

# City Manager's Weekly Update

November 4, 2016

## PLANNING AND COMMUNITY DEVELOPMENT

### **1218 Ocean Street**

This week, the Zoning Administrator approved an Administrative Use Permit for a transmission repair shop (AAMCO) to occupy the site on the southeast corner of Ocean Street and Glenwood Avenue where *Midas Muffler* was previously located. Amidst a multi-decade lease, *Midas* closed its doors a number of years ago resulting in ongoing code enforcement efforts by City staff relating to general blight, trash and debris, weeds, graffiti and nuisance trespass. As the site borders residences, acoustic studies were submitted with the application confirming that noise emanating from the service bays would not exceed performance standards included in the Zoning Ordinance. There was no opposition to the request and one member of the public in support. All those working on Neighborhood Safety are looking forward to this business moving in. Rachel Grothe is the planner who worked on the application.

### **204 Church Street**

This week, the Zoning Administrator also approved an Administrative Use Permit for a wine tasting room (Birichino Wines - <http://www.birichino.com/>) to open up in the vacant commercial space formerly occupied by *Pure Pleasure* (across the street from *Cruzio*). The facility, to be run by Bonny Doon Vintners Alex Krause and John Locke, will provide an opportunity for patrons to taste the products and purchase bottles of wine for consumption off site. There was no opposition to the request. *Penny Ice Creamery* and *Assembly* owner, Zach Davis, spoke in support of the request. Samantha Haschert is the planner who worked on the project.

### **Short Term Vacation Rentals (STVR's)**

The City Council passed an urgency ordinance on October 25, 2016, which placed a 45 day moratorium on Short Term Vacation Rentals. The purpose of this moratorium is to allow the City to consider writing an ordinance to regulate these residential vacation rentals. On November 1<sup>st</sup>, the Planning Department concluded an on-line survey on STVR's, which resulted in more than 1,700 responses with 80% of the responses being City residents. On November 22<sup>nd</sup>, the City Council will consider extending the temporary moratorium to allow for the creation of a broad based committee to discuss the issues and make recommendations for the Planning Commission and City Council to consider. The application for this committee is available on the City's website and applications will be accepted up to 11/17.

### **Accessory Dwelling Unit (ADU) Ordinance Update**

Two recently signed bills (SB1069) and (AB2499) have prompted additional changes to the City's ADU ordinance. The bills were not thoroughly written, so jurisdictions and State agencies are scrambling to interpret their intent before these new laws take effect on January 1, 2017. The Planning Department has been preparing draft ADU ordinance amendments that will be

considered by the Planning Commission on November 17<sup>th</sup>. The proposed amendments will be considered by the City Council for First Reading on November 22<sup>nd</sup>. We anticipate more interpretations and directions to be coming from the State Office of Planning and Research and will keep the Council informed of the latest direction.

### **Presentations to Santa Cruz County Association of Realtors (SCCAOR)**

Juliana Rebagliati and Alex Khoury attended Association of Realtors' meetings this week to share information and answer questions about Short Term Vacation Rentals and Accessory Dwelling Units. The Legislative Affairs committee invited Juliana and Alex to discuss the recent moratorium and community process underway to consider possible regulations. The Association was encouraged to participate in the process, and very interested in doing so. Next Alex Khoury made a presentation on the City's Accessory Dwelling Unit programs to a group of over 40 realtors, along with representatives from the County of Santa Cruz on their program. Alex explained the recent ordinance changes, and those coming in the next month, and answered good questions. The workshop was well attended and a great venue to spread the word about the City's award-winning program.

### **Electric Vehicle (EV) Charging Stations and Bicycle Parking Zoning Code Changes**

The State's California Green Building Standards Code (Cal Green) continues to evolve with respect to incentivizing and regulating environmentally sustainable development and currently includes the requirement to install Electrical Vehicle Supply Equipment (EVSE) infrastructure. At this time, Cal Green does not require the actual installation of EV charging stations, but does require a certain amount of the parking spaces to be EV ready by requiring the EVSE. On November 3<sup>rd</sup>, the Planning Commission recommended aggressive modifications to a draft parking ordinance in the Zoning Code that will require a minimum percentage of EV charging units to be constructed with new development project. Adopting this change through the Zoning Code does not affect the Cal Green Code. Minor bicycle parking standard clarifications were also recommended with this ordinance. The First Reading of these ordinances is expected to be reviewed by the City Council on December 13<sup>th</sup>.

## **WATER**

It's hard to believe, but we are approaching the first anniversary of Council's adoption of the Water Supply Advisory Committee's Recommendations. Much work has been done to move the Committee's recommendations forward, with particular emphasis on the recommendation for aquifer storage and recovery (ASR) and water transfers.

As many of you know, we have an agreement with Soquel Creek Water District for a pilot water transfer program. The program has a few technicalities yet to be worked out; specifically, the District wants to learn more about blending surface water (ours) with groundwater (theirs). The composition of the water types is different, and water purveyors are being understandably cautious about blending sources after the various water scandals that have occurred this past year. It's unlikely that we will begin a pilot program with Soquel Creek this year.

We have made significant progress on the WSAC's recommendations for conservation, most notably with completion of the Urban Water Management Plan Update. We are also working through our comments and edits on the final Water Conservation Master Plan document and hope to have that project wrapped up shortly. In the meantime, we continue to have a lot of interest in our turf removal rebate program, and are seeing some beautiful transformations from turf to water wise landscapes in our community:



The WSAC also gave us direction to look to regional solutions. With that in mind, we have been meeting with Scotts Valley, San Lorenzo, and Soquel Creek Water Districts, as well as with County Water Resources, to look at opportunities to collaborate on water projects. We haven't landed on any projects yet, but the meetings have been collaborative and very informative on a variety of fronts.

Last but certainly not least, we love the rain! Our current lake elevation is 569.95, vs. the same week last year: 559.40.

## PUBLIC WORKS

### **Resource Recovery Facility and Recycling Processing**

Landfill operations has been busy preparing for the rainy season the last few months. Photos of our preparations show a mature bio-swale used to filter out sediments before discharge and the south west slope mulched with straw wattles to impede erosion with our portable litter fences above.



### **Waste Reduction**

We are finding many political yard signs in recycling bins although they are made of mixed materials incompatible with the recycling collection system. The mixed materials in political yard signs include paperboard, corrugated plastic and metal wire stands or wickets. The only part that can go in the blue bin is the paperboard sign once removed from the metal stand.

Political yard signs may be properly recycled when delivered to the City of Santa Cruz Resource Recovery Facility, Grey Bears or Buena Vista Landfill. Locations and information on other options can be found [here](#).



### **Green Business**

The Green Business Mixer at Rosie McCann's was a huge success. Special thanks to Water Star Motors, Gino's Carco, and Rosie McCann's for sponsoring the event.



### **Wastewater Collections & Flood Control**

A large amount of trash plugged a pump intake at Beach and Third Street Storm Station 1B after the recent rains. Crews performed Confined Space Entry to remove debris. Additional cleaning of lines and catch basins around the area will also take place this week.



### **Parking Services**

Parking Enforcement helped with No Parking signage downtown for Halloween.

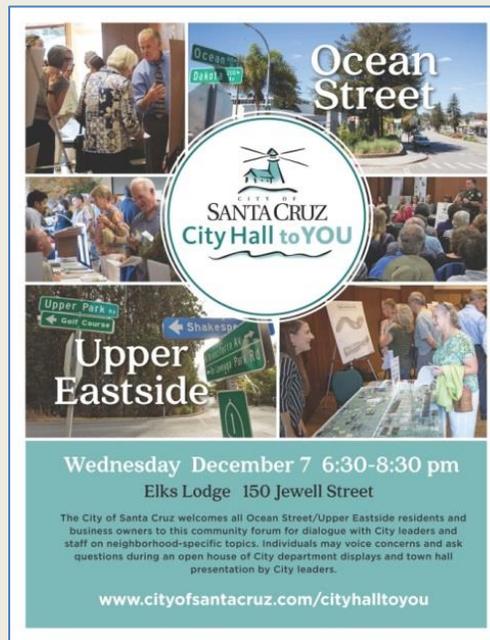


### **Community Outreach**

After discussing the launch of our Street Smarts traffic safety campaign, the date has been moved to the start of the 2017 school year. This timing will give our kickoff more of a punch as it will align with the start of Santa Cruz City Schools and the UCSC school year.



Some save the date emails have been sent for our Dec. 7 Ocean Street/Upper Eastside City Hall to YOU community forum. The majority of our event promotion will occur after the election.



Our 26<sup>th</sup> Santa Cruz Waves story was posted: [Sneak Peek of Scrap's 'Recycled' Art Made From the City's Waste Stream.](#)

### **Traffic Engineering**

The City and County of Santa Cruz have been recommended for a grant award from the Caltrans Active Transportation Program for the Rail Trail Segment 8 and 9 Design and Environmental Review project. In partnership with the County and Ecology Action, this project would fund all preconstruction activities for the rail trail between the Wharf Roundabout and 17<sup>th</sup> Avenue in the County. Completing this phase of the project will bring us to a place to be incredibly competitive for grant funding for construction. This project is recommended for a \$3,169,000 award with an additional generous match of \$1,500,000 from the Land Trust of Santa Cruz County. The award will not be final until after the December California Transportation Commission Meeting.

The Active Transportation Program grants continue to be incredibly competitive. For this cycle, the California Transportation Commission received 456 applications requesting \$976,768,000. Of these, 50 applications totaling \$158,096,000 were recommended for funding, representing only 16% of the funding requested. Our project was recommended for award in the Small Urban and Rural component of the program, scoring the highest of all recommended grants in this category.

### **Engineering**

The Corporation Yard Beam Replacement Project (1<sup>st</sup> Phase of the Seismic Upgrade Project) is ready to start. The contractor is Cen-Con Inc. This project will be completed by spring of 2017.

Eastside Alley Sewer Replacement bids were opened last week and K. J. Woods Construction, Inc. is the apparent low bidder at \$1.47 million. The project will replace approximately 7,500 lineal feet of existing sewer and will reconnect or replace almost 200 sewer laterals. Award of this contract will take place shortly.

Storm Drain replacement work continues on Harbor Dr. and Pacific Ave.

### **Parking Services**

Occupancies at the Locust Garage ranged between 89% and 100% between noon and 4 pm with weekend occupancies between 50% and 62%. Permit holders account for 42% of parked vehicles weekdays between Noon and 4 pm and 15% of parked vehicles on weekends. We have 257 persons on the waitlist for 390 permits. The waitlist is 12 months long.

Occupancies at the Soquel/Front Garage ranged between 89% and 100% between noon and 4pm with weekend occupancies between 75% and 92%. Permit holders account for 40% to 50% of parked vehicles weekdays between Noon and 4 pm and 20% to 30% of parked vehicles on weekends. We have 208 persons on the waitlist for 369 permits. The waitlist is 18 months long.

Occupancies at the River Front Garage ranged between 92% and 100% between noon and 4pm this last week with weekend occupancies between 44% and 55%. Permit holders account for 45% to 48% of parked vehicles weekdays between Noon and 4 pm and 12% to 17% of parked vehicles on weekends. We have 189 persons on the waitlist for 548 permits. The waitlist is 9 months long.