

RESOLUTION NO. _____ (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A MODIFICATION OF THE APPROVED DESIGN REVIEW PERMIT 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 APARTMENT PROJECT ON A 1.81± ACRE SITE LOCATED AT 1482 FREEDOM BOULEVARD, WATSONVILLE, CALIFORNIA (APN: 019-226-41)

Amends Resolution No. 62-21 (CM)

WHEREAS, on August 4, 2020, Jane Barr with Eden Housing, Inc. (Eden Housing) sent a letter informing the City of their request to process an affordable housing apartment 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, Eden Housing is a non-profit corporation that develops, owns and manages affordable housing. In the 50+ years since its founding, Eden Housing has worked with cities and local community partners to develop or acquire more than 10,600 homes in communities throughout California to serve approximately 22,000 low-income residents from diverse cultures and backgrounds; and

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

WHEREAS, on December 2, 2020, 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 apartment units on a

1.81± acre parcel at 1482 Freedom Boulevard, Watsonville, California, (APN: 019-226-41); and

WHEREAS, pursuant to WMC Section 14-12.400 of the Watsonville Municipal Code (WMC), developments subject to Design Review include all new construction, exterior remodeling, additions, or changes in use requiring additional parking, which involves structures used for multi-family residential, commercial, industrial or public purpose; and

WHEREAS, the project site is designated General Commercial on the General Plan Land Use Diagram and is within the Thoroughfare Commercial (CT) Zoning District; and

WHEREAS, residential development is permitted conditionally within the CT Zoning District, however the proposed affordable housing project is not required to obtain a Special Use Permit and is eligible for a ministerial “design review or public oversight” process based on “objective standards, pursuant to subdivision (a)(5) of §65913.4 of the California Government Code; 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, applicant, on behalf of Eden Freedom Investors LP, property owner, to construct a 53-unit affordable housing 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, 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, on October 6, 2021, Eden Housing, 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 construction of 53 affordable housing units on the parcel with only two 210± cubic yard storage units (instead of 53 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 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 and waivers of certain standards permitted under State Density Bonus law; and

WHEREAS, in accordance with the ministerial approval process per SB 35, the project is not subject to environmental review under the California Environmental Quality Act (CEQA); and

WHEREAS, the ministerial “design review or public oversight” of the application may be conducted by the City’s Planning Commissions 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 Modification of Design Review Permit (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 and incorporated herein as Exhibit "A," the Council does hereby approve, based on the Findings, the Modification of Design Review Permit (PP2021-2502) attached hereto and marked as Exhibit "C", subject to the Conditions of Approval attached hereto and marked as Exhibit "B" 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).
