



COUNTY OF SANTA CRUZ

General Services Department
Purchasing Division

701 OCEAN STREET, SUITE 330, SANTA CRUZ, CA 95060-4073
(831) 454-2210 FAX: (831) 454-2710 TDD/TTY: 711

ADDENDUM #1

RFQ #16Q1-007

***Mixed-Use Commercial Development Opportunity
(17th Avenue and Capitola Road)***

Issued June 30, 2017

Addendum #1 includes all questions as submitted in writing and the corresponding answers.

Please direct any questions regarding Addendum #1 to kevin.bratcher@santacruzcounty.us.

Addendum #1 authorization:

Kevin Bratcher

6/30/17

Date

RFQ #16Q1-007

Mixed-Use Commercial Development Opportunity (17th Avenue & Capitola Road)

Written Questions

1. Is the grocery store on Capitola and 17th staying or going?

Response: *The Live Oak Market located at the corner of 17th Avenue and Capitola Road is not owned by the Santa Cruz County Redevelopment Successor Agency (RSA) and not being considered as part of this Request for Qualifications. The County cannot speak to the intent of the property owner of the Live Oak Market site. However, the County will consider any proposed project that includes an assemblage of additional parcels of land to the RSA site as available or appropriate.*

2. There is presently a grocery store on the corner. Would putting another store on your project be troublesome for the City/County?

Response: *The County will evaluate any proposed project submitted by a respondent that may or may not include space for a proposed grocery store.*

3. What is the maximum FAR allowed under the C-1 zoning and C-N land use designation, for residential and commercial uses?

Response: *The FAR standard does not apply to sites in the C-1 or C-N zone districts, pursuant County Code Section 13.10.333. The basic land use parameters for C-1 are outlined on page 3 of the RFQ.*

4. If/when additional financial information is provided can it be marked as confidential and not be of public record?

Response: *Submitters may choose to mark financial information as proprietary. The County's actions related to information marked as proprietary will be in accordance with the RFQ requirements pertaining to proprietary information.*

5. Can we get a list of the RFQ recipients? (Who did you email RFQ to?)

Response: *The County posted the RFQ document on the General Services Department's Solicitations webpage and also on Public Purchase. Additionally, to ensure the best possible response to the RFQ, various County staff provided links to the webpage and provided the RFQ document both electronically and hard copy directly to individuals and entities and also encouraged those individuals and entities to distribute the RFQ to any party who might be interested. Given the County's efforts to widely distribute the RFQ and that the RFQ is a public document available to anyone with access to a computer and the Internet, a list of the RFQ recipients is not available.*

6. Who is on the selection committee?

Response: *The selection committee will include representatives from the Planning Department including planning and housing managers, Department of Public Works, Office for Economic Development, Parks, Open Space and Cultural Services, and the County Administrative Office.*

7. Is the C-1 Zoning allowance of 50% residential negotiable?

Response: *Not at this time. The upcoming sustainability update/code modernization project will include a proposal to amend this 50% standard to allow greater flexibility. However, any revisions to the 50% residential limit are not expected to be in place before the end of 2018.*

RFQ #16Q1-007

Mixed-Use Commercial Development Opportunity (17th Avenue & Capitola Road)

Written Questions

8. Would the County consider 100% affordable housing as an option? Can you confirm this increases the max residential density to 67%? If there an ability to do even a higher %?

Response: *The residential portion of a mixed use development could be 100% affordable, and would be eligible for a maximum 67% of the total square footage to be a residential component. At this time 67% residential square footage is the maximum residential component allowed. A 100% affordable housing project could be considered under a proposal to rezone some or all of the property to a residential district.*

9. Is LEED ND (Neighborhood Development) a favorable option?

Response: *The County will evaluate any proposed project submitted by a Respondent, including projects designed to meet the LEED ND criteria, in accordance with the selection criteria provided in the RFQ.*

10. May we obtain a topographic map with vegetation identified?

Response: *The topography of the site can be viewed using the County GIS system, by entering the Assessor's Parcel Number for the site, and selecting the "County-wide contours" layer included in the "Hazards and Geophysical" category. The vegetation has not been mapped for the site.*

11. May we obtain a copy of any civil studies that have been completed?

Response: *There are no recent civil studies that have been completed for the site.*

12. Does outdoor commercial patio space count towards the commercial square footage?

Response: *A commercial patio area such as an extension of a restaurant that is used for outdoor seating would count towards the total gross floor area for the purpose of determining parking requirements pursuant to 13.10.550 et. seq. However, Section 13.10.553 allows for approval of parking plans and shared parking which could result in a different parking requirement. The code uses the term "Floor area" to mean the area on each floor of a structure.*

13. Do the two existing structures have any historical significance that could make them ineligible for demolition?

Response: *The residences located at 1438 Capitola Road (current APN 026-741-13, former APN 026-193-41) and at 1500 Capitola Road (current APN 026-741-14, former APN 026-193-42) were previously evaluated for historic significance, and were assigned a significance rating of NR-6, meaning "properties which have been evaluated and determined to be ineligible for designation as an historic resource." Due to the NR-6 rating, staff is not aware of any information at this time regarding historic significance which would make the residences on these properties ineligible for demolition.*

RFQ #16Q1-007

Mixed-Use Commercial Development Opportunity (17th Avenue & Capitola Road)

Written Questions

14. Looking at 13.10.332 of the Zoning Code, the 'Commercial Uses Chart' specifies the approval level for only two of the office categories: Administrative offices and Addressing Services. In many of the other use categories, there is a general "4/5/6" at the heading level, then a list of "such as" uses below that are blank. However, with the Offices category, the general heading is blank, and only "Administrative Offices" and "Addressing Services" detail the required approval levels for those respective uses, while all other "such as" uses are blank. Please clarify what the required approval levels are for all uses that are left blank under the general Offices heading?

Response: *In the Commercial Chart in Section 13.10.332(B) of the County Code, the permit requirements and allowable zone districts for "Administrative offices" apply to administrative offices and travel agencies. The permit requirements and allowable zone districts for "Addressing services" apply to addressing services and all other types of office uses listed below addressing.*

15. Regarding the parenthesis for the Offices heading on the 'Commercial Uses Chart' in 13.10.332 of the Code: "not to exceed 50% of building area in C-1;" Does that refer to the building area planned for commercial use, and only half of the commercial area can be offices? Or does this refer to total building area (i.e. If proposing 50% housing, the other 50% of building area could all be for offices)?

Offices (not to exceed 50% of building area in C-1) such as:						
Administrative offices	4/5/6*	4/5/6*A	—	4/5/6*	4/5/6*	4/5/6*A
Travel agencies						
Addressing services	4/5/6*	—	—	4/5/6*	4/5/6*	4/5/6*A
Business offices, general						
Catalog sales offices						
Dental offices						
Duplicating shops						
Editorial offices						
Executive offices						
Finance offices						
Fortune tellers						
Insurance offices						
Interior decoration studios						
Laboratories, medical, optical, and dental, not including the manufacture of pharmaceutical or other similar products for general sale or distribution						
Medical offices and clinics						
Message services; answering services						

Response: *No more than 50% of the total building area may be office. Therefore, the other 50% of the total building area could be residential or other allowed non-office commercial use.*

16. Can we have the list of potential developers for this project?

Response: *The County cannot reasonably determine the potential developers. However, the County will post the list of respondents to the RFQ at the website indicated in the RFQ.*

17. I am wondering if you will be releasing a prospective bidders list for RFQ 16Q1-007 Mixed-Use Commercial Development Opportunity.

Response: *The County cannot reasonably determine the prospective bidders. However, the County will post the list of respondents to the RFQ at the website indicated in the RFQ.*