

City Manager's Weekly Update

August 18, 2017

PLANNING AND COMMUNITY DEVELOPMENT

Planning Director and Police Chief Mixer: On August 29th, 2017 a mixer is being planned for the new Planning Director, Lee Butler, and new Police Chief, Andy Mills. Attendees include city staff, stakeholder groups, and the general public. This will be an opportunity for all to gather and get to know the new Planning Director and Police Chief in an informal setting. The location has been set at the Courtyard of the Museum of Art History, and is expected to run from 5pm to 7pm.

E-Roof Permits: During the week of August 7th, local roofing contractors tested the online submittal process for residential roofing permits. Contractors were able to log into the eTrakit system, submit their application, make a payment, and print their permit card. For now, the submittal process is limited to contractors because of certain signatory and liability needs. There were many challenges figuring out this process; however, with the diligence of Permit Technician Megan Nutt, and the help of the City Attorney's Office, IT, and Finance, everyone worked through signature and state code requirements, and developed several creative solutions for our system that has made this first online application submittal a success. The official go live date is August 22, 2017. The Building & Safety Division is not stopping with online roofing applications, and has plans for solar and water heater online applications in the near future. Several new challenges relating to software limitations are expected; however, the Division is determined to bring additional applications online.

Draft Downtown Recovery Plan Amendments: The Draft Environmental Impact Report (DEIR) is available for public review and comment through September 8, 2017. The proposed amendments primarily affect parcels between Soquel and Laurel and Pacific and Front. The DEIR evaluates the environmental impacts associated with additional development, which may be associated with potential height increases in these areas. The Draft Plan is available on the Planning Department's website at: www.cityofsantacruz.com/eirs

Delaware Addition/2120 Delaware Avenue. The original master permit for the Delaware Addition Planned Development was approved by the City Council on July 29, 2008 and was modified on July 22, 2014, and most recently on December 13, 2016. The permit and subsequent modifications allowed for a development with a combination of commercial, industrial, retail uses, and residential uses. In addition to the approved "flex" residential units or work/live units, the project approval includes 161 residential condominiums. The residential condominiums were approved as Phase II of the development, which also includes a public plaza with two commercial buildings at the north end of the project site. Although the lot sizes, lot configurations and the residential use were already approved with the master permit, the Development Agreement and Conditions of Approval of the Master Permit require new buildings to obtain approval of a Design Permit prior to building permit issuance. Specific Design Guidelines for the Delaware Addition Planned Development were approved with the Major Modification in 2016 and are currently in the process of being finalized.

On July 6th, the Planning Department received a Design Permit application to allow for the construction of two residential buildings (114,947 square feet and 73,982 square feet) of 161 apartments, and two commercial buildings totaling 10,607 square feet. Once deemed complete, the current application will be administratively reviewed for compliance with these Design Standards. The project includes 80 one-bedroom units and 81 two-bedroom units ranging in size from 735 to 1190 square feet. The proposed also includes the construction of the public plaza and two commercial buildings around the public plaza that are intended to serve pedestrian-oriented uses and amenities for residents. The buildings have been designed to be compatible with the surrounding industrial and commercial area and will provide connections to the future rail trail, the adjacent future path along the riparian corridor, and Swift Street. A building permit application for the development was also submitted on July 6th and will be reviewed

concurrently with the Design Permit application. Construction is expected to begin in the fall. Samantha Haschert is the planner working on the application.

Front (South) Elevation



View from Future Rail Trail



515 Fair Avenue – Last week, the Historic Preservation Commission approved a Historic Alteration Permit with a Historic Variation for a project at 515 Fair Avenue, which is the site of a local historic landmark commonly known as the “Yogi Temple” or the “Court of Mysteries”. The project also requires approval of a Minor Land Division, a Design Permit, and an Administrative Use Permit by the Zoning Administrator and has been scheduled for the August 16th Zoning Administrator meeting. The project would divide the property into two parcels to create one parcel of 22,054 square feet (Parcel A) and one parcel of 7,179 square feet (Parcel B). Parcel A would include the historic partially constructed residence as well as one of the two obelisks, an entry gate, and a well house. Parcel A would also be developed with a new single family dwelling, a detached garage with a second story ADU, and a swimming pool. Parcel B would be constructed with a new duplex and a studio over a detached garage that would be mapped as condominiums. The proposal includes the demolition of the well house.

The approved Historic Variation allows for the use of the R-L density standards on Parcel B and allowed for reduced north side setbacks on Parcel B, reduced rear yard setbacks on Parcel A (from 20 feet to 5.5 feet), and a fence greater than 42” in height within the front yard setback. In exchange for the Historic Variation, the property owners are proposing an extensive rehabilitation plan that includes clean-up and repair of the existing historic structures on the site, replacement of existing materials in-kind, where appropriate, and installation of era-appropriate windows and doors consistent with the Secretary of the Interior’s Standards. The rehabilitation plan includes structural reinforcement of the main building per building code requirements, protection and preservation of the main entry gate and obelisks, and repair of the historic fence along the front property line. The historic main house will be maintained as a non-habitable accessory building for the use of the property owners as an art studio and gym, and the public view of the structure from the street would be maintained. The well house was approved for demolition based on the extent of damage to the structure and will be replaced with a fountain to pay homage to the historic water feature and to mark the location of the building.

Eleven members of the public testified. While there was general support for the project, some concern was expressed relative to demolition of the well house, the proposed variation to reduce the rear yard setback on Parcel A, and design compatibility between the new and existing structures. After a lengthy discussion, Historic Preservation Commission approved the entitlements adding two conditions of approval requiring a second public hearing to discuss the designs of the fountain to replace the well house and a proposed

fountain in the front courtyard area. The other condition requires the second story of the structure on Parcel B be setback a minimum of 10 feet where 5.5 feet were proposed. The fountain designs are expected to be heard by the HPC at the August 16 HPC meeting. Samantha Haschert is the planner working on the project.



Precision Mercedes (1191 Water Street) – After three years of code enforcement related to impacts from this business on the adjacent neighborhood, last week, the Planning Commission considered revocation or modification of a use permit originally approved in 1983 for an automotive service use on this site. Complaints have included sidewalk obstruction by vehicles that are to be repaired, use of residential streets to store cars to be repaired and to test drive repaired vehicles, and use of the residential streets to store service vehicles associated with the business. Staff had been working with the property owner, Bruce Canepa, to augment parking on commercial properties in the vicinity that had a surplus to keep parking out of the neighborhood. It was suggested that the use permit could be modified administratively so as to expeditiously alleviate impacts on the neighborhood. This past spring, staff was notified that the owner no longer intended on filing an application to amend his use permit. With a property owner who was unwilling to apply for a Minor Modification to amend his permit, staff was left with no option but to recommend that the permit be revoked. Roughly 20-25 people testified, including the applicant's representatives. Some neighbors spoke in support of revoking the permit, while others advocated for keeping the business open. The Planning Commission ended up continuing the matter to its September 28th meeting to allow the business, property owner and neighbors to work out a set of conditions to address neighborhood impacts. The Planning Commission made it clear that failure to come up with a proposal will result in revocation of the permit.



225 Meder Street – Last April, the Planning Commission approved a proposal by local developer Doug Ross to allow for the construction of a four-unit townhouse development at 225 Meder Street that included a Planned Development Permit to allow attached residences in a single-family zone district. The public benefit associated with the use variation related to the fact that 20 of the 21 mature trees on the site were

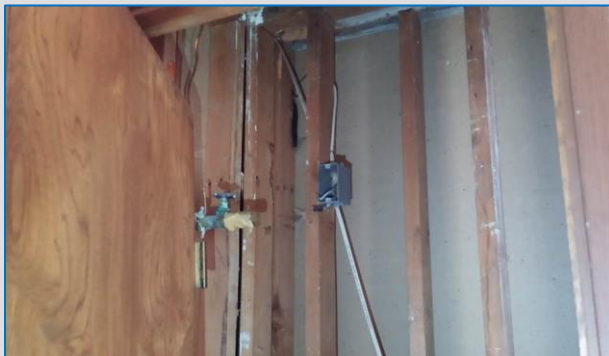
to be preserved. This week, our department received building permit applications for the project. Construction is expected to begin in the fall. Samantha Haschert is the planner working on the application.



Code Compliance at work

Code compliance staff has been working on a code case for sub-standard housing for the property at 1307 Delaware. The property owner did not respond to several requests to inspect the property so Code Compliance and the City Attorney's Office worked together to obtain an Inspection Warrant to gain entry on the property.

The Inspection Warrant was executed on July 21st with the assistance of the Police Department and the Building Division. After Police conducted an officer safety sweep, Code Compliance and Building Inspectors inspected the house and yards. During the inspection, staff discovered numerous life-safety violations in the dwelling, as well as an approximately 400 square feet un-permitted 6 to 11 foot deep underground concrete structure (bunker) in the rear yard filled with rubbish and water. The property was posted a "Vacate, Do Not Enter, Do Not Occupy", red-tag placard due to the life-safety housing violations. The four adults found living in the dwelling were required to vacate immediately. A Notice of Violation with a comprehensive list of corrections has been sent to the property owner. Should the dwelling remain occupied, the City is looking at several options, including requesting the utilities be terminated to the property (gas, electricity and water) and public nuisance abatement, to bring the property into compliance with state and local building safety codes. We will keep you informed of any new developments.



Inside house – exposed electrical next to water pipes where homeowners were creating unpermitted shower



Inside house - Leaking roof destroyed ceiling



Entry into underground bunker



Inside bunker



Looking down into second lower level of bunker

PARKS AND RECREATION

Special Events

Food Trucks – Friday, August 18, 5:00 – 8:00 pm in San Lorenzo Park.

It's Food Truck time again but this time with an island twist! Dress in your island best for a chance to win prizes. Bring your uke for a community uke-a-long PLUS learn Polynesian dance with Parks and Rec instructor Jacinta McGinnis. Featured beer is [New Bohemia Brewing Co](#) and featured wine is [MJA Vineyards](#). Aloha! [Food Truck event](#)



Polynesian Festival on the Wharf



Signs up continue for the Aloha Outrigger Races for the 25th Annual Aloha Polynesian Festival on August 20th. Enter a team today for either the Co-Ed or Open divisions at

<https://web2.vermontsystems.com/wbwsc/casantacruzwt.wsc/search.html> - keyword search "Aloha."

Sister Cities

Mayor Cynthia Chase welcomed a 17 member (3 chaperones, 14 junior high students) on Thursday at 4pm. Delegates will stay in Santa Cruz for the next week learning about our culture and visiting lots of enjoyable and interesting sites in our beautiful city.



Star of the Sea Repairs

After closing Star of the Sea Park, staff have completed the majority of need repairs, including raising valve boxes, replacing old valves, wiring work (vandals are cutting the wires), aeration and fertilizer application. The results of the repairs have made a significant difference to the appearance of the park (see pics). Staff have set up a pre-bid conference to acquire costs for fencing around the park.



Upper DeLaveaga Park

Staff recently completed landscaping improvements at the Santa Cruz Regional 911 Center as well as the upper DeLaveaga parking lot adjacent to Santa Cruz Shakespeare. The improvements included installation of drip irrigation, drought tolerant plants and wood chip material.



POLICE

SCPD Response to Hate Groups

"Hate groups are not welcome. We will not tolerate any acts of hatred, bigotry, and violence in Santa Cruz." – Chief Andy Mills. Days ago, SCPD command staff addressed rumors that are spreading about members of the White Supremacy movement seeking a permit to protest in the Santa Cruz area.

Thus far, SCPD determined there is not any a potential organized protest or actions from a white supremacist or similar groups in the City of Santa Cruz. However, there are protests scheduled in San Francisco, Berkeley and Mountain View. The investigation did not find any mention of protests where violence is likely in Santa Cruz.

SCFD and SCPD reached out to the Northern California Regional Intelligence Center and FBI to inquire if they knew about any incoming hate based criminal actions. Detectives also scrubbed social media to check to see if violent members of any group were looking to assemble here in our city.

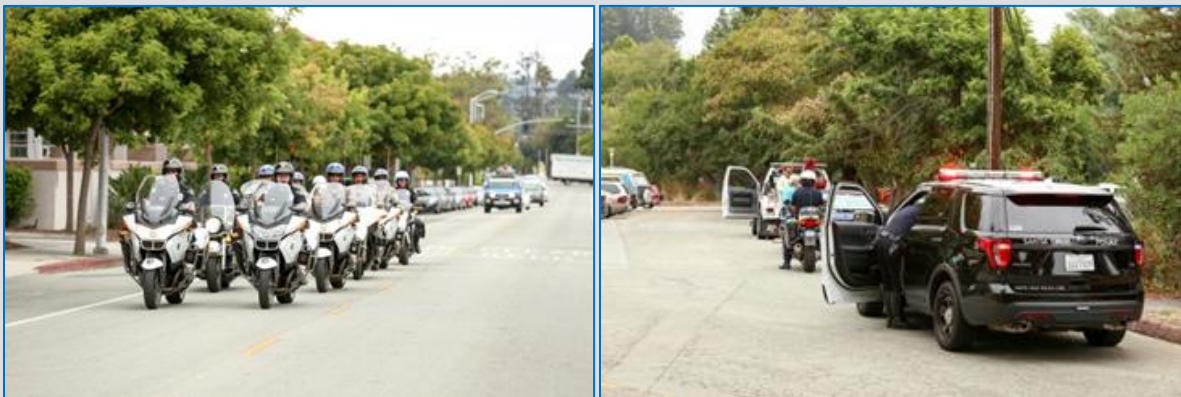
SCPD commanders are fully prepared to handle any event that may come our way. Lieutenant Jose Garcia ensures us that SCPD is fully prepared to keep the peace and protect the right to exercise the first amendment for all persons.

Our Police Department communicates and coordinates with all county law enforcement to reinforce the training of officers in riot and crowd control. We will not interfere with the lawful or peaceful assembly with groups wanting to express their first amendment rights. At the same time, we will not tolerate violence in our city of any kind.

Chief Mills – "I want to assure all in the City that SCPD will not allow those who intend on bringing violence to succeed. The Department will do everything we can to prevent what we saw in Virginia."

SCPD High Visibility Traffic Enforcement

Traffic safety is a topic frequently on the minds of residents and police alike. The Santa Cruz Police Department hosted a BADGES (Before Aggressive Driving Gets Everyone Stopped) operation on Wednesday, August 16th, 2017. The purpose of this detail is to prevent aggressive driving and to reduce traffic violations and collisions throughout the city. Traffic officers from local law enforcement agencies joined up with the SCPD's Traffic Unit for enforcement and educational stops throughout the city.



Traffic Enforcement Results For 8/16/17 BADGES

90 – Citations
24 – Warnings
4 - Towed Vehicles
1 - Vehicle vs. fire hydrant crash
1 - Arrest for drugs/suspended license

Many thanks to our allied agency partners who helped in this successful traffic enforcement engagement. We appreciate your help keeping our streets safe. Motorcycle officers from Santa Cruz CHP, Scotts Valley PD, Watsonville PD and Capitola PD combined forces with SCPD in a citywide traffic enforcement initiative.



The SCPD Traffic Unit strives every day to reduce the number of traffic incidents throughout our city through education, engagement, working with the traffic engineering department and enforcement. Practice safe walking, biking and driving today and every day!

SCPD Chief Mills Welcomes Students on Aug 23rd School Starts Next Week – Plan Ahead for Increased Traffic

Santa Cruz City Schools is back in session next week. On Wednesday, August 23rd, Chief Andy Mills, as well as commanders will be out at our local elementary schools greeting the children as they arrive on the first day of school. As part of our commitment to the public's safety the Santa Cruz Police Department will be conducting an education and enforcement campaign aimed at school zones around the city of Santa Cruz.



The SCPD Traffic Unit will be looking for drivers that are using cell phones, speeding in school zones, illegally passing school buses, failing to yield at crosswalks and any other violation that may endanger students on their way to and from school. The focus is on increasing awareness of distracted driving and pedestrian safety. The enforcement will be conducted primarily, but not limited to, when children are on their way to and from school.

Back to School Safety Tips

- Drivers are encouraged to leave earlier than usual to accommodate increased commute time
- Observe posted speed limits, especially 15 MPH school speed zones
- Watch for crossing guards around most elementary schools who will be stopping traffic so children can safely cross the street.
- When dropping off children, please do so in the designated school drop-off areas.
- Above all, drivers are encouraged to remain patient during any travel delays and remember the goal is for everyone to arrive at their destination safely.



PUBLIC WORKS

Traffic Engineering

Responding to a request from Santa Cruz Children's School, we recently installed school-specific signage on Gault and Frederick streets highlighting pedestrian crossings and the school zone. The crosswalks at the intersection of Gault and Frederick will be restriped with yellow markings to signify a school zone in the coming weeks. A new stop sign has also been installed at the three-way intersection of Gault and South Morrissey, which will help to ensure safety for kids walking and biking to Santa Cruz Children's School.



Engineering

The Branciforte Creek Bike/Pedestrian Bridge and Multi-Use Trail Project will continue to remain closed this week and next week as finish work continues. Gaps between the bridge and abutment must be filled before allowing public use of the bridge. Decomposed granite shoulders and lights were installed. Two more decorative lights will be installed at a later date. In the coming days the new lights will go through a test period and be on 24/7 for 5 days. The Soquel Bridge lights will also be on at the same time (24/7) since they are on the same circuit. If you see or hear that all the lights out are on around the project during the day that is why. The official opening and ribbon cutting ceremony for the bridge and path that is scheduled for September, 28, time to be determined. Staff will begin working on details in the coming weeks.



The Rail Trail Segment 7 (Phase I) Notice of Intent to adopt the Initial Study/Mitigated Negative Declaration (IS/MND) was posted on August 14 and is under public review and comment until September 14. Phase I limits are from Natural Bridges Drive to Bay/California. During the 30-day public review period comments and questions are sent to directly to the City. Once all comments are received and reviewed, staff can make formal revisions to the IS/MND prior to adoption. Currently the IS/MND adoption is tentatively scheduled to be heard and adopted at the October 5 Planning Commission.



The Neary Lagoon vegetation and sediment removal project is starting this week and is anticipated to continue until sometime in October. The goal of the project is to remove excessive amounts of vegetation, such as tules, and sediment that is accumulating in the lagoon in order to improve habitat, water quality and water circulation. The project will also help to prevent the lagoon from “filling up” from sediment, which is carried primarily by local creeks flowing into the lagoon.



Work completed this week as part of the Fall 2016 Overlay Project included adjusting utilities and installation of pavement striping on Ocean Street, Swanton Boulevard, Mission Street Extension and Western Drive.



Ocean Street

Wastewater Treatment Facility

Maintenance continues to replace critical pumping equipment for dewatering, secondary treatment and influent pumps. Operators, mechanics and City engineers met to discuss the upcoming replacement project of some bulk chemical storage tanks.



Community Outreach

We posted a new SC Waves story in our City Beat column: [SURFER DEMOS SANTA CRUZ PARKCARD THAT SAVES MONEY AND STRESS.](#)



Our new Street Smarts traffic safety campaign has softly launched! Our website is now live: www.cityofsantacruz.com/StreetSmarts. Street Smarts traffic safety banners are now positioned on street poles and in front of elementary and middle schools. KION, KSCO and KPIG begin broadcasting our [traffic safety PSAs](#) this Friday, Aug. 18. Our official launch will occur on minimum school day Wednesday, Sept. 13 – please mark your calendar and check out the details [here](#).

