**Ocean St. Ext Neighbors Association (OSENA)**

**Concerns regarding the Proposed Development Project at 1930 Ocean St. Ext.**

There is a proposed 40 unit condo project at the beginning of Ocean St. Extension uphill from the cemetery. This project is currently going through an Environmental Impact Review and Permit Approval Process in the City of Santa Cruz Planning Department.

Ocean St. Extension is located at an interface between City, County and State in terms of jurisdiction of density, traffic and fire protection and emergency access. This development is fundamentally out of character with our rural area. Densities typically decrease at the city / county edge.

Our primary concerns are:

* Traffic
* Emergency access and response
* Development without proper infrastructure to support it
* General Plan and Zoning changes

**OSENA is unified in an effort to oppose the 1930 Ocean St. Project on the following points:**

The developers of this project have applied for the following:

An amendment of the City of Santa Cruz General Plan to change the land use from L (low density residential) to LM (Low Medium Density Residential)

A Zoning map amendment to rezone the site from R-1-10 (Single Family Residential) to RL (Multiple Residence-Low Density) This essentially means that instead of no more than 10 single family homes under the current Land use and Planning zone designations the project developers are asking to be allowed to construct 40 condominiums.

A variance to allow them to build within 10 feet of a 30% slope and also to allow for tandem parking (one car in front of another) for a total of 93 parking places. The steep slope they would like a variance for is just below Graham Hill Rd. and there has been a history of landslides in that area.

The impact of increased traffic (upwards of 266 vehicle trips per day, as per the traffic report submitted by the developers – see mention below) will have a significant impact on the traffic flow and safety at the currently substandard intersection of Graham Hill Rd. and Ocean St. Ext.

The traffic study prepared by the Developers in 2014 did not take into consideration the increased traffic on Ocean St. from the new Memory Care Facility and the Townhouses currently under construction at Jewell and Ocean Street.

The current traffic report is calling for a signal light at the Hwy. 1 North onramp. Apparently there are no funds available or allotted to install the signal light. This will significantly worsen traffic coming into Santa Cruz from Graham Hill Rd. and the San Lorenzo Valley.

Emergency Access is a problem for both the 48+ county residences of Ocean St. Ext. and 400 residences in Paradise Park. If there was a closure on Hwy. 9 due an unforeseen natural disaster (Landslides, Earthquake, Flood, Fire, etc.) or other emergency, the only other egress route for the residents of Paradise Park would be along Ocean St. Ext.

Conversely, If there was a road closure or traffic bottleneck on Graham Hill Rd and Ocean St. Ext. the increased traffic from a 40 unit development at the intersection of Ocean St. Ext and Graham Hill Rd. could prevent emergency vehicles from reaching county residents along Ocean St. Ext and residences on the East side of the San Lorenzo River in Paradise Park.

Fire trucks would be unable to reach the residents of Paradise Park on the West side of the San Lorenzo River as the historic covered bridge cannot support the weight of the fire trucks.

Moe and Rowell (the Developers) only need to pay for 1.8% of the cost of traffic and road improvements.

Who will pay the other 98.2%

How can we make sure that Caltrans or the regional transportation commission can fund the necessary road and traffic infrastructure improvements? The city's plan for increased density comes without adequate transportation infrastructure to support it.

What you can do to help or get involved.

1. Write a letter of concern to the

City of Santa Cruz Planning Department. Att: Ryan Bane

809 Center Street, Room 107  
Santa Cruz, California 95060

Letter templates are available. Contact: [l](mailto:jrose@cruzio.com)crux@cruzio.com

2. Send your email for updates from our Neighborhood Association to:

lcrux[@cruzio.com](mailto:jrose@cruzio.com)

We send out updates to our list only when needed. Such as when the EIR will be available for review and comment. There is a 45 day comment period that starts when the EIR is released.

3. Let us know if there is a contact person in Paradise Park who we could send announcements about upcoming meetings and any other important updates.

4. Look on the City of Santa Cruz Planning Department website for more information and documents on this project (1930 Ocean St. Ext)

[**http://www.cityofsantacruz.com/departments/planning-and-community-development/environmental-documents**](http://www.cityofsantacruz.com/departments/planning-and-community-development/environmental-documents)

5. Make a donation to our legal fund (used to pay attorney’s for representing us at the Council Meetings and advising us as we move through this process, and for special reports needed to back up our concerns, ie., traffic report) Make checks payable to our treasurer.

Don Cohen

2110 Ocean St. ext.

Please write OSENA on the subject line on the check and include your email or snail mail address so we can send an acknowledgement of your donation.