

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE GRANTING A DENSITY BONUS FOR APP #921, FILED BY ANDY MADEIRA, WITH EDEN HOUSING, APPLICANT, ON BEHALF OF EDEN FREEDOM INVESTORS LP, PROPERTY OWNER, TO CONSTRUCT A FIFTY-THREE UNIT AFFORDABLE HOUSING PROJECT ON A 1.81± ACRE SITE LOCATED AT 1482 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN: 019-226-41)

WHEREAS, on August 4, 2020, Jane Barr with Eden Housing sent a letter informing the City of their request to process an affordable housing project located at 1482 Freedom Boulevard (APN: 019-226-41) in accordance with Senate Bill 35 (SB35), which in 2018 established a streamlined, ministerial review and approval process for multi-family housing developments with at least 50 percent of the units dedicated as affordable units; and

WHEREAS, the applicant has submitted information demonstrating that the project meets SB 35 eligibility requirements; and

WHEREAS, the 1482 Freedom Boulevard Project, is a 100% affordable housing project, and is also eligible for the City and State's Density Bonus incentives; and

WHEREAS, residential developments that provide 100% of the units for "lower income households" are eligible for an 80% density bonus along with four development incentives or concessions. In addition, an applicant may request waivers or reductions of development standards that would have the effect of physically precluding the construction of a development; and

WHEREAS, on December 2, 2020, Andy Madeira with Eden Housing, applicant, on behalf of Eden Freedom Investors LP, property owner, applied for a Density Bonus and Design Review Permit (APP #921) to construct fifty-three (53) affordable housing units on

a 1.81± acre site located at 1482 Freedom Boulevard, Watsonville, California, (APN: 019-226-41); 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, the project is consistent with all objective development regulations of the RM-3 Zoning District and the City of Watsonville Residential Development Standards for multi-family rental projects with concessions from and waivers of certain standards permitted under State Density Bonus law; and

WHEREAS, the applicant is requesting two (2) concessions and eight (8) waivers from development standards per State Density Bonus law; and

WHEREAS, the ministerial “design review or public oversight” of the application may be conducted by the City’s Planning Commission or City Council; and

WHEREAS, the City has a statutory timeframe limit of 90 days to complete the streamlined, ministerial review and approval process and acknowledges that the City may not in any way “inhibit, chill, or preclude the ministerial approval” allowed by SB 35; and

WHEREAS, notice of time and place of the hearing to consider approval of the Density Bonus, APP #921, 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 does hereby grant a Density Bonus (APP #921) to Andy Madeira with Eden Housing, applicant, on behalf of Eden Freedom Investors LP, property owner, to construct fifty-three (53) affordable housing units on a 1.81± acre site located at 1482 Freedom Boulevard, Watsonville, California, (APN: 019-226-41).
