

April 2, 2025

**Attention:** Jonathan DiSalvo, Project Planner  
[jonathan.DiSalvo@santacruzcountyca.gov](mailto:jonathan.DiSalvo@santacruzcountyca.gov)

**RE:** Public Comment for Application No. 241438 for the 4-4-25 ZA Hearing

Dear Mr. DiSalvo,

I am writing on behalf of Applicant, RN Real Prop LLC, in response to the public comment letter dated March 31, 2025, regarding our application #241438. This project involves the renovation of a formerly vacant auto service shop into a new restaurant and housing unit.

We have proactively reminded our new tenants and patrons about parking availability and are in the process of adding appropriate signage & lighting to help guide them. These reasonable steps are already underway.

We want to assure you that we are familiar with the potential of the 41st / Portola area, including the intense usage of the Walt Eller Company properties. We look forward to collaborating with WEC to address neighborhood issues concerning our property, the WEC property and neighboring properties.

Importantly, we diligently generated a Parking Analysis for this project. That objective study concluded a modest impact and noted practical controls noting the site plan proposes additional signs to encourage incoming patrons to use the on-site parking areas.

However, we find it unreasonable to dictate that we provide complimentary rideshare vouchers, offer complimentary rides within three miles, or include

Jonathan DiSalvo, Project Planner

Application No. 241438

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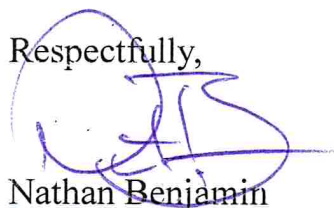
specific verbiage on menus, printed materials, and our website homepage. These requirements are unnecessary and untenable. We suspect that WEC's tenants would also find such demands objectionable. Our project's capacity and operational model differ significantly from that of Shadowbrook, as does the intersection and retail setting of the subject location. Comparison with our project is misguided and inappropriate.

In the future *if* it is the case that ongoing substantiated complaints are generated regarding our property, the WEC property, or any immediate neighbors, we will expect and appreciate the opportunity to work collaboratively with WEC and neighboring stakeholders on improvements in neighborhood traffic, parking and pedestrian safety. However, this is a more complex and distinct legislative issue that extends beyond the matter of a permit for a small restaurant at the site of a former auto service shop.

Our project is consistent with all applicable codes and policies, does not impose a significant burden on parking or traffic, and represents a major improvement to the neighborhood. Therefore, we respectfully request that it be approved.

Thank you for your careful consideration and sensible handling of this matter.

Respectfully,



Nathan Benjamin

RN Real Prop LLC

cc:

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March 31, 2025

County Of Santa Cruz  
Board of Supervisors  
701 Ocean Street  
Santa Cruz, CA 95060  
Attention: Jonathan DiSalvo, Project Planner

Re: APN 032-061-13  
Application No. 241438, Item 4

Dear Mr. DiSalvo:

I represent the Walt Eller Company. This letter represents my client's public comments, concerns, and requests regarding this application.

The Walt Eller Company owns the complex at 3910, 3912, and 4000 Portola Drive including Suda Restaurant, various businesses, and Pleasure Pizza at corner of 41st Ave & Portola Dr., just west of the proposed project. This complex is at full occupancy, with a very small vacancy factor. Thus, all the parking spaces available at these sites is needed for their tenants, and their tenants' customers and employees.

It is my client's understanding that the following clause has been added to the Staff Report (Section IV.D, page 21), to serve as a condition of the applicant's use permit:

"If ongoing substantiated complaints are received from neighboring property owners, that there is consistent unauthorized overflow parking from the site and or its tenants onto their land, then the property owner shall be required to develop an alternate parking demand management plan subject to amendment to the permit. This could include such measures as the provision of additional off- site parking areas, the provision of special transit incentives for employees, the operation of effective pooling programs, a valet parking plan, or any other method that can be demonstrated to be effective for the reduction and management of parking demand."

My client, as well as the tenants of the Suda Restaurant, retail, office and apartment complex, highly support the inclusion of this clause, and are thankful to Planning Staff for including it as a condition of the permit. In the future, should a substantiated parking problem occur, this clause is very important to preserve my client's parking, and neighboring owner's property as well.

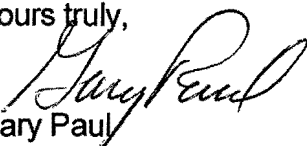
I refer you to the Traffic Study prepared by TL Engineering (Exhibit G to the Staff Report), at page 56, wherein it states parking is estimated at being short two parking spaces on weekdays and eleven spaces on Saturdays. In addition, please refer to the TL Engineering diagram (Exhibit G at page 58), showing the proposed thirty one parking spaces. This re-iterates my client's concern about the proposed project's parking needs overflowing into my client's parking lots located across the street. Therefore, it is important the project owners take proactive measures to ensure that they address these issues. My client respectfully proposes the following measures be implemented by the project proponents:

1. Signs be located within the two off-site parking lots proposed for the project, with the following wording, for example: "Do not park in the lots across Portola Drive. Your car is subject to being towed if parked there."
2. Placing small signs on the restaurant tables with the following wording, for example: "Portola Station and Café wishes to be a good neighbor to the business owners in the nearby vicinity. Please do not park in the lots across Portola Drive, as those are not our parking areas and your vehicle will be subject to being towed. Thank you for honoring this request." In addition, include this wording on printed receipts, menus, and the restaurant website homepage.
3. Provide complimentary rides to and from the restaurant. Shadowbrook, in Capitola, provides such service if a customer lives within three miles of the restaurant.
4. Provide complimentary Uber or Lyft vouchers for customers.

My client thanks you for the opportunity to provide input regarding this issue, and is hopeful that these comments are helpful in providing some measures that could mitigate potential problems before they occur.

Please direct any future correspondence to Walt Eller Company (Attn: Patti Eller Robb, 3912 Portola Drive, #4, Santa Cruz, CA 95062) and to myself.

Yours truly,

  
Gary Paul

CC: Matt Machado, Planning Director  
Manu Koenig, Supervisor, First District