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Notice of Determination

To: Office of Planning and Research
Submitted Electronically

County Clerk
c/o Clerk of the Board of Supervisors
County of Santa Cruz
701 Ocean St., Rm. 510
Santa Cruz, CA 95060

From: LEAD AGENCY: City of Santa Cruz
Planning and Community Development Dept.
809 Center Street, Room 101
Santa Cruz, CA 95060
Contact: Ryan Bane, Senior Planner
Phone: (831) 831-420-5141

RE: Filing of Notice of Determination in compliance with Section 21108 or Section 21152 of the Public Resources Code

Project Title: 908 Ocean Street Mixed-Use Development

State Clearinghouse Number: 2024050531

Project Location: City of Santa Cruz

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 four commercial buildings (approximately 14,962 square feet [sf]) and 12 residential units, remove 16 heritage trees, and construct a mixed-use development 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 existing 21 parcels would be combined into one parcel, totaling 14.5-acres. Each of the three buildings would be on a separate condominium lot; the total number of lots would be four (three condominium lots and one common lot) that comprises the proposed Minor Land Division.

This is to advise that the City of Santa Cruz as Lead Agency or Responsible Agency, approved the above described project on February 20, 2025 [DATE] and has made the following determinations regarding the above described project:

- The project will will not have a significant effect on the environment.
- An environmental impact report (EIR) was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures were were not made a condition of the approval of the project.
- A mitigation reporting or monitoring plan was was not adopted for this project.
- A Statement of Overriding Considerations was was not adopted for this project.
- Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or Negative Declaration, is available to the General Public at: the offices of the City of Santa Cruz Planning and Community Development Department, 809 Center Street, Santa Cruz, CA.



Signature (Public Agency) Principal Planner

Title

Date: 2-21-2025

~~THIS NOTICE HAS BEEN POSTED AT:~~ THE CLERK
OF THE BOARD OF SUPERVISORS OFFICE FOR A
PERIOD COMMENCING 02/21/2025
AND ENDING 03/28/2025