately own a vehicle. The speed of traffic down Water Street hill can be dangerous so the access into the parking area can be a hazard. | conniewilson | |
| 186 | Is this considered a transit priority project? | abi | |
| 187 | We are all trying o conserve water due to the drought. Why would this project be able to take place at this time? | Cathy | |
| 188 | The State of California has a housing crisis. The City and County of Santa Cruz have a housing crisis. After seeing years of no action and project after project denied, he State moved to essential force cities to allow projects that meet reasonable design standards and higher densities if they provide affordable housing. The saying I've heard many politicians repeat is "Everyone's in favor of more housing, just no where near them." | Fred Antaki | |
| 189 | My guess is that everyone on the panel - can the city council - lives in a single family home somewhere in Santa Cruz city or county. Imagine this project in your back yard, or just down the block from you. | Eva Brunner | |
| 190 | Perhaps I didn't hear Nathan correctly, but Public Works is going to require a traffic study. But that will happen AFTER the city's review to determine if this proposal meets the city's objective standards? Are you kidding? | Jim Burns | |
| 191 | Is there any reason for not having 100% affordable units in this development? | Grace Stetson (she/her) | |
| 192 | In a possible CEQA exempt project, having thorough adopted objective standards is crucial to protect the public health and public safety of the citizen populations. Normal general plan zoning and regulations were set during a time when there was assumption that CEQA will protect the population. How will you ensure we will not be harmed in lieu of not yet setting these needed standards? | Lira Filippini | |
| 193 | what does deed restricted mean? | abby young | |
| 194 | Santa Cruz already has many retail buildings that are empty, and many have been empty for a long time. This includes retail space in our vicinity. How can an additional retail space be justified as part of this project? | Lauri Duncan | |
| 195 | What about parking? I have heard that there is not enough parking for all the units, and the limited parking currently costs \$300/month. Is the parking cost considered in the "affordable housing?" Where is the developer and the City of Santa Cruz planning on the "overflow" parking to be located? | Tom Gardner | |
| 196 | I agree Candace... huge time for the city to design and and publish PUBLICLY AVAILABLE standards for this law (that has a sunset clause). Why the rush now? If the city was behind the curve in this why do the residents have to suffer their lack of action? | B Matteson | |
| 197 | Can you explain "Density Bonus", and how it affects this project? | Randy Jones | |

Question and Answer Report: 831 Water Street - Community Meeting, Part 2 of 2 - August 12th, 2021

All questions asked during the August 12th, 2021 Community Meeting for the proposed project at 823, 825, 827, 831, 833 - Water Street, application no. CP20-0121

| Question No. | Question | Asker Name | Answer(s) |
|--------------|---|-----------------------------|---------------|
| 198 | I am in favor of this project both as a neighbor and an affordable housing advocate. This creates a large number of affordable homes, homes that are near shopping and transit, and are desperately needed by people who currently work or study in Santa Cruz but cannot afford to live here. Thank you to those who have brought this project forward, and your willingness to listen and to make significant changes in response to neighborhood concerns. Love the addition of Live/Work Units. | Henry Hooker | |
| 199 | Candace - not sure how your question applies. It takes time for people to respond to changing demographic and political realities (not to mention things like carbon in the atmosphere). Does that mean it's too late to do anything since change didn't happen before? | Fred Antaki | |
| 200 | Thank you for answering my question. I am happy to support this project. I think it's pretty cynical to fight a project that authentically provides so many affordable units. | Reggie | |
| 201 | Mr Novin.... In 5 years timne SB35 may not exist anymore. This project would be absolutley be suitable elsewhere in town not directly next to 1 storey houses. Perhaps if you considered a 3 storey building you will be friend of the community and they will fully support bigger buildings in a more suitable area. If you can be more nuanced I will be a champion of your endeavours. Please be good neighbour...I'm begging you | Simon Ghorbani | |
| 202 | The public and the city council will have no way to review and assess the geohydrologic reports if the geotech report won't be done before September 14th. This is a serious safety issue, and it is unacceptable that city council and the public will not be able to review what study has been done (or not done) to assess the known hydrology, geology and soils hazards on this site. | Sue Terence | |
| 203 | Nice Mr. Novin. Segregation. That is not in compliance with the state laws you are trying to take advantage of. | B Matteson | |
| 204 | Why are the very low income units segregated into one building? Why can't the buildings be mixed with all income levels in each building? | tom Mckoy | |
| 205 | Thank you for helping us move Santa Cruz away from being autocratic. We should ENCOURAGE residents to get around without a car. | Tyler E. | |
| 206 | PLEASE PUBLISH ALL THESE COMMENTS | B Matteson | |
| 207 | What is the expected change in Vehicle Miles Traveled (VMT) for the neighborhood? | Kyle Kelley | |
| 208 | Can you give us an idea of how much the units will rent for? | Milo マイロ | |
| 209 | "Unbundled parking" means parking will be in the surrounding neighborhoods. | Eva Brunner | |
| 210 | I would love to hear how UC students view the project vis a vis the need for additional housing and rental houses being lost thru the overall Covid-driven hyper inflated RE market. What happens when they come back in force and find no where to live, or compete with lower and middle income residents for housing? | Fred Antaki | |
| 211 | Are you kidding me? | Michael | |
| 212 | What about parking for the retail space. Is there on site parking for retail space and for visitors to residents? | Elizabeth & George Bunch | |
| 213 | What the heck CAN the "Planning Department" DO to effect PLANNING???? Come on | B Matteson | live answered |
| 214 | If both buildings need to be separate, please make them the same color scheme. | Jacqueline Tuttle | |
| 215 | We are under water restrictions. How can we support more housing with limited water | darci hodder | |
| 216 | Please address the question of whether this is student housing? I believe tax credit housing cannot include students so that would mean Bldg B not for students and only possible market rate bldg A. | Candace Brown | |
| 217 | Why is ONLY the developer allowed to comment live???? | B Matteson | |
| 218 | What will happen to the existing business? Will they get an opportunity to come back in the new space? | Teresa Mendoza 831.239.5252 | |
| 219 | Simon - I would love to see you put together your own projects. You will be fought no matter what you do. I saw it happen in Seacliff when the neighbors wanted to buy a 3 acre parcel for a park (which is now a really nice affordable housing project with a smaller park and skate park). They got shot down by folks who didn't want to pay the higher taxes for the park. It's incredibly difficult, time-consuming and expensive to build ANYTHING these days and my hat is off to those willing to try. | Fred Antaki | |
| 220 | Will story poles be required? | Rachel McKay | live answered |
| 221 | Iman gets to say whatever he likes with no other comments. Completely unfair. | B Matteson | |
| 222 | Please address the questions about roof top solar and rain catchment. There are many questions asking why there is not roof top solar on this project. | Eva Brunner | |
| 223 | how exactly will solar shading legal impact those whose panels will be shaded? | Marty Williams | |
| 224 | As a neighbor living on these side streets we experience a huge level of speeding traffic, and on days like when there was a jumper on the bridge, the entire city was shut down. The level of road rage on our quiet street was insane, and having another larger building in this neighborhood is dangerous. I watched a small kid almost get run over recently by someone cutting through our street on Stanford ave. | Tina Short | |
| 225 | I fully support this project and am happy the city council has approved similar high-density projects to help alleviate the desperate need for housing in Santa Cruz. | Tyler E. | |
| 226 | Considering parking... developer says there is a parking space per unit... the cost is \$300 per month. Why would the "affordable units" pay this? This is ludicrous. My expectation is that there will be a lot of cars down Stanford and other side streets. Do you plan to make all local streets "permit parking only" so we can have overflow parked cars towed? Note that we deal with businesses shunting cars into our neighborhoods. Perhaps you can have an expedited "tow away" number? | bob reed | |
| 227 | Are you applying non objective, discretionary standards in favor of the developer? LU 3.8 does not indicate that SRO and SOU developments are exempt from the zoning density regulations, it merely states to "allow for higher density." That could mean 1 extra unit. This general plan element implies discretion and is not an applicable objective standard. Objective standards cannot be unilaterally applied, so we do everything we can to protect health and public safety. | Lira Filippini | |
| 228 | How will garbage trucks, emergency vehicles and delivery trucks turn around? CONSTANT backup beeping would be intolerable noise pollution. Is there any reason these trucks can't use the easement on the south side of the buildings? | Sue Terence | |
| 229 | Seems like the developer addressed a lot of community feedback in the new design. This affordable housing is in demand - what have the application numbers been like for other recent affordable units? | Bennett Williamson (he him) | |
| 230 | Sam, you are doing a great job in a difficult situation. Someone should be monitoring the Q & A for you and passing along relevant questions. | Deven Stark | |
| 231 | Seriously?! Old buried foundations? The entire City of Santa Cruz was grounds for the Native Californians who lived here. A burial ground is one thing, an abandoned old foundation something else, and has been of NO INTEREST whatsoever to folks before the project was proposed. And if our standard is that there should be no disturbance of any previous inhabitants buildings, we may all need to move. | Fred Antaki | |
| 232 | Will this building have access to discounted Metro Passes & discounted Bike Share & Uber/Lyft access for those living there (or free)? Lyft has a way to geofence and send monthly funds for individuals to use. | Michael Pisano | |
| 233 | How can a family of 4 or 5 live in these small units???? Reminds me of immigrant tenant living in 1920s in NY | Jane Hancock | |
| 234 | can a lawsuit be filed to stop this | 918 7870 5149 | |
| 235 | Reminds of how the open space advocates used the tar plant to try to stop the bike path thru Arana Gulch and ended up with the bike path and most of the open space being fenced off. | Fred Antaki | |
| 236 | Does the fire department sign off on this project, umm? | Michael | |
| 237 | To my knowledge, this is not in any dedicated as student housing. It is being built for community housing, which is everyone. | Fred Antaki | |
| 238 | How will the city council be able to fulfill their responsibility to provide for people's safety if they cannot review the geotech report before September 14th.? | Sue Terence | |

Question and Answer Report: 831 Water Street - Community Meeting, Part 2 of 2 - August 12th, 2021

All questions asked during the August 12th, 2021 Community Meeting for the proposed project at 823, 825, 827, 831, 833 - Water Street, application no. CP20-0121

| Question No. | Question | Asker Name | Answer(s) |
|--------------|--|-----------------------------|---------------|
| 239 | The noise of delivery vehicles seems like a reasonable concern to address... | Fred Antaki | |
| 240 | Service trucks BACKING up onto Branciforte street GREAT | B Matteson | |
| 241 | will the elec hook-up be under grnd. ie: no wooden pools? | Marty Williams | |
| 242 | NOVIN says his funding is a defense to greate tiny living spaces with poor parking... REALLY??? His FUNDING???? POOR ME | B Matteson | |
| 243 | I'm reiterating a question/concern surrounding the sizes of the units. As someone that rents and would qualify for affordable housing and would also be interested in affordable housing and who also lives one block from the proposed unit and also has a family, how will this development help me? I need a 2 bedroom unit, minimum. So do many other folks searching for affordable housing - because they have families - i.e. kids. For those trolling on neysayers and calling them all entitled homeowners, YOU ARE WRONG. This is not me and I support affordable housing and would love to be able to access it if the eligibility lists weren't closed because the wait is outrageously wrong. I am for Smart development that will match the feel of the neighborhood and not overburden the area. 140 plus units and a 5 story building will overburden the area and not match the feel of the neighborhood. | Peter Wampler | |
| 244 | I would also like to have the question about student house addressed. | janedriscoll | |
| 245 | How does the "affordable" rate get determined? Or do we know what that will be already for a studio the size of 2 parking spaces. | janedriscoll | live answered |
| 246 | It is INCORRECT that the 708 Water was vigorously opposed by the Community. I was at ALL Community meetings and met with the developer and he allowed input on site position, view shed, roof design, added courtyard, twice the required parking after taking parking count input at night and offered 3 design options after Community sent images and design types that would honor the historical nature of the area. The developer worked closely and well and in collaboration with Community input. This developer has taken a very different entitled approach. The City made it easy by not having SB35 guidelines and objective standards 3 to 4 years after they were required. Other cities are kn 2nd and 3rd objective standard draft. | Candace Brown | |
| 247 | In response to "health and safety" concerns, the buildings themselves will be built to latest fire and EQ codes, and developer has provided parking as required. How does the lack of affordable and housing in general contribute to health & safety of a community that is experiencing historical levels of both homelessness and shortages of rental housing? | Fred Antaki | |
| 248 | this is concerning bke safety on Water street: already now garbage cans are parked in the bike lanes on trash days (further down from this site) - I hope this (or cars stopping for passengers) will become not more of an issue with the proposed building! The same with bus stops. If bikers have to veer into traffic to prevent collisions it could become even more dangerous | ka be | |
| 249 | OMG Twice the size of parking spaces! U nbelievable comment. THat gives usall comfort. | Jane Hancock | |
| 250 | Bravo Novin! (sarcasm here) for scamming the system. "Studio units are twice the size of parking spaces". How does that make a difference to working families? | bob reed | |
| 251 | How is winter rain water managed? | Rick | |
| 252 | Can you explain how not having a bus "pull out" on a "high transit corridor" is not a safety issue? | abi | |
| 253 | it is my understanding that the developer of 708 Water was sued by the neighbors - is that not true? | Fred Antaki | |
| 254 | I would supprtt a lawsuit to stop this if this is what it would take. | Jane Hancock | |
| 255 | What is the estimated water savings from eliminating the car wash currently on that site? Isn't housing better? I am all in for this project! | Janine R (she/her) | |
| 256 | Oh, nice... latest comment from your representative tonight said: "Studio spaces are roughly twice the parking space size" Hmmmm... lovely. Number ONE, you are not providing equitable or sufficient parking, and B: have you LOOKED at the size of a single parking space? Mr. Novin, you are clearly caring about the health and safety of not just the neighbors but your tennants! I'd love you live in a double wide parking space. What a kind guy. | B Matteson | |
| 257 | Are other cities further along in getting their objective standards together? Are there any standard sets that can serve the city as a model? | jim warner | |
| 258 | If you are having 50 units for special needs, are you coordinating with Housing Matters? | Joan Martin | |
| 259 | For those who didn't see this: https://www.santacruzsentinel.com/2021/07/31/mark-primack-putting-santa-cruz-in-its-place/ | Fred Antaki | |
| 260 | please address the lawsuit question | 918 7870 5149 | |
| 261 | If we want to help with the housing crisis, why are there not more 2-3 bedroom apartments? Studios are needed in town, but if we want to accommodate families don't we need larger units? | britnee | |
| 262 | Please address all questions. Out of respect. | abi | |
| 263 | Why would you not ADD to the renewable grid with roof top solar?? Also, it would be the responsible thing to do to add rain water catchment. | Eva Brunner | |
| 264 | CEQA review and approval helps to ensure public and environmental safety. Because the City has not created objective standards, then can a CEQA process be included in order to help ensure for the objective safety of this proposed project? | maura | |
| 265 | This is a bad project for the location. | Sabra Cossentine | |
| 266 | Given that we are within 15 miles of at least 6 major faults, what size earthquake will this project be built to withstand? When will we learn this? | Sue Terence | |
| 267 | re: lawsuits.. Turns out in this great land of ours, anybody can pretty much sue anybody for anything, and there are probably at least a dozen attorneys who will take on any case (if you have the money to pay them). | Fred Antaki | |
| 268 | Has the fire Department signed off on this project. umm? | Michael | |
| 269 | Can you please make a FAQ of the questions being asked that is available on the city website so people don't have to re-watch the entire zoom to hear answers? | Katie | |
| 270 | The courts ultimately decide who is more "right" in any given situation, or even if the case has merit in the first place, once the facts are taken into consideration. | Fred Antaki | |
| 271 | Fred - I'm not anti a lower building...it's simply too tall. i appreciate it's difficult but I'm not going to hide the fact that a 4 or five storey building directly behind our street is going to be a jarring and depressing feature in my life...And I challenge you to find anyone a similar thing has actually happened to who is pleased with it. | Simon Ghorbani | |
| 272 | Again - I would be fine with a shorter building. | B Matteson | |
| 273 | WE CAN'T CALL IN | Michael | |
| 274 | Are you kidding me? | | |
| 275 | Is there a limit on how many high density projects can be built on the same intersection? If another similar project is proposed next year, will the planning department allow high density projects on every corner of the Water/Branciforte intersection or is there some sort of limit on future high density projects if one already exists? | mcsturdy | |
| 276 | thank you for offering this platform | Teresa Mendoza 831.239.5252 | |
| 277 | I can totally understand why folks want smaller/lower buildings in line with what most of our current housing stock is. I suspect what is true is that the lack of buildable land and cost of building drives the need to go up over 2 stories. | Fred Antaki | |
| 278 | I want to know why no environmental report, my neighbors had to do one for their single family residences. This project is highly impactful on the environment. Especially in flood years. | Gabrielle Laney-Andrews | |
| 279 | Why would the developer not want to add to renewable grid? It would at least appear that he cares about the community beyond profits. Why would you not want to give back to the community rather than simply taking from it? | janedriscoll | |
| 280 | You are only limited as you want to be. | Michael | |
| 281 | This presentation was very helpful and my comments were addressed. Thank you for reaching out and taking feedback from the community. | Tyler E. | |
| 282 | How many car charging stations are required by our standards? The future of cars seems to be mostly electric . | linda locatelli | |
| 283 | i do not want to talk my question is is it possible to file a lawsuit to stop it to make design more in line with the design of the neighborhood | 918 7870 5149 | |

Question and Answer Report: 831 Water Street - Community Meeting, Part 2 of 2 - August 12th, 2021

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| Question No. | Question | Asker Name | Answer(s) |
|--------------|---|-----------------------|-----------|
| 283 | Speaking of trees, I believe that the two existing trees are sycamores, which are native. It would be great to keep them and add more native trees. This would be in keeping with the neighborhood. There is a bluff to the west of the project which is the remnants of a riparian corridor when Branciforte Creek ran free. It is a haven for birds and other critters. I am well aware that our laws do not address this, I feel that it is important to keep nature in mind. If we did, we might not be in the climate crisis we have now. It is not too late to start. I support a building project on the site, just not at the scale it currently is. It is so important to provide housing for low income folks. It is also important to be neighborly to both people and critters. | Rachel McKay | |
| 284 | Can you please answer why no environmental report? | cmartin | |
| 285 | I am hopeful that the City Counsel and Planning Department can somehow come up with a way to do the right thing, clearly the majority of us are in disagreement with this proposal. | Deven Stark | |
| 286 | Has anyone brought up the historical environmental impact of this site? How will the city protect environmental sensitivity of this site? | Deborah Elston | |
| 287 | Who created the Objective Standards? | janedriscoll | |
| 288 | Appreciate all of you for having this meeting. | Cathy | |
| 289 | The proposal regarding access to unload commercial trucks on north side of B40 appears to have trucks backing onto B40 on both lanes. Is that true? And there is only 2 commercial parking spaces on the north side. Will there some discretion regarding what commercial space is used for. A mini market has far more parking and traffic than a floral shop for example | Cathy puccinelli | |
| 290 | "The objective standards are all going to be different". How on God's great Earth is that objective???? That's not the case in other cities... It really looks like You guys didn't have them sorted and are trying to justify it. Sorry to be rude but it's very much looking that way,. | Simon Ghorbani | |
| 291 | Do you have a scintilla of evidence that the developer will do anything with your recommendations and comments from the citizenry? Why would you believe that they would spend two cents what the local residents desire. | Michael | |
| 292 | OK. That really wasn't a very good answer to the question, asked repeatedly, why you still don't have objective standards done. Yet you are seemingly in the window right now in which you are analyzing this application for compliance to objective standards. Wow. What double talk. | Jim Burns | |
| 293 | What do you MEAN "OBJECTIVE STANDARDS" are in flux???? Depending on zoning standards? Are there any? Come on, the city is behind the curve and we citizens are suffering from the lack of standards, planning ant direction. Please help us! | B Matteson | |
| 294 | I am 100% pro this project . For those who complain about the size of studios, Isn't " two parking space area" better than NO SPACE at all !? Look around your city and you will find so many individuals willing and wishing to have a roof over their head. | Zohreh Aghari | |
| 295 | Could you please explain how not requiring a bus pull out on a "high transit corridor" is not a safety issue? Thanks! | mjlw | |
| 296 | So, objective standards are dependent on the project? Who develops these standards? | janedriscoll | |
| 297 | This project plan is a moving target. 145 units on July 27, now 149. All balconies on the Water Street frontage (architect's letter 7/27), but schematic shows balconies on 3-bed units on 5th floor facing Belvedere Ter. Also on floors 2, 3, 4 & 5 facing B-40. Which is it? What can you believe? | Guy | |
| 298 | It appears there are zero set backs on B40. That is a traffic nightmare. What changes can be made to create safe sidewalk. There is an school that is not currently in session. Many children bike using the sidewalk. Zero setbacks and trucks using off loading and backing into the street is a hazard. How can this be changed this is a health hazard. | Cathy puccinelli | |
| 299 | Berkley has objective standards published and readily available for ALL projects as far as I understand. https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_Land_Use_Division/SB%2035%20Project%20Application_Submittal%20Requirements.pdf | Simon Ghorbani | |
| 300 | Please give us an estimate of the cost of these affordable units. People are going to be surprised how expensive affordable is in Santa Cruz due to the median income here being so high because of the tech salaries | Anne F | |
| 301 | Yes, we have an unhoused community living in our City. How does a development like provide avenues for shelter to this particular population? What are the mechanisms for that? | Lira Filippini | |
| 302 | Shouldn't the geotech report have been submitted BEFORE the SB35 application was accepted as complete? | Sue Terence | |
| 303 | What process is being conducted to verify the "economical feasibility" or penciling out aspect of this development? Burden of proof and transparency should be applied to this part of the process. | Lira Filippini | |
| 304 | Can you please address the economics related to the developer's choice to apply project vouchers to the (segregated) affordable building? Specifically, will the developer receive market-rate rent for those units, subsidized by vouchers? | Doug and Robin Engfer | |
| 305 | Are units for rent and for sale? | Sabra Cossentine | |
| 306 | Will there be Section 8 units? | Rachel McKay | |
| 307 | Why do you only have 13 units for very low income residents? | abby young | |
| 308 | Good question Doug and Robin. If section 8 vouchers are being applied to how these are rented, how does the tax credit also apply? | Lira Filippini | |
| 309 | BUT YOU HAVE NO OBJECTIVE STANDARDS!!!!!! | B Matteson | |
| 310 | Again...Since this seems to be our only avenue to appeal to the developer... Mr Novin... Please keep the neighbours outside...Make a smaller project here and take advantage of a more suitable area next to taller buildings to make a larger project. Be a good neighbour help develop more responsibly and with more nuance and you could be a town planning hero of the people. But right now you're trying to fix a pocket watch with a sledgehammer. | Simon Ghorbani | |
| 311 | I'm begging you unashamedly...Please consider those right next to this project. | Rachel McKay | |
| 312 | There is a desparate need for section 8 housing. | B Matteson | |
| 313 | How can you possibly protect us? | Michael Pisano | |
| 314 | When, Where & How would someone apply for the affordable housing? | B Matteson | |
| 315 | WHY NO STORY POLES WHEN THE CITY DOESNT EVEN HAVE PUBLIC INPUT???? | Pete Kennedy (BGS) | |
| 316 | Thank you for saying that we need more affordable housing !!! | | |
| 316 | Yeah, maybe you are limited in influencing the design (too bad, because this design is completely incompatible with this part of the city). But you are certainly not limited in influencing (or rejecting) an application that has a long list of issues that will create major health and safety issues for the residents you should be representing. | Jim Burns | |
| 317 | Is the state or city going to compensate homeowners for the loss in property values due to bypassing all zoning, environmental and neighborhood standards that were applied to the established neighborhood? | cmartin | |
| 318 | Are you counting the proposed large complexes on Ocean St to apply to the SB35 requirements that need to be met? | woutje | |

Question and Answer Report: 831 Water Street - Community Meeting, Part 2 of 2 - August 12th, 2021

All questions asked during the August 12th, 2021 Community Meeting for the proposed project at 823, 825, 827, 831, 833 - Water Street, application no. CP20-0121

| Question No. | Question | Asker Name | Answer(s) |
|--------------|--|-----------------------|---|
| 319 | How many housing units does Santa Cruz need to meet SB35? | Deborah Elston | https://www.hcd.ca.gov/policy-research/docs/sb35_determinationmethodology.pdf |
| 320 | Why aren't all the affordable units qualifying a development for SB 35, set at the income level that we are currently deficient in? Doing that would help us fulfill our RHNA. | Lira Filippini | |
| 321 | Thank you for explaining SB 35 and our area's housing deficit. | Tyler E. | |
| 322 | It's just crazy that only the developer gets to answer questions or comment. Completely one sided info | B Matteson | |
| 323 | great. link to website for housing cost table appreciated. thanks for looking at my question. | janedriscoll | |
| 324 | I understand the city has met all the state housing goals for very high, high, and moderate income levels except for very low income units. How many very low income units will be in this development? | Michael scott | |
| 325 | Novin, would you consider setting all the affordable units to very-low income so that our City can get as close as we can to our RHNA allocation? That is what would help our community the most. | Lira Filippini | |
| 326 | How can we repeal SB35 and, if successful, would it apply to this project? | Monika Maier | |
| 327 | I for one will demand that this "meeting" (where only the developer gets to speak) IS NOT suitable as a - " public meeting" Not acceptable. | B Matteson | |
| 328 | So, you said the garbage trucks will have someone who stops traffic Branciforte while they back out. Does that mean delivery trucks will also have to back out onto Branciforte? | Sue Terence | |
| 329 | Is the applicant REQUIRED to include commercial uses? If not, could the commercial spaces be eliminated, thus freeing up space for residential units, and thus allowing trhe height of the project to be reduced. | Gary Patton | |
| 330 | Is the area on the rooftop available to the general public as the other plan stated? | Sabra Cossentine | |
| 331 | Given that it will soon be impossible to purchase an internal-combustion engine (ICE) vehicle in the State of CA, how are 6 EV stalls (as depicted in the revised 27 July plans) sufficient? Is it OK to discriminate against the residents of this development and this neighborhood, and consign them to the ongoing air pollution impacts of ICE vehicles? How does asking for a waiver on this support the developer's professed DBL approach? | Doug and Robin Engfer | |
| 332 | Thank you Samantha for readin all the comments as best as you can. Respectfully though, this is not a true public meeting. I appreciate your efforts. | B Matteson | |
| 333 | As we have recently seen in Florida, geography affects safety. It is critical that a hydrologic reports be done prior to appoving this building. How will you address this? | Rachel McKay | |
| 334 | Can the city council please answer why not one person in opposition (not the developer) is allowed to speak? Zoom allows multiple speakers. This is not a technology problem. This is a public process problem. | cmartin | |
| 335 | Are there any very low income units in this project which could be used by families? | Michael scott | |
| 336 | Any recourse for neighborhood parking impact ? Will the neighbors need permits?? Thanks. | mjlw | |
| 337 | Studios in Santa Cruz at the Five55 development are going for 2,245- 2600 are we considering that as market value for these apartments? | britnee | |
| 338 | How important is this development in helping the City to meet its RHNA? | Matt Huerta | |
| 339 | Will there be bike lockers available to residents to help encourage alternate transportation? | Carolyn | |
| 340 | 708 Water did not have a lawsuit that I am aware of...someone is trying to create misinformation against the surrounding neighborhood. Please stop. | Candace Brown | |
| 341 | Why isn't the City providing financing so it can have more input into design? | Matt Huerta | |
| 342 | Nanda studios go for \$2762 - \$2,892, is that market value for these? Is that afforable? | britnee | |
| 343 | There will be parties on that roof, don't be fooled. These are dorm like apartments, not family units. Novin pretends to be helping our community, but look at how the property is managed now. | rosa | |
| 344 | 7:34pm | Deborah Elston | |
| 345 | Is it not true that Santa Cruz is subject to SB 35 because in the last six years, we've only built 12 of the 180 very low income units the state requires of us? How many very low income units will this project add towards our goal of 180 VLI homes? | Rafa Sonnenfeld | |
| 346 | Very hard to follow where you are? | Deborah Elston | |
| 347 | Half Moon Bay and many other cities use story poles | Sabra Cossentine | |
| 348 | STOREY POLES...A VISUAL NUISANCE ...AHHAHAHAHAH THE IRONY | Simon Ghorbani | |
| 349 | What's the city's status with regard to meeting it's RHNA goals? How many other infill opportunities have been presented to staff that add 145 homes to Santa Cruz' housing stock, 71 of which will be affordable with 54 project-based vouchers for disabled households (as defined by HUD), Transition Age Youth with disabilities experiencing homelessness, and qualified veterans? The other 74 units of middle-income workforce housing will target critical employees like nurses, teachers, firefighters, seniors, etc. who may not need a whole lot of space. This project is in agreement with Native American tribes, is in a prime location for easy access to public transportation, conforms to the city's general plan, and by state law, qualifies for streamlined approval. | Ashley Gauer | |
| 350 | I had questions at 7:34 and 7:48 Can't follow if you are going forward or backward.... | Deborah Elston | |
| 351 | Can you answer how many units this project adds to meet sb35? | cmartin | |
| 352 | Has anyone brought up the historical environmental impact of this site? How will the city protect environmental sensitivity of this site? | Deborah Elston | |
| 353 | "Story poles require their applicant to put up story poles... they cost alot they are difficult to remove, they don't" REALLY? That is not a respectful response to citizen requests for a project of this excepoitonal size, density and public safety impacts. | B Matteson | |
| 354 | Can the developer reduce the building by one floor for the market level units as done for the affordable units?? | abby young | |
| 355 | Actually, many cities require story poles and this gesture shows respect for the community and a desire for the community to be involved in, and approve of, development proposals. | Lira Filippini | |
| 356 | I don't think you've addressed the question relating to the developer/landlord economics relating to the project voucher approach to the affordable building. Can you please let folks know what level of rental income the developer will receive for those project voucher units in the affordable building? (For example, how closely will LL income map to market rates?) | Doug and Robin Engfer | |
| 357 | Segregated housing is not an integrated experience. | Lira Filippini | |
| 358 | Please stop stating that you are not required to have this meeting. Intentionally or not, it makes it sound as if you are deigning to allow the peasants to speak... It's really a kick in the teeth...Whether you are obliged to or not, YOU SHOULD BE DOING THIS. PLEASE DONT PAT YOURSELVES ON THE BACK FOR DOING THE BARE MINIMUM IN TWERMS OF TREATING THE SURROUNDING AREA'S RESIDENTS WITH RESPECT. | Simon Ghorbani | |
| 359 | How does the developmer weigh community input? There is a lot of support (including future residents) as well as push back from the community. How does the developer weigh minority input? | Carolyn | |
| 360 | Does that answer by the developer mean that there still is a bar on the rooftop, but that it is restricted to only residents of his development? | Jim Burns | |
| 361 | Re: community meeting, you know that the first (required) meeting was inadequately noticed and this second one was promised at the time -- January -- so it really IS required. | Guy | |
| 362 | Story poles are currently used in many California municipalities. They give the public a visual way of seeing what to expect at a development site. Even if the planners don't normally use this visualization tool, could the City Council require story poles for a particular development if they think it is important for the community to visualize the height and mass of the project? | Michael scott | |
| 363 | Afordable refers to developer profits not the cost to the occupant!! | Lee | |
| 364 | Will you provide a shade study for the revised plan? How many months a year will Belvedere neighbors have to live in full shade? How will you preclude the possibility of black mold? | Sue Terence | |

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| Question No. | Question | Asker Name | Answer(s) |
|--------------|---|-----------------------|---------------|
| 365 | Is the retail space required? If not, could the overall height of the development be lowered? I'm in favor of low-income housing, but the height of this project is out of balance with the neighborhood. I also bike down Water Street, & safety doing that with in & out from the parking garage is frightening. Similar colors & mixed use between both buildings would help our city be more inclusive. | Linda Weyers | |
| 366 | Question: Why is it that a developer always asks for (and is usually granted) "Special Variance" "Special Exceptions" "Special Wavers" "Special WHATEVER"? When is it ever considered for existing neighborhoods, citizens regular folks that have lived her for years to be granted that sort of consideration? Is my house not asd important as a developers need to make his financial nut? Why am i (or we) responsible to help him make his investment profitable?? | B Matteson | |
| 367 | Does SB 375 supersede Gov. Code 65913.4? | abi | |
| 368 | I appreciate the Zoom format at least in the ability to have a controlled discourse (with background Q&A) and eliminate a lot of carbon being pumped into the air driving to a physical location. | Fred Antaki | |
| 369 | I too am confounded by the numerous referrals about following the Objective Standards when it seems they haven't been created yet. | janedriscoll | |
| 370 | How about the 20' minimum setback on the west side of building B? | Sue Terence | |
| 371 | How is the SRO/SOU clause in our general plan (LU 3.8) an objective standard that can be applied to this project? Its language dictates discretion. Objective standards cannot be unilateral -SB 35 does not allow for that | Melvie Filippini | |
| 372 | Can you please answer the question of whether retail can be removed to reduce scale and traffic. That does not satisfy affordable housing goals. | cmartin | live answered |
| 373 | Please answer—could the developer reduce the market level building height to four floors not five? | abby young | |
| 374 | Perhaps we shouldn't require that every new shop has a parking lot cos of lack of decent public transport or willingness to walk and we might find more space for affordable housing. And not have to crowbar in huge buildings in inappropriate places. | Simon Ghorbani | |
| 375 | Why did the Developer have to apply for SB35 status? Was the Developer not able to work with the City and it's residents in a amicable manner? | Tom Gardner | |
| 376 | Ifnd it so ironic that this building is gonna happen no matter what public opinion is, while half a mile away the "Historic Weinerschnitzel building" had to be preserved when being converted in to a pub. | Simon Ghorbani | |
| 377 | Great question Sue Terence - is the setback that is up against the cottages on the west side of the project considered one of the concession/waivers? The zoning standards do not allow for that small of a setback up against single family zoning | Lira Filippini | |
| 378 | Why can't this project be 100% affordable housing too? | abby young | |
| 379 | The question on retail was not if it is allowed, but if the city can deny it to reduce scale and focus on affordable housing? | cmartin | |
| 380 | How many units is the city planning which are for very low income referencing Sam Hascherts comment at 8:15 | Sabra Cossentine | |
| 381 | I continue to be impressed by the willingness of the panel to treat with respect and patience questions and comments that have already been addressed. Thank you. | | |
| 381 | This project is huge contribution to the stock of truly affordable as well as market rate homes in Santa Cruz. | Henry Hooker | |
| 382 | Story poles are not currently required in the city. Hmmm... But public input is also not required? How is the city tending to the interesstes of the citizens? | B Matteson | |
| 383 | Mr Novin... Would you honestly be ok with a building this height 20 ft from your fence? | Simon Ghorbani | |
| 384 | Has anyone brought up the historical environmental impact of this site? How will the city protect environmental sensitivity of this site? Not speaking of CEQA..... Speaking of what was found in previous developments in the area....."historically". Question not answered thus a problem of not having open conversation. | Deborah Elston | |
| 385 | Yes Mr.Novin? Do you want this behind your house (20 feet away)? | B Matteson | |
| 386 | Can you please answer how many of these units address our SB35 very low income deficit? | cmartin | |
| 387 | The Water Street Creek flows out of the base of this project into the gutter on Water Street. Always has, always will. Eh? | Cap Pennell KE6AFE | |
| 388 | RE: Section 8 vouchers, the question raised earlier is that the developer collects market-rate rents, but the renter pays a reduced rate with HUD making up the rest. Right? | Guy | |
| 389 | You reducedd the west setback at the expense of the North!!! | Simon Ghorbani | |
| 390 | Who is NOT on this call? The people who would rent these units. This is affordable and workforce housing. Why aren't we more welcoming of our potential new neighbors? | Janine R (she/her) | |
| 391 | PLEASE POST ALL THE QUESTIONS WHERE WE CAN VIEW THEM | Lee | |
| 392 | That is rotten about the zoning of the cottages. The 2 houses closest to the project have solar panels and will be adversely affected by the shadow of the building. Do you really want to go by the "letter of the law" or to respect the neighbors? | Rachel McKay | |
| 393 | THIS IS THE SCALE OF THE PROJECT IN RELATION TO THE 1 STOREY HOUSES BEHIND....I'll say it again....CROW-BARRED IN https://drive.google.com/file/d/1stDhQWOPalStqnKgt8KBaB_7i3vaRjv/view?usp=sharing | Simon Ghorbani | |
| 394 | The storm water drain on Branciforte at Water is currently always clogged during storm events and makes it impossible for bikes and difficult for cars to turn right onWater. I believe the developer was asked for an easement so that that the city could create a right turn lane on Branciforte. What happened to that on the revised plan? | Sue Terence | |
| 395 | Seriously.... Why do all we citizens have to suffer (public safety, traffic, noise pollution, parking, triple density) etc etc.... ALL SO MR NOVIN CAN MAKE HIS INVESTMENT PROFITABLE???? What about my investment in my little house? What about m,y neighbors who chose to live on this sweet street? What about surrounding neighborhoods that will also suffer increased traffic, congestion, noise and air polution? What about the safety of my kids on their bikes in the newly created bike lane? Do none of our concerns warrant "SPECIAL VARIANCE"? "SPECIAL CONSIDERATION"? | B Matteson | |
| 396 | For the record, the only RHNA requirement where the City is non-compliant is very-low income. Would be nice if the developer would choose to address that specific deficiency more substantially. | Doug and Robin Engfer | |
| 397 | Re: Historical impact, with all due respect the biggest impact IMHO will be the loss of the car wash, but seems like the need to house our residents outweighs the need for slightly cleaner cars moving forward. | Fred Antaki | |
| 398 | Multiple questions about SRO/SOU land use designation have been passed over. LU 3.8 is a discretionary clause. When objective standards have not been officially adopted for an incidence in which a "significant" development won't have CEQA applied, how can you apply discretionary standards unilaterally? | Lira Filippini | |
| 399 | Will the retail be a affordable grocery store (not having to drive or take a bus with children to grocery shop - would be most helpful & sustainable)? | Michael Pisano | |
| 400 | EVEN FROM THIS ALTITUDE IT CLEARLY TOWERS ABOVE THE SURROUNDING AREA https://drive.google.com/file/d/1PSiIHwNbtYXP6YvG8VvkDJMhAyyTPT9/view?usp=sharing | Simon Ghorbani | |
| 401 | HOW ABOUT FROM THE STREET? https://drive.google.com/file/d/12sBMGmPymFHO1uDX3e-NBrGXNvbbE7Zo/view?usp=sharing | Simon Ghorbani | |
| 402 | Thank you that was an answer I was looking for. | Deborah Elston | |

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| Question No. | Question | Asker Name | Answer(s) |
|--------------|--|-------------------------|-----------|
| 403 | What is the city doing to meet our very low income deficit so that we are not continually bypassing community input to enable developers who are maximizing loopholes to optimize profits without addressing that deficit? When this project is passed, every open lot will follow this model unless very low income units become required. | cmartin | |
| 404 | Fred Antaki - you clearly are not up to date on archeology or the Villa de Branciforte. You might be interested if you look into it | Lira Filippini | |
| 405 | How many units will be for special needs residents? | Sabra Cossentine | |
| 406 | I would respectfully suggest that the developer should be required to demonstrate that there are no historically-significant structures on the site, given that there were significant resources found on the immediately adjacent parcel, BEFORE the City grants a building permit. If there are adobe foundations on the 831 site, then the project design is untenable - can't destroy those historically-significant resources, after all. So, can we please require that the archaeological survey uses ground-penetrating radar or similar techniques BEFORE the design is approved or permit is approved? | Doug and Robin Engfer | |
| 407 | It is WEAK to have the staff cave (no matter how caring or well intended they may be) and pressure, intimidate, or attempt to direct the ELECTED CITY COUNCIL. I simply will not accept that lawyers and staff can deny elected officials their responsibility AND POWER to protect public safety and concern. | B Matteson | |
| 408 | The city has reported that the intersection needs a right hand turn lane heading south on N Branciforte. Is that being fulfilled, as requested? | Lira Filippini | |
| 409 | Thank you Sam | B Matteson | |
| 410 | Still have not addressed question related to student housing. | janedriscoll | |
| 411 | Thank you Sam! | Grace Stetson (she/her) | |
| 412 | What will be the bus routes that will have "service intervals no longer than 15 minutes during peak commute hours?" Metro's schedule changes 4 times a year, how do you guarantee the bus routes in the future will consistently meet this definition of major transit stop or high-quality transit corridor? | abi | |
| 413 | i'm looking at the plans now and I don't see the live workspace shown or it's layout? Can you add slides or details? | Andree LeBo | |
| 414 | echo c martin 8:32 question. | janedriscoll | |
| 415 | Thank you! | Kristen Sandel | |
| 416 | The city has the ability to include both the developer and a neighborhood representative. It is not acceptable to say you do not have the ability to present both sides. | cmartin | |
| 417 | Novin counsel at the ready. Wonder why? Perhaps we should join in the opposing argument. You are clearly taking advantage of SB 35, it's shameful. | Deven Stark | |
| 418 | Interesting - over 400 questions asked & many answered - if this was a regular in-person meeting maybe not all people would talk & maybe only for a minute or two each. Thank you all for the opportunity to ask questions & get answers - whereas otherwise I may not of. | Michael Pisano | |
| 419 | When is that deadline for comments? | Fred Antaki | |
| 420 | Thank you. | Anne Murphy | |