

Q&A Report, 530, 542, 548 Ocean Street, Community Meeting

| # | Question | Asker Name | Answer | Answer Name |
|----|---|--------------------|--|---------------|
| 1 | Has this meeting started I dont here any sound | Deborah Marks | live answered | City Plan |
| 2 | Can you share how many citizens are on the call? | Anonymous Attendee | We are only able to see the names that people provide when joining, but there are 31 attendees on the call. | Lisa Vilhauer |
| 3 | How can this project get insurance when it is stated it is in a flood plain? | Judi Grunstra | live answered | Lisa Vilhauer |
| 3 | How can this project get insurance when it is stated it is in a flood plain? | Judi Grunstra | The project is proposing to raise the elevation of the property to take it out of the flood plain, we will then file a LOMR (letter of map revision) with FEMA which will take the property out of the flood plain. | Lisa Vilhauer |
| 4 | What concessions are being asked for in this projectand in particular is this project asking for exception to objective standards on setbacks and upper floor setbacks that are at 45 degree angle? | CandaceB | live answered | Lisa Vilhauer |
| 4 | What concessions are being asked for in this projectand in particular is this project asking for exception to objective standards on setbacks and upper floor setbacks that are at 45 degree angle? | CandaceB | The project is still working through its final design and what waivers will be necessary, but at this time there will be a waiver requested on upper floor setbacks and the 45 degree angle standard. | Lisa Vilhauer |
| 5 | What is the expected average rent for each of the units and in particular besides small units doing to make it "affordable by design" | CandaceB | Because this project is approximately 4-5 years from completion it is hard to provide projected rents for that time. As Chris mentioned, we design our buildings in order for people earning a moderate level income can afford the unit. | Lisa Vilhauer |
| 6 | Is this presentation available on the City website? | CandaceB | This presentation will be made available on the City website along with a recording of the community meeting, and the Q&A questions. If you sign up for updates on this project webpage, at the following link, you can receive a notification when we update the webpage: https://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/planning-division/active-planning-applications-and-status/significant-project-applications/530-542-and-548-ocean-street | City Plan |
| 7 | Why is Riaz Capital working on development in Santa Cruz in particular rather than in Oakland which seems to be most of your projects...? | CandaceB | | |
| 8 | On the plans you are using 2.75 maximum FAR but Ocean Street Plan has 1.75 FAR as the maximum. Please clarify? | CandaceB | This is in the Mixed-Use Visitor Commercial (MXVC) which has a 1.0-2.75 FAR | Tim Gordin |
| 9 | Stacker parking has never been implemented in Santa Cruz - unattended...how is that safe? | CandaceB | live answered | Tim Gordin |
| 9 | Stacker parking has never been implemented in Santa Cruz - unattended...how is that safe? | CandaceB | Stacker parking is something that is utilized widely outside of Santa Cruz and the project team has no concerns about safety. These stacker parking products have been designed with user safety in mind. | Omar Hason |
| 10 | How will you ensure saftey of pedestrains when walking on the sidewalk as to not be hit by cars entering the parking area? | Gavin Roth | We will follow Objective Design Standard 24.12.185.7(f): Driveways and approaches shall comply with the standards set forth in Municipal Code Sections 15.20 and 24.12.280 and the driveway approach standard detail included with the public works standards in effect at the time of design review and shall be designed in accordance with AASHTO Green Book sight distance standards. Ingress/egress to driveway approaches may be limited based on the results of a Transportation Study | Chris Batson |
| 11 | Does the Objective Standards allow for 270 feet without any major design change or breaking up the face of it....? Seems very industrial / hotel like. | CandaceB | This is something we are studying as we develop the project. We are proposing fairly significant building face modulation with material changes we hope will be more evident as we develop the project further. | Omar Hason |
| 12 | Yes but the Ocean Street Plan impacts the Ocean Street area... | CandaceB | live answered | City Plan |

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| 13 | How many parking spaces vs. units? | Becky Acosta | 86 parking spaces and 225 units | Chris Batson |
| 14 | The delivery trucks and trash are concern in these new projects on corridors...what is the flow in and out of the building for these delivery and pick-up trucks...? | CandaceB | This is something we are actively coordinating. The applicant prefers to provide a loading space within their projects and this is something we need to continue to study. Also coordinating with the department of Public Works. | Omar Hason |
| 15 | this site has the only heated therapy pool in the county. what are the plans to replicate this somewhere? | Anonymous Attendee | We will look into this and the tenants plans for replication or relocation. It is not something we were aware of. | Omar Hason |
| 16 | By dust control measures does that use water, which may be regulated if there is a drought situation? | Judi Grunstra | Dust control measures are not limited to spray watering, this also includes wind breaks and sequencing of earthwork to reduce dust creation. | Chris Batson |
| 17 | Just a comment: Love this project, especially the design direction! Thank you for sharing the inspiration. | hopearmstrong | Thank you very much! | Omar Hason |
| 18 | I liv on May ave behind the project on B40 creek. We've depended on the gates that limit foot traffic from Ocean. How will you plice, regulate traffic orcontinue with the gates. | Liz Lindsley | live answered | Lisa Vilhauer |
| 18 | I liv on May ave behind the project on B40 creek. We've depended on the gates that limit foot traffic from Ocean. How will you plice, regulate traffic orcontinue with the gates. | Liz Lindsley | The applicant understands this concern and will be working closely with the city to determine how this should be addressed. | Omar Hason |
| 19 | When asked to see a stacker, we have never been allowed to do so...Please offer a demonstratable site for the Klaus stacker...of similiar nature and size. | CandaceB | live answered | City Plan |
| 20 | Why are there no one-bedroom units? | Angelee D | There will be four 1-bedroom units. | Chris Batson |
| 21 | The reality of only porviding parking for one third of the residents is it will burden the surrounding neighborhood with difficult parking issues. | Beloved Bolton | live answered | City Plan |
| 22 | Will the project hire local Union workers? | Judi Grunstra | We are still in the planning stages of our project and have not yet engaged with any general contractors. | Chris Batson |
| 23 | What will be done For Neighborhood compatibility Which was also abig part of the OSAPI This is for for the houses on May avenbue Noise control Lighting What about Design of the back of the building overflow parking intrusion on. nearby neighborhoods will that be managed | Deborah Marks | live answered | Lisa Vilhauer |
| 24 | What are you doing to address the comfort of building residents who are living next to a noisy, busy vehicle corridor? The balconies facing Ocean probably won't get a lot of use unless ocean street becomes a quieter, more pedestrian oriented space. | Rafa Sonnenfeld | live answered | Lisa Vilhauer |
| 24 | What are you doing to address the comfort of building residents who are living next to a noisy, busy vehicle corridor? The balconies facing Ocean probably won't get a lot of use unless ocean street becomes a quieter, more pedestrian oriented space. | Rafa Sonnenfeld | The project will complete an acoustical study to determine the appropriate window rating for residential units. | Chris Batson |
| 25 | Are you planning to ask the City to give the residents parking permits to park in the adjoining neighborhood that has parking permits...and very constrained parking in that area... | CandaceB | live answered | Lisa Vilhauer |
| 25 | Are you planning to ask the City to give the residents parking permits to park in the adjoining neighborhood that has parking permits...and very constrained parking in that area... | CandaceB | At this time the applicant is not proposing providing parking permits. | Omar Hason |

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| 26 | What is the plan in terms of interface with trees in yards behind the project. Will they be trimmed with lot line or allowed to continue in their natural form. | Liz Lindsley | The applicant intends to set up individual meetings with the residents that are immediately adjacent to the project. The applicant will be providing an arborist report with the formal submittal. | Omar Hason |
| 27 | I'm excited to see projects planned for Ocean Street! Is there more you can say about the landscaping to make the ground floor inviting? It seems a bit dark with the banding/overhang. | Anonymous Attendee | Yes, we are early in our design process and will be sure to include landscaping, lighting and color to activate these spaces. | Chris Batson |
| 28 | On Figure 4.4 of the Ocean Street Area Plan shown, the max height for these parcels is 1 to 3 stories. | Kate | The proposed project is a Density Bonus project, proposing affordable housing in exchange for concessions and waivers. These concessions and waivers can be used on City Zoning standards that physically preclude the construction of the affordable housing units, like building height limitations. | Omar Hason |
| 29 | There is a great need for child care facilities. Might this project consider including space for that, perhaps in the commercial space? | Judi Grunstra | live answered | Chris Batson |
| 29 | There is a great need for child care facilities. Might this project consider including space for that, perhaps in the commercial space? | Judi Grunstra | This is an interesting idea! This is something the project team / ownership will consider as the project design develops further. | Omar Hason |
| 30 | What are the fence materials for the back fence which should be similar to the change on 1130 Mission Street. | CandaceB | We have not yet selected a fencing material for our property lines. | Chris Batson |
| 31 | There will be more cars and downtown parking structures can't take the overflow. I agree there needs to be a realistic parking situation | Becky Acosta | live answered | Lisa Vilhauer |
| 32 | Workbench has taken the approach of maximizing density on lots and miscalculation (as in 1130 Mission)...they are "local" but seen as very aggressive when it comes to their philosophy of overdevelopment. This is again another example of the oversaturation... | CandaceB | | |
| 33 | is this project going to be traditional construction or modular construction? | Anonymous Attendee | live answered | City Plan |
| 33 | is this project going to be traditional construction or modular construction? | Anonymous Attendee | At this time the project team is not proposing modular construction. | Omar Hason |
| 34 | I live directly behind the project on May. Concerned about the loss of afternoon light with a 6th story building. Set backs? | Nancy Kiehl | live answered | City Plan |
| 35 | Objective Standards call for setbacks...this does not seem compatible with either the Ocean Street Area Plan or Objective Standards... | CandaceB | This project is a density bonus project that provides affordable housing in exchange for concessions and waivers that allow the project to exclude planning requirements that physically preclude the construction of housing. This includes standards like setbacks. | Omar Hason |
| 36 | Love the project, it has one of the best parking per unit ratios in the city! | Anonymous Attendee | Thank you for your enthusiasm! | Chris Batson |
| 37 | How deep down does the parking go? | Nancy Kiehl | The parking stackers will be installed at ground level. There will be no parking pits or below-grade parking. | Chris Batson |
| 38 | When do you anticipate having a preliminary plan set for this new 225 unit project? | Angelee D | We will provide a drawing set when we submit our formal planning submission. | Chris Batson |
| 39 | I'm excited about this project. It's a great location between downtown and Seabright neighborhood, and it will provide an opportunity for people to live car-free. | Cory | Thanks Cory, we agree! Perfectly located for those that want to live with limited car use. | Omar Hason |
| 40 | *do you anticipate | Angelee D | | |
| 41 | Appreciate that if the gate is opened they would be locked dusk to dawn. | Nancy Kiehl | Understood. | Chris Batson |

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| 42 | Will there be live in on site management? | Anonymous Attendee | Yes, there will be an on-site resident manager. | Chris Batson |
| 43 | Great- thanks for clarifying that. | Nancy Kiehl | | |
| 44 | Do you have a shadow study on this building yet? | CandaceB | We will submit one with our formal planning application. | Chris Batson |
| 45 | Are you open to modification of the building design so it wont look so boxy more elegant | Anonymous Attendee | Yes. We are early in the design process and will continue to iterate on the current design. | Chris Batson |
| 46 | You cited the 2021 UC Undergraduate Experience Survey where UC Santa Cruz students reported the highest level of housing insecurity and homelessness as compared to their peers at the other UCs. The survey indicated nearly 1 in 10 UC Santa Cruz experience homelessness in their time at the University. If this is important, why is this not being built closer to UCSC? | Anonymous Attendee | live answered | Lisa Vilhauer |
| 46 | You cited the 2021 UC Undergraduate Experience Survey where UC Santa Cruz students reported the highest level of housing insecurity and homelessness as compared to their peers at the other UCs. The survey indicated nearly 1 in 10 UC Santa Cruz experience homelessness in their time at the University. If this is important, why is this not being built closer to UCSC? | Anonymous Attendee | This project is not intended to be a student housing project and is the project site acquired by the applicant. The goal would be to provide attainable housing for anyone in Santa Cruz, including but not limited to students. | Omar Hason |
| 47 | was a traffic study done for this project | Deborah Marks | One will be submitted with our formal application. | Chris Batson |
| 48 | When demolishing the existing buildings, will materials be recycled when possible, or will materials end up in the local landfill? | Judi Grunstra | live answered | City Plan |
| 49 | If you are noting comments about height, I love the height! I would like to see more "modulation" of the building to be less blocky, but keep the height. | Anonymous Attendee | live answered | City Plan |
| 50 | What is your sense of how realistic the time frame is for construction to begin in Dec 2026, given the city process? | Nancy Kiehl | live answered | City Plan |
| 51 | Do you foresee any blockers to development and how can the community support the project? | hopearmstrong | live answered | Lisa Vilhauer |
| 52 | Is this presentation recorded so people can watch if they missed tonight | Deborah Marks | Yes, a recording of this meeting will be posted to the City's project website. | Chris Batson |
| 53 | Ocean Street is a critical corridor and so double parking for delivery trucks and uber would not be acceptable..but seen on Soquel. The tourists will be very upset as it is wall to wall traffic in the summer.Give this careful thought. | CandaceB | Understood. The loading zone Lisa mentioned will be located within the parking lane and will not impede vehicular traffic. | Chris Batson |
| 54 | Can the positive/supportive comments be added to the whiteboard too? | Cory | live answered | City Plan |
| 55 | Can you explain the stacker method of parking? | Nancy Kiehl | Stacker parking is a way to maximize the amount of parking we can acheive while minimizing the square footage consumed by that parking. It is essentially a mechanical lift that allows users to park their car and lift them up to park underneath, utilizing the volume of the parking area. You can search online for "Klaus Stacker Parking" to see examples similar to what is being proposed for this project. | Omar Hason |
| 56 | Had this plan gone in front of city council? If not, when is that expected? | Becky Acosta | No it has not. We have not yet submitted our formal planning application. The overall planning process will determine if we go before the city council. | Chris Batson |
| 57 | How many cars based on the number of stackers can exit per hour...? | CandaceB | That question will be answered as part of our traffic impact study which will be submitted in our formal planning application. | Chris Batson |

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| 58 | Hello I live at 126 May. I also have concerns generally over the scale (height) relative to the neighboring single story residences. Six stories seems out of character for the neighborhood (blocking natural light and casting shadows). I'm all in support of increased housing, but within reasonable scale. | Ryan Bailey | We will provide a shadow study as part of our formal planning application. | Chris Batson |
| 59 | Will residents be eligible for the parking permit of Central Park neighborhood?..... Is there any motion to address the impact on summer traffic on Ocean Str. ? | Beloved Bolton | live answered | City Plan |
| 60 | Completely agree that this type of housing is useful for more than students. There are so many young people older than students that leave Santa Cruz because of \$\$ (supply?) of housing. | Anonymous Attendee | live answered | City Plan |
| 61 | The Central Park Neighbors Adjacent to the project would appreciate a meeting too We are also very close by. | Deborah Marks | The applicant is happy to set up a meeting with the Central Park Neighbors as we continue to push this project forward. | Omar Hason |
| 62 | Thank you | Deborah Marks | live answered | City Plan |
| 63 | You skipped responding to my question: On Figure 4.4 of the Ocean Street Area Plan shown, the max height for these parcels is 1 to 3 stories. | Kate | The project is a state density bonus project and will be providing below market rate units. The project requires additional height to accommodate these units. | Chris Batson |
| 64 | Comment — appreciate benefits of being able to walk for shopping and running errands, ie not drive cars. It's healthier to walk, and it helps environment not to drive. | Anita's iPad | Thank you for your comment, this aligns with the design intent for the project. Providing housing for people in amenity dense locations where residents do not have to rely on their cars. | Omar Hason |
| 65 | Overall, love the project. It's going to look great. Perfect amount of mix of parking and different sized homes. What sorts of uses do you envision in the commercial space? Could a live/work loft work there? | Rafa Sonnenfeld | live answered | Chris Batson |
| 66 | You should poll the ocean street community to see if they actually like the height proposed. The community worked extensively on the Ocean Street Area Plan for years to provide a realistic height recommendation. Individual comments about liking the height should not hold equal weight on your "post-it notes" to the number of neighbors who oppose it. | Anonymous Attendee | live answered | Lisa Vilhauer |
| 67 | Will you share slide deck and Q & A notes to attendees? | Nancy Kiehl | Yes, a presentation recording and the slides will be posted to the project website. | Chris Batson |
| 68 | are there any amenities for children can families live here | Anonymous Attendee | Families are welcome to live here. Amenity spaces are located on the first and second floor. | Chris Batson |
| 69 | What is the Art aspect of ArtHaus | Anonymous Attendee | live answered | Chris Batson |
| 70 | How will you sound proof the open terrace areas? Like trees/noise ordinances etc | Anonymous Attendee | The courtyard is designed and programmed to be buffered from the surrounding residences. A portion of the building blocks sound and planting will be provided to help with acoustic issues. The courtyard will be programmed to pull high activity programs away from the edges of the building. | Omar Hason |
| 71 | Overflow parking in the neighborhood is a big concern | Anonymous Attendee | live answered | Lisa Vilhauer |
| 72 | Will there be another community meeting | Anonymous Attendee | No at this time. But we will reach out to the Central Park Neighbors and to the property owners on May Avenue to discuss the project. | Chris Batson |
| 73 | Thank you. | Elaine Johnson | | |
| 74 | Thank you for this community meeting and being open to feedback. Great to see the project happening! | Janine and Henry | | |
| 75 | Thanks for this early view into your application process. | Nancy Kiehl | | |

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| 76 | When do you hope to have the actual application in? | Nancy Kiehl | We are planning to submit our application by the end of June. | Chris Batson |
| 77 | Thanks | Nancy Kiehl | | |