



809 Center Street • Room 101 • Santa Cruz, CA 95060 • www.cityofsantacruz.com
LEE BUTLER, DIRECTOR

October 4, 2021

Bonnie Lipscomb
 337 Locust St.
 Santa Cruz, CA 95060

RE: 1020 River St. CP21-0080 APN 008-661-14
Historic Alteration Permit and Minor Modification to permit 04-261 for a new 5,360 square foot dance studio building at the Tannery Arts Center in the IG/PER / FP-O (General Industrial/Performance Overlay Zone / Flood Plain Overlay) zone district.

Dear Applicant:

Thank you for choosing to invest in the City of Santa Cruz. A review of your second submittal for the above-referenced application by city staff has determined that there are items required to consider the application complete as well as items that present concerns with the proposed design. Please submit one set of pdf plans or documents that address the following comments.

Items of incompleteness include:

- **Parking.** Thank you for submitting a site plan showing the parking for the entire Tannery site. The parking calculations on the plan sheet are different from those shown for this project. Please revise the sheet to include the below calculation and show only those parking spaces in existence today. Based on the existing spaces shown on the plans, plus the indication of 129 garage spaces, there appear to be 351 existing spaces and not 350. Please revise the total to match the number of spaces.

	M-F 8am-5pm		M-F 6pm-12am		M-F 12am-6am		Sa-Su 8am-5pm		Sa-Su 6pm-12am		Sa-Su 12am-6am		
	Required	%	Number	%	Number	%	Number	%	Number	%	Number	%	Number
Residential	176	70	123.2	100	176	100	176	80	140.8	100	176	100	176
Office (Kron House / Cultural Council)	15	100	15	20	3	5	0.75	5	0.75	5	0.75	5	0.75
Restaurant/Bistro	6	30	1.8	50	3	0	0	40	2.4	50	3	0	0
Theaters	79	20	15.8	80	63.2	10	7.9	80	63.2	100	79	10	7.9
Studio	68	70	47.6	30	20.4	5	3.4	35	23.8	30	20.4	5	3.4
Dance building	22	40	8.8	50	11	5	1.1	35	7.7	25	5.5	5	1.1
Total	366		212.2		276.6		189.15		238.65		284.65		189.15

- **Archaeological report.** The project site is located in an area mapped as both sensitive and highly sensitive for archaeological resources. General Plan policy HA1.2.2 requires an archaeological investigation for projects within these mapped areas. While there appears to have been previous grading or other soil disturbing activity on the site that would typically exempt a project from archaeological review in an area mapped as sensitive, no such exemption applies for areas mapped as highly sensitive. Therefore, an archaeological investigation is required for this project. The investigation must include archival research, site reconnaissance, and any additional testing needed by the archaeologist. A list of qualified archaeologists is attached. Please submit a pdf copy of the report with your resubmittal.

- **Storm water review incomplete items.** The following Storm water review items need to be completed now:
 - Appendix A Worksheet: Please submit an Appendix A LID Worksheet entitled “Storm Water and Low-Impact Development BMP Requirement Worksheet” which is available in Chapter 6B of the City's Storm Water BMPs for Development Projects (please see www.cityofsantacruz.com/LID). Please include all new and replaced impervious areas such as: building footprints, decks, driveways, patios, walkways, etc. Please label all impervious areas on applicable plan sheets.
 - It currently appears that this Project is subject to Tier 1 and 2 requirements of the Regional Water Quality Control Board (RWQCB) Post-Construction Requirements (PCRs). However completion of the Appendix A worksheet (see above) will clarify the applicable Tiers. If subject to Tier 2 requirements, the Project will need to include water quality treatment BMPs to treat the water prior to discharge to the storm drain system in accordance with Tier 2.
 - Please show where and how the roof leaders will drain on the applicable plan sheet(s) and the BMPs proposed to comply with the City's Chapter 6B Storm Water BMPs and the RWQCB Post-Construction Requirements (PCRs). Please include a detail for each proposed BMP.
 - If the Project is subject to the PCRs Tier 2 requirements, then the items below shall be submitted. If the project is subject to only Tier 1, then a Storm Water Control Plan report is not required and an O&M Plan/Maintenance Agreement may/may not be required depending on the proposed BMPs. Please note that, as discussed with the Project Team on 9/14/21, the Applicant will research and City staff will review if the project qualifies for delayed submittal of certain items, per Conditions of Approval, until the Building Permit application phase.
 - **Storm Water Control Plan (SWCP) Report:** A preliminary SWCP report shall be submitted with plan designs demonstrating that the project meets the requirements in Chapter 6B of the City's Best Management Practices Manual- Storm Water BMPs for Private and Public Development Projects and the requirements of all applicable RWQCB Post-Construction Requirements (PCRs) tiers. For example, a Tier 4 project shall meet Tier 1, Tier 2, Tier 3 and Tier 4.
 - The SWCP report shall follow the outline in Chapter 6B, Appendix B, and shall be submitted in an 8 ½ x 11 inch report format. An electronic copy of the SWCP may be emailed to Suzanne Healy, Associate Planner, at shealy@cityofsantacruz.com.
 - In the SWCP Report and on the SWCP sheet, please include a DMA & SCM table that itemizes each DMA and its respective SCM. For each SCM, please include a column for the minimum area required to meet each applicable RWQCB PCR Tier and an adjacent column(s) for the area provided.
 - Please refer to City of Santa Cruz “Storm Water Best Management Practices For Private and Public Development Projects” Appendix B for an outline of what shall be included in the Storm Water Control Plan report. Also, please see the Storm Water Checklist included in the Design Permit Application materials as to what should be included in the project plan sheets and SWCP report.
 - **Operations and Maintenance Plan (O&M Plan):** A preliminary O&M Plan shall be submitted with the design permit application. The O&M Plan shall include at a minimum: 1) site plan showing the location of drainage structures and structural control measures; 2) O&M procedures, timing, and frequency for maintenance of LID features and drainage systems, and include applicable BMPs from Chapter 6B of the City's Storm Water BMPs for Development Projects; 3) cost estimates for maintenance; and 4) BMPs for any Special Site Conditions (see pages 30-31), e.g. trash enclosure, parking, etc. The O&M Plan can be included as a SWCP appendix. (The final O&M Plan can be submitted at the Building Permit application phase and shall include the signed Maintenance Agreement as an attachment).
- **CEQA review.** The CEQA review will be completed once the application is complete. Although likely to be exempt from CEQA since the project probably falls within the existing EIR for the

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Tannery redevelopment, depending on the CEQA determination made, additional fees may be due.

Please review these comments in detail to determine whether you have any questions or concerns. Department representatives can be contacted individually. I can also arrange a meeting with key departments if you wish.

Submittal of the above-requested materials or corrections in one (1) package is preferred. Note that when additional information is submitted, in accordance with the Permit Streamlining Act, a new thirty-(30) day review period is established; however, staff will make every effort to turn around comments sooner than the maximum allowed under State law. Contact me at (831) 420-5247 or cstanger@cityofsantacruz.com if you have any questions regarding this letter or the process.

Sincerely,



Clara Stanger
Senior Planner

cc: Joe Hall, Marty Ackerman, Michael Zelter