



CAPITOLA CITY COUNCIL AGENDA REPORT

MEETING OF JUNE 27, 2019

FROM: Public Works Department

SUBJECT: Consider Authorizing the City Manager to Sign a Letter Regarding Traffic Studies for a Proposed Medical Office Building on Soquel Avenue

RECOMMENDED ACTION: Authorize and direct the City Manager to sign a letter regarding the traffic studies underway for the proposed medical office building at 5940 Soquel Avenue in the County of Santa Cruz.

BACKGROUND: Pacific Medical Builders has proposed a 160,000-square-foot specialty medical office Building at 5940 Soquel Ave. in the unincorporated County of Santa Cruz. It is envisioned the project will be occupied by Kaiser Permanente. The facility will include advanced medical services, an urgent care clinic and medical offices. It is an outpatient facility, not a hospital. The 4.98-acre site is currently used as open storage. The project will include 720 parking spaces in a parking garage.

DISCUSSION: As part of the project application, a traffic study is in progress. Staff believes that study should analyze all feasible measures to mitigate traffic impacts and facilitate regional traffic flow, including evaluating the impacts of opening 40th Avenue at Deanes Lane to relieve congestion at the Gross Road and 41st Avenue intersection.

City staff believes this option should be included in the analysis and has drafted the attached letter to the County Planning Department requesting that it be included in the study.

FISCAL IMPACT: None.

ATTACHMENTS:

1. Draft Letter to County of Santa Cruz

Report Prepared By: Steve Jesberg
Public Works Director

Kaiser Project Letter - 40th Avenue
June 27, 2019

Reviewed and Forwarded by:



Jamie Goldstein, City Manager

6/21/2019

Kathleen Molloy, Director
Santa Cruz County Planning Department
701 Ocean St, Room 400
Santa Cruz, CA 95060

Subject: Medical Office Building at 5490 Soquel Avenue
Scope of Work of Environmental Review

Dear Ms. Molloy,

The City of Capitola has been provided an opportunity to meet with members of the project development team for the Medical Office Building located at 5490 Soquel Avenue. City staff appreciates the opportunity to provide early feedback into this important project, and its potential regional traffic impacts.

As you are aware, during the afternoon commute there is substantial queuing of cars along Soquel Avenue and Gross Road in the eastbound direction as cars seek access to 41st Avenue, Highway 1, Soquel Drive and other destinations. The proposed project will result in increased impacts to intersections along this route.

One mitigation measure that could help alleviate traffic impacts would be the removal of the road closure along 40th Avenue at County/City boundary at Deanes Lanes. Removing this closure along with other improvements in the area of Clares Street and 41st Avenue may be able to provide substantial relief and should be studied in the project's traffic analysis.

On behalf of the City Council of the City of Capitola, we ask that an analysis of opening 40th Avenue to through traffic be evaluated in the traffic mitigation analysis for this project.

Yours truly,

Jamie Goldstein
City Manager