

## 831 Water

831 Water St.  
Santa Cruz, CA 95060

September 14, 2020

### Density Bonus Statement

831 Water “the Project” is located in the Community Commercial (C-C) zoning district where there is no density range for a mixed-use project but the Project is subject to the FAR and density range under the General Plan 2030 Mixed Use High Density (MXHD) designation. MXHD allows a FAR of 2.75 and up to 55 dwelling units per acre with community benefits pursuant to local zoning ordinance. The Project is using an exception under the General Plan Policy LU3.8 adopted under Resolution No. NS-29,077 that allows for small studios and one-bedroom units to exceed the density requirements in the General Plan while still being subject to FAR limitations. The proposed Project density is 2.9 FAR, which falls within the allowable range per the application of a State Density Bonus. The Project is requesting a maximum State Density Bonus of 35% pursuant to providing a minimum of 11% of the base density units as affordable to Very Low Income households, however the Project may provide as much as 51% of units as affordable to households between 30% and 80% of Area Median Income. The Project has increased the rear setback 30% over the minimum of 20 feet to relieve any excess shadow plane from the density bonus units.

- a. Local allowable density
  - Site area 0.91 acres \* 43,560 = 39,607 sf lot area
  - 1.75 FAR = 69,312 sf to
  - 2.75 FAR = 108,919 sf
- b. Maximum density per State Density Bonus
  - 2.75 \* 35% increase = 3.71 FAR
- c. Proposed
  - 2.9 FAR
- d. Base units and number of affordable units
  - Base unit count: 111
  - Affordable Units (11% at VLI): 13
  - Density Bonus Units (35%): 40
- e. Number of affordable units and level of affordability:
  - **13-Units (11%)** affordable to Very Low Income Households as defined in Section 50105 of the Health and Safety Code.
- f. Percent density bonus requested and allowed under Section 65915: **35%**.
- g. Waivers or modifications of developments standards necessary to accommodate density bonus:
  - Increase the maximum building height to **59'-0"**, to be able to achieve the density and height needed for project feasibility and accommodate density bonus units.