

Raoul & Eve Ortiz

7960B Soquel Dr #352
Aptos, CA 95003
831-251-9567

Project Description: 547 Airport Blvd, Watsonville
Developer: Raoul Ortiz
Architect: Frederic Lattanzio

July 12, 2021

Dear City Council Members,

I am the owner of the property on 547 Airport Blvd. I have been an active member in our community for 25 years and have owned and operated the steel rebar production facility that is currently on this property since 1999. I care about our community and truly believe that a better use for the property at this point in time is to provide housing for the city as there is such a shortage of housing for people of low to moderate income in our county.

My architect, Frederic Lattanzio, has been working in Santa Cruz since 1981. Fred opened his own firm in 1986 and since then has designed numerous successful multifamily projects throughout Santa Cruz County and the City of Watsonville. Following is a description of our proposed project.

The current land use at 547 Airport Blvd. is a steel rebar production facility and an old 5-bedroom single family residence. I am proposing to remove both and construct 21 new 3-bedroom 2.5 bath townhomes along with parking and open space areas that meet or exceed the minimum standards required by the city for this type of development. Fifteen percent of the townhomes, or 3 units, will provide for the city's affordable housing requirement. The balance of the townhomes will be affordable to families in moderate income ranges.

We believe we have a nicely designed project that will be an asset to the City of Watsonville and help meet your need to provide the city with much needed housing. Each townhome will have a private rear yard of 308 square feet minimum which exceeds the City of Watsonville's minimum requirement for private open space by 108 square feet. The rear yard spaces for building #4 are substantially larger than this. Each private rear yard space has a concrete patio and room for a compost bin if the occupant chooses to use one. In design of the project, we have thought about what current resident family's needs may be for the area and tried to provide for them in the planning process.

The site plan provides for a total of 11,304 square feet of public open space with multiple uses. This amount of public open space is larger than what would normally be provided in other townhome projects in the city, giving the site a more spacious feeling. There are a number of amenities provided in this open space including a covered picnic area adjacent to an open lawn area and tot lot for small children to play in. The site plan sheet A1 and the landscape plan sheet L1 describe these areas in more detail.

The architecture is contemporary in design, giving the project a fresh, modern look, which will most likely appeal to younger first-time home buyers. Variations in roof heights, wall planes, and exterior colors will provide variety and interest in the buildings massing.



We will be providing solar panels for all units which will help conserve energy usage for the occupants. The panels will be located on the roof of the buildings and concealed behind parapet walls so that they are not visible from below. The typical roof plan and building section on sheet A10 shows this. We will also be providing a dedicated branch circuit for electric vehicle charging in the garage of all units to encourage the occupants to use electric vehicles therefore conserving energy usage.

The project has been reviewed and approved by all city departments including public works and the fire department for fire truck access, trash removal, site drainage, etc. Therefore, it meets all these departments requirements.

As developer and property owner myself, my architect and I respectfully request the city council to approve the proposed 547 Airport Blvd Townhome Project. We believe by approving this project the city council will provide a number of amenities for the City of Watsonville, including much needed housing for those in moderate income ranges along with energy conscious design. We believe this is a better use for the property than the current rebar facility which has minimal public benefit. Thank you very much for considering our proposal.

Sincerely,

Raoul & Eve Ortiz

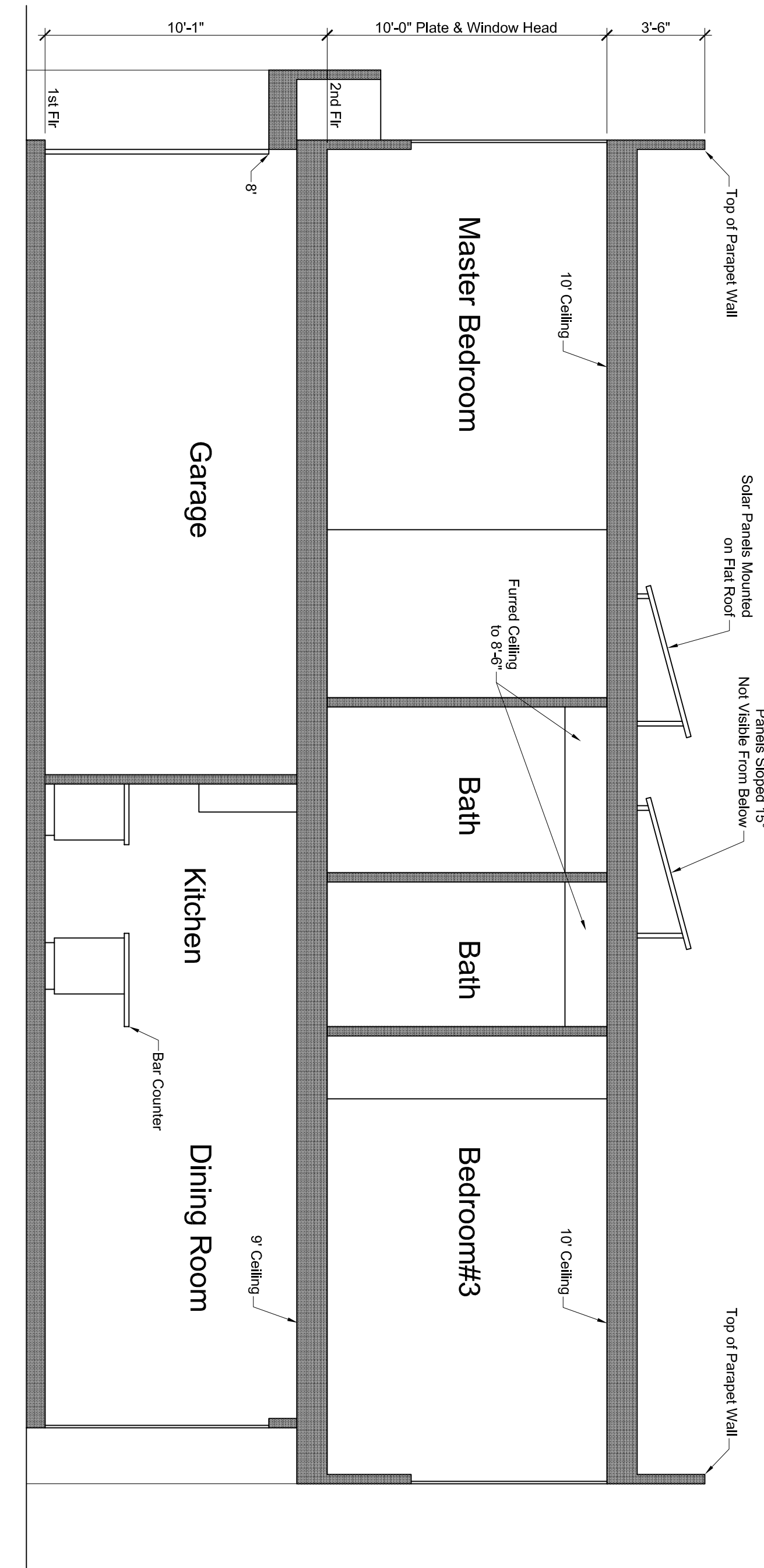
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