

Q&A Report, 850 Almar Ave, Community Meeting

#	Question	Asker Name	Answer	Answer Name
1	where can we send written questions and comments (probably more than will be covered this evening)?	M & C Schreher	live answered	Sam Haschert
1	where can we send written questions and comments (probably more than will be covered this evening)?	M & C Schreher	You can submit questions/comments via the project webpage on the city website: https://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/planning-division/active-planning-applications-and-status/significant-project-applications/844-850-almar-ave-cp24-0026 Or you can send an email directly to Rina at: rzhou@santacruzca.gov	Sam Haschert
2	What is definition of “affordable”? (Quantify the max \$ rent per month per unit)	M & C Schreher	live answered	City Plan
3	Can you give the definition of “affordable housing” and what that cost is for Santa Cruz city currently?	katie hund	live answered	City Plan
4	42 parking spaces for 42 units is insufficient and will have an adverse effect on the neighborhood, specifically residents on Seaside Street and Rankin Street. In concession for the added height and the lot line adjustment, would the developer be willing to fund a parking permit program through the City that prioritizes existing residents?	Don Roland - Granite Construction	live answered	City Plan
5	What is the current median income level that this will be benchmarked against for affordability? And if you all don’t know, how can we find that information elsewhere?	Katherine Isbister	live answered	City Plan
6	The Plant Set does not include a visual rendering from the Seaside Street perspective that includes the areas for parking and trash. Can one be provided?	Don Roland - Granite Construction	live answered	City Plan
7	The route for trash pickup is in close proximity to Seaside Street, and in part runs parallel. It will require the trash collection truck to backup w/ alarms. Would the City agree to limit trash collection days be limited to the current schedule to collect along Rankin St or Seaside Street?	Don Roland - Granite Construction	live answered	City Plan
8	can we get copies of the presentation?	M & C Schreher	live answered	G. Bascom
9	Thanks for being thoughtful of the neighborhood impact. Having multi bedroom units doesn’t equate to a 1:1 impact. Would you be willing to consider an increased number of spots?	Anonymous Attendee	live answered	G. Bascom
10	1. What measures will you take for traffic to increase as little as possible? 2. How will the city improve biking, walking, and public transport in order to accommodate all the extra people in the neighborhood? 3. How will the city make up for the lost green space. Will there be more park space, dog runs, more trees and shrubs planted to make up for the loss of free and green space? 4. More parking means less green space and more sealed surfaces. How will the city make up for that loss of public space? What environmental measures will be taken for the extra cars in the neighborhood?			
10	5. Are there plans for the community room to also be used by the neighborhood group?	René Netter	live answered	G. Bascom
11	what type of trees along Rankin?	Ellen	live answered	City Plan
12	what was reason for elimination of 1 BR units?	M & C Schreher	live answered	City Plan
13	why only 1-1 parking ratio?	Ellen	live answered	G. Bascom

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14 Will the hours of construction (or related noise generating activity) be limited to hours as defined within the City's municipal code?	Don Roland - Granite Construction	live answered	G. Bascom
15 There is a strip of land next to the train tracks that is not part of the planned design. There are sometimes issues with homeless congregating in the railway areas across the street from this strip of land. They don't currently congregate in the large triangle lot but might find this new smaller strip with a fence against it attractive... have you and/or the city thought about what will happen with this strip of land?	Anonymous Attendee	live answered Please send me an email. I will look into this and provide more information. My email is	City Plan
16 How many feet are planned between the rail trail and the beginning of the structure? Are there entrances to the building on Rankin Street (across from single family residences)?	Anonymous Attendee	rzhou@santacruzca.gov.	City Plan
17 Also, what is the setback on Rankin street? I'd like to know about water usage - estimated water demand: are there any water collection/storage systems, any water recycling, landscape water use?	katie hund	live answered	City Plan
18 Thank you.	wendy king	live answered	City Plan
19 please define AMI for SC County	M & C Schreher	live answered	City Plan
20 how much energy will be offset by solar? Parking where is the proposed site? will out property value decrease? when is this project set to be completed	Ellen	live answered	City Plan
21 What are the guidelines for low income	Jeana Beech	live answered	City Plan
22 question for the city: how will traffic be mitigated? is this the right set of figures? https://hacosantacruz.org/wp-content/uploads/2023/06/State-	Ellen	Email is rzhou@santacruzca.gov	City Plan
23 SC-Income-Limits-2023.pdf	Anonymous Attendee	live answered	City Plan
24 When discussing mitigation measures (visual, noise, etc) I've only heard Almar and Rankin mentioned specifically. Please include Seaside Street in those considerations.	Don Roland - Granite Construction	live answered	City Plan
25 Can you limit parking even further under SB330? Less parking means more units of affordable housing next to a frequent bus line. Let's focus on housing people over cars.	Anonymous Attendee	live answered	City Plan
26 Where are 150 suppose to park their car we already have issues with parking in our neighborhood ... ?	Jeana Beech	live answered	City Plan
27 how will parking at Safeway Almar center be protected for shoppers, not residents (when many households have more than one car)?	Ellen	live answered	City Plan
28 What about the neighborhoods on Almar St.? All the traffic will be on Almar and across the street is a proposed development of 120 units with 95 parking spaces their entrance and exit is across the street from your exit and entrance plus they will have trucks going in and out of their driveways. And safeway's trucks will also deliver in the Alley way in and out of Almar.	Anonymous Attendee	live answered	City Plan
29 Will each unit only be allowed to have one car? my front door is 95 feet from the proposed building on Rankin street. Why are you requesting a waiver from 12' to 10' setback. I'm not happy with that.	Jesse Corona	live answered	City Plan

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<p>Overall, I like that this project is planned to be a 100% affordable project. The current unit count for the project is a little unusual; I would have expected a larger project. Considering there is also a proposed 4-5 story building across Almar street, have you considered reducing the amount of land dedicated to surface parking lots to maybe increase the density of housing on Almar-facing portion of the site?</p>			
<p>30 There also could be a future light rail stop here, considering the rail line adjacent to this project is being planned as part of the regional passenger rail program.</p>	Rafa Sonnenfeld (he/him)	live answered	City Plan
<p>31 Will lessors be able to sub-let their units?</p>	Joel Isaacson	live answered	City Plan
<p>32 What is turnover in rentals for these lower income folks and does it increase crime in the area post construction?</p>	Anonymous Attendee	live answered	City Plan
<p>33 Once residents move in, who manages the property? Will the property manager live onsite?</p>	Don Roland - Granite Construction	live answered	City Plan
<p>34 Does the current application meet the underlying zoning?</p>	shubalee12	<p>Yes, but the project also includes a density bonus request with incentives/concessions and waivers to certain site development standards such as height. A neighborhood can apply for a parking permit program through the public works department. However, a percentage of the neighborhood would need agree to the program and the program includes a fee. You can speak to the public works department for more information.</p>	Sam Haschert
<p>35 question for city: how will resident parking be protected, can we have permit parking? Density – this is first of multiple projects proposed or envisioned within a 1 block area on Almar. How is the planning for this project being coordinated with the others? Is there any master plan for transportation & parking infrastructure specific to the area surrounding the Almar Center retail</p>	Ellen		Sam Haschert
<p>36 area? (Transportation means pedestrians, cyclists, cars, buses +)</p>	M & C Schreher	live answered	City Plan
<p>37 please remove all parking spaces and build more housing</p>	Anonymous Attendee	live answered	City Plan
<p>38 I would love to see less parking because of the prime loctation between a major transit stop (route runs every 15 minutes.) It is also next to a future rail. Over all love the project.</p>	Anonymous Attendee	live answered	City Plan
<p>39 I am concerned about the additional traffic on Almar - all modes of transportation including bikes and walkers. There are a couple of problem areas already: the busy crossing at the bike path and the absence of sidewalks to the park. The street narrows a block away from the bike path, trucks from the shopping center circle the block, cars headed to Delaware often drive too fast, and more housing (obviously needed) will put more pressure on the situation. I am not mentioning the proposed huge development across the street.</p>	Susan Cook	live answered	City Plan
<p>40 What are the plans to upgrade the interseciton and crosswalk on Almar (stop sign at Rankin Street) It is already problematic for cars and pedestrians.</p>	katie hund	rzhou@santacruzca.gov	City Plan

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The project plan indicates a ground floor “bike room “. Will this room include E bike charging facilities? If not, why not?			
41 Are there any specific fire safety measures planned related to E-bike charging and storage? city question: how can it be made safer with all these extra people and cars, for example at	M & C Schreher	live answered	City Plan
42 the RR crossing and Rail Trail?	Ellen	live answered	City Plan
43 How many feet exist between the rail trail and proposed structure? You said 30-80% median but then said some vouchers are required for the lowest level income. Can you be more accurate and specific about the mix of income levels in this	Brendan	rzhou@santacruzca.gov	City Plan
44 housing?	Anonymous Attendee	live answered	City Plan
45 will the play area have shade trees?	Ellen	live answered	City Plan
46 why isn't parking underground?	Ellen	live answered	City Plan
47 Is it possible to condition this project to require a stop sign at the traintracks on Almar?	shubalee12	rzhou@santacruzca.gov	City Plan
48 Are you going to sell these units to corporations? Will the Developer maintain the units? Why is EV charging a “Future” item – why not implemented from the start? Is PV (Rooftop solar) implemented from the start or is this also “future”? If future, why not	Anonymous Attendee	live answered	City Plan
49 start?	M & C Schreher	live answered	City Plan
50 Considering the possibility of a nearby future light rail stop, have you considered reducing the amount of parking on the site, or increasing the housing density? How did you get approval to build a 3 story, 42 unit building in a residential neighborhood	Rafa Sonnenfeld (he/him)	live answered	City Plan
51 that has mostly 1 story homes? Who is the developer?	Anonymous Attendee	live answered	City Plan
52 Will street trees also be required on the parking lot side? For a 100% affordable housing project, I'm disappointed to see that it's so small - why not make use of the new zoning designation and laws like SB330 to create more affordable	Anonymous Attendee	live answered	City Plan
53 housing units?	Anonymous Attendee	live answered	City Plan
54 what protections are you willing to provide to the network regarding traffic and parking?	Ellen	live answered	City Plan
55 How could you potentially have construction working outside normal city hours?? thats crazy	Anonymous Attendee	live answered	City Plan
56 Why not make a double decker parking area to accomodate the extra cars?	Anonymous Attendee	live answered	City Plan
57 I would love to see less parking because of the prime loctation between a major transit stop (route runs every 15 minutes.) It is also next to a future rail. Over all love the project. how will safe air quality be maintained during construction, especially as there's a child care	Anonymous Attendee	live answered	City Plan
58 on Rankin corner? Why wouldnt you have a 2 story building with less units and more parking so that you arent	Ellen	The city would include a standard condition of approval regarding the use of diesel emission control devices during construction.	Sam Haschert
59 impacting the community!	Anonymous Attendee	live answered	City Plan
60 Will the residents be allowed to sublet their units or rent out extra bedrooms? Does the city have plans to make up for all the new construction with green spaces? what is in	Don Roland - Granite Construction	live answered	City Plan
61 the zoning plans for that?	Anonymous Attendee	rzhou@santacruzca.gov	City Plan

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62 Do you have an idea of the typical jobs or demographics of renters based on your prior projects?	Anonymous Attendee	live answered	City Plan
63 Won't this project reduce car dependency? Will the project help build the case for better public transit options?	Hope	live answered	City Plan
64 You arent aware of the homeless problem around here....Um are you paying attention or have you even been here in this neighborhood	Anonymous Attendee	live answered	City Plan
65 How will Almar traffic be safe with two developments having exits onto Almar? Can residents on other streets have speed bumps, permit parking? can city add a stop sign and lights at RR crossing/rail trail? thanks Ellen Murtha	Ellen	live answered	City Plan
66 why 10 ft set back when a normal house set back is 20ft???	Anonymous Attendee	live answered	City Plan
who will be the General Contractor? Are they Union? What hours during the day is planned for construction? what is start and end times? Are they planning on working during the weekend?			
Construction site inconveniences			
67 Noise, dust, parking for workers , porto potty location, road closures? where will be the location on site for storage and deliveries?	Jesse Corona	live answered	City Plan
68 What will it look like from seaside st? Can you please provide that.	Anonymous Attendee	The applicant agreed to provide this elevation.	Sam Haschert
69 Would this project need any city approval beyond the zoning admin? Is planning commission approval required?	Anonymous Attendee	live answered	City Plan
70 What are the proposed hours of construction?	Anonymous Attendee	The hours for construction in the zoning ordinance are between 8 am and 10 pm. The project would need to comply with these hours.	Sam Haschert
71 I understand that the projects are separate...however, It is important to our community that the big picture of the neighborhood and impact is considered (not to mention Mission street and almar traffic).	Anonymous Attendee	live answered	City Plan
72 I would love to see less parking because of the prime loctation between a major transit stop (route runs every 15 minutes.) It is also next to a future rail line. Over all love the project.	Anonymous Attendee	live answered	City Plan
73 Do you have to do an EIR at all? curious as we have many owls, Egrets and more that live in that field	Anonymous Attendee	live answered	City Plan
74 thank you for developing a reasonable-sized affordable housing on the mission corridor. Ellen Murtha	Ellen	live answered	City Plan
75 Seems like the city needs to coordinate the projects better, that's not really a good excuse...	Anonymous Attendee	live answered	City Plan
76 Your project and the one proposed for across from your project will increase traffic. Will you pay for speed bumps on the surrounding streets?	Anonymous Attendee	live answered	City Plan
77 What are you willing to do to help mitigate the increased traffic in our neighborhoods?	Anonymous Attendee	live answered	City Plan
78 Please KEEP the 1:1 parking ratio and protect current resident parking!!	Jeana Beech	live answered	City Plan
79 We have a very dangerous intersection of Rankin and Seaside. Many people have been hit there...one block after this there is no sidewalk? how do you midigate this?	Anonymous Attendee	live answered	City Plan

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<p>There is no sidewalk on Seaside St between Rankin St. and Younglove Ave. This is a narrow & congested area which will be already dangerous for pedestrians and will become more so after this development as it is immediately adjacent to the site. A safe pedestrian corridor is needed here for</p>			
80 walking Seaside St parallel to Mission St.	M & C Schreher	live answered	City Plan
81 Did you say 1ft side walk? is that even wide enough for a wheel chair? I really appreciate the Developer's thoughtfulness of creating a successful place for residents,	Anonymous Attendee	8 foot sidewalks	Sam Haschert
82 and committed for 55-years	Ellen	live answered	City Plan
83 neighbors	Ellen	live answered	City Plan
84 will the owners commit to unbundling parking from the rents to reduce parking demand?	Anonymous Attendee	live answered	City Plan
85 What is the overall projected cost?	Anonymous Attendee	live answered	City Plan
86 Will the sidewalks be improved? Will there be planting strips?	Ariel Zucker	live answered	City Plan
87 UCSC students park at Safeway and take bus, how can we avoid more of this happening?	Ellen	live answered	City Plan
88 is this considered section 8 housing?	Jesse Corona	live answered	City Plan
89 please consider 831 Almar development and other growth in the city while developing this.	Ellen	live answered	City Plan
90 Has anyone from the developer's team spent time in the neighborhood?	Anonymous Attendee	live answered	City Plan
91 if units are available through measure O, what tier will applicants be required to fall under	Jesse Corona	live answered	City Plan
92 Your development will impact our neighborhoods with traffic, for many blocks around.	Anonymous Attendee	live answered	City Plan
93 Do you believe that the sun will be blocked to the residents that reside on Seaside with the height?	Anonymous Attendee	live answered	City Plan