

RESOLUTION NO. 61-21 (CM)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATSONVILLE GRANTING A DENSITY BONUS FOR APPLICATION NO. PP2019-432/APP#18, FILED BY PACIFIC COAST DEVELOPMENT, APPLICANT, TO CONSTRUCT FIFTY APARTMENTS WITH A FIRST FLOOR RESTAURANT SPACE ON A ± .745 ACRE SITE LOCATED AT 558 MAIN STREET, WATSONVILLE, CALIFORNIA (APN: 018-241-20)

WHEREAS, on November 5, 2019, Pacific Coast Development, applicant, submitted an application for a Density Bonus, Design Review Permit with Environmental Review (PP2019-432/APP#18) to construct a 5-story mixed-use building to include a restaurant and podium parking on the first floor and 75 apartment units on the upper floors at 558 Main Street (APN: 018-241-20); and

WHEREAS, on September 4, 2020, the applicant submitted revised plans and project proposal for the construction of a 4-story mixed-use building to include a restaurant and podium parking on the first floor and 50 apartments on the upper floor at 558 Main Street (APN: 018-241-20); 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, state law allows a housing development with a certain percentage of affordable units to be eligible for a density bonus; and

WHEREAS, a density bonus project allows an increase in density for a project and allows for a reduction in the parking requirement, which requires recommendation by the Planning Commission and final approval of the City Council; and

WHEREAS, on November 18, 2020, the applicant amended its application to request a Density Bonus to provide a concession to the commercial parking requirement for the project, which would reduce the parking requirement by 16 spaces; and

WHEREAS, Chapter 14-46 (Affordable Housing Ordinance) of the Watsonville Municipal Code requires that at least 20% of the units in a residential rental housing project containing fifty (50) or more units be dedicated as affordable housing units; and

WHEREAS, this project will provide 20% (10 units) of the fifty (50) units for affordable housing for a minimum 55-year period which will be monitored annually by the Community Development Department's Housing Division for compliance with a Density Bonus Affordable Housing Agreement; and

WHEREAS, based on the applicant's proposal, the project is eligible for up to two (2) concessions per § 65915 of the California Government Code; and

WHEREAS, the project was reviewed by the Planning Commission on January 11, 2021, at which time the Planning Commission adopted Resolution No. 01-21 (PC), recommending that the City Council approve a Density Bonus, Design Review Permit and Environmental Review to allow the construction of fifty (50) apartment units and a first-floor restaurant space on a ± .745 acre site located at 558 Main Street, Watsonville, California (APN: 018-241-20).

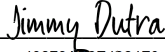
WHEREAS, notice of time and place of the hearing to consider approval of the Density Bonus Permit, for PP2019-432/APP#18, was given at the time and in the manner prescribed by the Zoning Ordinance of the City of Watsonville (Watsonville Municipal Code 14-10.900) the matter was called for hearing both 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 of the City of Watsonville does hereby grant a Density Bonus (PP2019-432/APP#18) to Pacific Coast Development, applicant, to construct fifty (50) apartment units and a first-floor restaurant space on a ± .745 acre site located at 558 Main Street, Watsonville, California (APN: 018-241-20).

The foregoing resolution was introduced at a regular meeting of the Council of the City of Watsonville, held on the 23rd day of February, 2021, by Member Montesino, who moved its adoption, which motion being duly seconded by Member Gonzalez, was upon roll call carried and the resolution adopted by the following vote:

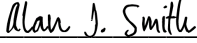
AYES:	COUNCIL MEMBERS:	Estrada, García, Gonzalez, Hurst, Montesino, Parker, Dutra
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	None

DocuSigned by:

 Jimmy Dutra, Mayor


ATTEST: DS
 DocuSigned by:

 26A00ECA30A14E3
 City Clerk

3/2/2021 | 9:26 AM PST

Date

APPROVED AS TO FORM:
 DocuSigned by:

 0521122C709E4D9
 City Attorney

I, Beatriz Vázquez Flores, City Clerk of the City of Watsonville, do hereby certify that the foregoing Resolution No. 61-21 (CM) was duly and regularly passed and adopted by the Watsonville City Council at a meeting thereof held on the 23rd day of February, 2021, and that the foregoing is a full, true and correct copy of said Resolution.

DocuSigned by:

 26A00ECA30A14E3
 Beatriz Vázquez Flores, City Clerk

Date 3/2/2021 | 9:26 AM PST

Application No: PP2019-432/APP#18
APNs: 018-241-20
Applicant: Pacific Coast Development
Hearing Date: February 23, 2021

DENSITY BONUS FINDINGS (WMC § 14-47.140[b])

- 1. The application is eligible for a Density Bonus and any concessions, or incentives requested if conform to all standards included in WMC Chapter 14-47 and include a financing mechanism for all implementation and monitoring costs.**

Supportive Evidence

The project will provide 20% of the 50 units for affordable housing for a minimum 55-year period. The project will be monitored annually by the Planning Department's Housing Division through a Density Bonus Affordable Housing Agreement. Based on the project proposal, the project is eligible for up to 2 concessions per state Density Bonus law. CA Govt. Code § 65915.

The applicant has provided a letter describing the need for a concession eliminating the commercial off-street parking requirement, as the project cannot accommodate additional parking. The applicant has indicated that off-street commercial parking would require the development of a subterranean parking garage, with costs ranging between \$65,000-90,000 per parking space. The project is located within the historic Downtown Core, where both publicly-owned parking lots and on-street parking are available.

Per Section 14-47.130(a)(3), mixed-use developments are not required to provide financial analysis to determine financial feasibility of the requested concession(s).

- 2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation as described in Section 14-47.130 of Chapter 14-47.**

Supportive Evidence

As described above, mixed-use developments are exempt from providing financial analysis of requested concessions.

- 3. If the Density Bonus is based all or in part on donation of land, the approval body has made the findings included in Section 14-47.070(c) of Chapter 14-47.**

Supportive Evidence

Not applicable. The proposed project does not involve a land donation.

4. **If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Day Care Center, the approval body has made the findings required by Section 14-47.080(b) of Chapter 14-47.**

Supportive Evidence

Not applicable. The proposed project does not include a Day Care Center.

5. **A Density Bonus Housing Agreement in recordable form has been signed by the owner of the Residential Development with terms and conditions reasonably to satisfy the requirements of Chapter 14-47 and the Density Bonus Program Guidelines.**

Supportive Evidence

As part of the Conditions of Approval for the project, a Density Bonus Affordable Housing Agreement will be required to be signed and approved by City Council prior to issuance of a building permit. 10 units will be set aside as affordable at the following income levels:

5% Median

5% Low

5% Very Low

5% for Section 8