



October 25, 2024

Mixed-Use Development at 831 Water Street to Move Forward with More Affordable Housing



On October 2, the Planning Department received an application to modify a previously approved SB35 Density Bonus project (Government Code 65913.4) at 831 Water Street.

The original mixed-use project included:

- A reduction in commercial space from 2,404 square feet to 800 square feet
- The two original separate buildings will be combined into one structure
- All 140 residential units

objective standards and granting the project a density bonus.

As part of the Density Bonus request, the applicant is seeking to utilize the same three incentives and concessions as the previously approved project:

- 140 residential units above ground-floor retail space, all within a five-story building
- A separate four-story exclusively residential building
- 136-space shared underground parking garage

Seventy-one of the units were proposed to be affordable at the low-income level (80% Area Median Income).

This year, the applicants were able to secure funding for the project and are proposing modifications to the previous design.

The proposed revised project will remain a mixed-use development with the following changes:

will be affordable (ranging in affordability from extremely low income to moderate income)

- The total number of on-site vehicle parking spaces will be reduced to 43.

In 2017, the State Legislature passed SB 35 to address the State's high cost of housing and housing shortage. The bill was designed to remove barriers to the development of affordable residential urban infill projects.

In December, 2021, the City Council conducted an oversight meeting on the 831 Water Street project with a motion to respond to the applicant confirming consistency with the City's

- Exceeding height limitations with a building that is approximately 53-feet in height and five stories tall
- Reducing open space requirement
- Exceed floor area ratio

The project is currently under review by various City departments for consistency with the City's current objective standards. The project is expected to be presented to the Planning Commission on December 19. Assuming the project is deemed consistent with the objective standards, construction is expected to begin next year.

San Lorenzo Riverlands Vegetation Management Project Begins

The City of Santa Cruz Parks and Recreation Department began vegetation management work in the San Lorenzo Park Riverlands this week as part of ongoing efforts to prepare for the upcoming rainy season. The project, expected to take three to four days, is essential for reducing flood risk, improving safety, and ensuring the area remains accessible for park maintenance crews.

In partnership with Ecological Concerns Incorporated, the project will manage overgrown vegetation, maintain water flow, and prevent potential blockages. The work will be performed in accordance with ecological guidelines, including a pre-site review by a qualified biologist to protect native plants and sensitive habitats.

Public Access Restrictions

For safety reasons, the Riverlands area will remain closed until further notice to avoid disturbances to native plant species and sensitive habitats. The City remains committed to preserving San Lorenzo Park's ecological integrity.

For questions regarding the scope of work for the San Lorenzo Park maintenance project, contact mgodsy@santacruzca.gov.





Community Conversation for West Cliff Five-Year Road Map

Thank you to all who attended the October 21 Community Conversation at the London Nelson Community Center for the Five-Year Roadmap for West Cliff. We appreciate your time and insights.

There's still time to provide feedback! We encourage you to share your thoughts on the 8 potential projects being considered. **Please submit your comments before Monday, October 28th, at 4:00 PM**, when the feedback form will

close.

[Click HERE to Give Feedback!](#)

Up Next for the West Cliff Five-Year Roadmap

- Join us on **November 19th** on Zoom to review the feedback gathered on potential West Cliff projects.
- The public comment period for the Draft Five-Year Roadmap will open in December, 2024 and will be available through January, 2025. *More details coming soon!*
- The Five-year Roadmap will go to the City Council in early 2025.



Zombies Dance Through Santa Cruz with Thrill the World

In what has become a Halloween tradition, zombies took over the London Nelson Community Center and Santa Cruz Wharf at the annual Halloween Mask-Making Festival. They performed Thriller as part of the Thrill the World global event, which welcomes everyone to get involved.

If you want to catch up with the dancing zombies, they'll do it again on Saturday, Oct 26, at the Thrill the World performance in Laurel Park at 3:00 p.m.



ENERGY EFFICIENT RENOVATIONS ORDINANCE

Did you know that 84% of Santa Cruz homes were built before 1991?

- Increase health and safety of homes
- Reduce greenhouse gas emissions
- Prepare for new state appliance standards

CITY COUNCIL:



DATE
NOV 19, 2024

**PROVIDE INPUT
ONLINE AT:**



TIME
TBD



WHERE
ZOOM
OR IN PERSON

https://bit.ly/CoSC_EE_Renovs



Public Comments Sought on Proposed Energy Efficient Renovations Ordinance

Did you know that buildings are the second-largest source of climate pollution in Santa Cruz? The City plans to cut greenhouse gas emissions from energy use in existing buildings by 40% by 2030. To achieve this goal, the City is developing a proposed “Energy Efficient Renovations Policy,” which will require energy-efficient improvements when major alterations or additions are made in existing residential buildings.

Learn more and share your input through the survey link below by November 19, 2024. Comments will be reviewed before the policy is proposed to City Council on November 19, 2024.

[Comment Online](#)

[Click here for PDF!](#)



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