

Nathan MacBeth

From: Dianne <blueiris@gmail.com>
Sent: Tuesday, September 23, 2025 10:54 AM
To: Nathan MacBeth; Manu Koenig
Subject: Comments on Thurber Lane housing project

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To: County Planning Commissioners and Supervisor Manu Koenig

I am a resident / property owner on Thurber Lane. The Thurber housing project includes several nice components, especially that 100% of it provides "affordable" rental units. I hope they are truly affordable.

Two of the most important concerns I have are:

1. Fire evacuation and access
2. Traffic congestion at Thurber and Soquel Dr. (see my ideas please)

Regarding **fire safety**: Please work more closely with the County Fire Department to provide additional safe and quick access to and from Santa Cruz Gardens during a fire or other emergency. Relying on locked gates being opened in time, or cooperation from Chaminade staff is not enough. Not only do residents need to leave, but fire and emergency vehicles and equipment must have quick, dependable access.

Regarding **traffic congestion**: Maybe it is time to permanently open Winkle Avenue as a through route to reduce the bottleneck at Thurber and Soquel Dr? Can a longer right turn lane be added from Thurber onto Soquel Dr.? Aren't emergency vehicles, like ambulances, going to be stuck in traffic backups into and out of Thurber Lane?

I wonder, to **allow space for better neighborhood access** could the parking be put underground to allow more space and move the buildings back to widen Thurber and plant trees?

I dislike some other components of this project, especially it's ugly tenement box appearance, but it is my understanding that we cannot influence such characteristics. Also, the removal of five mature native oaks "... to put in a parking lot....la la la!"

Thank you for your consideration of my comments.

Dianne Dryer
Thurber Lane

Nathan MacBeth

From: Donovan Arteaga
Sent: Wednesday, September 24, 2025 8:22 AM
To: Nathan MacBeth
Subject: FW: Opposition to Thurber Lane/ Soquel Drive Proposal



Donovan Arteaga

Planning Technician
Community Development & Infrastructure

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701 Ocean Street, Room 400

From: Jack Watson <jrwatsc5@yahoo.com>
Sent: Wednesday, September 24, 2025 8:21 AM
To: Donovan Arteaga <Donovan.Arteaga@santacruzcountyca.gov>
Cc: Betsy Maushardt <betsymaushardt8@gmail.com>; Roger Reedy <rogerreedy8@gmail.com>
Subject: Opposition to Thurber Lane/ Soquel Drive Proposal

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Mr Arteaga

The complex proposed for Thurber Lane and Soquel Drive includes 173 units & 257 parking spaces.should be downsized for public safety purposes.

We agree with the Santa Cruz Gardens Firewise committee that this creates a dangerous condition in case of emergency. Adding so many cars will delay evacuation from Santa Cruz Gardens School and the large surrounding Santa Cruz Gardens neighborhood.

The develonment instead should be 4? residential units with corresponding reductio in building height and the amount of parking.

Sincerely,
Jack and Erin Watsom
2415 Benson Av. Santa Cruz