

City Manager's Weekly Update

October 19, 2018

PLANNING AND COMMUNITY DEVELOPMENT

914/916 Seabright Avenue

This week our department received an application to demolish a single-family residence and a duplex and construct nine townhouse units on this property, which is approximately a half acre in size and extends from Seabright Avenue to the end of the cul de sac on Sumner Street. The project is in a multi-family residential zone district allowing a density range of 10-20 units per acre. At 18 units per acre, the proposed project is consistent with the General Plan policy of maximizing density for infill development. This proposal meets the "small project" criteria contained in the recently adopted Community Outreach Policy. Although not technically mandatory, given the project's visibility and location on a major thoroughfare, staff is exercising its discretion and is requiring a community meeting to be held. Planning Staff is in the process of working through some design issues after which, the community meeting will be held. As the project involves a subdivision to create the townhouse lots, the project requires approval by the City Council with a recommendation from the Planning Commission. Hearings are expected to occur early next year. Mike Ferry is the planner working on the application.

350 Ocean Street

On October 12th, the Building Department received an application to demolish eight vacant buildings at 344, 350/354, 356, and 358 Ocean Street. The properties together comprise a project site that was approved for the development of a 63-unit, 100% affordable, residential and commercial mixed-use building in 2013. The development replaces two single-family dwellings, a duplex, and five multi-family residential buildings containing 22 units. Unfortunately, once the development permits were obtained, many of the existing apartments on the site were vacated and the vacant units in combination with poor on-site management led to an increase in illegal activities and substandard living conditions at the site. As a result, the remaining units were also vacated and the buildings were boarded up, however, the property continues to draw undesirable activity. A standard condition of approval of the 2013 development permit required that the property owners obtain issuance of a building permit for the replacement project prior to demolition of the existing buildings on the site, however, the property owners have not been successful in securing financing for the construction of the approved mixed-use project and the boarded-up buildings remain on the site as an attractive nuisance and visual blight. In 2017, in an effort to facilitate the removal of the vacant buildings, the City Council amended the 2013 development permit to allow for demolition to occur prior to the issuance of building permits for the replacement building with the payment of a security and the recordation of a deed restriction to guarantee that replacement housing is provided as a part of any future project at the site. This modification also extended the expiration date of the permit to provide additional time for the applicant to seek financing. Last month, the City Council approved the use of a Performance Bond as security for the replacement housing and a

Minor Modification to the permit was approved to further extend the expiration date of the permit. Conditions of approval of the Minor Modification set specific timelines for action toward demolition of the buildings and development of the project site. The demolition permit application was submitted within the required timeframe specified by the permit and the permit requires that the property owner obtain all permits and commence construction of the approved mixed-use project by July 18, 2021.

The demolition plans include an Interim Demolition Plan for the handling of archaeological resources if uncovered on the site, for the protection of all trees on the site, and for rodent abatement prior to demolition of the buildings. The Interim Demolition Plan also includes plans and contracts for on-going, on-site security, and site maintenance monitoring and clean-up during and after demolition. There is a 10-foot sewer and storm drain easement that runs the length of the north property line of parcel 050-551-06 that provides services to the adjacent Roosevelt Terrace subdivision and the property owners are required to stake the location of this easement on the site prior to demolition and are required to protect the improvements from damage. The demolition permit application and all associated materials are currently under review by the applicable City Departments. Once the permit is issued, Planning, Building, and Public Works staff is prepared to conduct pre- and post-demolition inspections to ensure that the requirements are met.



Existing Project Site Picture 1



Existing Project Site Picture 2

PUBLIC WORKS

Streets

Crews excavated and installed 30 feet of 12-inch storm pipe at the entrance of DeLaveaga Golf Course.



Operations

We are excavating a temporary channel at Pogonip Creek to reconnect an area that has been blocked due to siltation. This will deter seasonal flooding of neighboring properties. The project has been approved by California Department of Fish and Wildlife; a biological survey was conducted as required by their permit. Installation of erosion control has also been completed. A permanent solution is being drafted by a contracted engineering firm and will need to be reviewed and approved by the California Department of Fish and Wildlife.



Engineering

Staff completed and submitted the City's Storm Water Program Annual Report to the State Water Resources Control Board as it was due on October 15. The report provides an in depth summary of the City Storm Water Program and Best Management Practices implementation. The Annual Report will be posted shortly on the City's website at www.cityofsantacruz.com/stormwater.

We approved a West Cliff Drive neighbors' undergrounding project that began on Oct. 16 and will have some traffic impacts during weekday working hours of 8 am to 4:30 pm Columbia Street will be closed from Monday, Oct. 22, through Tuesday, Oct. 23. Beginning Wednesday, Oct. 24 and continuing intermittently over eight weeks, the westbound lane of West Cliff Drive will be closed between Columbia and Woodrow streets with a detour in place. [More information](#).

A Street Saver analysis shows that our pavement condition rating has improved. Given several years of Measure D improvements, our "good" index score is now 68. Details follow on the table and chart below.

Miles Maintained:

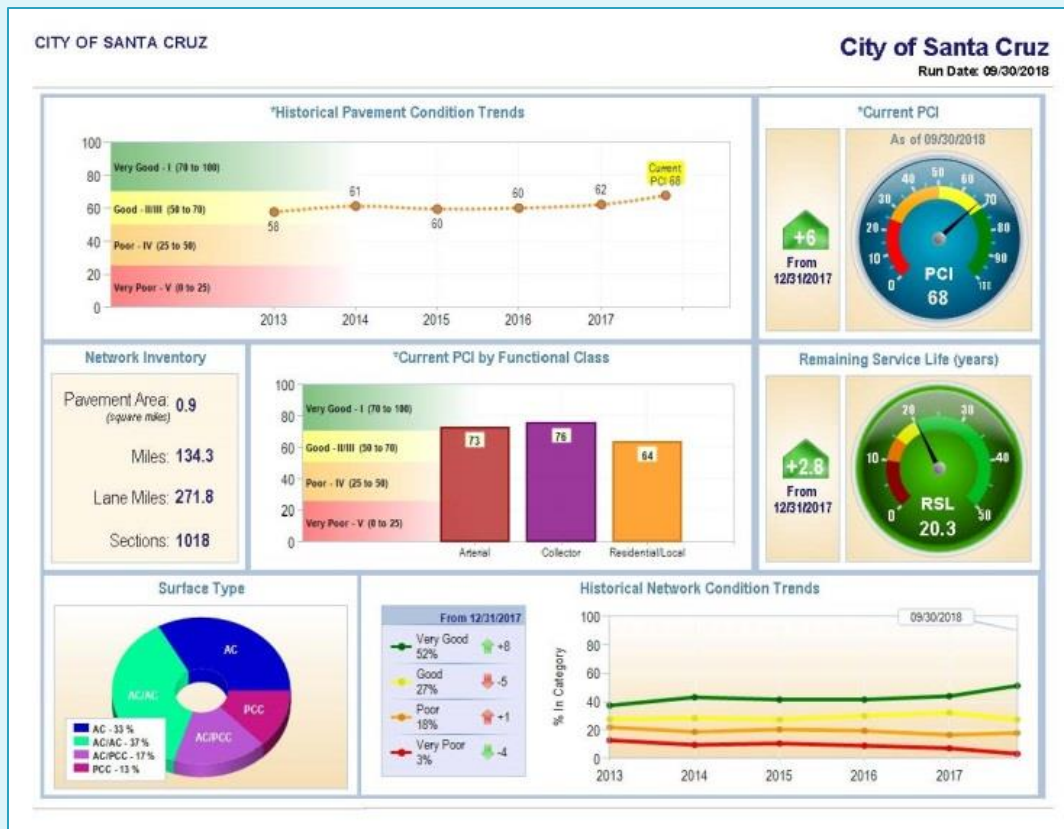
Centerline Miles:	134.3
Lane Miles:	271.8
Square Miles:	0.9

Here is how we did:

Current PCI:	68
PCI on January 1:	62
% of Very Good:	51%
% of Very Poor:	3%

***Peer Comparison:**

PCI of similar size agency:	48
Your agency percentile rank:	50%



We installed erosion control measures for the Cell 3B Access Road Project last week at the landfill and will finish the rest of the installation by next week.



Traffic Engineering/Community Relations

We completed five Street Smarts class presentations at Mission Hill Middle School within Ecology Action's bike assemblies. Rap artist David Robles performed lyrics including "Eyes Up, Ears Free" that focused on preventing distractions on the road and in the car. The kids joined in chanting to the hip beat and some even jumped along with David at the song's conclusion!



Our Street Smarts booth at Open Streets on West Cliff Drive saw dozens of visitors. Youngsters learned bike hand signals from Santa Cruz Warriors' mascot Mav'Riks and enjoyed twirling the traffic safety spin wheel to win reflective slapbands. Adults learned more about our Go Santa Cruz transportation projects. It was an energized traffic safety day!



The Warriors' mascot also helped us out in creating our weekly Street Smarts tip. See Mav in action in [English](#) and in [Spanish](#).



Wastewater Treatment Facility

Properly treated wastewater is vital for preventing disease and protecting the environment. Ensuring the integrity of the Wastewater Treatment Facility and its perimeter is one of the ways that staff protects the treatment process, community and environmental health. The long spring, summer, and now, fall have resulted in an abundance of plant growth inundating the facility's perimeter fence line. A contractor was hired to cut back the overgrown branches and our Parks & Rec Department will soon clear the underbrush.



Resource Recovery

Collections assisted in the Beach Flats clean-up on Saturday. We diverted 1,960 lbs. from the landfill and disposed of 4,060 lbs. of refuse.



Waste Reduction

Headsets have increased student engagement on the Resource Recovery Facility tour. Staff noted how the addition of personal audio headsets and one-way radio receivers improved a recent school fieldtrip. The opportunity to hear what was being said over the din of the equipment enhanced the educational experience.



Green Business

Congratulations to Chiorini, Hunt & Jacobs—our newly certified Green Business!

WATER

As Councilmembers heard at the October 9 Council meeting, the Water Department is turning the corner from studies, studies, studies to being able to implement and pilot some of the projects recommended by the Water Supply Advisory Committee. In the history of the Water Department, we're actually entering the most significant – dare I say exciting – period since the Newell Creek Dam and Graham Hill Water Treatment facility were built in the 1960's. That said, without the dramas of drought or deluge, not many folks are paying much attention to the wonderful world of water.

So we were delighted this week to have had the opportunity to share the Community's water story with both the Santa Cruz Sentinel and with Rosemary Chalmers on KSCO. You can see the Sentinel story [here](#). We know our ratepayers want to understand what their rates are paying for, so we're grateful for any opportunity to get the word out.

We took a positive step forward this week with the release of the Notice of Preparation (NOP) for our water rights amendments. Our Water Rights dictate our place of use for our water, and currently prevents us from using San Lorenzo River water anywhere but Santa Cruz. Eventually using SLR water is fundamental to the WSAC Recommendations for In Lieu and aquifer storage and recovery (ASR,) so amending our water rights is also fundamental to being able to successfully implement In Lieu and ASR on long-term basis.

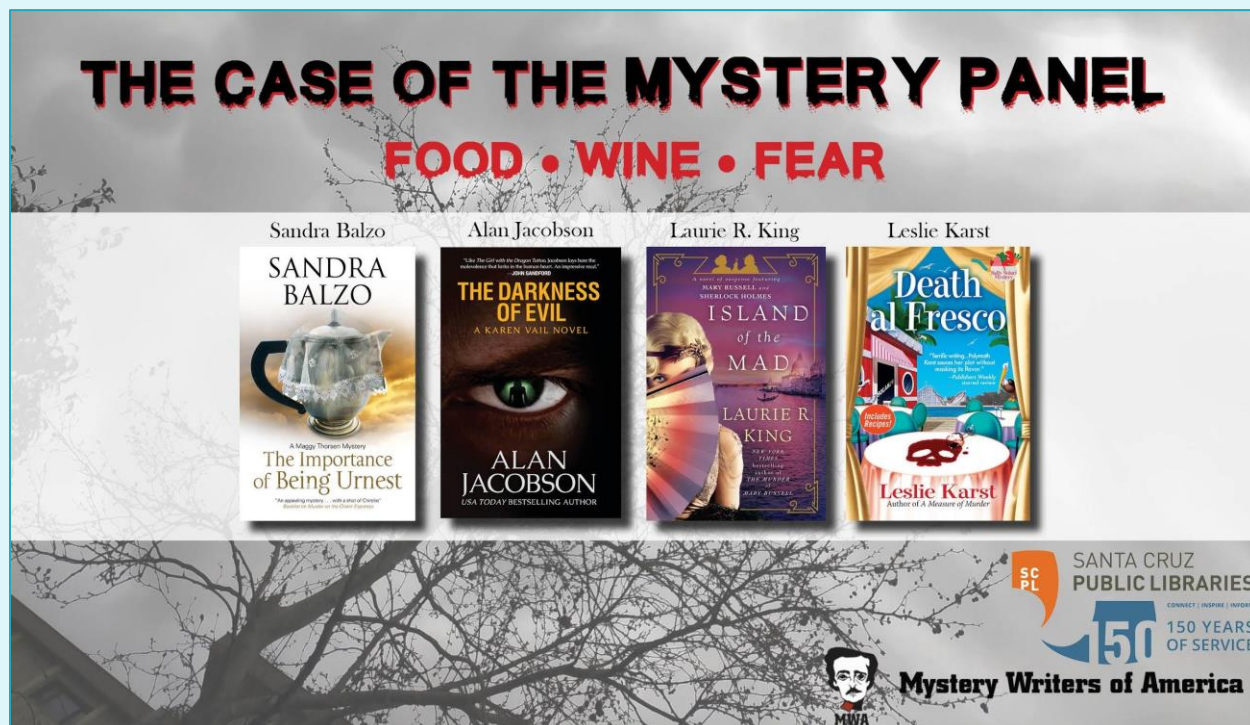
A bridge was crossed this week with the deck being landed on the Newell Creek Dam Bridge (pun intended.) The project is expected to wrap up by the end of next month and is a significant foundation for the overall Newell Creek Dam inlet/outlet pipe replacement project.

Last, we are wrapping up our school interpretive programs before Loch Lomond fully closes for the season. (The park is closed now with the exclusion of school programs and one last birding Loch Walk next weekend.) We have one new addition to the programs this year, which is a 30 minute instructional tour of the lake on the Newell Jewell. Anecdotal evidence suggests that experiencing the lake directly has had a big impact on students' understanding of how watersheds work.

In the photo to the right, Ranger Judie Cole drives students in the Newell Jewell.



LIBRARY



Mystery Writers of America NorCal Chapter Celebrates Mystery Week 2018 with Panel Discussion at the Downtown Library

Thursday, October 25th • 6:30 to 8:00pm • Downtown Branch Library • 224 Church St.

The Santa Cruz Public Library System (SCPL) will host one of the many Mystery Writers of America (MWA) NorCal Chapter events scheduled in celebration of Mystery Week October 20 – 28, 2018.

The event, titled *The Case of the mystery Panel*, brings popular mystery authors Laurie R. King, Sandra Balzo, Leslie Karst, and Alan Jacobson together to discuss their work, representing a variety of subgenres. Author Laurie Sheehan moderates. “Connecting readers and authors is one of the greatest things about library work”, says Library Director Susan Nemitz, “and we are delighted to have Laurie R. King back with so many talented colleagues.”

Enjoy terrifying treats and a glass of wine as we solve the case of the mystery panel. Costumes are welcome! Each author's books will be available for purchase. The event is free and all are welcome.

Mystery Writers of America NorCal Chapter celebrates Mystery Week with talks and panels by local MWA members on topics related to mysteries all over the Bay Area. Visit mwanorcal.org to find out about other events being held during Mystery Week.