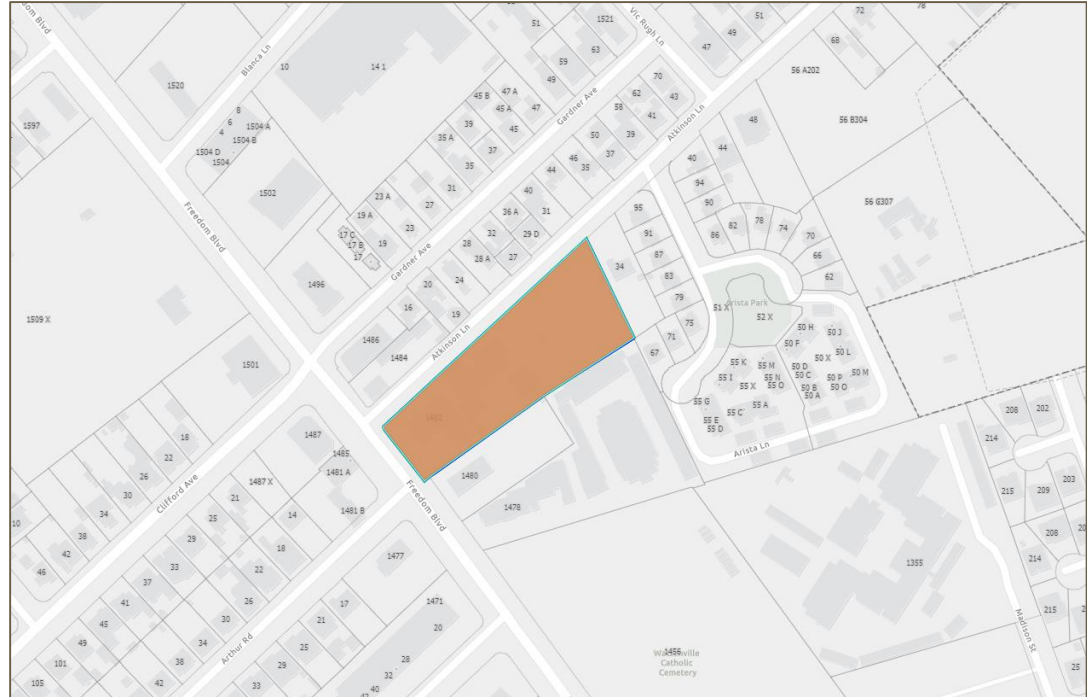

1482 Freedom

Eden Affordable Housing Project

— Density Bonus Amendment & —
Design Review Modification

Overview

- Background
- Approved project
- Proposed modification
- Recommendation





RESOLUTION NO. 62-21 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE APPROVING A DESIGN REVIEW PERMIT 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, Eden Housing is a non-profit that develops, owns and manages affordable housing. In the 50+ years since its founding, Eden Housing has worked in partnership 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, 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

Approved Project

Construct two, 3-story buildings



- **53** affordable units:
 - 11 one-bedroom
 - 26 two-bedroom
 - 14 three-bedroom

Approved Project

- Amenities:







Bike Wall Rack

Standard Options \$79.00

The Original WallRack

CycleSafe's Original WallRack™ was the first vertically hanging wall rack for bikes to effectively store a bike in a simple, space saving, and economical vertical storage rack. Since its introduction over 15 years ago, our wall-mounted bike rack is often imitated by other designs which lack the details of our patented bike WallRack™. Including our support of the rim by creating the frame between two side supports that securely hold the bike. Other vertical bike racks put stress on the bike by hanging the rim on hooks, or by holding the bike between two straight line supports.

Designed to fit up four bikes. The Original WallRack™ parts a bike against a wall or chain link fence to allow easy access and loading of the bike wheel and frame.

Bicycle Storage and
Service Room
15 spaces shown

35 Storage Units

Bicycle Parking
15 spaces shown
Outdoor covered
- see landscape



Storage Units
5'6" x 5'x9'
With 9' CMU Wall at Lot Line
with Storage Center and
Wendys

Helps to shield Wendy's
Parking Lot from Communal
Space

Storage Units

SPECIFICATION

8" CMU Zero-Lot-Line Wall

2x4 Wood Frame Wall with
5/8" Type X GB Ea. Side -
LP Flameblock at Exterior

3'-0" x 6'-8" Steel Doors with
Steel Frames & 1/2" Threshold

3'-0" Wide Shear Walls btwn.
Doors

SECTION

HardiPanel Siding over
Drainable House Wrap with
1x HardiTrim

2x6 Wood Rafters with 2
Layers 5/8" Type X at
Interiors and Painted
Densglass at Exterior

1:12 PVC Membrane over
1/4" min. DensDeck

R-13 Batt Insulation at Walls

R-38 Closed-Cell Foam at
Roof

NFPA-13 Sprinkler System

PLAN

Storage Closet
200 cf

Storage Closet
200 cf

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

5'-0"

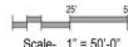
5'-0"

5'-0"

5'-0"

5'-0"

5'-0"



Modified Project

- Remove storage “closets”



Additional Requested Concession

- Modification:
 - Provide 2 garden storage units
 - In lieu of the 200 cubic yards per dwelling unit requirement

(x2) Garden Storage Units
5' x6'x7'
With 7' Concrete Wall at Lot
Line with Storage Center and
Wendys

Helps to shield Wendy's
Parking Lot from Communal
Space



Project Consistency

- Conforms with RM-3 Zoning District development regulations
- Conforms with Residential Development Standards
- With approval of requested concession from and waivers of certain development standards

Concession cost reduction

Requested Relief	Details	Cost
Removal of patios & balconies (Construction Costs)	Removal of 39 balconies at \$13,000/unit. Removal of 14 patios at \$5,200/unit.	\$579,800
Min. patios or deck required (Operating Costs)	Reduction in \$150/unit/year in maintenance costs.	\$115,000
Walking Distance From Unit (Construction Costs)	Would require adding an additional story to reduce walking distance between parking spaces and elevator ground floor.	\$300,000
Min. yard storage (Construction costs)	Installation of two (2) yard storage units in lieu of 53 yard storage units built into the wall along the south property line would result in a cost savings of \$500,000.	\$500,000
TOTAL		\$1,494,800

Recommendation

That the City Council adopt a Resolution approving:

1. An Amendment to Density Bonus Request PP2021-2502
2. A Modification of the approved Design Review Permit PP2021-2502

To allow the construction of a 53-unit affordable housing project on a 1.8± acre site located at 1482 Freedom Boulevard (APN 019-226-41)