

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE GRANTING A DENSITY BONUS FOR APPLICATION NO. PP2019-432/APP#18, FILED BY PACIFIC COAST DEVELOPMENT, APPLICANT, TO CONSTRUCT FIFTY APARTMENTS WITH A FIRST FLOOR RESTAURANT SPACE ON A ± .745 ACRE SITE LOCATED AT 558 MAIN STREET, WATSONVILLE, CALIFORNIA (APN: 018-241-20)

WHEREAS, on November 5, 2019, Pacific Coast Development, applicant, submitted an application for a Density Bonus, Design Review Permit with Environmental Review (PP2019-432/APP#18) to construct a 5-story mixed-use building to include a restaurant and podium parking on the first floor and 75 apartment units on the upper floors at 558 Main Street (APN: 018-241-20); and

WHEREAS, on September 4, 2020, the applicant submitted revised plans and project proposal for the construction of a 4-story mixed-use building to include a restaurant and podium parking on the first floor and 50 apartments on the upper floor at 558 Main Street (APN: 018-241-20); and

WHEREAS, Chapter 14-47 (Density Bonus) of the Watsonville Municipal Code was adopted to comply with Subdivision (a) of Section 65915 of the California Government Code; and

WHEREAS, state law allows a housing development with a certain percentage of affordable units to be eligible for a density bonus; and

WHEREAS, a density bonus project allows an increase in density for a project and allows for a reduction in the parking requirement, which requires recommendation by the Planning Commission and final approval of the City Council; and

WHEREAS, on November 18, 2020, the applicant amended its application to request a Density Bonus to provide a concession to the commercial parking requirement for the project, which would reduce the parking requirement by 16 spaces; and

WHEREAS, Chapter 14-46 (Affordable Housing Ordinance) of the Watsonville Municipal Code requires that at least 20% of the units in a residential rental housing project containing fifty (50) or more units be dedicated as affordable housing units; and

WHEREAS, this project will provide 20% (10 units) of the fifty (50) units for affordable housing for a minimum 55-year period which will be monitored annually by the Community Development Department's Housing Division for compliance with a Density Bonus Affordable Housing Agreement; and

WHEREAS, based on the applicant's proposal, the project is eligible for up to two (2) concessions per § 65915 of the California Government Code; and

WHEREAS, the project was reviewed by the Planning Commission on January 11, 2021, at which time the Planning Commission adopted Resolution No. 01-21 (PC), recommending that the City Council approve a Density Bonus, Design Review Permit and Environmental Review to allow the construction of fifty (50) apartment units and a first-floor restaurant space on a ± .745 acre site located at 558 Main Street, Watsonville, California (APN: 018-241-20).

WHEREAS, notice of time and place of the hearing to consider approval of the Density Bonus Permit, for PP2019-432/APP#18, was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville (Watsonville Municipal Code 14-10.900) the matter was called for hearing both oral and documentary introduced and received; and the matter submitted for decision.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF WATSONVILLE, CALIFORNIA, AS FOLLOWS:**

Good cause appearing therefore and upon the Findings, attached hereto as Exhibit “A,” the Council of the City of Watsonville does hereby grant a Density Bonus (PP2019-432/APP#18) to Pacific Coast Development, applicant, to construct fifty (50) apartment units and a first-floor restaurant space on a ± .745 acre site located at 558 Main Street, Watsonville, California (APN: 018-241-20).
