



City Manager's Weekly Update

City of Santa Cruz
March 20, 2023

Planning & Community Development Updates

264 Dwelling Units Issued in 2022

The Planning and Community Development Department issued 264 dwelling units in 2022, which included 44 market rate, 146 low-income, and 76 very low-income units. Of the 264, there were 135 units in larger projects (70-unit Pacific Station South and 65-unit Cavalry Church). Most of the remaining permits issued were for ADUs (96). ADU construction has increased steadily since 2020, and 2022 saw the most ADU permits issued by the City in a single year.



Formal Application Submitted for 908 Ocean Street

On March 6th, a formal application was submitted for a mixed use project at 908 Ocean Street. The proposed project includes 8,860 square feet of commercial space and 354 residential rental units. The applicant previously submitted a pre-application for the project that was deemed complete and locked the project into development standards in place prior to the effective date of the City's new Objective

Development Standards. The application requests a 35-percent density bonus to allow 92 density bonus units above a base project that includes 262 units. To qualify for the density bonus, the project will provide 20-percent of the base density units, or a total of 53 units, at a rent affordable to low income households. The project requires Residential and Non-Residential Demolition Authorization Permits, a Heritage Tree Removal Permit, a Minor Land Division, a Design Permit, a Special Use Permit, and a Density Bonus Request to demolish the existing commercial and residential buildings and construct the new mixed-use project. The project will require approval by the Planning Commission at a public hearing. It is anticipated that an EIR will be prepared to satisfy requirements of the California Environmental Quality Act. Clara Stanger is the planner assigned to review the project.

All In – Shaping Our Future in the City of Santa Cruz

Given the rate of change in our external environment and many other challenges such as workload, retention, recruitment, and financial stabilization, the City is taking a fresh look at how we prioritize and deliver our services while building our organizational capacity to continuously improve. Harnessing the energy and expertise of our staff, we kicked off a critical sponsorship group, the Citywide Stewardship Team (CST), on March 16th. The CST has representatives from all City departments and the Library system, from a wide variety of jobs and all bargaining units. Responsible for shepherding

the All In program design and scope, the CST is starting off with: team relationship development; definition of scope, responsibility, and operating norms; and fundamental training in topics such as City finances and budget, project management, service reviews, process re-engineering, communication, and facilitation. Example projects for All In include: culture as a competitive advantage; compensation study implementation; long-range and near-term financial stabilization; updated city fees; fire shared services.



Upcoming Work on West Cliff Drive

The team is working on West Cliff as directed by City Council at the February 28th meeting. The request for proposal for engineering services and additional data collection will go out in the next few days. Public Works Traffic Engineering has been brainstorming traffic calming options to be explored with the community. Follow-up engagement dates scheduled so far are:

- March 23 – Neighborhood Meeting
- March 30 – Webinar on One-way Pilot, Traffic Calming, and Roadmap Progress
- April 22 – Community Earth Day Meeting
- April 27 – Community Meeting at London Nelson
- May TBD – To be held prior to Council meeting update on May 23



Left: City Manager Huffaker on site at the pipeline break with Water Department staff
Center: Damage at Loch Lomond Recreation Area
Right: Mudslide in Loch Lomond Recreation Area

Water Department Prevents Emergencies From Pipeline Breaks

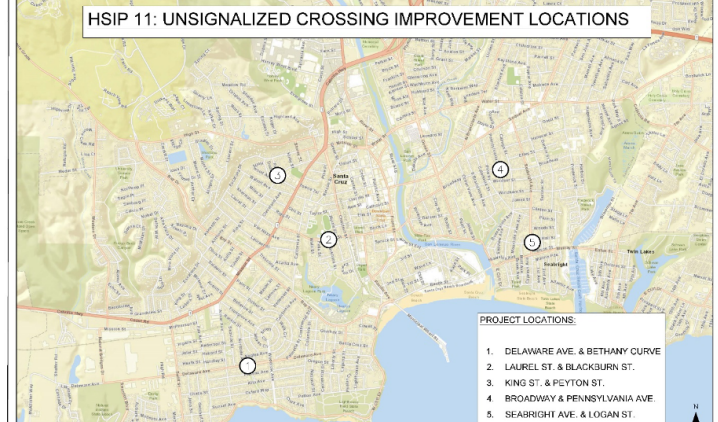
Like many City departments, much of Water Department work this week was in response to storm impacts. Thanks to the great work of staff, a water shortage emergency was avoided when storms caused breakage in the pipeline running from Loch Lomond Reservoir to Graham Hill Water Treatment Plant. Loch Lomond is the main source of supply during storm events, when water from rivers and creeks is too turbid to treat. The same pipeline suffered damage during the 2017 El Nino storms, causing a water shortage and need for emergency water use reductions. Fortunately, the Department was able to cobble together enough low-producing sources and activate an

emergency tie-in to Soquel Creek Water District to provide short-term supply. In a stroke of good luck, Granite was able to assist with set-up and two days of clear skies allowed uninterrupted welding and other repairs. The project is anticipated to be complete by Saturday. Ongoing breaks of the Newell Creek pipeline due to extreme weather underscores the urgency to replace the pipeline, a project due to start in 2024 at a cost of about \$38 million. Loch Lomond Recreation Area was also impacted by the storms this week, with a tree falling and damaging one of the public restrooms, and a large mudslide in the road just past the entry kiosk.



RFP Announced for Housing Development Funding Opportunity Economic Development

The County of Santa Cruz Human Services Department recently released a Request for Proposals (RFP) to identify potential housing development partners to co-apply for Project Homekey Round 3 Grant Program funding from the California Housing and Community Development Department (HCD). The local RFP process seeks to identify projects before the state releases its official RFP. Applications are due **March 24, 2023**. All interested groups should review the open RFP [here](#). Applying organizations must meet submission requirements as outlined in the HCD's Homekey Program Notice of Funding guidelines. Review the Board item, obtain the application documents, and learn more about the #2023HSD01 Project Homekey RFP [online](#).



Transportation Team Awarded \$250,000 Grant Public Works

Our Public Works Transportation team secured a \$250,000 traffic safety grant to improve five unsignaled intersections in the City. These include Delaware & Bethany Curve, Laurel & Blackburn, King & Peyton, Broadway & Pennsylvania, and Seabright & Logan streets. Improvements include new Rectangular Rapid Flashing Beacons, signage, striping, and new curb ramps. The upgrades will improve multimodal safety and advance Vision Zero goals.



\$22,568 Parking for Hope Grant Awarded to Hope Services Public Works

At Tuesday's City Council meeting Mayor Keeley awarded \$22,568 to Hope Services, the coalition that provides training and support services to adults with developmental disabilities. Hope Services has helped to keep City of Santa Cruz's downtown streets clean for 24 years. The funds were collected over 8 days in December through the City and Downtown Association's 9th annual Parking for Hope holiday parking program. We are grateful for the continuing care and service of Hope Services' Downtown Litter Abatement team!



Spring Field Preparation Underway Parks & Recreation

The Community Parks team is hard at work getting the fields ready for play, starting with the process of aerating, seeding, top dressing, and fertilizing. The team is preparing six fields at Harvey West Park for baseball, football, and soccer. Two baseball fields at Delaveaga Park are also in the works. Part of the preparation involves use of a product laid in the infields to keep moisture in the field fines, so less water is necessary to keep the dust down. Although we have had a run of wet weather, the team was able to sneak in a few days of prep to accomplish these initial steps.



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