

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE GRANTING AN AMENDMENT TO THE DENSITY BONUS REQUEST PP2021-2502, FILED BY EDEN HOUSING, INC., 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)

Amends Resolution No. 63-21 (CM)

WHEREAS, on August 4, 2020, Jane Barr with Eden Housing Inc. sent a letter informing the City of its 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 apartment project; and

WHEREAS, residential developments that provide 100% of the units for “lower income households” are eligible for an 80% density bonus per the State’s Density Bonus Law along with up to four development incentives or concessions which result in identifiable and actual cost reductions. 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, Eden Housing, Inc., 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 apartment units on a 1.81± acre parcel at 1482 Freedom Boulevard, Watsonville, California, (APN: 019-226-41); and

WHEREAS, on February 23, 2021, the City Council adopted Resolution No. 62-21 (CM), approving a Design Review Permit for App No. 921, filed by Eden Housing, Inc., applicant, on behalf of Eden Freedom Investors LP, property owner, to construct a 53-unit affordable housing apartment project on a 1.8± acre site located at 1482 Freedom Boulevard, Watsonville, California (APN 019-226-41); and

WHEREAS, also on February 23, 2021, the City Council adopted Resolution No. 63-21 (CM), granting a Density Bonus for App No. 921, filed by Eden Housing, Inc. applicant, on behalf of Eden Freedom Investors LP, property owner, to construct a 53-unit affordable housing project on a 1.8± acre parcel at 1482 Freedom Boulevard, Watsonville, California (APN 019-226-41); and

WHEREAS, the project was found to be 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 originally requested two (2) concessions and eight (8) waivers from development standards per State Density Bonus law; and

WHEREAS, on October 6, 2021, Eden Housing, Inc. applicant, on behalf of Eden Freedom Investors LP, property owner, applied for an amended Density Bonus Request and Modified Design Review Permit (PP2021-2502) to allow the removal of individual storage closets for each apartment from the project and instead provide two, 210± cubic yard storage units; and

WHEREAS, the applicant is requesting as a third concession to not adhere to the minimum yard storage of 200 cubic yards per dwelling unit requirement because of the cost for building the outdoor storage closets would be prohibitively high; 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 an amendment to the Density Bonus (PP2021-2502) 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 an amendment to the Density Bonus (PP2021-2502) to Max Heninger, with Eden Housing, applicant, on behalf of Eden Freedom Investors LP, property owner, to construct fifty-three (53) affordable housing apartment units on a 1.81± acre parcel at 1482 Freedom Boulevard, Watsonville, California, (APN: 019-226-41).
