



PLANNING COMMISSION AGENDA REPORT

DATE:
AGENDA OF: March 2, 2023

February 24, 2023

ITEM NO: CP20-0098 514, 516, 518, 524 & 530 Front Street

RECOMMENDATION: That the Planning Commission recommend approval of the Lot Line Adjustment, Non-Residential Demolition Authorization Permit, Special Use Permit, Design Permit, Additional Height Request, Density Bonus Request, Revocable License for Outdoor Extension Area, and Heritage Tree Removal Permit with Design Variations to Downtown Plan Development Standards to City Council based on the environmental determination, findings listed below, and the Conditions of Approval listed in Exhibit “A”.

PROJECT DATA

APN: 005-151-37, 005-151-44, -45, -46

Property Owner: Green Valley Corporation
Project Applicant: Jessie Bristow

Application Type: Lot Line Adjustment, Non-Residential Demolition Authorization Permit, Special Use Permit, Design Permit, Additional Height request, Density Bonus request, Revocable License for Outdoor Extension Area, and Heritage Tree Removal Permit to demolish existing commercial buildings, reconfigure four lots into one, remove eight heritage trees, and construct a mixed-use building with 276 residential dwelling units (including a 50% density bonus) and 6,865 square feet of commercial space, with Design Variations to Downtown Plan Development Standards on a site in the CBD/F-P/FP-O (Central Business District/Floodplain/Floodplain Overlay) zone district and within the Front Street Riverfront Area of the Downtown Plan. The project requires approval of a Section 408 Permit from the US Army Corps of Engineers to allow for the placement of fill between the levee and the proposed building and to allow for the development of an outdoor extension area adjacent to the Riverway path. (Environmental Determination: Categorical Exemption)

Zoning: CBD (Central Business District), FP (Floodplain Zone District), FP-O (Floodplain Overlay Zone District)

Project Consistency: Consistent with the above listed zone districts as conditioned

General Plan: RVC (Regional Visitor Commercial) NA (Natural Areas)

Project Consistency: Consistent with the general plan designation

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 2

Land Use - existing: Commercial (retail, restaurant, bank)
- proposed: Mixed use building
- surrounding: Retail, grocery, residential, San Lorenzo River (east)

Site Area: 1.06 acres
Lot Dimensions: Irregular

Coastal Review: Not in Coastal Zone
Environmental Review: Categorical Exemption Class 32, CEQA Guidelines Section 15332 (Infill Development)

Planning Staff: Clara Stanger

PROJECT DESCRIPTION & HISTORY

The project site comprises four lots at the southeast corner of Front Street and Soquel Avenue and bound by the San Lorenzo River to the east. The site was originally developed in 1926 with a building at 514-518 Front Street associated with the emerging automobile industry. In 1981, a bank building was constructed at 530 Font Street. Current uses at the site include retail and restaurant; the bank building is vacant. Uses in the area surrounding the site include commercial and mixed-use buildings.

The applicant proposes to demolish both buildings on the site, combine the four lots into one, and construct a mixed-use building consisting of 6,865 square feet of commercial space and 276 residential apartment units in a 238,979 square foot, eight story building.

The building's first floor consists of commercial uses and a residential lobby on the Soquel Avenue and Front Street frontages with an enclosed parking garage in the interior of the floor. The second floor includes residential units, and because of the difference in elevation between the river levee and Font Street, it also serves as the ground floor facing the river and includes commercial uses and residential amenities along that frontage. The second floor also includes two private residential outdoor courtyards in the center of the development. Levels three through eight contain residential units; a portion of the eighth floor also includes a rooftop deck with garden.

The project proposes to fill the City-owned property between the east side of the new building and the levee and create a publicly accessible outdoor extension area connecting the development to the Riverwalk. Filling this area will separately require a Section 408 Permit from the Army Corps of Engineers. The proposed extension area includes amenities such an outdoor dining patio adjacent to the proposed restaurant space, a public plaza with tables and chairs, landscaping planters and trees, a bocce ball court, an amphitheater-style terraced lawn, and steps and curvilinear pathways lined with art light bollards connecting this space to the adjacent Riverwalk and to Soquel Avenue. This space connects to the Riverwalk to commercial and residential building entrances facing the river, an indoor bicycle parking room, and entrances to the two courtyards intended for common use by residents only.

However, the triangular area of City owned land at the northeast corner of the project site bordered by the proposed building to the west, Soquel Avenue to the north, and the Riverwalk to the east, has

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: 530 Front St. – Project No. CP20-0098

PAGE 3

recently been identified as the location for a future stormwater pump station. This pump station may substantially preclude the portion of the outdoor improvements planned by the project in this location, including the outdoor dining patio and accessible pathways connecting Soquel Avenue, the extension area, and Riverwalk. The purpose and need for the pump station are further described below.

The project requests to take advantage of increased building height in the Downtown Plan's Additional Height Zone B, which would allow a building up to 70 feet tall. In addition, the project would need approval of variations from Downtown Plan design standards for the Soquel Avenue setback and landscaping, for height of the extension area above the Riverwalk, for a stacked puzzle parking arrangement, and for the upper-level building stepback along the Riverwalk.

The project is also requesting a 50 percent density bonus resulting in a mixed use project with 276 apartment dwellings. Of these units, 9 are designated for Low Income households and 28 are designated for Very Low Income households. The density bonus request also includes waivers to development standards to allow a 92'6" building height, additional stories, taller base height, and a reduced upper floor stepback along Front Street; a concession/incentive to allow stacked parking; and a reduced parking ratio.

The project requires the following approvals:

- A Nonresidential Demolition Authorization Permit to demolish the older building on the site, since it is more than 50 years old;
- A Heritage Tree Removal Permit to remove eight heritage trees;
- A Lot Line Adjustment to combine the existing lots;
- A Special Use Permit to allow residential developments exceeding 60 units in the Downtown Plan area and to allow the development of the outdoor extension area within the Floodplain Zone District;
- A Design Permit for new construction in the Downtown Plan area, for the outdoor extension area within the Floodplain Zone District, and to allow an increase in building height in the Downtown Plan's Additional Height Zone B;
- A Density Bonus Request for the requested density bonus units, parking reduction, and waivers of development standards;
- A Revocable License for an Outdoor Extension Area to allow the publicly accessible outdoor area proposed atop the levee fill between the building and the Riverwalk; and
- Variations to Downtown Plan development standards.

While most of these permits are heard by either the Zoning Administrator or Planning Commission, the additional height request in Additional Height Zone B and proposed variations to Downtown Plan development standards must be approved by the City Council. Zoning Ordinance section 24.04.150 states that when a project requires more than one permit, and the approval of those permits normally rests with more than one decision making body, the body with the highest authority shall take action on all permits concurrently. While this provision technically requires only one public hearing before City Council for the requested set of applications, staff has consulted with the applicant who has requested Planning Commission review of the project to promote public outreach, obtain feedback from the Commission, and receive a recommendation prior to taking the project to City Council.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 4

It should be noted that this project application was deemed complete prior to adoption of the new objective standards and is therefore subject to the standards in place prior to the objective standards.

Community outreach

The project is considered a significant development project requiring community outreach by the Department of Planning & Community Development Community Outreach Policy for Planning Projects. The project applicant hosted a virtual community meeting on May 19, 2020 after pre-application review and prior to formal application submittal. Approximately 40 individuals from the community attended the meeting and provided questions and comments regarding design for climate change and solar panels, automobile and bicycle parking, unit size and affordability, project timeline and building lifespan, accessibility to open spaces, bird safe design, and flooding potential. Due to a substantial change in the project size when a density bonus was added to the project design after formal submittal, the applicant held a second virtual community meeting on April 13, 2022. Approximately 40 members of the public attended this meeting and provided comments and questions about bicycle parking on the site and bicycle lanes on Front Street, building design, developer profit, programming along the levee, design of proposed light/art bollards, landscaping plants, water supply, unit affordability, developer profit, and wage standards for construction workers.

ANALYSIS

General Plan consistency

The majority of the project site, within the privately owned parcels and where the building is proposed, has a general plan land use designation of Regional Visitor Commercial (RVC)/Downtown Santa Cruz. The RVC/Downtown Santa Cruz designation emphasizes a mix of uses such as office and retail uses, residential and mixed-use developments, restaurants, and visitor attractions. The proposed use of the parcel as a mixed-use commercial/residential project is consistent with the intent of the RVC/Downtown Santa Cruz designation. The area of the project on City owned land east of the building to the Riverwalk that is proposed to be filled and landscaped with outdoor amenities has a land use designation of Natural Area. This designation provides for land that should remain in an undeveloped state to provide for habitat protection, public safety, or public recreation. While the designation allows a public recreation use on a case-by-case basis with approval of the Planning Commission, it should also be noted that the Downtown Plan requires such a use to be developed in this location as described later. The proposal creates a publicly accessible plaza in this area consistent with the land use designation. The proposed project is also consistent with many general plan policies relating to housing, alternative transportation, open space access, and downtown area development as follows:

- Housing Element Policy 1.2 Concentrate new housing in the Central Core, along major commercial corridors, and on major opportunity sites consistent with the Land Use Element.
- Housing Element Policy 1.3 Facilitate the production of mixed residential-commercial uses through the use of appropriate development standards, design and compatibility review, and regulatory and financial incentives.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 5

- Housing Element Policy 1.5 Provide appropriate development standards and incentives to facilitate cohousing, live-work, mixed-use, accessory dwellings, single-room occupancy, and other alternative types of housing.
- Housing Element Policy 2.1 Encourage the production of affordable rental and ownership housing through inclusionary requirements.
- Housing Element Policy 2.2 Facilitate the development of affordable housing through the provision of regulatory concessions, financial incentives and assistance, density bonuses, and other means.
- Housing Element Policy 5.3 Ensure that the character and design of both infill development and remodel/rehabilitation projects promote the vitality of existing neighborhoods.
- Housing Element Policy 6.1 Ensure a compatible relationship between new housing and circulation patterns and encourage pedestrian and bicycle friendly communities in order to minimize traffic impacts on quality of life.
- Housing Element Policy 6.7 Promote transit-oriented, mixed-use residential developments that are close to services, reduce dependence on automobile use, and are of high quality.
- CD1.1.4 Identify and emphasize distinguishing natural features that strengthen Santa Cruz's visual image (i.e., open space, Monterey Bay).
- CD1.4.2 Consider visual access to nearby natural areas as part of developmental review.
- CD1.5.1 Enhance the prominence of the San Lorenzo River as a natural feature that provides structure, orientation, and recreational enjoyment by including it in surrounding area and management plans.
- CD1.5.2 Provide incentives for new development adjacent to the San Lorenzo River that includes patios overlooking the river, enhanced connections to the levee trails, and other design features that connect the built environment to the river.
- CD3.1.1 Strengthen the linkage between Downtown, the Beach Area, and San Lorenzo River through amendments to corresponding Area Plans and the Zoning Ordinance.
- CD3.1.2 Maintain, update, and implement the City's San Lorenzo Urban River Plan.
- CD3.3.1 Develop incentives to encourage the assembly of small parcels through Area Plan amendments and Zoning Ordinance changes.
- CD4.1.3 Identify and establish design concepts that make visitor-serving corridors attractive and interesting through landscaping, banners, flags, art, and displays.
- CD4.2.3 Underground utilities when major road improvement or reconstruction is proposed, if possible.
- CD4.3.4 Maintain an ordinance requiring replacement and maintenance when heritage tree removal is necessary for new development.
- CD4.3.6 Implement streetscape and other landscaping plans in the City's Area and Specific Plans.
- CD5.2.1 Encourage buildings to be oriented towards sidewalks, public plazas, walkways, or rivers and to include features such as public benches and natural seating areas.
- CD5.2.2 Encourage the incorporation of public benches and natural seating areas along public walkways and in public plazas and parks.
- CD5.2.4 Ensure that new and revised design guidelines encourage the use of pedestrian-scaled fenestration, awnings, entrances, landscaping, and other amenities.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 6

- LU1.1.2 Create incentives for the consolidation of underdeveloped parcels relative to development potential.
- LU1.2.1 Environmental review for specific projects shall be accompanied by sufficient technical data and reviewed by appropriate departments.
- LU2.3.1 Protect, maintain, and enhance publicly accessible coastal and open space areas.
- LU3.1.1 Encourage through incentives and expedited permit processing a variety of housing types, when appropriate.
- LU3.3.1 Amend the Zoning Ordinance to discourage strip commercial development in favor of clustered commercial and mixed-use development along transit corridors.
- LU3.7.1 Allow and encourage development that meets the high end of the General Plan Land Use designation density unless constraints associated with site characteristics and zoning development standards require a lower density.
- LU3.11.2 Ensure appropriate land uses and development standards that do not adversely impact adjacent open spaces.
- LU4.1.1 Support compact mixed-use development Downtown, along primary transportation corridors, and in employment centers.
- M1.1.1 Create walkable, transit-oriented activity centers throughout the city.
- M1.1.2 Connect activity centers with pedestrian and bicycle paths.
- M2.1.2 Encourage use of alternative modes of transportation.
- M2.3.1 Design for and accommodate multiple transportation modes.
- M4.1.6 Enhance the pedestrian orientation of the Downtown Central Business District.
- M4.1.7 Require the site and building design facilitate pedestrian activity.
- M4.1.9 Require landscaping in the development, replacement, and repair of sidewalks, including the placement of trees on private property and/or in tree wells on sidewalks.
- ED1.1.6 Revitalize the Riverfront area.
- ED1.7.2 Diversify the range of visitor attractions in Santa Cruz, particularly those that draw on the city's unique natural and cultural assets.
- ED5.1.1 Provide for the development of supporting land uses adjacent to retail shopping areas, while assuring protection of existing residential neighborhoods.
- ED5.3.1 Provide for attractive commercial development (including more intensive and higher quality ground floor retail) along commercial corridors provided the uses are compatible with or transition easily to adjacent residential areas.
- ED5.5.1 Enhance Downtown as a welcoming and inviting destination for residents, visitors, and businesses.
- ED5.5.4 Create a distinctive and active pedestrian environment downtown
- ED5.5.5 Allow for the extension of café and retail uses within the public right-of-way, subject to design standards and management guidelines.
- HZ6.4.8 Minimize the alteration of natural floodplains, stream channels, and natural protective barriers that accommodate or channel floodwaters.
- PR1.1.3 Evaluate all lands, regardless of size, for their potential development as small parks, community gardens, or landscape lots.
- PR1.6.1 Maintain and enhance access for vehicles, transit, bicycles, and pedestrians.
- PR3.1.1 Provide recreational and educational opportunities within the open space lands and coastline consistent with adopted master or management plans.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 7

- PR4.1.3 Maintain and enhance the recreational value of the San Lorenzo River walkway and the East and West Cliff Drive pathways
- NRC1.1.2 Where consistent with riparian and wetland protection, provide actual or visual access of a low-impact nature
- NRC1.1.1 Require setbacks and implementation of standards and guidelines for development and improvements within the city and adjacent to creeks and wetlands as set forth in the Citywide Creeks and Wetlands Management Plan.
- NRC1.3.1 Conserve creek, riparian, and wetland resources in accordance with the adopted City-wide Creeks and Wetlands Management Plan and the San Lorenzo River Plan.

San Lorenzo Urban River Plan

The San Lorenzo Urban River Plan (SLURP) provides a framework to implement the community's vision to enhance habitat, safety, and aesthetics along the San Lorenzo River. The project's proposed building design and open space improvements adjacent to the Riverwalk are consistent with the following SLURP goals and policies:

- Improve the scenic and recreational value of the Riverfront
- Improve public access and pedestrian/bicycle movement to and along the River
- Improve the urban and neighborhood interface with the San Lorenzo River, Branciforte Creek, and Jessie Street Marsh
- Incorporate the San Lorenzo River, Branciforte Creek, and Jessie Street Marsh into the surrounding urban fabric of downtown and neighborhoods.
- Front Street – Significant Riverfront Areas (SRFA)-1: Require new development projects to incorporate design features that encourage active engagement with the Riverwalk such as: filling adjacent to the Riverwalk and landscaping, providing direct physical access to the Riverwalk, including appropriate active commercial and/or residential uses adjacent to the Riverwalk or providing a combination of these and/or other design features that support the resource enhancement and river engagement policies of the San Lorenzo River Plan.
- SRFA-3: Maintain the ten-foot setback area between residential and commercial uses adjacent to the levee trail from the western edge of the trail. The area between the property line and the Riverwalk shall be filled to raise the adjacent ground-level use to a similar or higher elevation as the Riverwalk. The public lands between the Riverwalk and the private property may incorporate publicly accessible commercial or residential amenities, such as outdoor public seating. Trees planted as part of the San Lorenzo Flood Control Improvement Project should be maintained and incorporated into new development where feasible and where not in conflict with the required fill or publicly accessible amenities.

Downtown Plan Consistency

The project is consistent with the goals and policies for development in the Downtown Plan as discussed below. In addition, the attached Downtown Plan Development Standards Consistency Analysis provides detailed information on the project's consistency with the development standards and guidelines in the Downtown Plan.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 8

Downtown Plan: First Principles and Planning Principles and Strategies

The First Principles of the Downtown Plan provide overarching goals for development in this area. The project is consistent with applicable goals as summarized here:

- Form and Character. New buildings should be allowed to develop individual character while retaining qualities of the historic townscape. Issues of articulation, materials, signage, setbacks, scale, massing, form, bulk, solar access, and height are critical.
- Building Height should maintain the scale and character of the existing downtown, with explicit criteria for additional height within the additional height zones.
- Significant new housing opportunities should be targeted throughout the downtown, including along the San Lorenzo riverfront.
- Accessibility is emphasized to ensure participation in commercial, governmental, residential, social and cultural activities.
- A strong network of open spaces that creates a socially active and pedestrian-oriented downtown core should be emphasized.
- Pedestrian, bicycle, and transit access to the downtown should be enhanced.

The Downtown Plan's Planning Principles and Strategies expand upon the First Principles and provide basic strategies and recommendations for the downtown. These principles and strategies seek to connect new development along the Front Street/Riverfront Corridor with the San Lorenzo River in terms of building orientation, building design, active ground level commercial and upper floor residential uses that take advantage of the riverfront, and enhancement of public access at the river as a recreational resource. In addition, the principles and strategies further emphasize housing in this location to support the commercial uses in the downtown.

The project implements the First Principles and the Planning Principles and Strategies in several ways. The proposed building has its own unique character while still maintaining consistency with the design standards and guidelines within the Downtown Plan. The building height is consistent with Additional Height Zone B (although augmented by the Density Bonus Request). The project provides a substantial amount of new housing with 276 dwellings. The project's design creates a strong linkage of both the commercial and residential uses to the river by having all commercial and residential amenity uses on the east side of the building orientated toward the public plaza and Riverwalk. Finally, the site layout enhances pedestrian and bicycle usage with an outdoor stairway and new accessible pathways connecting Soquel Avenue and the Riverwalk to the public plaza and the proposed indoor bicycle parking room.

Downtown Plan: Additional Height Request

The Downtown Plan has two Additional Height Zones intended to promote the intensification of areas currently occupied by service uses into developments that foster activity and a sense of stewardship. The project is located in Additional Height Zone B, which includes the properties between Front Street and the San Lorenzo River from Soquel Avenue to Laurel Street. This additional height zone allows an increase in building height from 50 to 70 feet with a recommendation from the Planning Director and approval by City Council, and only when specific criteria are met. This application includes a request to increase the building height to 70 feet, which, if approved, would increase the building height for the "base density" project, as the additional height would be applicable as a development standard prior to any density bonus

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 9

incentives/concessions or waivers. (The project also requests additional building height to 92'6" as part of the Density Bonus request and is discussed in that section below). In addition to meeting specific development criteria detailed in the attached Downtown Plan Development Standards Consistency Analysis, a project requesting additional height in Additional Height Zone B must implement several overarching City objectives. The proposal meets those objectives as follows:

- i. *The additional height will help to achieve the First Principles of the Downtown Plan (e.g. form, scale, housing, accessibility and open space).*
The additional height to 70 feet allows the building to retain a form that provides architectural articulation as well as publicly accessible and private open space, rather than reducing articulation and open space by fitting the additional units within the base height. The additional height allows for 64 more dwelling units than would be created under a project that met only the base height (this number does not include the density bonus units).
- ii. *The additional height will contribute to an improved social and economic environment by including a concentration of new housing;*
The Additional Height Request brings the building height to 70 feet (prior to density bonus) and adds 64 more units above the 120 units within the 50-foot building base height. The number of additional units created by the additional height allowance is compounded by the Density Bonus request, which creates 50 percent additional units beyond the total allowed with the Additional Height Request. The result is a project that provides 276 new housing units in a location adjacent to the Riverwalk and walkable to many businesses in the downtown, generating economic and social activity in both of these areas.
- iii. *The form of the development promotes the appearance of a grouping of buildings rather than large monolithic building masses;*
The building follows a development standard for Additional Height Zone B that requires a building façade break with a length of at least 15 feet and depth of at least 10 feet along the Front Street elevation. This break helps to create the appearance of two distinct building segments along Front Street. In addition, building articulation and varying architectural treatment along different segments of the building help to create the appearance of a grouping of buildings rather than one large, massive building wall. On the east side of the building facing the river, the building includes two large recessed courtyard areas that break up the building massing and create the appearance of three distinct buildings along this elevation.
- iv. *The development receiving additional height will physically and/or financially contribute its fair share (through an Improvement District, Development Agreement or similar mechanisms) to the implementation of internal pedestrian connections between Front Street and the Riverwalk;*
As the project is not directly adjacent to one of the planned pedestrian connections between Front Street and the Riverwalk, a condition of approval requires the project to financially contribute its fair share to the development of these connections.
- v. *The additional height will help to meaningfully achieve one or more of the following key community objectives, including but not limited to: Affordable Housing, Day Care Center, exceed Green Building minimums, Incubator Space for Small Business, Public Access Easements, Public Right-of-way Improvements, Publicly Accessible Open*

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 10

Space, Structured or Shared Parking, and Transportation Demand Management concepts.

The additional height creates a base density project with 64 more units than a project that would meet only the base height limitation. The number of affordable units required to meet the City's inclusionary housing requirements and to qualify for the proposed density bonus units are calculated as a fraction of the number of units in the base density project. Therefore, the larger base density project results in a greater number of affordable units than would a standard, base-height project.

- vi. *Clear demonstration of the public benefit relating to two principal objectives: high-quality public access between Front Street and the river, and the appropriate treatment of the riverfront edge along the Riverwalk.*

The project includes a public stairway along the north side of the building connecting the corner of Front Street and Soquel Avenue to the second-level restaurant and the outdoor extension area adjacent to the Riverwalk. The publicly accessible outdoor extension area is appropriately designed with landscaping, gathering spaces such as a plaza and a terraced amphitheater, a bocce ball court to further activate the space, and steps and pathways connecting to the Riverwalk. In addition, as required by the Downtown Plan, a condition of approval requires the project to contribute its financial fair share to public improvements associated with the planned public paseos connecting Front Street to the Riverwalk.

Downtown Plan: Front St/Riverfront Uses

The Downtown Plan's Land Use Plan for the Front Street/Riverfront area encourages active ground level commercial uses facing Front Street and the Riverwalk. The plan specifies that ground floor residential lobbies are allowed with active, common spaces publicly visible. The plan also allows other ground floor residential uses when they are internal to a block and do not front on any street. The proposal includes a large commercial space at the corner of Front Street and Soquel Avenue and a residential lobby along the southern end of the Front Street frontage. While much of the lobby can be considered an active space, a resource room proposed along the building frontage is not considered active. A condition of approval requires this room to be removed or moved to the interior of the lobby and for the space along the building face to be programmed with an active lobby or commercial use. This condition has been discussed with the applicant and they are agreeable to the modification.

The Riverfront side of the building has three commercial spaces and three residential amenity uses, including a personal training room, community room, and bicycle parking room. The personal training room and community room are active uses that will help to enliven the Riverfront side of the building. The bicycle parking room is not an active use, and 34 of the 48 bicycle parking stalls are not required for the project as described in the parking analysis below. To make this space more publicly active and better connect it to the Riverwalk, a condition of approval requires the bicycle parking room to be accessible by the public during business hours for use of the surplus 34 spaces. The bicycle parking room also includes an internal connection to commercial space #4, helping to activate this room. The applicant is agreeable to this modification as well.

The project proposes residential units on all floors above the ground floor consistent with goals for the Front Street/Riverfront area.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 11

Downtown Plan: Design Variation

The Downtown Plan allows variations to development standards when a project closely conforms to the standards and when the proposed variations result in a project that better achieves Downtown Plan and community objectives. Such variations require a recommendation from the Planning Director and approval by City Council. This project is requesting approval of four variations:

1. Soquel Avenue setback and landscaping: the Front Street/Riverfront Corridor development standards require new development along Soquel Avenue to be set back from the sidewalk by 10 feet to allow for generous gateway landscaping treatment. While the main building wall is set back 10 feet from the Soquel Avenue sidewalk, most of this setback is taken up by a staircase leading from the corner of Front Street and Soquel Avenue up to the restaurant space and the adjoining outdoor dining terrace facing Soquel Avenue and the river. Even though the stairs occupy what would otherwise be a planted area, the design still provides substantial landscaping along the Soquel Avenue frontage in several ways: the small spaces between the stairs and the sidewalk are landscaped; the plans propose vertical landscaping along the side of the stairs facing Soquel Avenue; and a large planter is proposed at the plaza at corner of Front Street and Soquel Avenue. In addition, the triangle of land at the northeast corner of the development between the building, Soquel Avenue, and the river is also proposed to be substantially landscaped, although a significant amount of this improvement will likely be precluded by the new pump station.

While this design does not completely fit with the development standard, it more fully embodies several General Plan and Downtown Plan goals. The proposed stairway is consistent with general plan policies that call for enhanced pedestrian activity (Housing Element Policy 6.1, CD5.2.1, CD5.2.4, M1.1.1, M1.1.2, M2.1.2, M2.3.1, M4.1.6, and M4.1.7) and connecting development to the San Lorenzo River (CD1.5.1, CD1.5.2, CD3.1.1, CD5.2.1, LU2.3.1, M2.1.2, ED1.1.6, and PR4.1.3). The proposed design also aligns with several First Principles of the Downtown Plan, which call for aesthetically integrating public access to and participation in commercial activities, creating a strong network of public and private open spaces to create a socially active and pedestrian-oriented downtown, and emphasizing predominantly pedestrian circulation patterns. The Downtown Plan's Planning Principles and Strategies call for the downtown to be a place where people naturally gather to meet, including opportunities for outdoor dining. The Principles and Strategies also seek to enhance the open space and pedestrian network downtown, specifically by creating additional pedestrian linkages between the Downtown and the river.

2. The Front Street/Riverfront Corridor development standards require the elevation of extension areas adjacent to commercial development to be within 24 inches of the Riverwalk elevation. The second level of the building has an elevation of 30 feet above sea level, while the Riverwalk has an elevation of 25.98 feet adjacent to the north end of the development, descending to 25.06 feet at the south end. This difference of four to five feet is greater than the maximum two feet allowed by the development standard. In this case, the site is physically constrained in that the difference between the Front Street ground elevation and the Riverwalk elevation does not allow the project to easily meet this development standard. When applying the required 15-foot first story height along Front Street, the second level on this side of the

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 12

building starts at 32 feet above sea level, six to seven feet above the Riverwalk elevation. The proposal steps the second story down to 30 feet at the commercial uses facing the Riverfront, which minimizes the vertical distance between the adjacent public plaza and the Riverwalk while still retaining parking spaces in the parking level below. The proposed extension area plaza includes stairways, paths, and terraced amphitheater seating to create open and welcoming connections between the Riverwalk and the plaza above. Therefore, the proposal continues to achieve the objective of connecting the Riverwalk with the adjacent development while more fully achieving Downtown Plan objectives than a building with a substandard, uninviting first floor height for the commercial and residential lobby uses along Front Street or a building that provides substantially fewer parking spaces.

3. The Downtown Plan requires projects to meet parking design standards in the zoning ordinance. The project provides 171 of the total 181 parking spaces with puzzle stackers, an arrangement that varies from those parking design standards. (See below for a full analysis of parking count.) Puzzle stackers provide for vertical parking, and each proposed three-tier stacker provides nearly three times the number of parking spaces as compared to a standard parking design within the same area. Rather than pay parking in-lieu fees for omitted spaces or creating an additional parking level, the project instead proposes to meet the number of required parking spaces with these stackers. This efficient arrangement allows the project to provide parking demanded by both residents and visitors while devoting more space to commercial and public uses, residential dwellings, and residential amenities, uses that the Downtown Plan emphasizes for this location.
4. The Front Street/Riverfront development standards require at least 75 percent of the river-facing building wall to step back from the wall below at a building height of 50 feet as measured from the Front Street grade. This standard was created with the expectation that buildings would be constructed to the property line facing the river and with the intent to create articulation and interest along the building wall. The proposal does not meet this standard, as only small portions of the wall above 50 feet step back from the wall below. Instead, the entire building is set back from the river-facing property line at various depths, creating an articulated building wall. Two residential courtyards create deep recesses in the building frontage, substantially reducing the massing along this elevation. The elevation is also very well articulated and detailed with architectural detailing such as balconies, horizontal and vertical recesses and projections, and a variety of exterior materials and colors. Therefore, the proposed design meets the intent of the standard to a greater degree than would a building simply constructed to the property line with portions of the upper floors stepping back on this elevation. In addition, in setting the building back from the river-facing property line, the project creates a larger public plaza than would otherwise be created by a standard project. This larger area creates an inviting space that encourages people to gather and spend time next to the river, more fully bringing to life the goals in the general plan and the Downtown Plan to foster a connection to the river and enhance pedestrian activity in this area.

Affordable Housing and Density Bonus

Because the project includes a request for a density bonus, the required number of affordable units and level of affordability is dictated by a combination of the Inclusionary Housing requirements of the Zoning Ordinance and the affordability requirements for Density Bonus eligibility. The base

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: 530 Front St. – Project No. CP20-0098

PAGE 13

density was determined by developing plans for a fully conforming development, recognizing that the site development standards, such as maximum building height, Floor Area Ratio, and required setbacks limit the size of a development and the number of units within. The base plans include a 70-foot building height based on Additional Height Zone B and show that the project site could support a maximum of 184 residential units above ground floor commercial given the size of units and amenities included in that base plan.

The Inclusionary Housing standards require 20 percent of the base density units to be made affordable to Low Income households (80% Area Median Income, or AMI) at an affordable rent. For this project, 37 of the 184 base density units are required to be dedicated for rent at this level of affordability.

State density bonus law allows up to a 50 percent density bonus for a project that provides 15 percent of the base density units at the Very Low Income level (50% AMI). The project requests a 50 percent density bonus pursuant to state law to increase the total number of units in the project to 276. In exchange, the applicant is proposing to make available 28 of the 37 required inclusionary units to households at the Very Low Income level and to continue to make available the remaining nine inclusionary units to households at the Low Income level. This level of affordability meets both the City's inclusionary standards and the 15 percent Very Low Income threshold to allow a 50 percent density bonus.

A project with this level of affordability is also eligible for density bonus waivers and modified parking requirements under both state and local density bonus provisions. The project is requesting the following waivers and parking reductions:

- A waiver to allow a floor area ratio (FAR, total building floor area divided by net lot area) of 5.20, greater than the maximum 5.0 allowed in the RVC/Downtown Santa Cruz general plan designation,
- A waiver to allow a building height of 92'6" feet instead of 70,
- A waiver to allow eight floors instead of the maximum six allowed in Additional Height Zone B,
- A waiver to increase the "base height," from which additional height must step back, from 50 feet and four floors to 63'4" and six floors. The waiver provides for an upper level stepback from Front Street at 63'4" height instead of 50 feet and an upper level stepback from the river-facing side at 73 feet instead of 50 feet,
- A waiver to increase the allowed top floor area from a maximum 60 percent of the area of the floor below to 74 percent of the area of the floor below,
- A waiver to increase the allowed top floor frontage along Front Street from a maximum 60 percent of the building length as measured along Font Street to 62 percent of the building length, and
- A parking reduction to provide residential parking at a ratio of 0.5 spaces per unit.

The above-described waivers are necessary to allow construction of the proposed project with the density bonus units since the development standards from which the waivers propose variation would physically preclude construction of the project with the density bonus units by limiting the three-dimensional space needed for the project.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 14

With regard to the parking reduction, state density bonus law allows a density bonus project to have a residential parking ratio of 0.5 spaces per unit if it provides at least 11 percent of the base density units at the Very Low Income level, is within half a mile of a major transit stop, and has unobstructed access to the major transit stop. The project meets all three of these criteria, and therefore is eligible for the reduced parking ratio.

Parking

The base density project is required to conform to all development standards. The parking standards for the base density project are found in downtown parking district resolution NS-29,712, which requires one space per 400 square feet of commercial floor area and one space per bedroom in the residential units. Per these standards, the base density project would require 204 parking spaces. The base density plans show 184 parking spaces, a deficit of 20 spaces. The downtown parking district resolution allows a project by right to pay an in-lieu fee for a deficit of residential parking spaces, so the base density project would be considered fully conforming with payment of the fee if this were the project proposed to be constructed. In-lieu fee payment is not required since the density bonus project meets the parking requirement.

The density bonus project is required to meet automobile parking ratios established in the downtown parking district resolution for commercial uses and described in state density bonus law for residential uses. The required parking is shown in the following chart:

Type	Ratio	Total units or square footage	Total spaces required
Commercial	1 space per 400 square feet floor area	6,865	17
Residential	0.5 spaces per unit	276 units	138
		Total required:	155

The project provides a total of 181 parking spaces, exceeding the requirement.

The project meets parking design requirements in the zoning ordinance regarding parking space dimensions, backup area behind spaces, and driveway width. Zoning ordinance section 24.12.270.2 allows up to 50 percent of the parking spaces to be compact spaces at 7.5' x 16' rather than the standard 8.5' x 19'. While seven of the 16 non-puzzle parking spaces are compact spaces, the puzzle parking spaces are slightly narrower than the standard width at 8'2.5". As discussed above, the applicant is requesting a Downtown Plan Design Variation for stacked puzzle parking to vary from the parking design standards.

The project complies with EV charging equipped parking space and bicycle parking requirements per the following tables:

EV charging space, zoning ordinance section 24.12.241

Type	Ratio	Number of spaces	Number required
------	-------	------------------	-----------------

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 15

Residential	12% of total residential parking	138 spaces	17
Commercial	Per chart under 24.12.241.3.b based on total number of commercial spaces	43 spaces	2
Total required:			19
Total proposed:			22

Bicycle parking, zoning ordinance section 24.12.250

Type	Ratio	Number of units/auto spaces	Bicycle spaces required
Residential	1 Class 1 space per unit 1 Class 2 space per 4 units	276 units	276 Class 1 spaces 69 Class 2 spaces (can be provided as Class 1)
Commercial	2 plus 15% auto parking requirement: 20% Class 1 80% Class 2	17 spaces	5 spaces: 1 Class 1 4 Class 2
Total required:			277 Class 1 73 Class 2
Total proposed:			372 Class 1 12 Class 2

Outdoor Extension Area Improvements and Future Stormwater Pump Station

Consistent with Downtown Plan requirements for the project to fill and improve the City-owned land adjacent to the Riverwalk, the CBD zone district encourages the development and maintenance of pedestrian areas adjacent to the Riverwalk with approval of a revocable license for an extension area. An extension area must be consistent with the requirements of the Downtown Plan, the general plan, and other regulations and must not be detrimental to an adjacent street or people living, working, or visiting in the vicinity. The proposed extension area extends from the eastern property line of the proposed building site east to the Riverwalk and north to Soquel Avenue. The proposed extension area is consistent with the development standards in the Downtown Plan with a variation for the difference in elevation from the Riverwalk to the highest part of the extension area. The extension area is also consistent with several general plan policies that promote the use of extension areas (ED5.5.5), vitality of neighborhoods and visitor-serving areas (Housing Element Policy 5.3, CD4.1.3, CD4.3.6, ED1.1.6, ED5.5.1, PR1.1.3), pedestrian and bicycle friendly development (Housing Element Policy 6.1, CD5.2.2, CD5.2.4, M1.1.2, M2.1.2, M2.3.1, M4.1.6, M4.1.7, ED5.5.4, PR1.6.1), and emphasize and relate to the San Lorenzo River as a natural feature (CD1.1.4, CD1.4.2, CD1.5.1, CD1.5.2, CD3.1.1, CD3.1.2, CD5.2.1, CD5.2.2, LU2.3.1, LU3.11.2, ED1.1.6, ED1.7.2, PR3.1.1, PR4.1.3, NRC1.1.2, NRC1.1.1, NRC1.3.1) Conditions of approval require the extension area to be managed and maintained in a manner to keep it clean, safe, nuisance free, and consistent with other regulations.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 16

The portion of the extension area comprising a triangular area of City owned land at the northeast corner of the project site bordered by the proposed building to the west, Soquel Avenue to the north, and the Riverwalk to the east has been identified as the future location for a stormwater pump station. This station will alleviate flows in the existing, undersized storm drain that runs along the toe of the levee and will better protect the downtown area from flooding. While upgrading a storm drainpipe would typically be the applicant’s responsibility, in this case the pipe would need to be upgraded along several property frontages to function properly, presenting a cost prohibitive burden on this project alone. The City has applied for a FEMA BRIC grant to improve downtown pump station infrastructure that if awarded will cover the cost of this stormwater pump station as well as other improvements to existing stormwater infrastructure. The new pump station is in the conceptual stage and staff anticipate it will take up a substantial portion of this triangular-shaped City owned land, precluding much of the outdoor improvements proposed by the project in this location. These improvements include an outdoor dining patio for the adjacent restaurant, an upgraded, accessible pedestrian pathway connecting Soquel Avenue to the Riverwalk and to the proposed public plaza adjacent to the new building, new landscaping, trees, public art in the form of art light bollards, and an on-site stormwater infiltration area. The pump station may also impact the access to the proposed restaurant at this corner of the building.

Staff recommends that once the pump station location and general design is known, the applicant shall obtain a Minor Modification permit to redesign the remaining portion of the project in a manner that fully complies with development standards and that retains functionality of the commercial space at the northeast building corner. Downtown Plan development standards that relate to this portion of the project include those for substantial landscaping, for architectural treatment of the building wall, and for inclusion of elements that establish this side of the building as a gateway to the Downtown. In addition, the Minor Modification will have to show how the project will continue to meet stormwater treatment and infiltration requirements.

Flood Zone Development: F-P and FP-O Districts

The Floodplain Zone District extends over the portion of the project site comprising the City owned land between the eastern property line and the Riverwalk, where the levee fill and public open space area is proposed. In this zone district, recreational facilities are allowed with approval of a Special Use Permit and a Design Permit. The following table shows how the proposal meets the development standards of the Floodplain Zone District:

Standard	Required	Proposed
Lot width	200 ft. min.	No lot proposed within FP zoned area; not applicable
Minimum lot area	5 net acres min.	Not lot proposed within FP zoned area; not applicable
Building: stories	2 max.	No building proposed within FP zoned area; not applicable
Building: height	35 ft. max.	No building proposed within FP zoned area; not applicable

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 17

<p>Lowest habitable level of structure</p>	<p>Above high water mark of 100-year storm</p>	<p>No habitable structures proposed within FP zoned area; not applicable</p>
<p>Fill incidental to use</p>	<p>Provide a plan showing uses to which the fill land will be placed, final dimensions of proposed fill, and effects on the capacity of the floodway and flood heights</p>	<p>The site plan shows this area developed as an outdoor public space with pathways, seating, outdoor recreation spaces, and landscaping. The proposed grading plans show the dimensions of the existing land profile and the proposed level of fill on the exterior side of the levee. Fill will be on the exterior side of the levee and will not affect floodway capacity or flood heights.</p>
<p>Environmental assessment</p>	<p>Required of conditional uses to determine the requirements of the use permit that minimize hazards to public health and safety</p>	<p>The project qualifies for an exemption from CEQA under Class 32 for Infill Development projects. The ACOE Section 408 Permit requires environmental review for consistency with NEPA. A condition of approval requires the project to obtain this permit prior to building permit issuance. Finally, the site project site is located within the A-99 Flood Zone designation in recognition of the significant flood improvements resulting from the San Lorenzo River Flood Control and Environmental Restoration Project, and hazards to public health and safety due to flooding are therefore unlikely.</p>

The entire site is within the Floodplain Overlay Zone District. Development within this district is required to comply with the Floodplain Management Provisions of Zoning Ordinance Chapter 24.14, Part 4. The site is in FEMA Flood Zone A99, which is an area with a one-percent annual chance of flooding that will be protected by a federal flood control system where construction has reached specified legal requirements. The City of Santa Cruz has worked to improve the flood

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 18

capacity of the San Lorenzo River levees over the past twenty years. In 2002, FEMA re-designated much of the downtown and beach area from A-11 to the A-99 Flood Zone designation in recognition of the significant flood improvements resulting from the San Lorenzo River Flood Control and Environmental Restoration Project. As reported in the General Plan EIR, the project increased the height of the river levees and rehabilitated the three downtown bridges (over the San Lorenzo River) to increase flood flow capacity. Under the A-99 designation, new buildings and improvements are not mandated to meet FEMA flood construction requirements and are exempt from the floodplain management requirements of Zoning Ordinance Chapter 24.14, Part 4.

Lot Line Adjustment

The project includes a lot line adjustment to consolidate four lots into one. The resulting lot is required to meet the minimum lot size and width standards, and development on the new lot must meet the setback and FAR standards for the CBD zone district and the Downtown Plan. The resultant lot and new development meet these standards.

Heritage Trees

The site has 24 protected trees, including five heritage trees within the building site, one street tree, and 18 riparian trees adjacent to the San Lorenzo River walk. Three of the riparian trees are also heritage trees, for a total of eight heritage trees within the project site. An arborist report completed by Kurt Fouts dated March 22, 2022 inventoried the trees on the site and provided recommendations with regard to the project. The arborist report found that one of the heritage trees should be removed due to poor structural condition and the other seven heritage trees should be removed because they are within the project footprint. In addition, the report found that all of the riparian trees are also within the project footprint and must be removed. There is one street tree on the site, a nine-inch red oak in the Front Street sidewalk. The report found this tree in good condition and recommended retention and protection during project construction. The City Urban Forester has reviewed the arborist report and agrees with the recommendations. A condition of approval requires the project to follow the report's recommendations.

Removal of the eight heritage trees requires approval of a Heritage Tree Removal Permit. It should be clarified that while the Planning Commission public noticing for this project indicated removal of only five heritage trees, the City Council noticing will be corrected to include all eight trees. The seven trees to be removed due to their location within the footprint must be replaced with new trees at a ratio of either one 24-inch box trees or three 15 gallon trees for each tree to be removed, or by payment of a comparable in-lieu fee as allowed by the City Urban Forester. A condition of approval requires the project to meet the replacement requirement for these trees.

The riparian trees are also within the project's footprint and must be removed. These trees are potentially under the jurisdiction of the U.S. Army Corps of Engineers (ACOE) and/or the California Department of Fish and Wildlife (CDFW). A condition of approval require the project to obtain any required permits from these agencies prior to removing the riparian trees.

Historical and archaeological review

The Nonresidential Demolition Authorization Permit requires any building more than 50 years old to include a historical evaluation to determine whether the building is eligible for listing on the City's Historic Building Survey. In addition, a historic evaluation determines whether demolition

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: 530 Front St. – Project No. CP20-0098

PAGE 19

of the building constitutes a significant impact under the California Environmental Quality Act (CEQA). The building at 514-518 Front Street constructed in 1926 was included in a list of properties eligible for listing in Volume III of the City's Historic Building Survey. At the time this volume was created, the owner opted out of listing the building. While opting out means that the property is not subject to the historic alteration or historic demolition provisions of the municipal code, it could still be considered a significant historical resource under CEQA and could still be considered eligible for listing on the local building survey. A historic evaluation prepared by Evans & De Shazo dated May 13, 2022 evaluated the building for significance under CEQA and also reviewed the previous historic evaluation that had originally found the building eligible for listing on the local survey. This new evaluation found that the building is not eligible for listing at the federal, state, or local level and therefore is not considered a historical resource under CEQA. The original evaluation from 2013 had found the building eligible for local listing as it represented the emerging auto service industry of the 1920s and it retained sufficient integrity to convey its significance. However, the Evans & De Shazo evaluation concluded that the emerging auto service industry is not a significant theme identified in the City's historical context documents and therefore is not considered locally historic. The evaluation also found that the 2013 report was internally inconsistent in its discussion of integrity and that its analysis showed the building actually did not have a significant level of integrity. Because the Evans & De Shazo report provided a different conclusion than the original 2013 evaluation, Planning Department staff requested a peer review to provide an independent, third opinion. The peer review, completed by Dudek, confirmed the Evans & De Shazo conclusion that the building is not eligible for listing at the local, state, or federal level. Therefore, demolition of the building is consistent with the findings for the Nonresidential Demolition Authorization Permit and is not considered a significant historical impact under CEQA.

The property is located in an area mapped as potentially sensitive for archaeological resources under the general plan. General plan policy HA1.2.2 and zoning ordinance section 24.12.430 require a project within this mapped area to undergo an archaeological investigation that includes archival research and site reconnaissance. An archaeological report completed by Evans & De Shazo dated May 14, 2019 concluded there is a potential for the site to have cultural or historical archaeological resources due to the alluvial soil type and the fact that buildings were present on the site in the 1800s. The report recommended archaeological monitoring during earth disturbing activities, and this recommendation is included as a condition of approval.

Regarding the Potential for ADUs

Like all multi-family property in the state, this project is entitled to create ADUs in addition to the units proposed as a ministerial action. Up to 25% of the total number of units (for this project, a total of 69) can potentially be created by converting non-livable space, and up to two New Construction ADUs can also potentially be built, either attached to or detached from the proposed building.

Environmental Determination

The lot line adjustment associated with the project qualifies for a Class 5 categorical exemption from CEQA for minor alterations to land use limitations pursuant to CEQA Guidelines Section 15305. The project also qualifies for a Class 32 categorical exemption from CEQA as an infill development project pursuant to CEQA Guidelines Section 15332. The project qualifies for this

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 20

exemption because it is consistent with the general plan and zoning ordinance; it is located within city limits on a site less than five acres in size and substantially surrounded by urban uses; the site has no value for endangered, rare, or threatened species; the project will not create any significant effects related to traffic, noise, air or water quality; and the site is and will continue to be served by required utilities and public services.

None of the exceptions to the exemptions under Section 15300.2 apply to the project in that the project is not part of a larger project that could result in a cumulative impact, there are no unusual circumstances associated with the project or subject parcel, the project will not result in damage to resources associated with an officially designated scenic highway, the project site is not included on any lists compiled pursuant to Section 65962.5 of the Government Code related to Hazardous Waste Sites, and the project will not result in substantial adverse changes in the significance of a historical resource site in that there are no known historic resources on the property. The historic resources analysis prepared for the project concluded that neither of the existing buildings has historical significance. The archaeological investigation prepared for the project did not identify an archaeological resource but recommended monitoring as a precautionary action. This recommendation is included as a condition of approval.

Health in All Policies

HiAP is a collaborative approach to improving the health of all people by incorporating health considerations into decision-making across sectors and policy areas. HiAP is based on 3 pillars: equity, public health, and sustainability. The goal of HiAP is to ensure that all decision-makers are informed about the health, equity, and sustainability impacts of various policy options during the policy development process. The project supports the pillar of equity by providing several rental units affordable to those with low or very low income levels that otherwise would not be able to afford market rate housing. The development is on a site that is improved with sidewalks and street trees and that is close to public transportation, commercial goods and services, and recreational areas. The development of residences in this central location encourages a sustainable and healthy lifestyle by promoting alternative forms of transportation. Therefore, the project is consistent with the three pillars of the HiAP and is recommended as an efficient use of the land.

SUMMARY

The project meets all the required site area standards, and the findings for approval of the Lot Line Adjustment, Non-Residential Demolition Authorization Permit, Special Use Permit, Design Permit, Additional Height request, Density Bonus request, Revocable License for Outdoor Extension Area, and Heritage Tree Removal Permit and with Design Variations to Downtown Plan Development Standards are attached. The project implements goals and policies of the general plan and Downtown Plan to support new housing development, enhance the vitality of the downtown, revitalize and connect people to the San Lorenzo River, and promote alternative transportation and walkability. Staff recommends approval based on the Findings and Conditions of Approval in the attached draft resolution.

AGENDA REPORT

Planning Commission Meeting of March 2, 2023

SUBJECT: **530 Front St. – Project No. CP20-0098**

PAGE 21

Submitted by:

Approved by:

Clara Stanger
Senior Planner

Samantha Haschert
Principal Planner

Attachments:

1. Draft resolution with findings and conditions of approval
2. Downtown Plan Development Standards Consistency Analysis
3. Project plans: base density
4. Project plans: density bonus
5. Arborist report by Kurt Fouts dated March 22, 2022
6. Archaeological report by Evans & De Shazo dated May 14, 2019
7. Geotechnical Investigation by Cornerstone Earth Group dated November 6, 2017
8. Historic Resource Evaluation by Evans & De Shazo dated May 13, 2022
9. Peer Review of Historic Resource Evaluation by Dudek dated July 7, 2022
10. Noise Assessment Study by Edward L. Pack Associates Inc. dated August 24, 2021.
11. Stormwater Management Plan by CEA, Inc. dated August 2022
12. Transportation Impact Analysis by Hexagon Transportation Consultants, Inc. dated July 29, 2022
13. Public Hearing Notice Radius Map