

## City Attorney Ballot Title and Summary

INITIATIVE AMENDING THE CITY OF SANTA CRUZ GENERAL PLAN AND DOWNTOWN PLAN TO: (1) PROHIBIT CONSTRUCTION OF PROPOSED DOWNTOWN MIXED-USE LIBRARY PROJECT AND PROHIBIT RELOCATION OF DOWNTOWN FARMERS' MARKET; (2) REQUIRE DEVELOPMENT OF AFFORDABLE HOUSING ON DOWNTOWN CITY-OWNED SURFACE PARKING LOTS; AND (3) DESIGNATE USE OF SURPLUS PARKING DISTRICT REVENUE FOR DOWNTOWN AFFORDABLE HOUSING DEVELOPMENT PROJECTS, ALTERNATIVE TRANSPORTATION PROGRAMS FOR DOWNTOWN WORKERS AND OTHER NON-PARKING RELATED EXPENDITURES.

**Background.** On June 23, 2020, following a year-long Council subcommittee process, the City Council voted to move forward with the proposed Downtown Mixed-Use Library Project, to be developed on Parking Lot 4, that would include a new modern library, a minimum of 50 affordable housing units, and up to 400 parking spaces, and directed staff to work with the Farmers' Market to develop a design for a permanent Downtown Farmers' Market on City-owned Parking Lot 7 (Cathcart and Front Street), and to initiate a public process to consider reuse options for the current library site, including affordable housing, a community commons or other public uses. The recommendations, including consideration of a future home for the Farmers' Market on the existing library site, can be found on the City's website at <https://www.cityofsantacruz.com/government/city-departments/economic-development/development-projects/mixed-use-library-project>.

**General Plan and Downtown Plan Amendments.** This initiative petition proposes amendments to the City of Santa Cruz's General Plan to prevent construction of the proposed Downtown Mixed-Use Library Project, discourage non-library related uses of the existing Downtown Branch Library site, and establish Lot 4 as the permanent location for the Downtown Farmers' Market, fairs, and other public events. It would amend the Downtown Plan to require that adequate space remain on Lot 4 for the Downtown Farmers' Market, and to eliminate references in the Downtown Plan that would allow closure of a segment of Pacific Avenue between Cathcart and Lincoln Streets for the weekly Downtown Farmers' Market.

The measure would further amend the General Plan and Downtown Plan to prohibit the construction of additional parking facilities above ground-level and to require, to the "maximum extent feasible," specified downtown-area City-owned surface parking lots to be developed into permanent affordable housing, including Lot 7 (505 Front St.), Lot 8 (710 Cedar St.), Lot 9 (120 Elm St.), Lot 11 (328 Front St.), Lot 14 (224 Church St.), Lot 16 (204 Church St.), Lot 26 (155 Center St. – current SCPD parking lot) and Lot 27 (310 Front St. The measure also authorizes, but does not require, development of affordable housing on Lot 4 (119 Lincoln St.).

The measure would also amend the General Plan to prioritize expenditure of surplus parking revenue from the Downtown Parking District for:

- development of affordable housing;
- providing free bus passes to Downtown workers, and other "transportation demand management" programs;
- renovating the Downtown Branch Library at its current location; and
- improving parking Lot 4 for "public gatherings and recreational purposes," including the Farmers' Market.