

Q&A Report, 1130 & 1132 Mission Street, Community Meeting

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
1	Is an EIR required for the project? When will the project solicit feedback from the public during the CEQA process?	Catherine Borrowman	cborrow1315@gmail.com	Most likely not, the project will qualify for an infill exemption.	Belal Kaddoura	belal@workbenchbuilt.com
1	Is an EIR required for the project? When will the project solicit feedback from the public during the CEQA process?	Catherine Borrowman	cborrow1315@gmail.com	Hi Catherine - now is the time for public feedback, thank you for engaging!	Jamileh Cannon	jamileh@workbenchbuilt.com
2	No chat room?	Anonymous Attendee		There is no chat room function, just a Q&A for questions about the project.	Omar Hason	omar@workbenchbuilt.com
3	Hi, are audiences' mics turned off?	Christopher Chang	changer4@yahoo.com	Hi Christopher, yes. Please use the Q&A function to post any questions you have about the project.	Omar Hason	omar@workbenchbuilt.com
4	Up to 2 people are allowed in Single Room Occupancy units. Will the City deny parking permits to new residents so neighborhood streets do not get filled up with cars? If each unit has 2 cars for 2 people living in it, that would be 118 cars for the neighborhood streets to absorb. It is infeasible. Parking is already tight on Laurel St. for current residents.	Catherine Borrowman	cborrow1315@gmail.com	Yes, the new residents at this address will be inelligible for parking permits along Laurel Ave. The goal is to encourage residents who are seeking a car-free lifestyle and insentivize bicycle, pedestrian and public transit.	Omar Hason	omar@workbenchbuilt.com
5	Thx	Christopher Chang	changer4@yahoo.com	You're welcome!	Omar Hason	omar@workbenchbuilt.com
6	will slides be available after presentation?	Betsy Ryan	beryan@verizon.net	Yes, this presentation will be posted on the city's website after this meeting.	Omar Hason	omar@workbenchbuilt.com
7	Are there any city representatives hosting or attending this meeting?	Pamela San Miguel	pam.s.m@sbcglobal.net	Yes, but they have not indicated to us that they are planning to speak or present any information.	Belal Kaddoura	belal@workbenchbuilt.com
8	Will customers needing to park be competing with employees who need to park?	Judi Grunstra	Judiriva@hotmail.com	The owners of the Food Bin / Herb Room currently provide parking to employees that need it via parking passes a few blocks away from the Food Bin / Herb room. At this time that is the plan for the future project.	Omar Hason	omar@workbenchbuilt.com
9	Why are there no City of Santa Cruz people in this meeting?	Cameron Lewis	cameron.lewis@sbcglobal.net	Ryan Bane is the planner assigned to this project. He is currently in attendance.	Belal Kaddoura	belal@workbenchbuilt.com
10	how many people are in this room?	Arnold Arcolio	Arnie@cruzio.com	There are currently 76 attendees in this call.	Omar Hason	omar@workbenchbuilt.com
11	that would be interesting for us to know	Laura Livingston	lauralikesplants@gmail.com	Doug spoke to this directly earlier in the call.	Omar Hason	omar@workbenchbuilt.com
12	Doug Wallace, what are your long term goals for the Food Bin? Years?	Candace Brown	clbrown23@gmail.com	Hi Candace, we are utilizing state bills to ensure the project moves smoththly through the plannig approvals process	Jamileh Cannon	jamileh@workbenchbuilt.com
13	Why SB330 project?	Karsten (quaid) Wade	karsten@karstenwade.com			
14	'+1 to hearing from the owner/developers primarily, it's their vision the City planner will respond to.	Pamela San Miguel	pam.s.m@sbcglobal.net	Hi Pamela - the City planners are on the meeting, but the community meeting is really a chance for the community to engage directly with the developer and architect.	Jamileh Cannon	jamileh@workbenchbuilt.com
15	I thought city officials were hosting this meeting. What is the objective of this meeting if not to voice our concerns to city officials?	Laura Livingston	lauralikesplants@gmail.com	Ryan Bane is on the call who is the assigned City Planner to the project. This meeting is intended to be a question and answer session for the community. The Planning Commission will be the first meeting where city representatives attend.	Omar Hason	omar@workbenchbuilt.com
16	My apologies if I didn't hear this earlier...are there any City representatives in this meeting?	Eric Schmidt	eric.schmidt.design@mac.com	78 Attendees now.	Omar Hason	omar@workbenchbuilt.com
17	How many are in attendance now?	Laura Livingston	lauralikesplants@gmail.com	We are not entirely in the loop as the remediation effort is not ours, however last we heard the county environmental jurisdiction has confirmed that the site has been effectively remediated. I believe the remaining work was to remove monitoring wells which were installed 8-10 years ago. You can find up to date info on the remediation effort at: <a href="https://www.waterboards.ca.gov/waterboards_map.html">https://www.waterboards.ca.gov/waterboards_map.html</a>	Belal Kaddoura	belal@workbenchbuilt.com
18	What does the cleanup entail and how long will it take?	Karsten (quaid) Wade	karsten@karstenwade.com	This was addressed earlier in the call. It will be made available in the recording.	Omar Hason	omar@workbenchbuilt.com
19	What are the top concerns the Wallaces have been hearing?	Ryan Meckel	griffin9898@gmail.com	Yes! As we are developing the project our goal is to make this project as bicycle friendly as possible. This will include e-bike charging and a possible bike kitchen for light maintenance etc.	Omar Hason	omar@workbenchbuilt.com
20	Love this project and the Food Bin/Herb Room! Great to see AB2097 being used locally. The city is currently updating their bike parking standards to ensure adequate parking is provided for cargo and ebikes. Though not passed yet and therefore not yet required, are you still planning for parking for larger bikes?	Paul Havlak	havlak@gmail.com	FAR is Floor Area Ratio - or the amount of floor area you can have relative to the parcel size. Let us know if other ones come up.	Jamileh Cannon	jamileh@workbenchbuilt.com
21	Looks like the property immediately adjacent, 1118 Mission, is mis-colored on the map as office instead of medium-density residential (apartments).	Anonymous Attendee		live answered	Jamileh Cannon	jamileh@workbenchbuilt.com
22	Can you also spell out acronyms (e.g FAR, etc) for non-planner folks?	Candace Brown	clbrown23@gmail.com	Not neccassriy, but the project should receive a CEQA infill exemption	Jamileh Cannon	jamileh@workbenchbuilt.com
23	Does SB330 bypass CEQA?	Karsten (quaid) Wade	karsten@karstenwade.com			
24	Aside from parking, the most obvious concern is the height. The slide Elizabeth showed about similar character to other buildings raises the question of how this compares height-wise? Would a building of this proposed height cause the character of Mission to then trend upward as well?	Jesus Ortiz	jortizri@ucsc.edu	The project will coordinate with the SCMTD to explore opportunities to promote bus ridership. After they are informed of the forthcoming development and its unit count, however we cannot answer how they will respond. It's most likely that as the city population continues to grow, independent of development projects, the SCMTD will add more buses to accomodate increased demand.	Belal Kaddoura	belal@workbenchbuilt.com
25	Is their any intention to coordinate with SCMTD on adding more routes to support the influx of people?	nancy connelly	justoliveoyl@yahoo.com	We have restarted the recording, thanks!	Omar Hason	omar@workbenchbuilt.com
	Please record the full meeting.					

Q&A Report, 1130 & 1132 Mission Street, Community Meeting

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
26	What about the 3 story limit in the Mission Street Urban Design Plan?	Laura Livingston	lauralikesplants@gmail.com	The project intends to utilize state laws that were drafted to encourage projects like this to include more units.	Belal Kaddoura	belal@workbenchbuilt.com
27	Omar, you previously stated residents of this building will be denied parking permits along Laurel Ave... Does that include the neighboring streets, i.e Van Ness, Rigg, Otis, etc?	Anonymous Attendee		We are not certain of the city policy behind parking permits, but we are under the impression that in order to qualify for a parking permit you must provide proof of residence for the neighborhood you request a parking permit for.	Belal Kaddoura	belal@workbenchbuilt.com
28	I am concerned also with the parking. It is hard for me to think 50 units will have cars. Also, if the occupants will have bikes, are there solutions where the potential 50+ bikes will be parked at?	Christopher Chang	changer4@yahoo.com	Yes, there is a plan for Class-1 bicycle parking spaces to be provided for each unit in the project. At this time we are planning for 60 indoor, secured, bicycle parking spaces.	Omar Hason	omar@workbenchbuilt.com
29	Since this meeting is unfortunately not in person, please display the names of those attending this meeting.	nancy connelly	justoliveoyl@yahoo.com	The city will obtain a report of all attendees, this should be public information you can obtain from them.	Belal Kaddoura	belal@workbenchbuilt.com
30	Mission Street is Highway 17 through Santa Cruz. How are you going to make it pedestrian friendly?	Pamela San Miguel	pam.s.m@sbcglobal.net	The project will work with traffic consultants and the public works department of the city to ensure safety improvements will be built alongside the project.	Belal Kaddoura	belal@workbenchbuilt.com
31	How wide will the sidewalks be on Mission and Laurel?	Debbie Bulger	dfbulger@cruzio.com	The sidewalks on Mission street will be widened to approximately 12' and the sidewalk along Laurel ave will be widened to approximately 6' to 8' depending on where along the building you measure. This will be coordinated throughout the planning process with Department of Public Works requirements.	Omar Hason	omar@workbenchbuilt.com
32	Will any trees be cut for this building?	Debbie Bulger	dfbulger@cruzio.com	No mature or heritage trees are currently proposed for removal.	Omar Hason	omar@workbenchbuilt.com
33	Keep the marquee but don't make it a digital sign please. Keep at least this tiny bit of community "memory."	Judi Grunstra	Judiriva@hotmail.com	That is our vision for the sign! You will see an early visioning of this later in the presentation.	Omar Hason	omar@workbenchbuilt.com
34	How do you plan to make Mission Street pedestrian friendly by adding to the density of the population and the traffic?	Pamela San Miguel	pam.s.m@sbcglobal.net	The goal is to improve the pedestrian experience with planters, covered walkways, improved materials, and opportunities to engage with the future commercial space. The building provides limited parking and prioritizes housing people over parking cars. Reducing car traffic to the site overall.	Omar Hason	omar@workbenchbuilt.com
35	How many bike space storage units?	nancy connelly	justoliveoyl@yahoo.com	60 Class-1 secure storage spaces and 36 class-2 spaces. The class-2 spaces serve the commercial space and public.	Omar Hason	omar@workbenchbuilt.com
36	Bathtubs or just showers in bathrooms?	Judi Grunstra	Judiriva@hotmail.com	We are in the very early stages of planning this, it is possible that some units may have bathtubs. We will have months of unit design where we dig into this level of detail.	Omar Hason	omar@workbenchbuilt.com
37	What happens to the rest of the units in terms of affordability?	Patty Walters	pwalters@waltersconsulting.com	The units that are not designated deed restricted affordable housing units will most likely be rented at market rate.	Belal Kaddoura	belal@workbenchbuilt.com
38	What is the number of "base units" which would determine the 20% affordable units?	Candace Brown	clbrown23@gmail.com	The base density for this project is 40 units.	Omar Hason	omar@workbenchbuilt.com
39	Will you be digging down underground for parking?	Pamela San Miguel	pam.s.m@sbcglobal.net	Hi Pamela - we will not be doing underground parking. The parking will all be at grade	Jamileh Cannon	jamileh@workbenchbuilt.com
40	Will tenants be allowed to have dogs? That seems problematic.	Judi Grunstra	Judiriva@hotmail.com	We are not sure at this point, this will be an ownership / management decision at a much later time.	Belal Kaddoura	belal@workbenchbuilt.com
41	Can you check my math... 5% of 59 is 3 very low income?	Cameron Lewis	cameron.lewis@sbcglobal.net	Project is providing 20% of the base density (40 units) as Very Low Income units. This means 8 units will be deed restricted affordable housing for very low income earners.	Belal Kaddoura	belal@workbenchbuilt.com
42	Will the curb radius Mission/Laurel change?	Debbie Bulger	dfbulger@cruzio.com	No, there is no intended change at this curb radius.	Omar Hason	omar@workbenchbuilt.com
43	Parking is already impacted on Laurel. What is your plan to create parking that makes sense for 59 units?	Kimberlee Biagini	kimberlee.biagini@gmail.com	The goal is to prioritize renters that do not own a vehicle.	Omar Hason	omar@workbenchbuilt.com
44	Not everybody knows what base units refer to. Would you please share what the % of affordable units of the total units is. Thank you.	Gillian Greensite	gilliangreensite@gmail.com	the base density was 40 units, the project provided 20% of the base units as affordable units - so 8 units.	Belal Kaddoura	belal@workbenchbuilt.com
45	Only 8 parking spaces? Really? That's not very realistic.	Patty Walters	pwalters@waltersconsulting.com	We appreciate your input.	Belal Kaddoura	belal@workbenchbuilt.com
46	Will new trees be high canopy trees?	Debbie Bulger	dfbulger@cruzio.com	We are in the process of selecting these with our Landscape designer, we will select trees that are on the city's approved list of street trees.	Omar Hason	omar@workbenchbuilt.com
47	With modular construction, will you use local labor?	Judi Grunstra	Judiriva@hotmail.com			
48	'Low income' is a great buzzword to get this through planning. What does low income mean? Will they all be rentals or sold - estimate costs for each? How can we know they will remain low income, not raised a year later.	Natasha Guy	natasha.guy@gmail.com	Natasha, the project is dedicating this units to abide by the ever changin affordable rental housing limits which are calculated off of each counties average median income. We do not know what the rate will be when the project is completed, but we know that the city will establish the allowable rental rate for very low income units.	Belal Kaddoura	belal@workbenchbuilt.com
49	What does "highly articulated podium" mean?	Karsten (quaid) Wade	karsten@karstenwade.com	We are proposing a lot of "bump-ins" and "bump-outs" to give pedestians an opportunity to engage with the commercial space, access the residential space with cover from the elements, provide opportunities for outdoor use, seating, planters etc.	Omar Hason	omar@workbenchbuilt.com
50	There is more pedestrian traffic on Laurel than Mission—the plan doesn't seem to account for this.	Kevin Karplus	karplus@soe.ucsc.edu	The project will work with City of Santa Cruz Public Works and if needed, traffic consultants, in order to ensure enhanced pedestrian safety as a result of this project.	Belal Kaddoura	belal@workbenchbuilt.com

**Q&A Report, 1130 & 1132 Mission Street, Community Meeting**

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
51	How will the streets (Mission and Laurel) will be widen? Will the city take the property away from the current owners to expand the sidewalks?	Christopher Chang	changer4@yahoo.com	The city will likely require an easement which would impact the owners ability to build over the space needed.	Belal Kaddoura	belal@workbenchbuilt.com
52	Your intro mentioned retirees and students, not young professionals or couples.	Pamela San Miguel	pam.s.m@sbcglobal.net	Hi Pamela - we anticipate all of these populations would be potential occupants	Jamileh Cannon	jamileh@workbenchbuilt.com
53	So if couples are allowed, potentially 118 people will be living there?	Pamela San Miguel	pam.s.m@sbcglobal.net	If each unit had two people in it, then yes.	Jamileh Cannon	jamileh@workbenchbuilt.com
54	The height of this building at 66' is likely unprecedented on Mission. For reference, the street light pole at the corner of Laurel and Mission is 30' tall. The former Twice as Nice Building on the opposite corner is 23', minus front facade. Think of a building almost 3 times the height of Twice as Nice. Adjacent neighborhood houses range from 15' to 22.' Tallest house within a block is 34'. Even commercial bldgs along Mission (Copal, Sutter) are 2-3 stories. Even the overpowering Hampton Inn across from Safeway is only 3 stories, and it has a setback of a parking area from its neighbors. We seem to be trading 8 or 9 affordable units, which the city needs, for a 5-story 66' monolith. Max 3 stories would be neighborhood-appropriate. So build a 2-3 story building with 9 affordable units if you want to do good. You are now maximizing commercial viability, not optimizing neighborhood welfare.	Betsy Ryan	beryan@verizon.net			
55	It seems to me that by and large this is a student housing project; which I personally have no problem with. Why not formally partner with the university for these apartments?	Anonymous Attendee		The project is not intended to be a student housing project. At this point, due to the impact of UCSC in Santa Cruz, it seems like all housing options are "student housing"... However at this time there is no formal designation or intent for this to be dedicated as student housing.	Belal Kaddoura	belal@workbenchbuilt.com
56	"Yes, the new residents at this address will be inelligible for parking permits along Laurel Ave." what about cleveland, rigg, otis, van ness etc etc	Natasha Guy	natasha.guy@gmail.com	The residents will not qualify for parking permits wihtout showing proof of residency in the neighborhood that they are requesting a parking permit for.	Belal Kaddoura	belal@workbenchbuilt.com
57	You can encourage a car-free lifestyle, but where will the residents park if they have a car? (on Mission, since this building is not on Laurel)	nancy connelly	justoliveoyl@yahoo.com	Many UCSC students leave their cars at the UCSC remote lot, as the school sells parking permits which allows students to leave their cars on campus.	Belal Kaddoura	belal@workbenchbuilt.com
58	Did you say there are 8 parking places for roughly 59 units???! Maybe i misunderstood. And what about customer parking?	Anonymous Attendee		That is inclusive of customer parking.	Omar Hason	omar@workbenchbuilt.com
59	Is there a designated loading zone that can accomodated delivery trucks?	Bruce Thomas	brucet@ieee.org	This is being coordinated with the department of public works. Loading may be maintained along Laurel Ave at early hours, or within the parking drive aisle. This will be ironed out more clearly in our official planning submittal.	Omar Hason	omar@workbenchbuilt.com
60	Are you considering working with ZipCar or a similar provider for a shared car program on-site or somewhere else nearby?	Ryan Meckel	griffin9898@gmail.com	This is a great idea! It is certainly an option for the future of this project.	Omar Hason	omar@workbenchbuilt.com
61	Why does it have to be so many stories	Anonymous Attendee				
62	What waivers and concessions are you asking for on this project?	Candace Brown	clbrown23@gmail.com	Hi Candace, they are all listed on the general sheets of the SB330 application which is available on the City's website	Jamileh Cannon	jamileh@workbenchbuilt.com
63	Love that the original sign is still there. Nice touch.	J R	jajackso@cabrillo.edu	Thank you!	Omar Hason	omar@workbenchbuilt.com
64	Will residents be allowed to bring bikes into their units?	Ron Goodman	whatisron@gmail.com	This will be up to the management in the future. There are secure bike rooms provided on every floor.	Omar Hason	omar@workbenchbuilt.com
65	I assume you are aware that UCSC students typically double-up in rooms, so we are looking at up to 118 residents, not 59. Have you taken account of the fact that many tenants will surely do everything they can to hold onto their cars? Parking in non-permit areas of the Westside, then briefly in permit-areas, long enough to get up and down to UCSC for class? And what about their visitors? They will certainly park in front of residential homes (mine is a block and half away). I have a disability so need to park in front of my house with my groceries (from the Food Bin)... Plus the noise and exhaust from cars. It is naive to think residents will cheerfully agree not to have cars...just ask UCSC!	Roz Spafford	rozspafford@gmail.com			
66	Does the 6'-8' get cut down by the bike parking? Or is the bike parking well outside that space?	Kevin Karplus	karplus@soe.ucsc.edu	Bike parking is outside of that space.	Omar Hason	omar@workbenchbuilt.com
67	59 apartments with 8 parking spaces makes no sense and will degrade the neighborhood.	Mark Timares	mark.timares@gmail.com			
68	Where will the employees of the Food Bin Park?	Laura Livingston	lauralikesplants@gmail.com	Doug has just answered this question.	Omar Hason	omar@workbenchbuilt.com
69	So, if you have a car, you can't live there?	Patty Walters	pwalters@waltersconsulting.com			
70	What if they DO have a car? Where will they park?	nancy connelly	justoliveoyl@yahoo.com			
71	Are there similar micro studios/apartment complexes in the City? Do you have any stats on the average number of years a tenant in a tiny studio tends to stay; how frequent is there turnover?	RACHEL MORICONI	scrachelm@gmail.com	There have been some similar projects that have been approved, but we do not beleive they have been built yet. Unsure on the frequency of turnover.	Belal Kaddoura	belal@workbenchbuilt.com
72	Can you use actual \$ amounts when talking about costs?	Cameron Lewis	cameron.lewis@sbcglobal.net			
73	A 12-foot sidewalk on Mission Street is not shown in mock-up. Can you post an updated mock-up that shows the correct sidewalks as well as any other changes not shown in the current mock-up?	Pamela San Miguel	pam.s.m@sbcglobal.net	This will take some time, but yes our next iteration of drawings will include the correct dimensions for the sidewalks.	Belal Kaddoura	belal@workbenchbuilt.com
74	Knowing that encouraging people to be car-free will only yield so many results, what would be the post-development plans to remediate additional traffic, parking, and pick-up/drop-offs, if/when that arises?	Karsten (quaid) Wade	karsten@karstenwade.com			

**Q&A Report, 1130 & 1132 Mission Street, Community Meeting**

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
75	Has financing for the project been secured? Are banks willing to finance projects without parking?	Kevin Karplus	karplus@soe.ucsc.edu	It is too early on in the project to pursue financing, we have not yet reached out to any banks.	Belal Kaddoura	belal@workbenchbuilt.com
76	WHY must this project be of this scale, 5 stories, 60 units. Seems profit is the motive to me	Mark Timares	mark.timares@gmail.com			
77	How are you going to enforce keeping 1130-1132 residents from parking on Laurel Street?	Pamela San Miguel	pam.s.m@sbcglobal.net	There is an existing parking permit program that will be maintained. Residents at this address are inelligibe for parking permits on Laurel.	Omar Hason	omar@workbenchbuilt.com
78	Where will the loading, garbage and recycling occur for the building? Did you say Laurel?	Laura Livingston	lauralikesplants@gmail.com	We are coordinating this with the Public Works department now. The plan is to do that type of loading within the parking area off of Laurel.	Omar Hason	omar@workbenchbuilt.com
79	So if couples are allowed, potentially 118 people will be living there?	Pamela San Miguel	pam.s.m@sbcglobal.net	Potentially.	Omar Hason	omar@workbenchbuilt.com
80	What was that slide about residential parking permits being explored?	Betsy Ryan	beryan@verizon.net			
81	Bikes on elevators are fine, as long as the elevator is more than 8' deep.	Kevin Karplus	karplus@soe.ucsc.edu	This will be an elevator sized for resident move-in, move-out. The design team will keep this in mind as we move forward.	Omar Hason	omar@workbenchbuilt.com
82	As a new local resident to this area from the Seattle area, the 'encouraging car-free residents' strategy was a total failure that radically changed neighborhoods for the worse. Hope is not a strategy and 8 spots for is unrealistic. This cannot be underestimated.	Anonymous Attendee		Thank you for your input. Between the public transit options, bike parking, and general accessibility to neighborhood amenities and stores we believe minimizing car parking will disinsentivize car owners from renting there.	Belal Kaddoura	belal@workbenchbuilt.com
83	But Mission and Laurel do not have bike lanes...	Anonymous Attendee				
84	Do you also have the bicycle safety rating of Santa Cruz?	nancy connelly	justoliveoyl@yahoo.com	We do not have that info readily available.	Belal Kaddoura	belal@workbenchbuilt.com
85	It is about 40 minutes to Science Hill by bike, and 10 minutes back, so a 50-minute round trip.	Kevin Karplus	karplus@soe.ucsc.edu	Thank you for providing the time estimates.	Belal Kaddoura	belal@workbenchbuilt.com
86	Parking permits are not required for parking after 6pm or on weekends. This is still an issue for impact to Laurel Street parking.	Kimberlee Biagini	kimberlee.biagini@gmail.com			
87	What is the income scale for Very low income individuals, also, what options will there be for Zero income individuals? Thank you!	Sherry Galahan	sgalahan@abodeservices.org	Hi Sherry - the state income scales we need to follow in our development work are very low, low and moderate. I'm not sure how they catagorize zero income individuals as it relates to this issue.	Jamileh Cannon	jamileh@workbenchbuilt.com
88	Will the sidewalk be widen just around the project?	Christopher Chang	changer4@yahoo.com	Yes, that is currently the extent of our influence.	Omar Hason	omar@workbenchbuilt.com
89	How much parking would remain for non-residents shopping at the Food Bin/ Herb Room?	J R	jajackso@cabrillo.edu			
90	AMAZING project!! Especially love utilization of SB 330 and SB 2097 to make sure this project moves forward expeditiously for the future of Santa Cruz.	Anonymous Attendee		Thank you!	Omar Hason	omar@workbenchbuilt.com
91	This meeting sounds like a cram down sales job for the neighborhood which is a family neighborhood. Is this already a done deal or do the current residents of the community have a voice. Your wish that people don't have cars is pure fantasy. This project plans to turn laurel street into a copy of Coral street and Costco	Anonymous Attendee		We have not submitted the official planning submittal and our intent is to respond to community concerns as much as is possible.	Omar Hason	omar@workbenchbuilt.com
92	It appears that all questions are being answered, but none of mine have been. Are you only revealing question to everyone when they've been answered? Do you intend to capture and answer questions you don't have time to answer here today?	Karsten (quaid) Wade	karsten@karstenwade.com	Yes, we will make sure all of today's questions are being answered and provided along with the recording.	Omar Hason	omar@workbenchbuilt.com
93	You feel you will find people who can afford to rent here, yet do not own a car? Given California's transportation situation, it sounds odd to me	Anonymous Attendee				
94	Will there be any binding legal committment to keep the building ineligible for West Side parking permits?	Thomas Washburn	acct164384@dedion.com	It can be included in the project's conditions of approval. Making it required for the project to become a reality.	Omar Hason	omar@workbenchbuilt.com
95	'Low income' is a great buzzword to get this through planning. What does low income mean? Will they all be rentals or sold - estimate costs for each? How can we know they will remain low income, not raised a year later.	Natasha Guy	natasha.guyy@gmail.com	"Low income" units are mandated and price controlled by HCD. They are units that are available to residents who are elligible based on their income levels. This is not something the project team determines, it is mandated and controlled at the state / city level.	Omar Hason	omar@workbenchbuilt.com
96	"Yes, the new residents at this address will be inelligible for parking permits along Laurel Ave." what about cleveland, rigg, otis, van ness etc etc	Natasha Guy	natasha.guyy@gmail.com			
97	Why can't this project be 2 stories tall?	Mark Timares	mark.timares@gmail.com			
98	Have you measured shade impact?	Tim Madsen	ktmadsen@pacbell.net	A shadow study will be prepared as a part of the complete planning package.	Omar Hason	omar@workbenchbuilt.com
99	You have not yet addressed where residents will park if in fact they have a car.	nancy connelly	justoliveoyl@yahoo.com	The intent is that residents who chose to live here do not own a car. If they choose to own a car and reside here, they will need to find paid parking or free parking elsewhere. They are not elligible for parking permits immediately adjacent to the site.	Omar Hason	omar@workbenchbuilt.com
100	I would think there will be a lawsuit over the car ownership issue	Scott Graham	scottflipflop@gmail.com			
101	By not providing parking, you will be forcing cars onto the surrounding streets. How will residents be prevented from parking on these streets? How will this be enforced?	Pamela San Miguel	pam.s.m@sbcglobal.net			
102	Do a total of 8 retail parking spaces really make it viable for the Food Bin, given its high volume and loading needs?	Ellen Primack	ellen@cabrillomusic.org	We are continuing to study this and provide something that works for the future of the Food Bin.	Omar Hason	omar@workbenchbuilt.com
103	So if couples are allowed, potentially 118 people will be living there?	Pamela San Miguel	pam.s.m@sbcglobal.net	Yes potentially.	Omar Hason	omar@workbenchbuilt.com
104	Where do shoppers park?	Jeffrey Lapierre	jeff.lapierre@gmail.com	The parking in the garage is available for shopper use.	Omar Hason	omar@workbenchbuilt.com
105	How will you compensate the neighbors who will be permanently shaded by the height of the structure who cannot use solar PV to produce electricity?	Catherine Borrowman	cborrow1315@gmail.com			
106	Where will the Garbage bins (dumpsters) be located and will there be enough space for garbage truck to lift and dump the bins.	Bruce Thomas	brucet@ieee.org	We are confirming this with the Department of Public Works but that is the design intent.	Omar Hason	omar@workbenchbuilt.com
107	thank god they are saving the marque thats how i get my life direction	Anonymous Attendee				

Q&A Report, 1130 & 1132 Mission Street, Community Meeting

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
108	Why 5 story? Can we build something more in keeping with the landscape? 2-3 story? Its a dangerous precedent to set, Mission will become built up, traffic worse. We will lose 'small town charm'.	Natasha Guy	natasha.guy@gmail.com			
109	You don't think that the residents will simply park on the residential streets? We expect that they will all ride bikes? Or drive 8 EVs?	Kenneth Brown	boomjammin@hotmail.com			
110	How do you plan to protect the integrity of the creek banks?	Pamela San Miguel	pam.s.m@sbcglobal.net			
111	Where will Food Bin be during construction?	Kevin Karplus	karplus@soe.ucsc.edu			
112	How did you arrive at the decision to make it five stories?	Tyler Maldonado	tylmsilva@gmail.com			
113	Will solar panels on neighboring roofs be affected by this tall building?	Debbie Bulger	dfbulger@cruzio.com	We will be providing shadow studies along with our complete planning package that will illustrate the impact of the building's height overall.	Omar Hason	omar@workbenchbuilt.com
114	You will be risking an Americans with Disabilities Act lawsuit if you discriminate against tenants with cars (and handicapped permits).	Anonymous Attendee		AB2097 allows us to provide very minimal parking. The only parking we are required to provide is Electric Vehicle Charging spots and ADA spots. Those have been provided as required.	Omar Hason	omar@workbenchbuilt.com
115	The history is more grocery store=> convenience store=> back to grocery store. The convenience-store change came when late-night hours were started.	Kevin Karplus	karplus@soe.ucsc.edu			
116	Will there be solar panels on this building?	Debbie Bulger	dfbulger@cruzio.com	We are planning on providing required solar PV on the roof.	Omar Hason	omar@workbenchbuilt.com
117	How much money will be lost by the developer if the project is 3 stories not 5 stories? Why should a waiver to the height requirement be given by the City? Can the project prepare a 3 story design and submit it to the City so the City can choose between both of them?	Catherine Borrowman	cborrow1315@gmail.com	The project would not be feasible at 3 stories. The waivers are provided by the State of California as part of legislation that was adopted to help increase the feasibility of residential developments. The city must abide by state laws where applicable.	Belal Kaddoura	belal@workbenchbuilt.com
118	The idea of a car-free building seems pie0-in-the sky. It will gravely impact those who already have difficulty parking, and I can't get in my driveway now during bust times. During construction, it will be even more complex and a hazard zone. Regarding construction, what is the timeline and how will heavy equipment and materials be staged?	Anonymous Attendee				
119	Greenwashing cloaking the project as green, to sell condos. Looks awful. What about the impact to the existing neighborhood?	Mark Timares	mark.timares@gmail.com	This will be an apartment building.	Omar Hason	omar@workbenchbuilt.com
120	Can you control how many renters own cars. Just not having parking doesn't seem to me to ensure your renters don't bring their cars. How do we ensure minimizing the car impacts	Cindy Jarrold	cjarrold@ucsc.edu			
121	I asked a question that seems to have disappeared. I'll try again.  Most do not know what "base units" refers to. Would you please share what % of the total units will be affordable?	Gillian Greensite	gilliangreensite@gmail.com			
122	I understand you can limit parking mto people that live onsite. How about visitors or family, where are they going to park?	Gar Eidam	Gartre97@aol.com			
123	What is the purpose of the roof top area that shows people on the building?	Laura Livingston	lauralikesplants@gmail.com	Level 5 hosts three roof terraces as common open space, available for resident use. The roof top is not accessible and is a green roof for butterfly habitat and solar PV and mechanical equipment, etc.	Omar Hason	omar@workbenchbuilt.com
124	You have a "goal" of renting only to car-free users and not impacting the local parking situation. What contingency plans are in place if in the end, you cannot meet this "goal"? We as a city are taking a huge risk that car-free developments will actually function as such. Where is the evidence that car-free will actually work? And what are we doing to ensure that we don't have a debacle if it doesn't?	Frank Halasz	frank@halasz.org			
125	Sorry. Did I miss how many customer parking places there are?	Patty Walters	pwalters@waltersconsulting.com	Hi Patty - there are currently 8 parking spaces for customers, and we are studying that in more detail to see if we can increase that number.	Jamileh Cannon	jamileh@workbenchbuilt.com
126	Just because residents are ineligible for parking permits will not prevent them from parking on the surrounding streets.	Pamela San Miguel	pam.s.m@sbcglobal.net	They will get a parking ticket if they do so.	Omar Hason	omar@workbenchbuilt.com
127	You haven't satisfactorily answered the question about visitor parking in neighborhoods. Young people are going to have visitors--and visitors are going to have cars.	Roz Spafford	rozspafford@gmail.com			
128	I just want to highlight that 80% will be unaffordable for Santa Cruz residents.. meaning 32 units will be completely unattainable for locals	Anna Koplos-Villanueva	annakoplos@gmail.com			
129	I see the answer. Thank you. Would you share that with the audience please.	Gillian Greensite	gilliangreensite@gmail.com	All answers to the Q&A should be visible to all attendees.	Omar Hason	omar@workbenchbuilt.com
130	Why 5 floors, there are no other buildings at this height on Mission or read within 5 blocks of this site. What are you doing about building occupants being loud and carrying noise to surrounding homes in this relatively quiet neighborhood as well as being able to invade the privacy of residents in one story young family homes and backyards? It will also block sunlight in the vicinity for those who have solar	Jas Sandhu	jas@sandhu.com			
131	I agree with the comments about Seattle-- same issue with San Francisco.....would hate to see us duplicate the mistakes San Francisco is making-- creating a pretty much unliveable place for people with limited mobility unable to use bicycles and for older people and others who need cars to run some errands to transport larger/heavier items. I hope there is a middle ground.	Anonymous Attendee				

Q&A Report, 1130 & 1132 Mission Street, Community Meeting

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
132	How do you justify 5 stories in a neighborhood where there is NOTHING even remotely that size near this location?! What about traffic? Water? As a neighbor who lives close by, this is INSANITY and should be scaled down to 2 stories. Build your 5 stories in downtown locations, not here!	Joel Domhoff	jdomhoff@gmail.com			
133	With no parking access to Mission, any concerns about forcing those headed to Mission to have to turn left out of the parking lot on Laurel. Busy busy spot.	J R	jajackso@cabrillo.edu			
134	Building on the Anonymous question at 6:29, DO you have evidence that a residential property can successfully select for non-car owners? Any local examples?	Tim Madsen	ktmadsen@pacbell.net			
135	Will any of the customer bie parking be sheltered from rain?	Kevin Karplus	karplus@soe.ucsc.edu	Yes! The building overhangs many of these bike parking spaces.	Omar Hason	omar@workbenchbuilt.com
136	How will you be sure there will be a minimal number of cars as a potential for another 118 (max) cars would be problematic traffic and parking wise. How much influence will the city have to ensure the owner preferably rents to bike owners?	Anonymous Attendee				
137	Parking: we have a problem with UCSC students who have no permits and overflowing to surrounding streets and taking up spaces... what are you going to do to prevent? What about the city in preventing this?	Jas Sandhu	jas@sandhu.com			
138	Or is that the 8 spaces?	Patty Walters	pwalters@waltersconsulting.com			
139	How do you plan to protect the integrity of the creek banks?	Pamela San Miguel	pam.s.m@sbcglobal.net	Our goal is to limit any work happening along the creek banks. We are working with geotechnical engineers to mitigate any impact as we continue developing the drawings.	Omar Hason	omar@workbenchbuilt.com
140	Rooftop solar?	Judi Grunstra	Judiriva@hotmail.com	That is currently being planned for.	Omar Hason	omar@workbenchbuilt.com
141	Why can't your project respect the setbacks on laurel and mission rather than repurposing that space for the interior enjoyment of residents.	Mark Timares	mark.timares@gmail.com	There are no setbacks required on Mission and Laurel.	Omar Hason	omar@workbenchbuilt.com
142	The Sidewalks seems uncomfortably narrow with no setback on the building site.	Anonymous Attendee		Hi - the sidewalks are being updated to reflect more recent conversations with Public works	Jamileh Cannon	jamileh@workbenchbuilt.com
143	Hearing the project is "not feasible" at the current neighborhood height limit is a potential red flag, considering how drastic of a change it is to not only the corner but the entire cooridor. How could it not be feasible to build within the qualities and existing limitations of the medium-density mixed cooridor?	Karsten (quaid) Wade	karsten@karstenwade.com	Current market trends and construction costs have rendered residential development in most areas in the state as in feasible. Unfortunately the project had to rely on incentives provided to projects like this via recent state legislation which aimed to help promote housing to be built.	Belal Kaddoura	belal@workbenchbuilt.com
144	Is the plan feasible at 4 stories?	Patty Walters	pwalters@waltersconsulting.com			
145	Is the roof then a 6th floor that has access to residents ?	Jas Sandhu	jas@sandhu.com	No - the 6th story is just for solar, roof garden for butterflies and native habitat and mechanical systems. Residents will not be able to access this floor.	Jamileh Cannon	jamileh@workbenchbuilt.com
146	Belal not feasible for who? The developers making money hand over fist?! You all are hiding behind "state law" to justify getting a waiver that was put in for this very reason!!	Joel Domhoff	jdomhoff@gmail.com			
147	Belal, why would the project not be feasible at 3 stories? Are you saying that there is no alternative or reconsideration to being 5 stories / 66 feet, no option to reduce the footprint?	susan stone	stone.susan@gmail.com			
148	Some California cities are questioning the unilateral increase requested by the state in housing units for equal-sized cities.	Betsy Ryan	beryan@verizon.net			
149	Why is the project not feasible at 3 stories?	RACHEL MORICONI	scrachelm@gmail.com			
150	What are the feelings of the owners about how a five-story building affect the feel of the neighborhood and the neighbors who have supported them for so long?	nancy connelly	justoliveoyl@yahoo.com			
151	What are the other 5-story buildings on Mission Street?	Betsy Ryan	beryan@verizon.net			
152	Modular Volemetric blocks are built offsite and brought in so cheaper and not at prevailing wages therefore correct? They have the same feel of the County Building which long term has had many issues - leaks, difficulty upgrading electrical and connectivity and not one that people find in anyway aesethetic.	Anonymous Attendee				
153	This will ruin the neighborhood and hurt property values of neighbors	Mark Timares	mark.timares@gmail.com			
154	In reading the answers to queries, it seems like a lower building is not an option?	Anonymous Attendee				
155	I hope you've consulted with Monarch experts about planting milkweed this close to the coast. It's an overwintering habitat but not good for resident Monarch populations (without migrating they build up parasite load).	Paul Havlak	havlak@gmail.com	Thank you for this information, Paul, we will make sure to share it with our consultants.	Belal Kaddoura	belal@workbenchbuilt.com
156	Why did Workbench not prepare a design that would respect the setbacks that are part of the City's laws to protect property owners from developments that negatively impact their property?	Catherine Borrowman	cborrow1315@gmail.com	The project complies with all city setback requirements.	Omar Hason	omar@workbenchbuilt.com
157	What's the price range for the units?	Anonymous Attendee				
158	(about *not* planting milkweed)	Paul Havlak	havlak@gmail.com			
159	How can you justu	Charlene Clarke	bill.charlene@gmail.com			

Q&A Report, 1130 & 1132 Mission Street, Community Meeting

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
160	It sounds like the hearts and minds of the developers and the City are tending toward the five stories?  For example, the bringing of State rules into the situation and flat-out feasibility statements, and the year in development and discussions with the City prior to talking with the direct neighbors. What are your contingency plans if the neighbors decide to resist what seems to be already decided before discussing it with them?	Karsten (quaid) Wade	karsten@karstenwade.com			
161	how many inclusionary units?	Anonymous Attendee		20% of the base density units. This should be 8 very low income units and will be confirmed upon our official planning package submittal.	Omar Hason	omar@workbenchbuilt.com
162	So someone will be hired to continually upkeep the "butterfly garden"? Or will this be abandoned over time?	Pamela San Miguel	pam.s.m@sbcglobal.net	There will be continuous building maintenance for the roof gardens and all of the other planters and greenery around the project.	Omar Hason	omar@workbenchbuilt.com
163	Who will maintain these plants and replace as necessary?	Laura Livingston	lauralikesplants@gmail.com			
164	Creating this "habitat" doesn't actually benefit monarchs. It's important that they aren't encouraged off their migration pathway.. it sounds like no one here has actually consulted with biologists, entomologists or someone with a basic scientific background. Please do not plant milkweed when choosing natives.	Anna Koplos-Villanueva	annakoplos@gmail.com	Hi Anna - milkweed won't grow in the roof trays, we won't be planting that. Thank you for the feedback	Jamileh Cannon	jamileh@workbenchbuilt.com
165	The building will be shading 2-3 lots to the north, reducing garden flower density.	Betsy Ryan	beryan@verizon.net			
166	Speak up if you're proud of this turd	Mark Timares	mark.timares@gmail.com			
167	Will the landlord be required to keep up the butterfly garden in perpetuity? I find it hard to believe that a butterfly garden that no one is allowed to enjoy will be maintained for long.	Pamela San Miguel	pam.s.m@sbcglobal.net			
168	What guarantees will be provided with a City building permit that all the environmentally sustainable elements of the project will not be value engineered out of the construction to save money?	Catherine Borrowman	cborrow1315@gmail.com			
169	justify raising height limit to five stories, granted it's allowed with state density bonus, but so inconsistent with the corridor?	Charlene Clarke	bill.charlene@gmail.com			
170	What is the view from the rear and from the opposite corner, Cleveland/Laurel/Laurent/Rigg ?	Jas Sandhu	jas@sandhu.com	The design team will be developing these renderings and providing them with the formal planning application.	Omar Hason	omar@workbenchbuilt.com
171	That slide shows the sidewalk completely blocked by boxes—you might not want that in your final drawings!	Kevin Karplus	karplus@soe.ucsc.edu	Good catch! We will be sure to keep things accessible!	Omar Hason	omar@workbenchbuilt.com
172	It appears that the fifth floor is only protected by a fence. What safety precautions have been incorporated?	nancy connelly	justoliveoyl@yahoo.com	This will be a guardrail that will be in full compliance with applicable building codes.	Omar Hason	omar@workbenchbuilt.com
173	Are there any design plans to fit the character of the residential neighborhood? I.e. Victorian keystones and a range of California bungalows on Cleveland and Laurel, etc.	Karsten (quaid) Wade	karsten@karstenwade.com			
174	Are the houses that border the food bin right now beind sold? They don't appear in this visual.	Anna Koplos-Villanueva	annakoplos@gmail.com	Those homes are outside of the scope of this project, they still exist in the background of these renderings.	Omar Hason	omar@workbenchbuilt.com
175	Will the store close or operate from a temporary location (the now-empty white building across the street?)	Judi Grunstra	Judiriva@hotmail.com	Doug has answered this one live, it will be available in the recording.	Omar Hason	omar@workbenchbuilt.com
176	Once again, you have not yet addressed where residents will park if in fact they have a car.	nancy connelly	justoliveoyl@yahoo.com			
177	Sorry, again: where do shoppers park? Seems like if someone is driving down Mission and sees the store they're gonna want to partk somewhere...	Jeffrey Lapierre	jeff.lapierre@gmail.com	The parking accessed off Laurel is available to shoppers.	Omar Hason	omar@workbenchbuilt.com
178	This looks like a great project. My household is looking forward to seeing it move forward, hopefully soon!	Cory M	de0hxhzxk@relay.firefox.com	Thank you!	Omar Hason	omar@workbenchbuilt.com
179	Customers will have cars too	Mark Timares	mark.timares@gmail.com			
180	If not owning a car is a condition for residency, will subsequently purchasing a car be grounds for eviction? Is that legal?	Thomas Washburn	acct164384@dedion.com			
181	What is plan b when the parking strategy doesn't pan out?	Cameron Lewis	cameron.lewis@sbcglobal.net			
182	How will you be sure there will be a minimal number of cars as a potential for another 118 (max) cars would be problematic traffic and parking wise. How much influence will the city have to ensure the owner preferably rents to bike owners?	Anonymous Attendee				
183	Will the City do any parking enforcement at night? Currently there is only day-time enforcement.	Kevin Karplus	karplus@soe.ucsc.edu			
184	You keep saying 'give preference' to residents without cars, so please be direct. Will you rent to people with cars?	nancy connelly	justoliveoyl@yahoo.com			
185	14 parking spots for shoppers will be reduced? Why is that necessary? Many shoppers already park on Laurel St.	Catherine Borrowman	cborrow1315@gmail.com			
186	Do you have any images of the backside with the adjacent house on Laurel St or looking towards Mlssion Street?	Anonymous Attendee				
187	What is the current typical utilization of customer parking? E.g. it often appears around 50% full.	Karsten (quaid) Wade	karsten@karstenwade.com			
188	What are your next steps?	Debbie Bulger	dfbulger@cruzio.com			
189	What are the feelings of the owners about how a five-story building affect the feel of the neighborhood and the neighbors who have supported them for so long?	nancy connelly	justoliveoyl@yahoo.com			
190	why won't residents with cars not park in neighborhood? Who is the management company?	Charlene Clarke	bill.charlene@gmail.com			

Q&A Report, 1130 & 1132 Mission Street, Community Meeting

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
191	So you're going from 14 spaces and no residents to 8 spaces and 60 residents, this is your logic?	Mark Timares	mark.timares@gmail.com			
192	Where is the loading zone for delivery trucks?	Bruce Thomas	brucet@ieee.org			
193	you can't refuse to rent to car owners, right?	Steven Greenburg	EduLaw@pacbell.net			
194	What is the proposed timeline?	susan stone	stone.susan@gmail.com			
195	Do you have to go to 5 stories, seeing as how the Plan is only 4?	Patty Walters	pwalters@waltersconsulting.com			
196	Parking preference for car share companies?	Christopher Schlies	chris@sandybendvineyard.com			
197	With 59 tenants, wouldn't the building be able to vote out the current parking permit status on that block?	Tim Madsen	ktmadsen@pacbell.net			
198	What about their guests? Increased food bin will increase workers. Yet we are decreasing available parking spaces at the food bin?	Sharon McClain	Smmclain@icloud.com			
199	That's very curious. What stops residents from obtaining parking permits?	Kenneth Brown	boomjammin@hotmail.com			
200	Please say verbally the total number of affordable units	Gillian Greensite	gilliangreensite@gmail.com	8 units will be deed restricted affordable housing units for very low income earners.	Belal Kaddoura	belal@workbenchbuilt.com
201	Who is financing the project?	Charlene Clarke	bill.charlene@gmail.com	The project is currently sponsored by ownership, no financiers are involved at this point.	Belal Kaddoura	belal@workbenchbuilt.com
202	Are you considering adding family units for truly impactful housing improvements in our community	Cindy Jaconette	ljpen@yahoo.com	Other projects we work on aim to providing larger units, this project in particular is not proposing family oriented units.	Belal Kaddoura	belal@workbenchbuilt.com
203	Will we be notified once the final plans are submitted?	Christopher Chang	changer4@yahoo.com	The city will continue to provide updates on their website pertaining to this project as they occur.	Belal Kaddoura	belal@workbenchbuilt.com
204	Autonomous car, Uber, Lyft drop off zone?	Christopher Schlies	chris@sandybendvineyard.com			
205	State legislating favors developers	Charlene Clarke	bill.charlene@gmail.com	It is incentivizing affordable housing, and allowing for new housing to get built in places where it was previously not realistic or possible.	Belal Kaddoura	belal@workbenchbuilt.com
206	You're saying that you can't control visitors coming with cars. You probably also can't control tenants who have stashed their cars in other neighborhoods and park temporarily. This is irresponsible. Essentially, our calm, walkable neighborhood is going to turn into a nightmare. Why not build limited underground parking? Even if it is only handicapped and visitor parking?	Roz Spafford	rozspafford@gmail.com			
207	So if I'm a retiree renter with family all over the Bay Area... where will they park when they visit?	Cameron Lewis	cameron.lewis@sbcglobal.net			
208	Nonsense to that last point	Charlene Clarke	bill.charlene@gmail.com			
209	Thank you for the thought and care you have put into this. It's that 5 story that throws me. It's SO big.	Patty Walters	pwalters@waltersconsulting.com			
210	This seems like the kind of project the city and its residents need to be open to; utilizing the space we have to increase available units. I love the Food Bin, and don't love change, but acknowledge that change is needed.	J R	jajackso@cabrillo.edu			
211	30 units would be great. It would help meet the city's goals and would not overpower the neighborhood.	Betsy Ryan	beryan@verizon.net			
212	What precisely does it mean that the city earmarked this property for development.?	Mark Timares	mark.timares@gmail.com			
213	This sounds like a wish list of conditions that don't actually exist: Residents won't have cars; Single resident per unit (but potentially 118 residents, with 2 per unit); Butterfly rooftop garden; No damage to the creek and wildlife; No traffic congestion; No parking congestion; The mockup shows no traffic lights and no traffic. It looks like a pipedream, not a feasible option.	Pamela San Miguel	pam.s.m@sbcglobal.net			
214	Who is the owner of this project - Doug Wallace or Workbench?	Anonymous Attendee		Doug is the owner, Workbench is the design / development consultant.	Belal Kaddoura	belal@workbenchbuilt.com
215	I'm very concerned about service vehicles for loading, the typical delivery truck now is a large semi that comes down Laurel Street and blocks one lane, what will you do about increased future deliveries? How will garbage trucks enter the inside area for removal?	Laura Livingston	lauralikesplants@gmail.com	This will all need to be finalized, reviewed, and approved by the city to ensure compliance with building code and public safety.	Belal Kaddoura	belal@workbenchbuilt.com
216	Yada yada yada Belal, it does have goals it has to meet, but that doesn't mean you do it in a residential area! Build it downtown! Jamileh, it's a juggle you can't pull off balancing when you are proposing 5 stories!	Joel Domhoff	jdomhoff@gmail.com	Joel, thanks for your input.	Belal Kaddoura	belal@workbenchbuilt.com
217	Seems like a well-thought out project, and glad you are reaching out early. My 2 comments: 1) many students and locals do not have cars and would prefer lower cost housing like this at a lower cost. some teachers at my school don't drive and would also prefer lower cost housing without parking. I think this is a good idea. 2) Please bring back carob covered raisins :-)	Ron Goodman	whatison@gmail.com	Thank you Ron, we appreciate you considering the students and other locals who struggle to find places to live in this town.	Belal Kaddoura	belal@workbenchbuilt.com
218	You asked for a variance on setback, did not increase setback, you're asking for variances!!	Mark Timares	mark.timares@gmail.com			
219	Can you rent the large building across the street to use during construction?	J R	jajackso@cabrillo.edu			
220	How can this be an "impactful" contribution to address the housing crisis when 80% are unaffordable? I feel like that's incredibly dishonest language to be using.	Anna Koplos-Villanueva	annakoplos@gmail.com			
221	Where will construction park? What is the cycle time for the infrastructure and build?	Kimberlee Biagini	kimberlee.biagini@gmail.com			
222	And you requested variance on height	Mark Timares	mark.timares@gmail.com			
223	Where are garbage dumpsters going to be placed and how will Garbage Trucks be able to access and dump them?	Bruce Thomas	brucet@ieee.org			
224	Will we be able to access this plan set somewhere?	Tyler Maldonado	tylmsilva@gmail.com	Yes, the plan set is currently available on the City's website.	Omar Hason	omar@workbenchbuilt.com



Q&A Report, 1130 & 1132 Mission Street, Community Meeting

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
225	Is the owner only willing to dedicate 8 units as low income units? I think some people would be more supportive if it was more like 75% low-income.	Anonymous Attendee				
226	Thank you for plans to provide housing. I have many questions and some serious concerns ---but generally I am supportive. I do hope that the space will provide housing for a significant number of existing Santa Cruz county residents otherwise it is a zero sum gain.	Anonymous Attendee				
227	*More than 8	Anonymous Attendee				
228	Our locally elected state representatives have passed laws taking away local control and forcing cities to accept housing. If you don't like it then vote against state level incumbents. City ultimately must approve.	Anonymous Attendee				
229	Will future meetings be held in person? If not, why? A virtual meeting is not reflexive of a community meeting.	Anonymous Attendee		Meetings have been virtual out of convenience for attendees and safety due to heightened concerned of illnesses spreading through large in person indoor gatherings.	Belal Kaddoura	belal@workbenchbuilt.com
230	Can you send a link for the website?	Christopher Chang	changer4@yahoo.com			
231	Following this session, how do the designers and owner/developers want to handle ideation with the neighbors going forward?  Meaning, you all are deeply immersed in this thinking and know lots of answers and limitations, but that may prevent you being able to do some creative problem solving, which the neighbors can help with -- fresh ideas, fresh eyes, and a shared desire to solve our housing problems in meaningful ways, together.	Karsten (quaid) Wade	karsten@karstenwade.com			
232	Will the landlord be required to keep up the butterfly garden in perpetuity? I find it hard to believe that a butterfly garden that no one is allowed to enjoy will be maintained for long.	Pamela San Miguel	pam.s.m@sbcglobal.net	We have not yet received any feedback from the city on the butterfly garden. It is just a concept we are proposing at this time. It is very likely that the city will have some feedback and impose some maintenance requirements.	Belal Kaddoura	belal@workbenchbuilt.com
233	How will traffic be rerouted on Mission street during construction?	Kimberlee Biagini	kimberlee.biagini@gmail.com	Unsure at the moment, we will follow the guidance of Public Works and the City of Santa Cruz to comply with whatever their standards are at the time.	Belal Kaddoura	belal@workbenchbuilt.com
234	Early hour delivery trucks unloading on Laurel Street will be an issue for nearby residences. How will noise issue be addressed?	Bruce Thomas	brucet@ieee.org			
235	Doesn't modular require a full time crane parked somewhere nearby?	Cameron Lewis	cameron.lewis@sbcglobal.net			
236	Has a solar study been done on the effect on the neighboring property?	Michele Replogle	Michele@michelesellsforyou.com			
237	Will there be designated parking location(s) for FedEx, UPS, Furniture and other delivery trucks?	Bruce Thomas	brucet@ieee.org			
238	Just to comment, since there doesn't seem to be forum for that, I'm not a fan of the modernist design. I think the current building is more architecturally charming. I realize that classic design styles are more expensive to build, but they would be much more appreciated.	Tim Madsen	ktmadsen@pacbell.net			
239	What is the construction staging area plan? Not for workers but materials. will Laurel or Mission lanes be blocked off?	Tim Foster	moveonproduction@gmail.com			
240	Will we be able to download this complete Q & A list?	Pamela San Miguel	pam.s.m@sbcglobal.net			
241	Are these to be rentals or condos?	Mark Timares	mark.timares@gmail.com	rentals	Belal Kaddoura	belal@workbenchbuilt.com
242	Does this project have a total estimated cost?	Tyler Maldonado	tylmsilva@gmail.com	not yet. It is very early to have an accurate cost estimate.	Belal Kaddoura	belal@workbenchbuilt.com
243	Great job on this project, I support it!!	Hope Armstrong	hopearms@gmail.com			
244	Please don't build this. so sad	Natasha Guy	natasha.guyy@gmail.com			
245	was this property bought with a plan developing this site ?	Scott Graham	scottflipflop@gmail.com			
246	To balance that comment - Please build this, it's amazing!	Ryan Meckel	griffin9898@gmail.com	Thank you Ryan, we really appreciate you advocating for housing in our town! Especially along a corridor that has been identified by the city as being capable of hosting more dense developments.	Belal Kaddoura	belal@workbenchbuilt.com
247	Please keep all questions and comments in the transcript, including those that went unanswered.	Pamela San Miguel	pam.s.m@sbcglobal.net			
248	What's the price point for a single studio?	Anonymous Attendee		the project wont be on the market for at least a few years, we are unsure what the rates will be.	Belal Kaddoura	belal@workbenchbuilt.com
249	We live a block away on Cleveland Ave and love this project! Build it!!	Rusten Hogness	rusten@duck.com	Thank you!!! We appreciate you understanding the need for housing in our town!	Belal Kaddoura	belal@workbenchbuilt.com
250	How will this not basically be a dorm for UCSC?	Judi Grunstra	Judiriva@hotmail.com			
251	This looks like a good project for the site, if you can get financing. I think that there is sufficient demand on the Westside for car-free housing.	Kevin Karplus	karplus@soe.ucsc.edu			
252	Will pets be allowed in the units? One of the biggest rental housing shortages is for people with pets.	Kevin Karplus	karplus@soe.ucsc.edu			
253	@Doug & Peggy, will you please share your feelings now in this meeting (as opposed to a private convo at the store) about how you feel re: how a five-story building will affect the feel of the neighborhood and the neighbors? Yes, I'm repeating this question, but it's important to me to hear.	Anonymous Attendee				
254	Why isn't this feasible at 3 stories?	Sharon McClain	Smmcclain@icloud.com			
255	Garbage Trucks?	Bruce Thomas	brucet@ieee.org			

**Q&A Report, 1130 & 1132 Mission Street, Community Meeting**

Question #	Question	Asker's Name	Asker's Email	Answer	Answerer's Name	
256	Thank you for thinking how to handle extra deliveries for residents who, without cars will likely use Amazon more than most.	Gillian Greensite	gilliangreensite@gmail.com			
257	The medical building is only 3 stories tall.	Patty Walters	pwalters@waltersconsulting.com			
258	Apologies if I've missed it in the comments above, what is the proposed timeline?	susan stone	stone.susan@gmail.com			
259	There doesn't appear to be enough height on the first floor for a garbage truck to lift and dump garbage dumpsters. What is your plan?	Bruce Thomas	brucet@ieee.org			
260	That ugly medical building is only 3 stories. You've done a nice job, but please recognize that it's the 5th floor that pushes the project over the top. Not everything needs to be maximized.	Kenneth Brown	boomjammin@hotmail.com			
261	How does this design fit into Santa Cruz?	Anonymous Attendee				
262	Orange buildings are not "pretty."	Pamela San Miguel	pam.s.m@sbcglobal.net	Thank you for your input, Pamela.	Belal Kaddoura	belal@workbenchbuilt.com
263	The style is horrendous. It does not add any character to the area. Also, Mission is super dangerous for bikers - yearly accidents happen here.	Anonymous Attendee				
264	Doug, are you still going to live right behind it when it's built, or are you going to move so you don't have to live adjacent to the new development?	Johnette Besseling	Johnette12507@gmail.com			
265	Fast food joints are orange.	Pamela San Miguel	pam.s.m@sbcglobal.net	Thank you for your input, Pamela.	Belal Kaddoura	belal@workbenchbuilt.com
266	Downtown is not a residential neighborhood.	Anonymous Attendee				
267	will the twice as nice site be developed in the same way ?	Scott Graham	scottflipflop@gmail.com	We are not aware any development plans for that site.	Belal Kaddoura	belal@workbenchbuilt.com
268	Will any of the units be accessible to residents who use wheelchairs, especially the bathrooms?	Anonymous Attendee				
269	Is there a less impactful smaller option?	Mark Timares	mark.timares@gmail.com			
270	Also-you are acting like we must give up our neighborhood "if we are good people"-this is kinda BS	Anonymous Attendee				
271	That's all well and good, but why 5 stories? Why can't you make it 3? And to just say "it's going to happen" is a little pretentious. Have people not kept the city from developing things in the past? Where would be if the people who wanted to build Lighthouse Field got their wish? There's a reason people don't want growth, and it's simple: You can't build housing in a place where traffic is horrible and water is scarce.	Joel Domhoff	jdomhoff@gmail.com			
272	So if couples are allowed as mentioned in a previous question then by law one parent and one child would be allowed. How about considering two parents and a child(ren)? There are three schools close by -walking distance from this location. This is a family neighborhood.	Cindy Jaconette	Ljpen@yahoo.com			
273	I sent an email to Mr. Bane that was never answered. Please confirm your email.	Christopher Chang	changer4@yahoo.com			
274	Okay Belal, the city is not concerned with "heightened concerned of illnesses spreading through large in person indoor gatherings" that's a copout. This is not a community space where we can engage. When + where will there be a public discussion about this?	Anonymous Attendee				
275	'+1 to the dense corridors for Santa Cruz, it's a reasonable path forward and thank you for making the inevitability clear, which clarifies that we all can partner together to make the best of the situation. The surprise to me is that I was prepared and used to 3 story limit, and that has just popped up so quickly we all are not used to the fact.  Can the owners do some things on the site to help us all see in real space what things are like? Showing the renderings of the site from across the street, from the air, etc. Maybe a Q&A forum cork board on the side of the Herb Room?	Karsten (quaid) Wade	karsten@karstenwade.com			
276	Will there be further opportunities for public input after the final plans are formally submitted to the city?	Bruce Thomas	brucet@ieee.org			
277	great presentation. Santa Cruz needs well designed housing!	Anonymous Attendee				
278	Thank you for your presentation.	Betsy Ryan	beryan@verizon.net			
279	will the food bin allow a petition to stop the project	Scott Graham	scottflipflop@gmail.com			
280	Thank you Workbench and the Wallaces for bringing this earlier than other developers do, for sure! I hope you get good results from the effort.	Karsten (quaid) Wade	karsten@karstenwade.com			
281	Thanks for providing this forum, and thanks for caring about our wonderful neighborhood store!	J R	jajackso@cabrillo.edu			
282	I strongly support building more truly affordable housing, but 5 stories is too much.	RACHEL MORICONI	scrachelm@gmail.com			
283	Your commitment to the community is clear in this project. Thank you for listening and responding to the our concerns and needs. Change isn't easy, but it is needed to create a more affordable and sustainable community. Myself and many of my friends and colleagues would love to live here.	Ryan Meckel	griffin9898@gmail.com			