

April 18, 2024

From: Madeleine Zayas, Studio VARA on behalf of
Bogard Construction/EHDD/Studio Vara (ADBE)

To: Timothy Meier, Senior Planner
City of Santa Cruz I Planning and Community Development
809 Center Street, Room 101, Santa Cruz, CA 95060

RE: **PRE-APP CP24-0073 SCCS EDUCATOR HOUSING PRE-APPLICATION**
313 Swift Street
Santa Cruz, CA 95060
APN: 003-16-132

PROJECT NARRATIVE

Preface

The project is an educator housing community for the Santa Cruz City Schools (SCCS), located at 313 Swift Street. On Wednesday April 10th, the School Board voted to increase funding to allow for an increase in residential units in the project, adding 20 units for a total of 100 units.

This update - as conveyed on 4/11 to the project team – occurred after our team submitted our Pre-application materials to your department. We have received formal direction to proceed with a redesign to include 100-units moving forward and wanted to clarify via this memo several things regarding the pre-application process moving forward:

1. This design revision will have an impact on the scale and footprint of the project; however, we do not anticipate that it will significantly change the design approach of the project in regards to:
 - a. Façade articulation strategies, materiality, massing character
 - b. General “concept” of floor plan (north/south bars, open-air pedestrian bridging at the North, etc.)
 - c. Parking strategy, fire truck strategy, trash strategy and unit mix remain the same.
2. In regard to our design revision approach that began in the last couple of days, we anticipate that feedback and review from City departments on the 80-unit project is still applicable to any new 100-unit scheme that we will be developing as described above.
3. Here are some of the steps we can take to address the last-minute changes to our pre-application:

- a. With regards to this narrative, we have updated the information to be appropriate for a 100 du project, and highlighted in yellow the information that is no longer applicable.
- b. We can provide you with an updated site plan by April 30th. We hope this memo will allow the department heads to expect a revision and review of our documents based on a 100-unit project – with an understanding that we don't have a full set of plans that reflect a fully resolved design solution.
- c. Our Land Use application materials will be documenting a 100-unit project.

Project Understanding

The project sits on an infill site situated between a light industrial zone, a public school, a city park, and a single-family residential neighborhood. The housing project comprises a single structure with eighty rental apartment units, as well as the related site amenities and improvements required for the housing to be functional and accessible.

This residential project is proposed to include a total of 100 units, consisting of 13% studio, 25% one-bedroom, 48% two-bedroom, and 15% three-bedroom apartment units, along with 127 parking spaces and over 21,000 square feet of outdoor usable area (exact amount currently in development).

The project is funded through two local bond measures. The project will be exclusively multi-family housing and consist of a minimum of 100 units of educator workforce rental housing, with a target of renting units at 50-60% of market-rate.

The site is exempt from parking requirements under AB2097 due to proximity to a transit hub.

As an employer sponsored housing project, the applicant is relying on the alternative means of compliance to satisfy the Affordable Housing Exemption. The proposal for the alternative method of compliance is consistent with the Santa Cruz General Plan and all of its elements as well as with Section 24.16.025.

The project owner intends to pursue the Planned Development + Alternate means of compliance path (invoking AB2295), and Density Bonus Law including proposed waivers and/or incentives/concessions for development standards with regard to height and Alternative Compliance for affordable housing.

Project Details

The site will be accessed from two points: one via the current entry to the existing parking lot off Swift Street, and a second via an easement through the existing parking lot off Delaware Avenue through the site's northern boundary. These two access points will accommodate pedestrian, bicycle, and vehicle circulation through the site in a pattern that will emphasize pedestrian and cyclist safety and minimize impact on the neighborhood. In addition, a pedestrian-only access path from Swift Street to Derby Park will be maintained along the southern site boundary.

The site includes two existing buildings towards the eastern property line along Swift Street, as well

as associated parking lot, flatwork and landscaping immediately adjacent to these buildings. As noted below in the code summary, these buildings and adjacent site work are to remain as-built. There are also a number of existing portable classroom buildings along the southern property line, and some parking areas and road improvements from what appears to be a previous use.

The miscellaneous road improvements are to be demolished during construction; the portable classrooms will be removed by SCCS during the completion of this project.

Project Data

313 Swift Street
Santa Cruz, CA 95060
APN: 003-16-132
Parcel Area: 177,584 SQ. FT. / 4.08 ACRES

Zoning Summary

The site is currently zoned PF (Public Facilities District) under Santa Cruz Zoning and CF (Community Facilities) under the General Plan. It also falls within the Coastal Zone CEZ A.

Key Notes

1. R-M Zoning Reference to nearest site to project allowing for multi-family residential: 41 Grandview Avenue
2. The proposed height of 50 ft may exceed maximum height as per R-M zoning designation. Project intends to invoke the State Density Bonus Law to allow for additional height. Height assumed to be measured at mid-point of sloping roof.
3. Main frontage assumed to be Swift Street
4. Parking:
 1. About 110 parking stalls required for "full containment".
 2. About 183 stalls would be required as per SCMC24.12.270
 3. No parking required for a development project under AB2097.
 4. 127 stalls currently proposed as per client's preference.
 5. Up to 50% compact stalls allowed as per SCMC 24.12.240

Building Code Summary:

- A single, 4-story structure of Type V-A Construction. NFPA 13 Sprinkler System
- The 80-unit scheme currently shown on the plans has a gross area of 74,227 sq. ft. The new gross area for a 100-unit project is currently being assessed.
- Occupancy group: R-2 with an accessory occupancy of Group B at the ground floor lobby space.
- Building Height: 50'-0"
Allowable: 4 stories / 60 ft (504.3, note k)

ZONING SUMMARY AT GLANCE		REQUIRED	PROPOSED	NOTES
1	F.A.R.	2.5 max. or up to 443,950 sq. ft.)	Meets requirement. To be determined (at 80 units it was 74,227 GSF)	As per General Plan CF Land Use Designation
2	Density	122 du's max @30 du/a	100 du's @ 25 du/a	30 du's per acre max
3	Maximum Height	35 ft	50 ft	See key note 2 above
4	Open Space Req't			
	Private	200 sq. ft. per du	1,500 sq. ft.	
	Common	300 sq. ft. per du	Will meet req't	
5	Yard Setbacks			
	Front	10 ft	250'-372'	See key note 3 above
	Rear	10 ft	10'-20'	
	Side (North)	10 ft	75'	
	Interior Side (South)	10 ft	14'	
6	Off-Street Parking	0-146	127	See key note 4 above
	% Compact Max.	Up to 50%	50%	
	EV Charging Station	Need clarification	tbd	
7	Bike Parking			
		(100) Class 1	(100) Class 1	1 per du required
		(25) Class 2	(25) Class 2	4 per du required