

Michael Lam

From: Lezanne Jeffs
Sent: Monday, July 11, 2022 9:39 AM
To: Michael Lam
Subject: Fwd: Item #7.211280 for Public Hearing on We, July 13, 2022 at 9:30am

More late mail for Wednesday's PC

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From: Teri Graziani <terigraziani@gmail.com>
Sent: Sunday, July 10, 2022 4:47:15 PM
To: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>
Subject: Item #7.211280 for Public Hearing on We, July 13, 2022 at 9:30am

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Hello Jeff, Sorry if this is late. But I was traveling and unexpectedly off the grid and unable to access the internet or even mobile phone service. I understand we were to submit by July 5th. I did not find that out until I returned on July 9. I hope you can accept this.

I live at and own 2782 S. Main Street, Soquel, and these are the issues I have with the proposed development on 2901 Center Street, Soquel:

Too many units:

- still not affordable. - We all know it would still be expensive. Just cheaper than other housing. But still not affordable.
- 20 bedrooms total - 40+ people smashed into a small area.
- Safety issue in the event of an evacuation?
- Public resources that will be needed?

-Water Issues - Capitola Soquel Times, pp. 27, Staying on Track: Districts' Strategic Plan Updated:

"Current Basin Status - the basin remains significantly unsustainable."

How does smashing more living units into a space solve the water issues?

- Other infrastructure - more vehicles, more people, more pollution, more trash, more energy needed. Adding as many people as possible is not smart planning for the future.

Buildings spread out to the lot's borders.

- Too close! Only 5 feet away from the neighbor's fence? For safety - how would Emergency crews fit through there with equipment? Designed thinking of tenants having nice interior courtyards, but not thinking of neighbors.

Access on Sun Alley from E. Walnut St.

- already a problem with maintenance and agreements on who pays what. Don't need to add more people to it.
- Was originally cut for 2750 S. Main, and 2780, 2782, 2784 S. Main St. (originally cut when the lot had a single home on it) to access our homes because we cannot from S. Main. All others are able to access from their streets. How and when did the county decide it was otherwise?
- County not able to explain to us, or define, what public access means and when the alley was created. County, Fire, Peace Officers all have different answers to who can and has right to access. Sheriff said it is a private drive and we ('we'

not defined) all own it (from E. Walnut up to apartment building 2800 S. Main Street - not including 2901 Center St.) and Sheriff cannot and will not enforce any traffic or parking issues. CHP said the same thing. So what does public access mean and for what purpose? If it is ours, then don't we have a right to say who can access it? It dead ends so why would the public need access?

-2901 Center Street, along the alley, borders 2800 S Main Street. Why do tenants need to cross property that doesn't even border their's? And was told by CHP that 2901 Center Street is not a part of it.

-Fire lanes - driving through a fire lane to get there. 6 feet and 8+ feet deep fire lanes that exist now on the alley way.

-Having to encroach on private property to pull in and out of their driveways/parking spaces because alley way is not wide enough.

The address is Center Street - redesign for access from Center Street.

Making contractors add more units to their originally smart plans is not good for them either. Many lose money on the divisions they build. Having to wait years to make it all back or take a loss. Or even selling at a high unaffordable cost to get their money back. And wouldn't that be the last thing the County would want? Unaffordable housing? Let lot owner's decide how much to build. The County should only have a say if it is too much development, not too little.

I am asking for a redesign that has no access to Sun Alley from E. Walnut, that has less units, that buildings be set back further from neighbor's lot lines and buildings.

I think we can all agree that 2901 Center Street is more than big enough for a redesign that does not require access from Sun Alley.

In addition:

Being part owner of the Sunny Side HOA, which consists of 2780, 2782, 2784 S. Main St., I am concerned if the plans goes through with Sun Alley access we would be forced to become a road association. That would cause additional fees to our HOA, which is very affordable and marketable right now.. If It changes to a road association it would not be any more. Basically making our property not affordable and less marketable. And wouldn't that be the last thing the County would want? Unaffordable housing?

Victoria (Teri) Graziani

owner and occupier of 2782 S. Main Street, Soquel

CENTRAL FIRE PROTECTION DISTRICT
of Santa Cruz County

2425 Porter Street, Suite 20
Soquel, California 95073
Phone (408) 475-6767

November 5, 1991

Homeowners who access properties between 4941 and 4955
E-Walnut and 2820 and 2800 South Main street.

ATTN: John B. Locatelli
[REDACTED]
Santa Cruz, CA 95060

SUBJECT: Fire Lane Declaration-Sun Alley

Dear Owners:

Pursuant to Section 10.207 of the 1988 Uniform Fire Code and
Section 22500.1 of the California Vehicle Code, SUN ALLEY has
been declared a fire lane and shall be so designated by the fol-
lowing methods:

1. A sign(s) posted immediately adjacent to and visible
from the designated place clearly stating " No Parking
Fire Lane".
2. By a red curb or six inch red stripe painted on the edge
of the roadway which is clearly marked the words "NO
PARKING FIRE LANE". The lettering shall be a minimum of
2 1/2 inches in height and a stroke of 1/2 inch.
3. The red stripe shall be painted as shown on the accompa-
nying map. Signs shall be placed at both entrances and
at (50) foot intervals there after.

Fire lane signs are available for purchase at our Adminis-
trative Office at 2425 Porter Street, Suite 20, Soquel.

When a vehicle is observed parked in the fire lane, the
Sheriff's Office should be called (425-2121). A deputy will
respond and issue a citation.

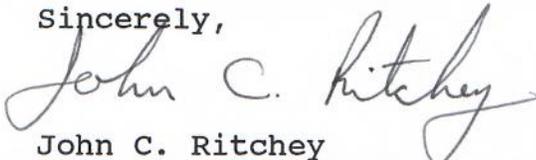
Fire department access is currently being impaired by the
overgrowth of trees. The trees shall be pruned back to the
width of the access road and have a overhead clearance of 14
feet.

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November 1, 1991

This action is being taken to ensure our ability to move fire apparatus in and around the area. The selected designation shall be in place within thirty (30) days of receiving this letter.

If you should have any questions, please do not hesitate to contact me or our office.

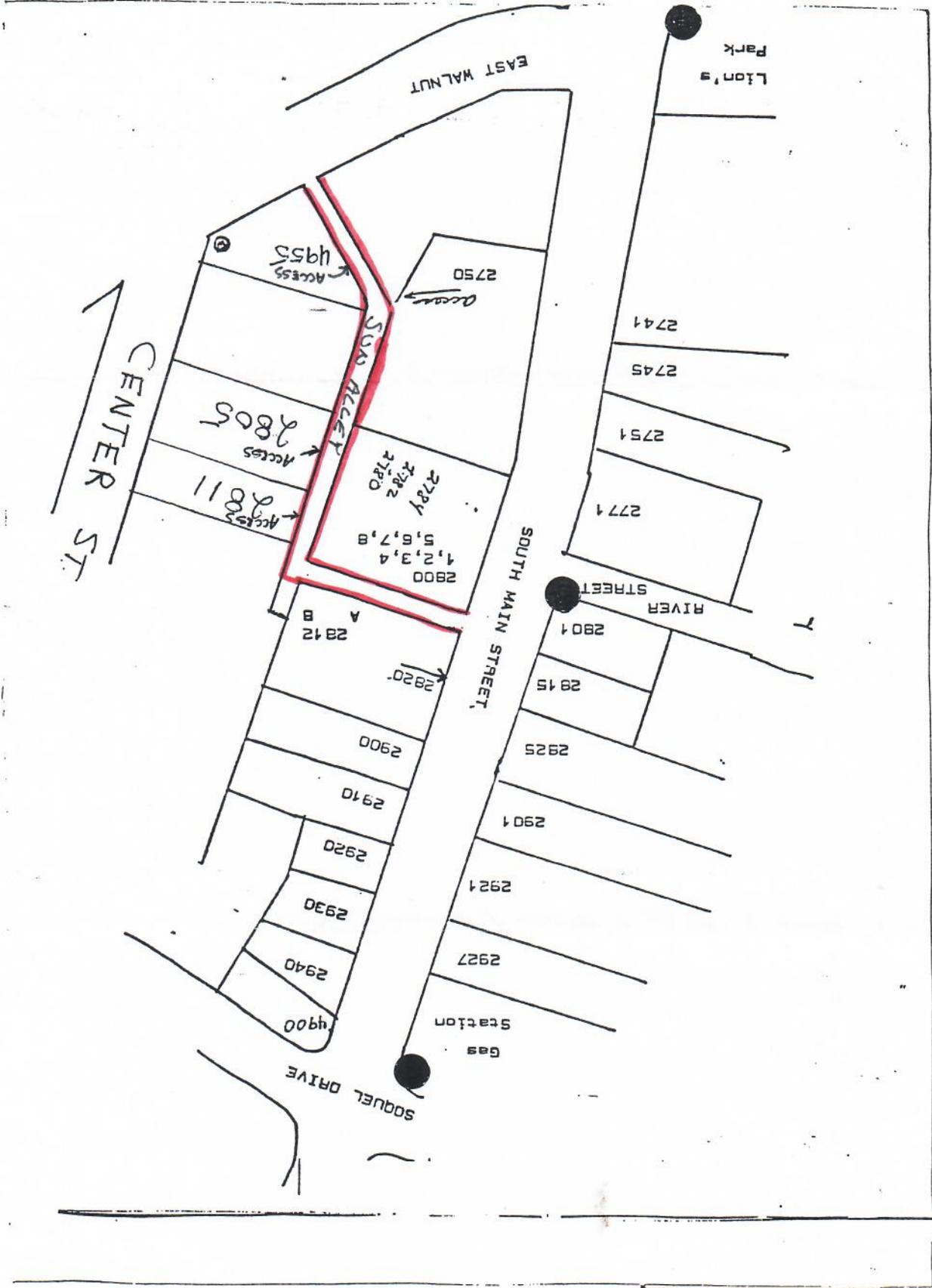
Sincerely,

A handwritten signature in cursive script that reads "John C. Ritchey". The signature is written in dark ink and is positioned above the typed name and title.

John C. Ritchey
Fire Captain Specialist

cc: All property owners who use Sun Alley for access.

DATE REVISED:



MAIN STREET SOUTH
2741 - 2940

Addresses Affected by Sun Alley Fire Lane

1. 2811 Center St.
2. 2750 S Main St.
3. 2780 S Main St.
4. 2782 S Main St.
5. 2784 S Main St.
6. 2800 S Main St
7. 2812-A S Main St.
8. 2812-B S Main St.
9. 4955 E Walnut Ave.

Michael Lam

From: Lezanne Jeffs
Sent: Wednesday, July 13, 2022 8:31 AM
To: Michael Lam
Subject: Fwd: 2901 Center St project

More late mail for item #7

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From: Denise Wendler <dragongirlyogi@yahoo.com>
Sent: Tuesday, July 12, 2022 9:26:40 PM
To: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>
Subject: Re: 2901 Center St project

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Hi Lezanne-

Thank you for sending the info. It did answer most of my questions but I have a concern that wasn't mentioned directly. I want to make sure that no one parks in front of the fence that borders Ms. Santia's property on Sun Alley, which is directly behind our garage. There is a "no parking/tow zone" sign there but could it be added to the rental agreements so new tenants are made aware of it?

And I have a question if you can't answer, can you direct me to where I might find the answer? The report states that Sun Alley is "part of the public road network". If that is the case, why is it not maintained by the county? Why does it not have a street sign? I wasn't even aware it was called "Sun Alley" until a few months ago.

Thank you,
Denise Wendler

On Monday, July 11, 2022, 02:29:59 PM PDT, Lezanne Jeffs <lezanne.jeffs@santacruzcounty.us> wrote:

Hi Denise,

The Zoom meeting link is available on the Planning Division website at www.sccoplanning.com, just click the Public Hearings tile on the home page and you will see information regarding the Planning Commission hearing on July 13, 2022. From there you can select the link to the agenda and then click the embedded link to review the staff report, plans and all supporting information. Maybe the information contained in the report will answer your questions?

If not, you may either email your questions to me (your email will be included as part of the public record for the project) or you can wait and ask at the hearing, your choice. either way I would be happy to get you the information you need.

Lezanne

Lezanne Jeffs

Principal Planner, Development Review

Tel: (831) 454 2480; Cell (831) 345 7839

Email: lezanne.jeffs@santacruzcounty.us



The Department's Zoning, Building, and Environmental Planning counters are open

BY APPOINTMENT, Monday through Thursday from 8:00 to 11:30 AM

Either in-person or telephone.

Self-schedule your appointment [here](#).

From: Denise Wendler <dragongirlyogi@yahoo.com>
Sent: Monday, July 11, 2022 1:04 PM
To: Lezanne Jeffs <Lezanne.Jeffs@santacruzcounty.us>
Subject: 2901 Center St project

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Hi Lezanne-

I live close to the proposed project at 2901 Center St and want to attend the remote hearing on Wednesday 7/13 at 9:30 am. Should I submit my questions to you ahead of time? Please email the meeting link.

Thanks,

Denise