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PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
809 Center Street • Room 206 • Santa Cruz, CA 95060 • www.cityofsantacruz.com
Lee Butler, Director

March 14, 2024

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

RE: 908 Ocean Street Mixed-Use Development

To Interested Agencies and Persons:

The City of Santa Cruz, as the lead agency, is preparing an Environmental Impact Report (EIR) on the project described herein. Please respond with written comments regarding the scope and the content of the EIR as it may relate to your agency's area of statutory responsibility or your areas of concern or expertise. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project, if any is required. **Responses are due within 30 days of the receipt of this Notice, as provided by State law.** The contact person's name and address are listed below. Please include the name and phone number of a contact person at your agency in your response.

*****A public scoping meeting will be held via Zoom (<https://us06web.zoom.us/j/81627538283> Webinar ID: 816 2753 8283) on Wednesday, April 10, 2024, at 6:00 p.m. You or members of your agency or organization are invited to attend to provide comments on the scope and content of environmental information to include in the EIR.*****

- 1. Project Location.** As shown in **Figure 1 Project Location**, the approximate 4.15-acre project area is located on Ocean Street to the east of downtown Santa Cruz. The site is bounded by Ocean Street on the west, Hubbard Street on the north, May Avenue on the east, and commercial properties fronting Water Street on the south. The project site currently consists of 21 parcels with existing commercial and residential buildings (APNs: 008-331-03, -04, -05, -06, -07, -08, -12, -13, -14, -15, -25, -26, -27, -28, -29, -30, -31, -32, -35, -41, -45).
- 2. Project Description.** The project consists of Residential and Non-Residential Demolition Authorization Permits, Heritage Tree Removal Permit, Minor Land Division, Design Permit, Special Use Permit, and Density Bonus Request to demolish nine commercial buildings (approximately 29,431 square feet [sf]) and 12 residential units, remove of 13 heritage trees, and construct a mixed-use development on one 14.5-acre parcel with 389 residential units and 9,570 square feet of commercial space. The project is requesting a 42.5% density bonus from a base density project of 273 units.

The project would include three buildings – Building A (433,585 gross square feet [sf]), a five-story building with basement (garage parking), and two three-story buildings (Building B [62,952 gross sf] and Building C [46,260 gross sf]). Residential uses are proposed on all floors except in the below grade parking garage. The proposed commercial space and residential amenities are proposed on the ground floor.

The proposed 389 residential units consist of 46 studio units, 206 one-bedroom units, 120 two-bedroom units, 15 three-bedroom units, and two four-bedroom units. Proposed residential amenities, totaling 12,236 sf, include a resident co-workspace, fitness gym, lounge, and club room. An outdoor pool for residents is proposed on the second-floor courtyard of Building A.

The commercial space, totaling 9,570 sf, is proposed on the ground floor of Building A fronting Ocean Street. Existing commercial uses on the site total approximately 27,630 sf, and thus, the project would result in a net decrease in 18,060 sf of commercial space. The area consists of two commercial spaces on either side of the entrance. It is anticipated that future retail and/or commercial service uses will be provided, but no specific commercial uses are proposed at this time.

3. Project Applicant. High Street Residential

4. Probable Environmental Effects of the Project. After completing a preliminary review of the project, as described in Section 15060 of the CEQA Guidelines, and preparing an Initial Study for the project, the City has determined that an EIR should be prepared to assess the potentially significant environmental impacts of this project. The City has identified the following possible effects of the project as topics for analysis in the EIR. No other potentially significant impacts were identified based on the reviews in the Initial Study. The City will consider the written comments received in response to this Notice of Preparation in determining whether any additional topics should be studied in the Draft EIR. The Initial Study is available for review on the City's website at: <https://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/planning-division/active-planning-applications-and-status/significant-project-applications/908-ocean-street-new>.

- *Air Quality & Greenhouse Gas Emissions (GHG)* – Potential impacts of project pollutant and GHG emissions will be evaluated.
- *Cultural & Tribal Resources* – Potential impacts to historical resources and tribal cultural resources will be evaluated.
- *Hazards & Hazardous Materials* – Potential impacts related to existing hazardous materials present on the project site will be evaluated.
- *Land Use & Planning* – Potential project conflicts with plans, policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect will be addressed.
- *Public Services and Utilities-Water Service* – Potential project service demands and impacts regarding police and fire protection services, parks/recreation, water supply and solid waste disposal will be evaluated.

- *Energy Use* –This section will provide operational energy calculations to evaluate energy use.

The City will consider the written comments received in response to this Notice of Preparation in determining whether any additional topics should be studied in the Draft EIR.

5. Contact Person:

Brittany Whitehill, AICP, Senior Planner
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Santa Cruz, CA 95060
Phone: (831) 420-5134
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Responses to this Notice of Preparation are due by **April 15, 2024**.

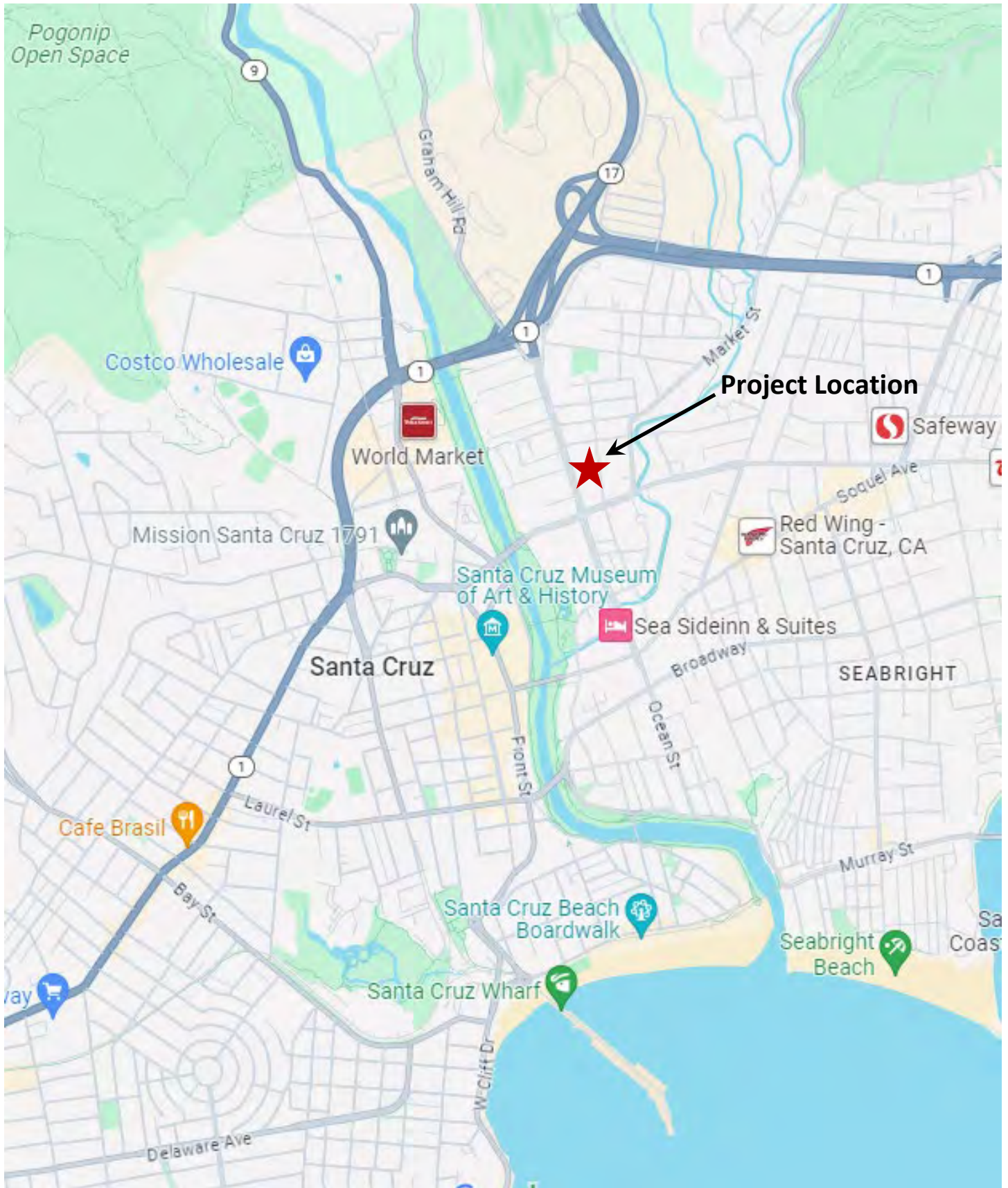
Sincerely,



Brittany Whitehill, AICP
Senior Planner

Attachments:

Figure 1 Project Location
908 Ocean Street Initial Study (Available online at:
<https://www.cityofsantacruz.com/government/city-departments/planning-and-community-development/planning-division/active-planning-applications-and-status/significant-project-applications/908-ocean-street-new>)



Source: Kimley-Horn, 2024

Figure 1 Project Location

908 Ocean Street
Notice of Preparation