



# COUNTY OF SANTA CRUZ

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General Services Department  
Purchasing Division

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## **ADDENDUM #1**

**Request for Proposals #16Q1-009**

***Hospitality Development Opportunity  
(7<sup>th</sup> Avenue and Brommer Street)***

***Issued July 13, 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](mailto:kevin.bratcher@santacruzcounty.us).

Addendum #1 authorization:

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Kevin Bratcher

7/13/17

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Date

**RFQ #16Q1-009**

**Hospitality Development Opportunity in Santa Cruz County – 7<sup>th</sup> & Brommer  
Written Questions**

1. How did this proposal get developed?

Response: The County prepared the Request for Qualifications (RFQ) consistent with the direction of the Long-Range Property Management Plan (LRPMP) as adopted by the Board of Supervisors on September 12, 2013, and the Redevelopment Successor Agency Oversight Board on October 8, 2013, and subsequently approved by the California State Department of Finance on August 20, 2014. The LRPMP requires that the property be sold via a managed sale to maximize sale proceeds and long-term economic and community benefit with sale proceeds distributed to the taxing entities pursuant to California Health & Safety Code § 34191.5(c)(2).

The RFQ outlines the approved land use parameters for the site, including zoning, General Plan designation, and Local Coastal Plan (LCP) requirements. The County conducted a public meeting on April 27, 2017, to provide public input on the future development of the site. A complete summary of the public input was provided as Appendix A to the RFQ. The RFQ requires potential Respondents to submit a vision for the site consistent with the approved land use parameters and with consideration of the public input outlined in Appendix A. The RFQ was approved by the Board on June 6, 2017.

2. Please explain why the public workshop comments that are well-documented within the package are completely ignored in what the County has produced for the developers to create?

Response: As stated in the response to question 1 above, comments received online and as part of the April 27, 2017 meeting are well-documented within Appendix A of the RFQ and available to all potential Respondents. Additional references to the requirement for responses to the RFQ to include and reflect the input and goals of the community are included throughout the body of the RFQ document. Responses to the RFQ will be evaluated based upon all of the factors, including community input, as described in the response to question 1 above and on page 6 of the RFQ.